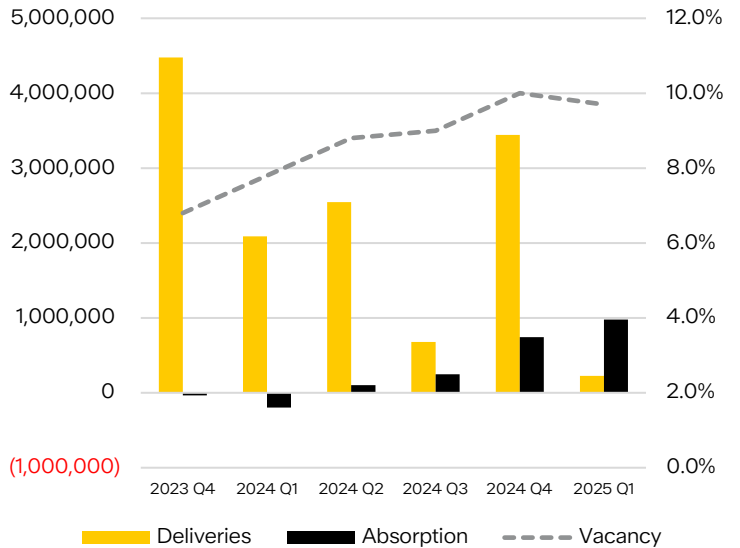


# Northeast Atlanta Q1 2025

## Northeast Atlanta Posts Strong Absorption Despite Slower Leasing Activity in Q1

The Northeast Atlanta submarket recorded 1,971,416 square feet of leasing activity in the first quarter—equivalent to 65.9% of its three-year quarterly average—indicating a moderation in tenant demand compared to recent years. Despite this, the submarket delivered a strong performance, with 976,060 square feet of net absorption—the highest quarterly total in the past 12 months. This surge in occupancy helped push the vacancy rate down by 30 basis points to 9.7%. New supply was limited to a single delivery: the 224,599-square-foot Oakwood Commerce Center, which was 72.7% pre-leased to Therapak upon completion. Looking ahead, Northeast Atlanta remains one of the most active construction hubs in the metro area, with 12 projects totaling 2.85 million square feet still underway—the second-largest pipeline among all submarkets.

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	202,918,319	10.5%	10.9%	1,014,560	1,014,560	224,599	2,305,774
Manufacturing	20,874,204	1.6%	1.4%	(38,500)	(38,500)	-	542,000
<b>Total</b>	<b>223,792,523</b>	<b>9.7%</b>	<b>10.0%</b>	<b>976,060</b>	<b>976,060</b>	<b>224,599</b>	<b>2,847,774</b>

### Recent Leases

Tenant	Property	Owner	Sign Date	SF	Lease Type
Staci Americas	Suwanee Logistics Center	Longpoint Realty Partners	Feb- 25	327,825	New
JD Logistics	Falcon II	Centris Industrial	Mar- 25	221,639	New
Veho Tech	Falcon Parkway Logistics Center	Brookfield	Mar- 25	158,328	New

### Recent Investment Sales

Property	Price	SF	\$/SF	Date	Buyer
Braselton 85 Phase II	\$25,255,098	207,009	\$122.00	2/25/2025	Wen Products
Oakbrook Center North	\$10,900,000	85,434	\$127.58	1/7/2025	Unilev Capital Corp.
Chamblee International Logistics Center (4 Property Portfolio)	\$65,000,000	239,644	\$271.24	3/25/2025	Hartz Mountain Industries

### Lincoln Listings



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