

Data Centers Are Reshaping Industrial Real Estate—Atlanta Shows How

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Data center construction is driving demand for nearby industrial warehouse space.

Data center construction has become one of the defining demand drivers in industrial real estate. That demand extends well beyond the data centers themselves, into the warehouses and supply chains that support them.

According to [Link Logistics Research & Analytics](#), every gigawatt of data center construction generates approximately 2 million square feet of [spillover industrial real estate demand](#). Roughly 80% of that demand is durable, tied to ongoing operations rather than construction staging. With an estimated 180 gigawatts of data center construction in the national pipeline, that points to roughly 360 million square feet of industrial real estate demand over the next five years—or approximately 2% of current national warehouse stock.

The trend has gained momentum in 2026. At [Link Logistics](#), approximately 15% of new leasing activity over the past year has come from tenants related to the data center sector. (Link Logistics CEO Luke Petherbridge [discussed the phenomenon](#) in August 2026 interviews with Bloomberg Television and The Wall Street Journal.)

Data centers require dense concentrations of electrical equipment, cooling systems and precision hardware—all of which must be stored and prepared before installation and serviced continuously afterward. That need is generating demand for warehouse space across the U.S., from established tech hubs to markets including Memphis, Milwaukee, Reno and Columbus.

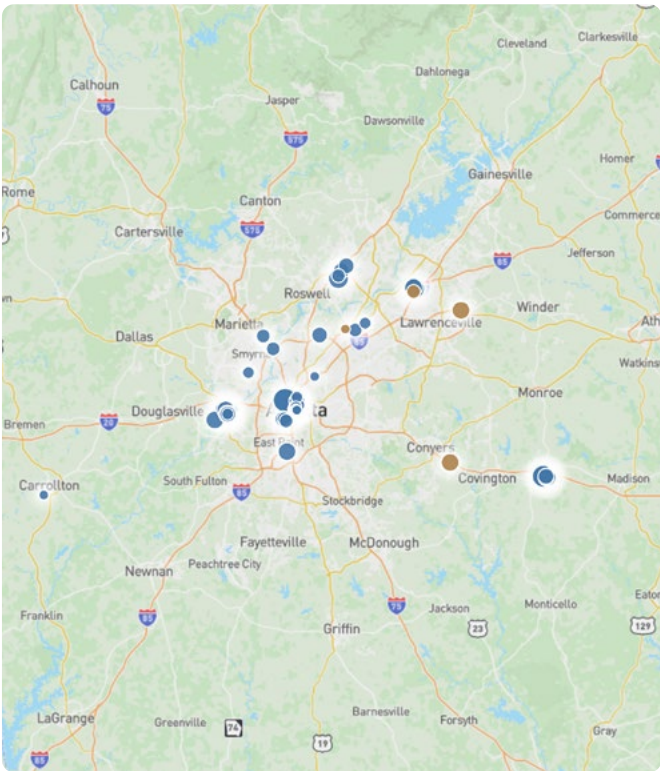
Zooming in on Atlanta provides a representative example of how data center growth translates into industrial real estate demand on the ground.

By year-end 2026, the metro's total data center capacity will have grown from 0.5 GW to ~3 GW since 2022. Vendor warehouse leasing tied to those facilities has grown more than 12-fold, from four leases to 51, over the same period—encompassing both construction leases tied to active buildout and data center equipment and operations leases tied to ongoing operations. Proximity matters most for vendors that provide auxiliary logistics, heavy machinery, construction staging and product testing; vendors with more flexible needs, such as those along the I-75 corridor north of the metro, can locate farther from the data centers they serve. Link Logistics has captured this demand directly: Approximately 35% of its new leasing in the market over the past twelve months has been driven by data center vendor demand, anchored by a cluster of leases in Lithia Springs and a lease in Forest Park—both submarkets sitting at the intersection of data center capacity and industrial real estate demand.

The maps below trace how data center development and associated industrial real estate demand have grown year by year in Atlanta—and the role played by Link Logistics warehouse space.

Atlanta's Data Center Boom: Driving Industrial Real Estate Demand

See how data center growth has fueled industrial real estate leasing across greater Atlanta's key corridors, year by year since 2022.



Early Growth in Atlanta Data Centers

Atlanta's emergence as a computing hub began with a wave of data center development across the metro area.

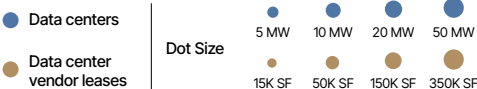
Through 2022, at least 46 facilities totaling roughly 0.5 GW had been delivered, laying the groundwork for the industrial real estate ecosystem that followed.

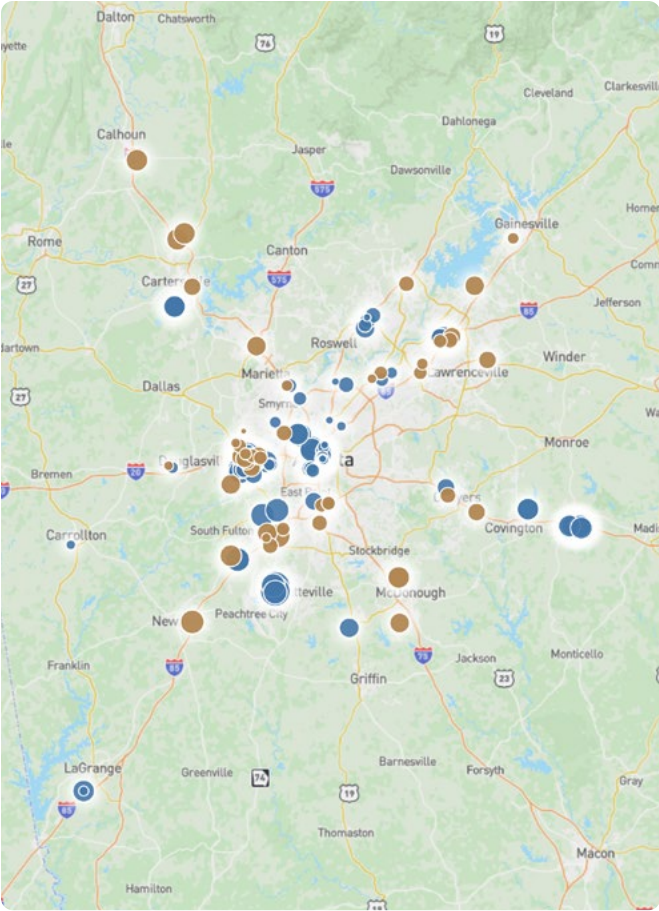
Data Center Vendor Leasing Follows

As data centers were constructed, industrial leasing emerged in adjacent corridors.

Leases tracked since 2022 show construction, data center hardware, and logistics tenants occupying space to support the growing data center ecosystem.

→ **2022**
46 data centers • 4 vendor leases
0.5 GW total DC capacity



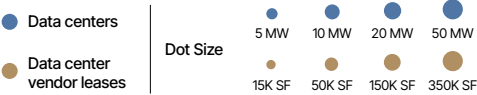
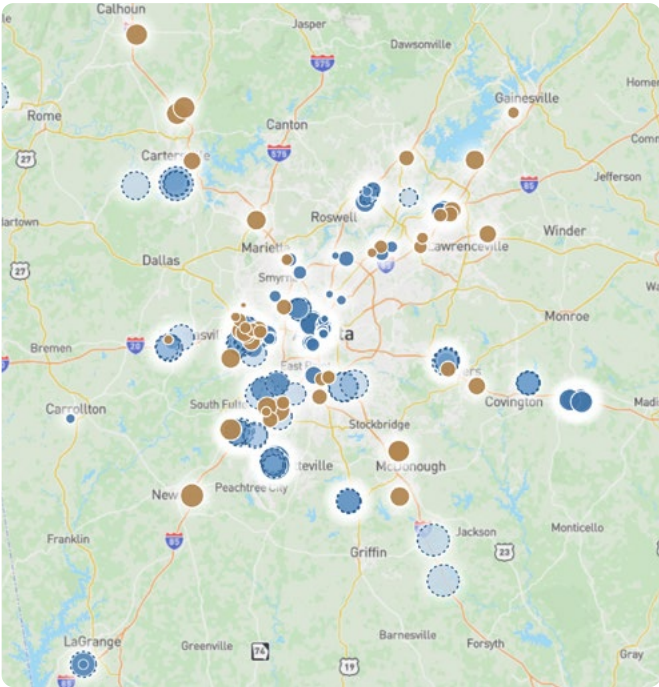


Data Centers and Vendor Warehouse Leasing Grow Together

Data center deliveries and tracked vendor leasing of warehouse space expand across the metro year over year.

Each new data center draws a network of suppliers, generating adjacent industrial real estate demand in the Atlanta market.

- **2023**
50 data centers • 10 vendor leases
0.7 GW total DC capacity
- **2024**
67 data centers • 20 vendor leases
1 GW total DC capacity
- **2025**
76 data centers • 37 vendor leases
1 GW total DC capacity
- **2026**
98 data centers • 51 vendor leases
3 GW total DC capacity



Looking Ahead: More Atlanta Data Center Growth on the Way

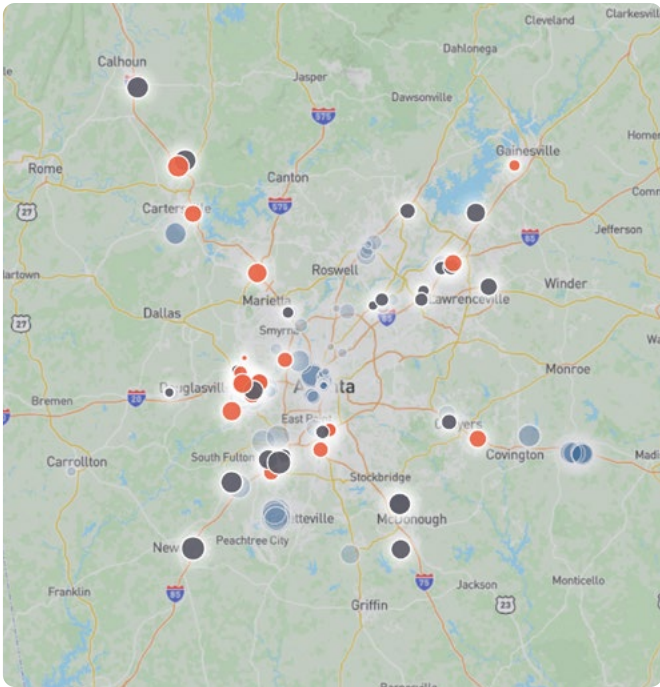
A maximum capacity of approximately 10 GW is expected to come online by 2030—more than three times what has been built to date.

This pipeline should sustain vendor demand for industrial real estate tied to data centers for years to come.

Atlanta’s role as a regional distribution hub compounds the effect, drawing warehouse tenants that serve markets well beyond metro Atlanta itself.

- **2026+**
168 data centers • 51 vendor leases
3 GW by 2026 • 7 GW post-2026



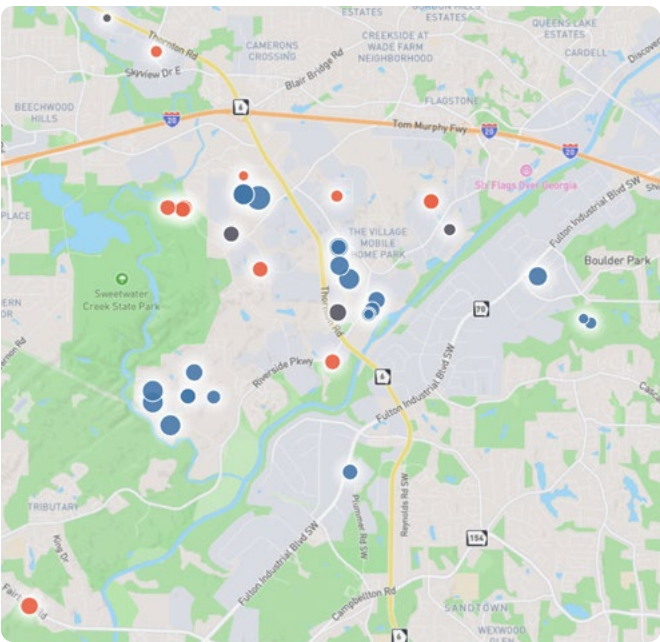


Vendor Lease Types Tied to Data Centers

Vendor leasing of industrial space here falls into two categories tied to data center growth.

- **Construction leases** cover industrial space used for the physical development of new data centers.
- **Data center equipment and operations leases** cover the broader range of vendors—supplying hardware, electrical equipment and other components, and supporting facilities across industries. These vendors often continue to occupy warehouse space nearby once data centers are up and running.

→ **2026**
23 construction leases
28 data center equipment and operations leases



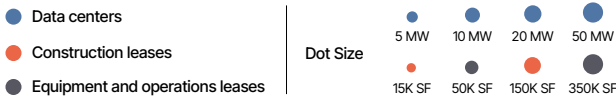
Inside Lithia Springs' Vendor Leasing Cluster

A cluster of vendor warehouse leasing has formed in Lithia Springs, where several data centers have drawn a concentration of supporting industrial tenants.

Most are construction leases, requiring proximity to the active buildout nearby.

While immediate proximity isn't necessary for many data center equipment vendors, it does matter for those providing auxiliary logistics, heavy machinery, construction staging and product testing services.

→ **2026**
Lithia Springs





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