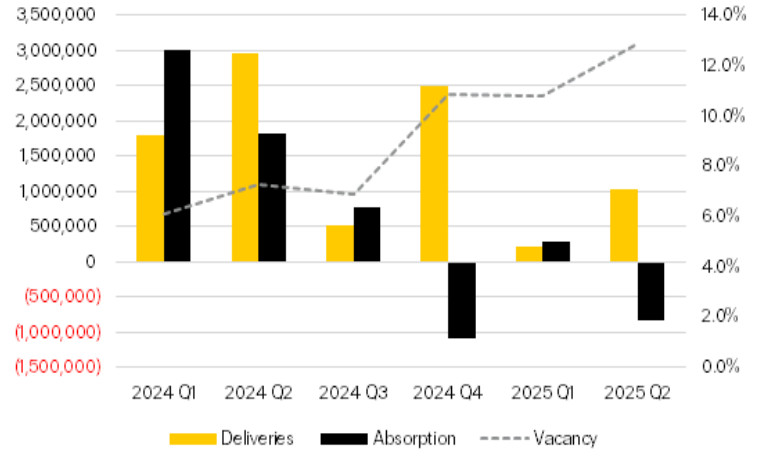


I-75 South Q2 2025

I-75 South Submarket Faces Rising Vacancy and Slowing Leasing

The I-75 South submarket experienced a notable increase in vacancy this quarter, rising 210 basis points to 12.9%. This was driven by negative absorption of 835,056 square feet combined with 1,039,139 square feet of new deliveries. Leasing activity also slowed, totaling 579,937 square feet in Q2 and bringing the year-to-date figure to just 615,797 square feet—a 71.6% decline compared to the same period last year. To balance the market, leasing activity will need to accelerate to absorb the existing inventory as well as the 1.63 million square feet of projects still underway.

Absorption, Deliveries, and Vacancy Rates



Submarket Stats

Type	Inventory SF	Vac Rate Current	Vac Rate Prev Qtr	Net Absorption Current	Net Absorption YTD	Deliveries YTD	SF Under Construction
Warehouse & Distribution	78,613,621	13.9%	11.6%	(835,056)	(546,801)	1,245,539	1,813,553
Manufacturing	6,903,837	1.8%	1.8%	-	-	-	-
Total	85,517,458	12.9%	10.8%	(835,056)	(546,801)	1,245,539	1,813,553

Recent Leases

Tenant	Property	Owner	Sign Date	SF	Lease Type
Carter's	Trade Center III	EQT Exeter	May 2025	510,053	Renewal
Power Grid Components	Gardner Logistics Park	Granite REIT	May 2025	251,074	New
Renewal Investment Services	200 Declaration Dr	Prologis, Inc	May 2025	215,040	New

Recent Investment Sales

Property	Price	SF	\$/SF	Date	Buyer
River Park E-Commerce Center	\$94,750,000	825,000	\$114.85	7/9/2025	Georgia Power Company
Greenwood Center	\$48,000,000	490,961	\$97.77	8/1/2024	Essilor Luxottica
Declaration Logistics Center Phase II & III	\$70,050,000	542,031	\$129.24	11/12/2024	Sterling Investors

Lincoln Listings



Park 20 East
2175 E Park Dr NE,
Conyers, GA
226,256 SF Avail.

Lake Point 75 Commerce Center
Joe Frank Harris Pkwy SE,
Emerson, GA
172,800 SF Avail.

Falcon II
3920 Falcon Pky
Flowery Branch, GA
45,873 – 148,739 SF Avail

Westridge
418-450 Westridge Pkwy |
McDonough, GA
14,918 sf – 30,230 SF Avail.

Union 85 Distribution Center
3725 Royal South Pky |
Atlanta, GA
243,540 SF Avail.

Airport West 600
1059 Naturally Fresh Blvd
| South Fulton, GA
221,559 SF Avail.

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