

Quarterly Market Report Q1 2026

Quarterly Market Snapshot

↑ Average Rent/SF*
\$9.93

↑ Vacancy Rate*
8.30%

12 Mo. Net Absorption*
(7,267,628)

*Metro Wide Statistics

Occupier's Perspective

The I-85 corridor, both north and south, remains the tightest in the Atlanta market, **with vacancy below 7% and continued positive absorption** heading into 2026.

Airport/North Clayton and I-75/South are the market's softest submarkets, each carrying **vacancy above 10%, reflecting an ongoing divergence** in asset performance across the metro.

I-20 West carries the largest active construction pipeline of any submarket at **4.5 million square feet under construction**, positioning it as the primary delivery corridor to watch through the remainder of 2026.

Atlanta's industrial market entered 2026 in a state of measured recalibration. Vacancy edged up 0.5% year over year to 8.3%, yet trailing twelve-month net absorption held positive at 7.3 million square feet, a figure nearly identical to the prior year period and a clear signal that occupier demand remains intact. The market's 803 million square feet of inventory continues to attract both logistics users and specialized occupiers. Average asking rents rose 2.2% year over year to \$9.93 per square foot, reflecting continued landlord confidence in well-positioned assets even as concessions become a more common tool in secondary locations.

Not all of Atlanta's submarkets are telling the same story. The I-85 corridor, North and South, continues to lead the market on fundamentals, with vacancy below 7% and asking rents among the highest. GA-400/North remains in a class of its own at \$14.75 per square foot, supported by limited supply, strong demographics, and sustained demand from last-mile and high-value distribution users. By contrast, Airport and I-75/South are absorbing elevated vacancy above 10%, where landlords are leaning on concessions and targeted capital improvements to move space. Investment activity across the metro totaled approximately \$5.5 billion in trailing sales volume at an average of \$128 per square foot, with capital remaining selective and thesis-driven. With 21.1 million square feet under construction market-wide, new supply is being underwritten with greater discipline. Build-to-suit and mission-critical uses are leading pipeline activity as spec spaces face a more cautious reception from the capital markets.

Recent Cresa Atlanta Transactions

Client Industry	Size	Type
Retail Distribution	550,000 SF	Renewal
3PL	100,000 SF	Renewal
3PL	35,000 SF	New Lease
Manufacturing	20,000 SF	New Lease
Construction	9 AC	Sale Disposition

Submarket Movement

Vacancy Rate	Direct Asking Rent (\$/SF)*	Submarket
10.7%	\$7.62	I - 75 S
5.6%	\$8.65	I - 85 S
10.5%	\$8.91	Airport / North Clayton
7.6%	\$9.12	I - 20 W
9.2%	\$9.23	I - 20 E
6.9%	\$10.48	Tucker / Stone Mountain
6.7%	\$10.80	I - 85 N
8.7%	\$11.12	I - 75 NW
5.9%	\$14.75	GA 400 N

* Data sourced from CoStar. All building sizes included.