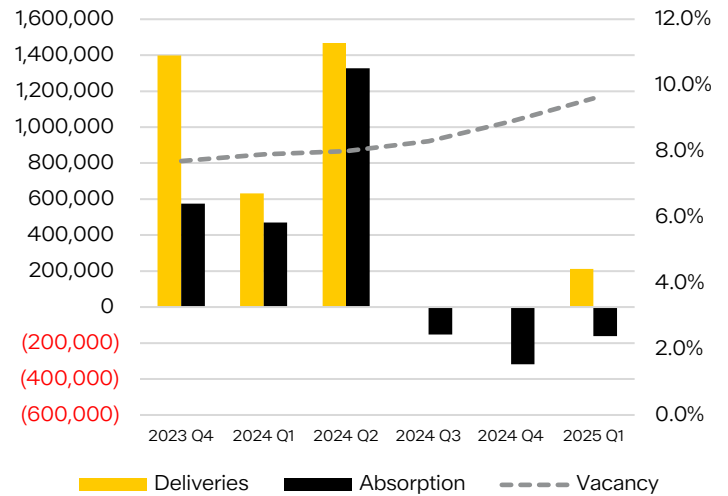


Snapfinger/I-20 East Q1 2025

Snapfinger/I-20 East Submarket Sees Vacancy Rise Amid Limited Leasing and New Supply

The Snapfinger/I-20 East submarket in metro Atlanta experienced a rise in vacancy during the first quarter, increasing 70 basis points to 9.6% as net absorption fell to -161,729 square feet. Leasing activity remained minimal, with the largest move-in totaling just 11,392 square feet, offering little to counterbalance the quarter's negative absorption. One new building was delivered, adding 272,536 square feet of industrial space. Looking ahead, the construction pipeline consists of three buildings totaling 1,566,850 square feet, including a project exceeding 1 million square feet—set to become only the fourth building of that size ever developed in the submarket.

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	Avg Rent (NNN)
Warehouse & Distribution	41,070,342	11.9%	11.1%	(161,729)	(161,729)	212,745	212,745	1,166,850
Manufacturing	9,931,946	0.0%	0.0%	-	-	-	-	400,000
Total	51,002,288	9.6%	8.9%	(161,729)	(161,729)	212,745	212,745	1,566,850

Recent Leases

Tenant	Property	Owner	Sign Date	SF	Lease Type
Mckinley Packaging	Lochridge Industrial Park	Pattillo Construction Corporation	Feb-25	75,555	New
Undisclosed	Gaston Professional Center	The Hollingsworth Companies	Feb-25	65,550	New
Undisclosed	Covington Commerce Center - Bldg 200	Logistics Property Company, LLC	Feb-25	64,912	New

Recent Investment Sales

Property	Price	SF	\$/SF	Date	Buyer
Perimeter East Industrial Park	\$75,500,000	455,259	\$165.83	4/9/2024	Hartz, Inc
2074 E Park Dr NE	\$4,000,000	24,600	\$139.33	6/29/2023	Prologis
2211 Lithonia Industrial Blvd	\$5,400,000	24,600	\$162.6	7/25/2024	Finial Group

Lincoln Listings



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

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