

LEE & ASSOCIATES

March 2025 | Real-Time Industrial Availability

Lee & Associates - Atlanta Research
atlantaresearch@lee-associates.com
404.442.2810 (ext. 2139)
www.lee-associates.com/atlanta

ATL MARKET

AVAILABILITY INCREASING AS Q1 WINDS DOWN

- **Development Activity:** Developers broke ground on new speculative projects totaling approximately 1 million SF through February, contributing a substantial sum to Atlanta's overall space availability.
- **Industrial Overall Availability:** Increases in both direct and sublease space contributed to total industrial availability rising from 93 MSF in January to 95.8 MSF by the end of February.
- **Sublease Availability:** Sublease availability continued its upward trend for the fourth consecutive month, reaching 10.3 million SF in February. While higher, sublease totals remain below their trailing 12-month peak in May.

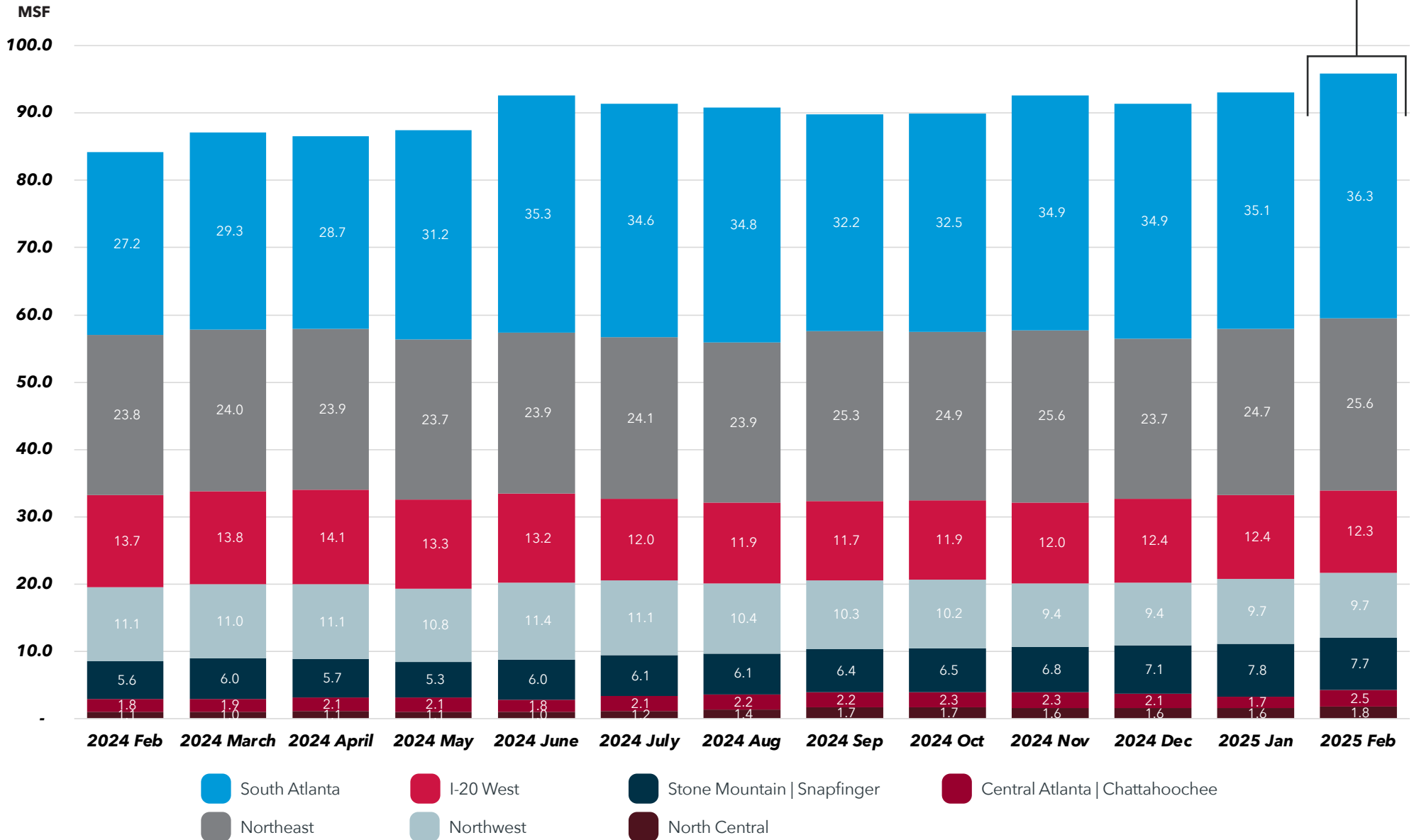
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Total Available SF

ALL BUILDINGS

FEB '25
95.8 MSF
TOTAL

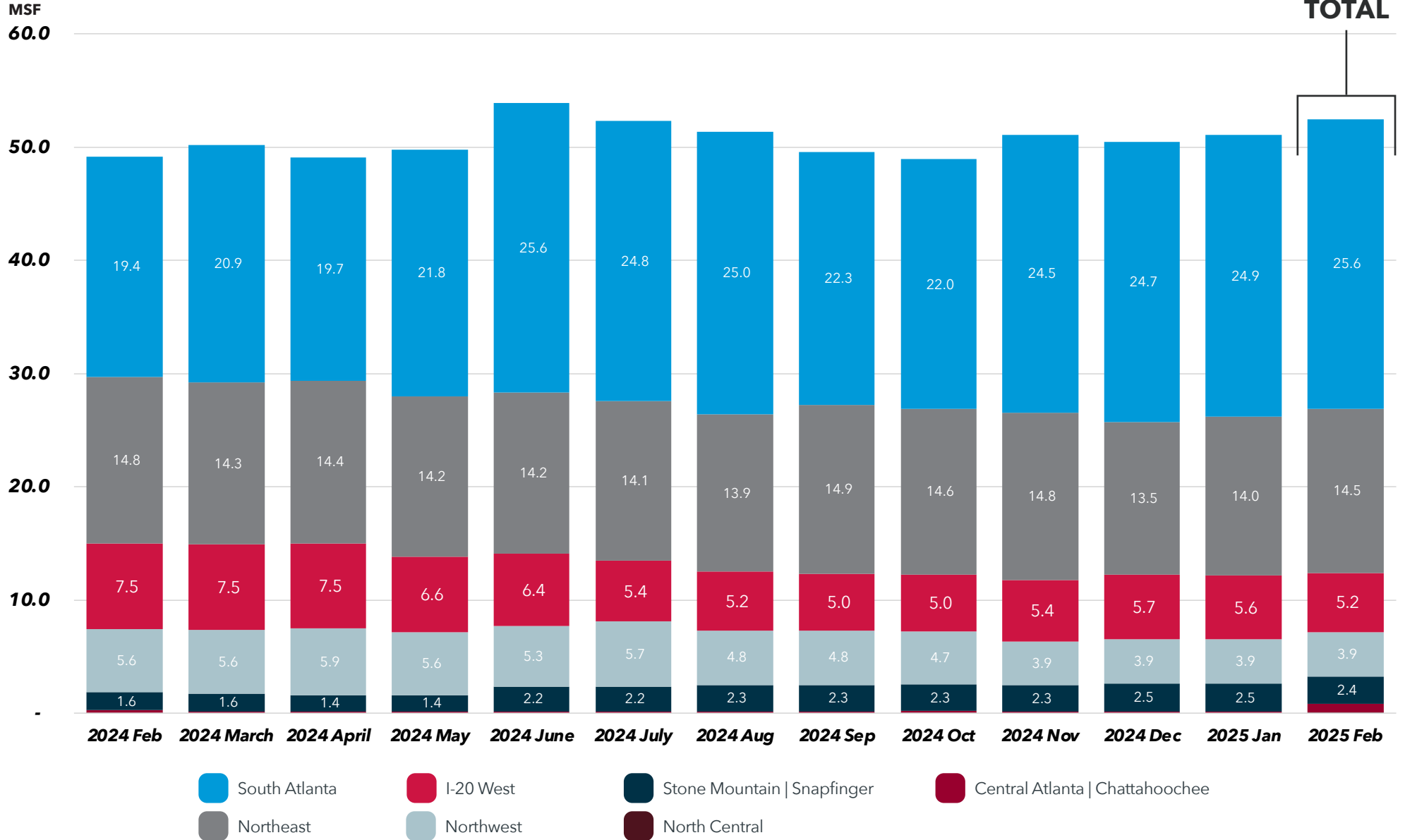


*Includes direct, sublease & under construction distribution & warehouse buildings 20,000+ SF.

Total Available SF

BUILDINGS 250,000 SF & ABOVE

FEB '25
52.5 MSF
TOTAL

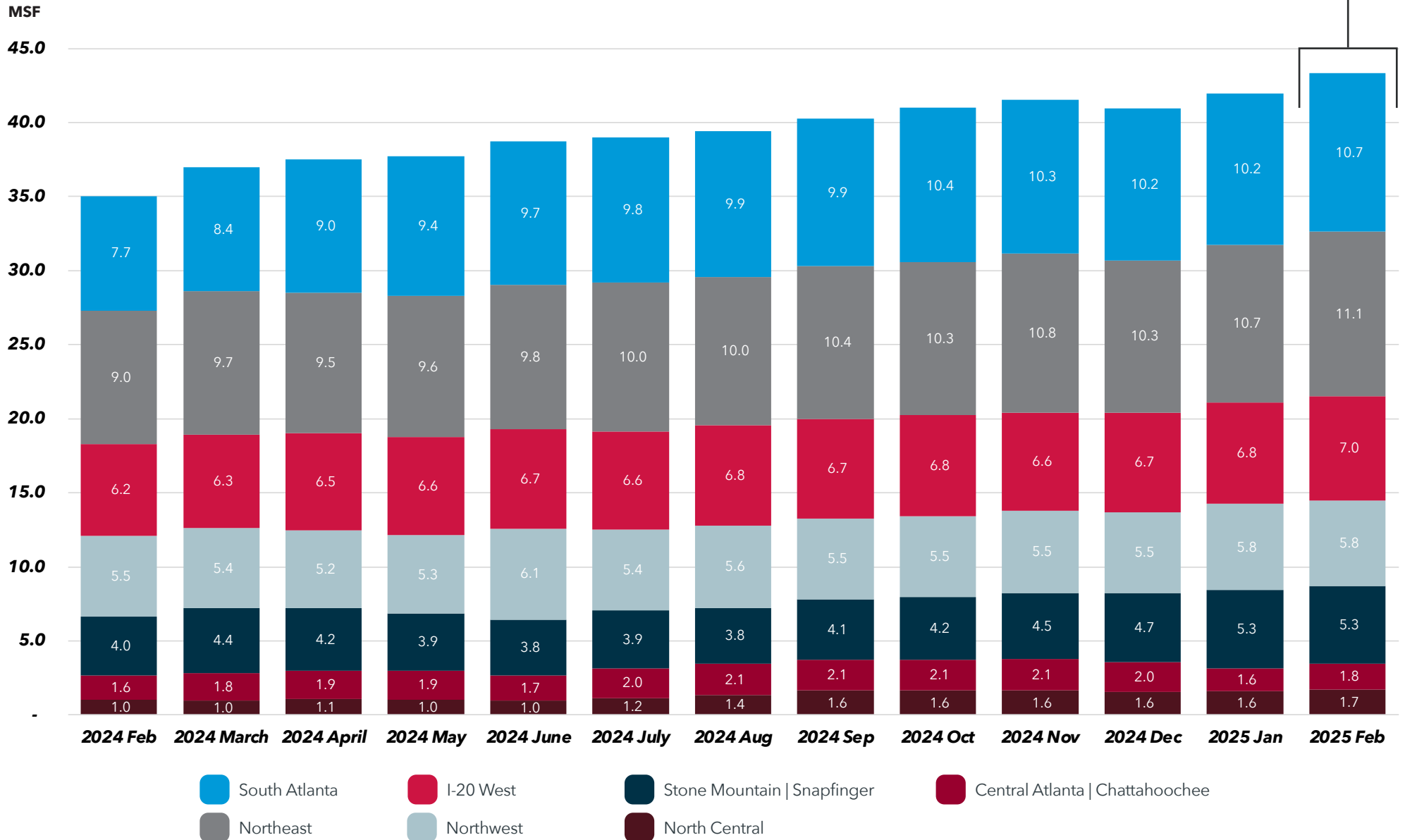


*Includes direct, sublease & under construction distribution & warehouse buildings 20,000+ SF.

Total Available SF

BUILDINGS 250,000 SF & BELOW

FEB '25
43.4 MSF
TOTAL

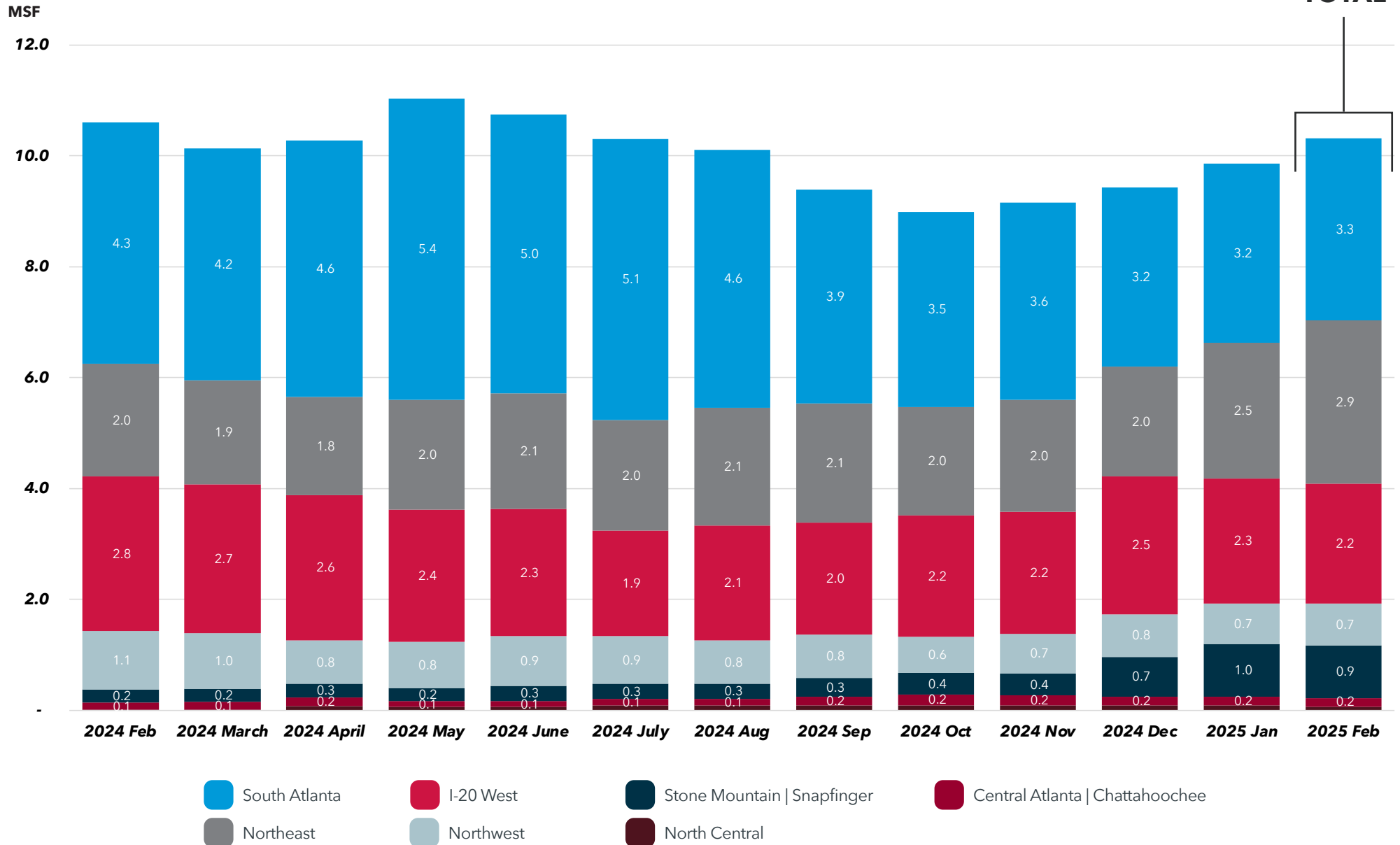


*Includes direct, sublease & under construction distribution & warehouse buildings 20,000+ SF.

Sublease Available SF

ALL BUILDINGS

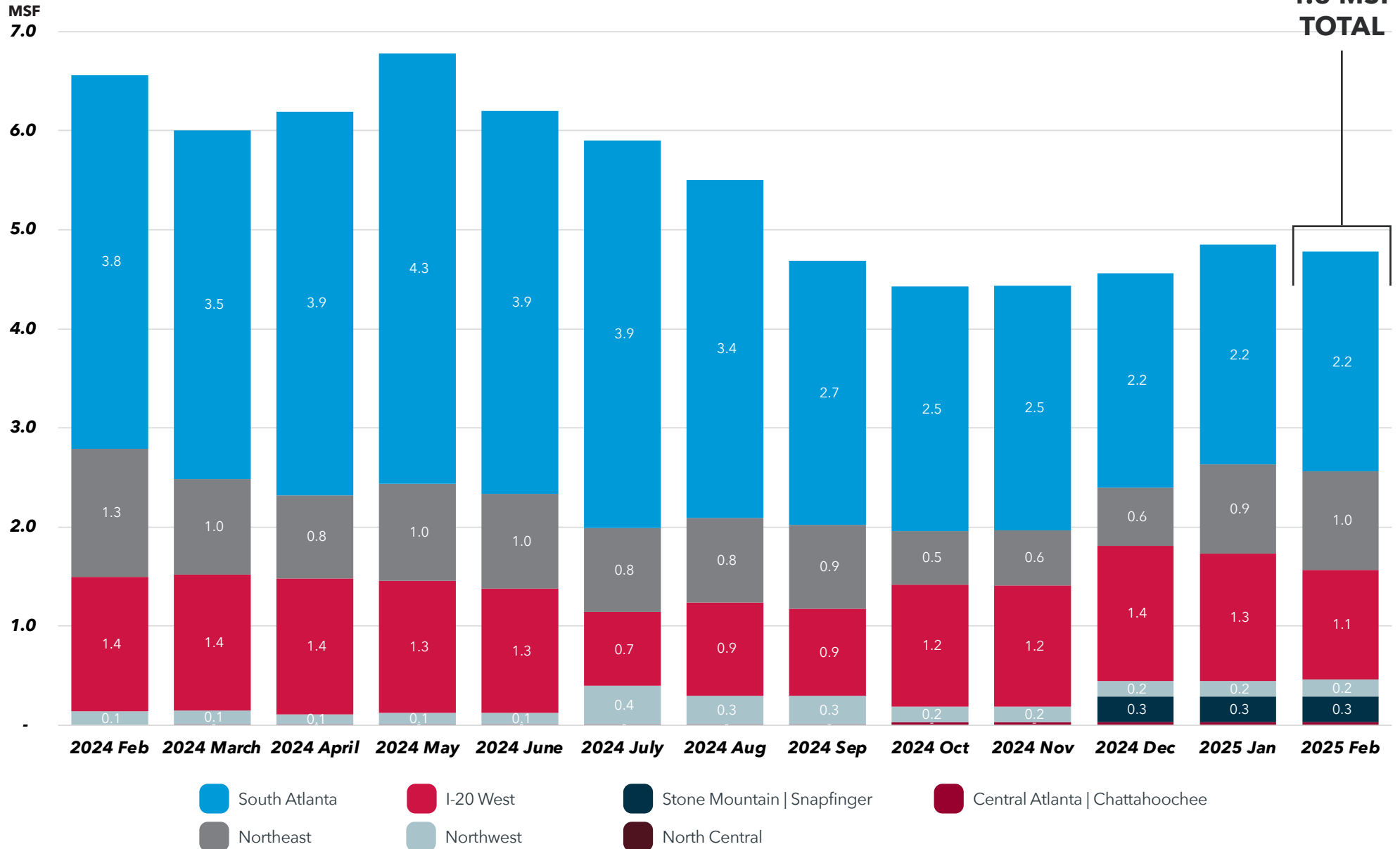
FEB '25
10.3 MSF
TOTAL



Sublease Available SF

BUILDINGS 250,000 SF & ABOVE

FEB '25
4.8 MSF
TOTAL



Sublease Available SF

BUILDINGS 250,000 SF & BELOW

FEB '25
5.5 MSF
TOTAL

