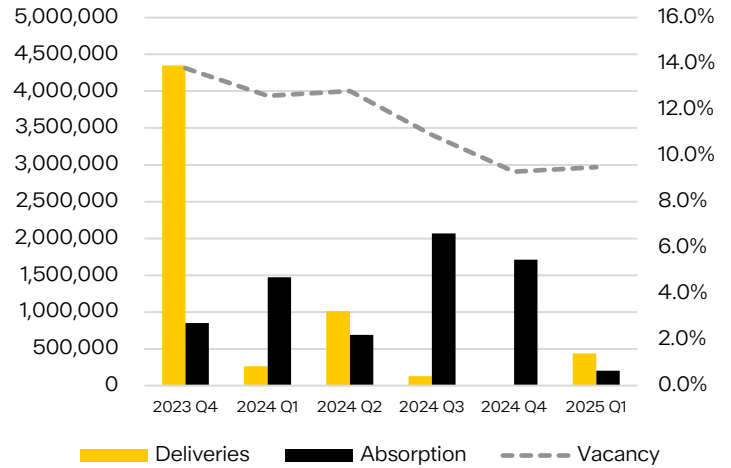


Northwest Atlanta Q1 2025

Northwest Atlanta Sees Modest Absorption as New Supply Hits Market

The Northwest Atlanta submarket posted modest net absorption of 204,045 square feet in the first quarter, reflecting a relatively subdued start to the year. Despite the positive absorption, the vacancy rate edged up by 20 basis points to 9.5%, driven by the delivery of Chastain Crossing—a two-building project totaling 439,043 square feet. However, the market appears well-positioned to absorb this new supply, supported by steady leasing demand. Since 2022, the submarket has averaged 1,570,151 square feet of leasing activity per quarter, indicating consistent tenant interest and the potential for continued stabilization.

Absorption, Deliveries, and Vacancy Rates



Submarket Stats

Type	Inventory SF	Vac Rate Current	Vac Rate Prev Qtr	Net Absorption Q1	Net Absorption YTD	Deliveries YTD	SF Under Construction
Warehouse & Distribution	92,543,862	10.7%	10.5%	186,647	186,647	439,043	333,880
Manufacturing	14,596,865	2.2%	2.3%	17,398	17,398	-	3,300,000
Total	107,140,727	9.5%	9.3%	204,045	204,045	439,043	3,633,880

Recent Leases

Tenant	Property	Owner	Sign Date	SF	Lease Type
BroadRange Logistics	LogistiCenter at Monroe Crossing	Dermody	Apr-25	308,880	New
Exact Distribution	Cherokee Commerce Center	Prologis, Inc.	Mar-25	160,000	New
Universal Technical Institute	Highlands Park	GIC Real Estate	Jan-25	150,000	New

Recent Investment Sales

Property	Price	SF	\$/SF	Date	Buyer
Acworth Distribution Center (2 Bldgs)	\$24,505,358	168,888	\$145.00	3/12/2025	The Meritex Company
Commerce 75 (2 Bldgs)	\$74,493,300	680,247	\$109.51	1/24/2025	Bentall Green Oak
Riverpoint Industrial Park (3 Bldgs)	\$87,600,000	778,843	\$112.47	11/12/2024	EastGroup Properties, Inc

Lincoln Listings



<p>Park 20 East 2175 E Park Dr NE, Conyers, GA 226,256 SF Avail.</p>	<p>Lake Point 75 Commerce Center Joe Frank Harris Pkwy SE, Emerson, GA 172,800 SF Avail.</p>	<p>Falcon II 3920 Falcon Pky, Oakwood, GA 45,873 – 148,739 SF Avail</p>	<p>Westridge 418-450 Westridge Pkwy McDonough, GA 226,256 SF Avail.</p>
---	---	--	--

Nathan Bell
Research Manager
nbell@lpc.com

3340 Peachtree Rd
Suite 2550
Atlanta, GA 30305