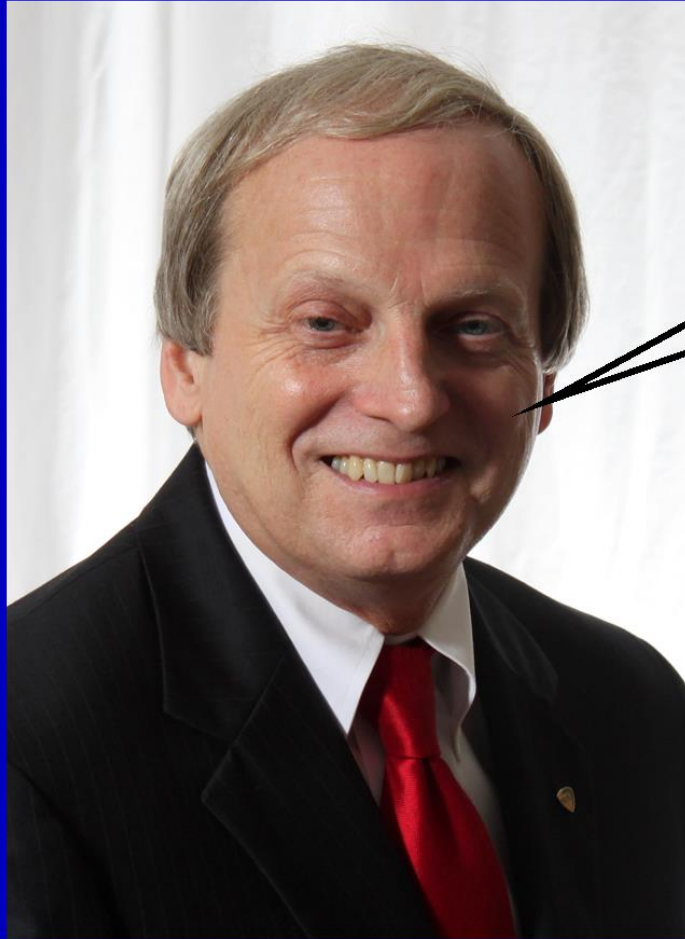


King *Industrial
Realty, Inc.*

**Atlanta Industrial Market
Fourth Quarter 2015**



**WE'RE READY FOR A
THREE-PEAT!**



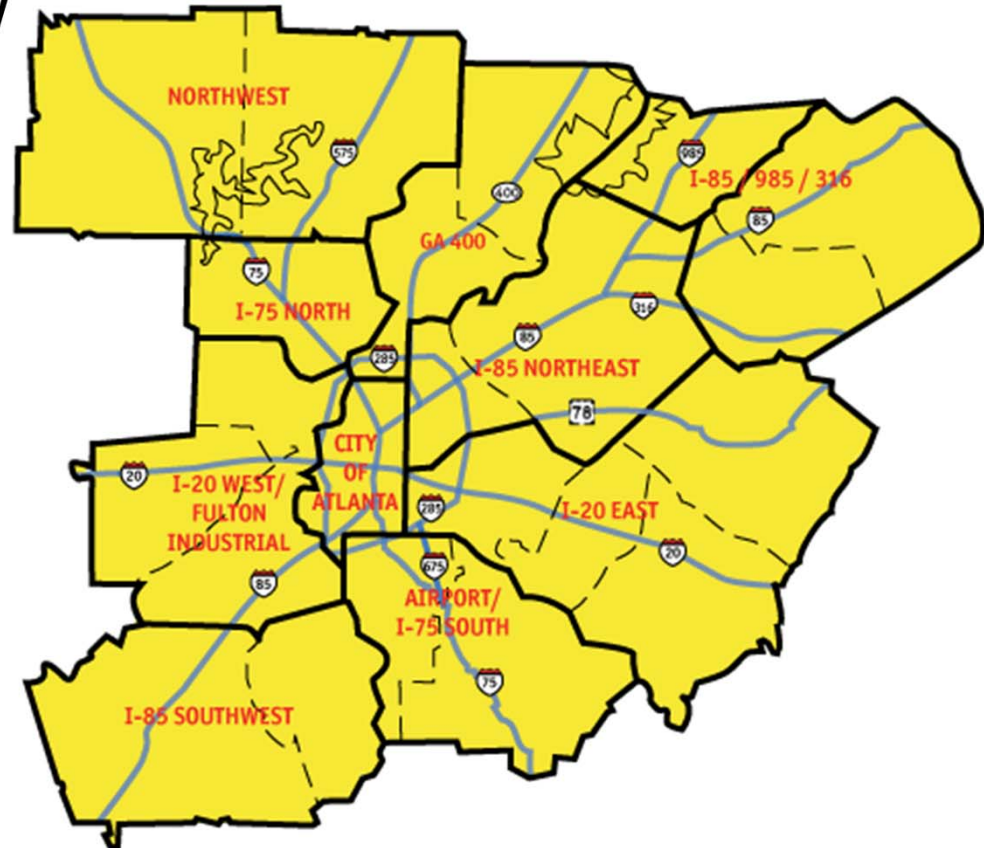
**KEEP
CALM
AND
THREE
PEAT**

➤ PinPointsm Technology

– 10 Regions

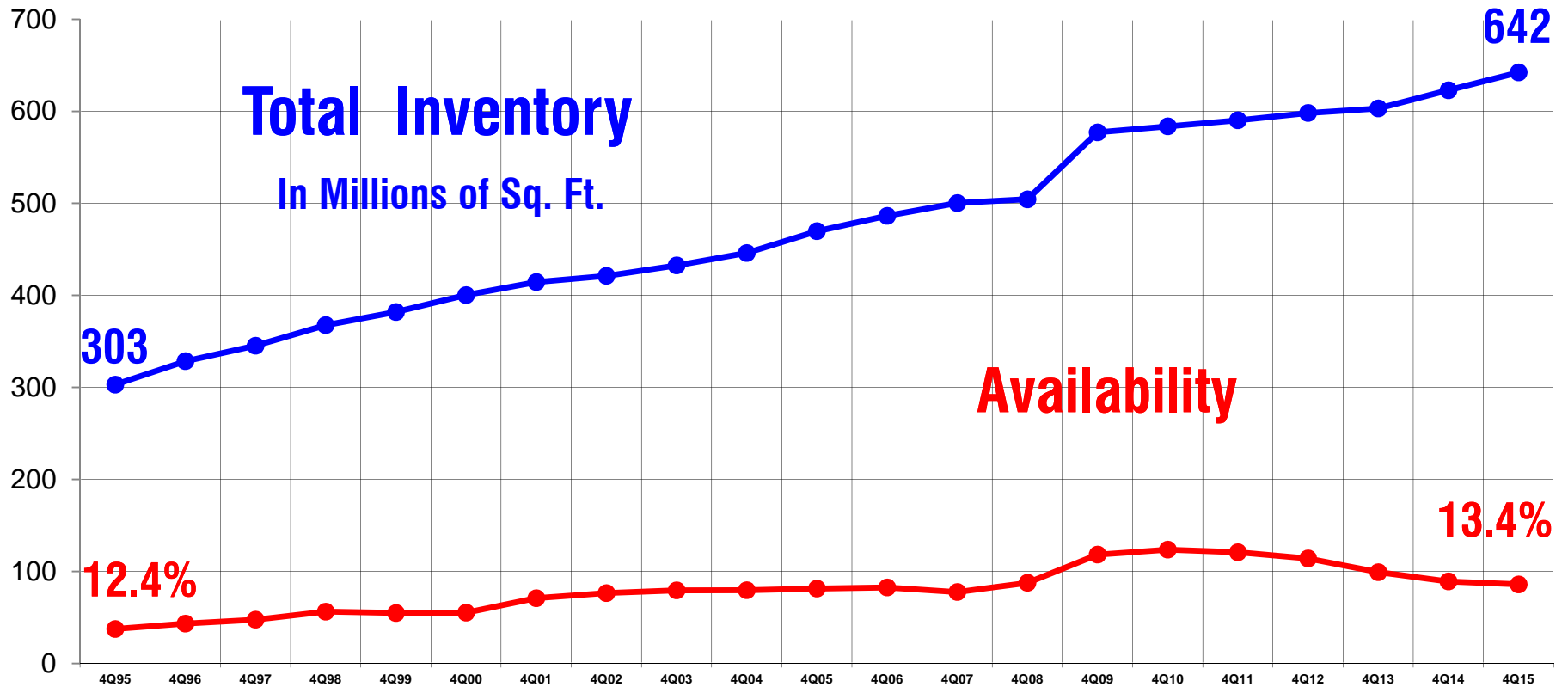
(distribution & service)

- 667 million sq. ft.
- 13,885 buildings
- 23,177 businesses



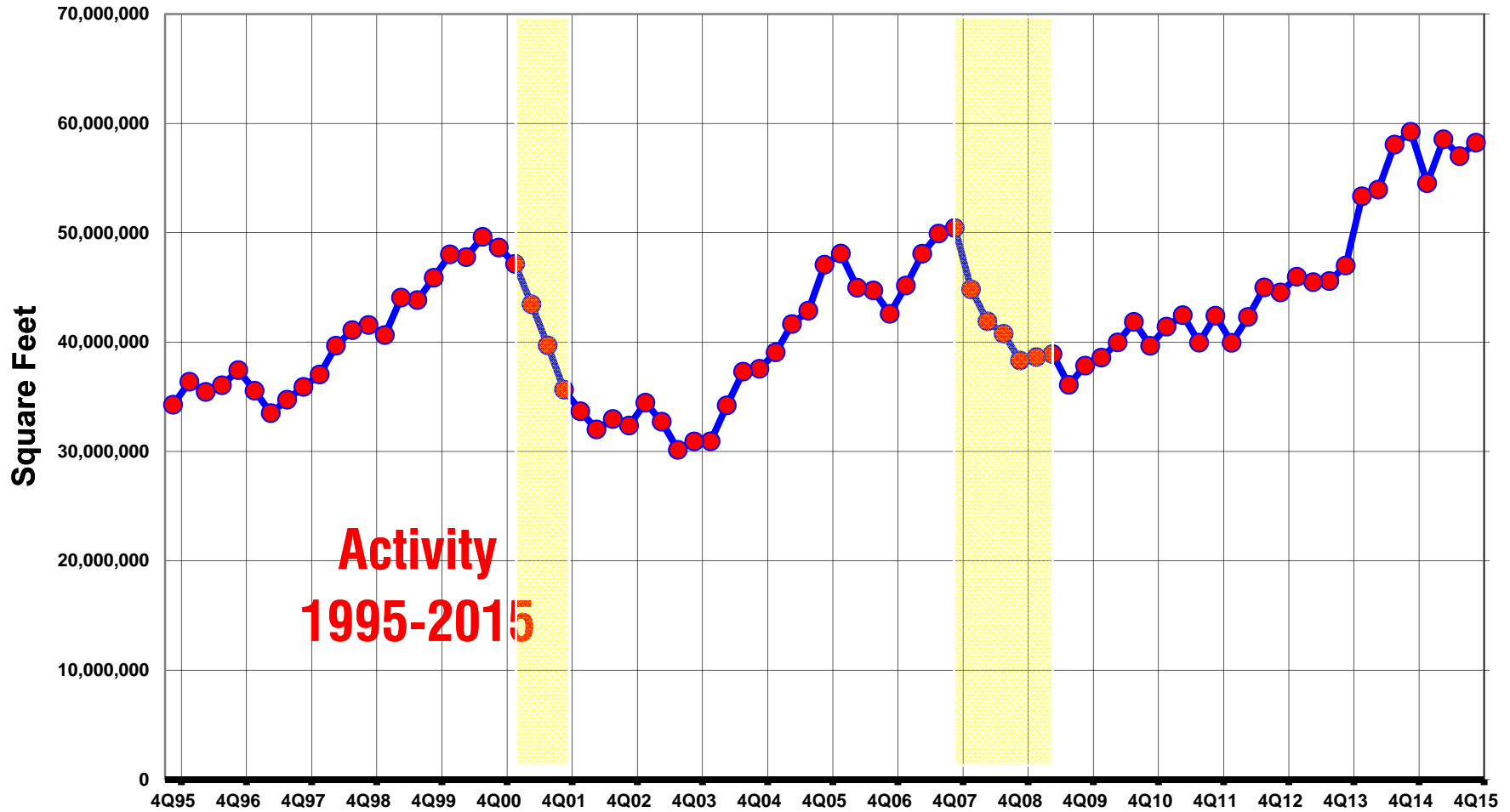
Source data compiled from PinPointsm, a proprietary database owned by King Industrial Realty, Inc. Every effort has been made to provide accurate information, but no liability is assumed for errors and omissions.

Distribution Inventory: 1995-2015



*

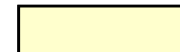
* Analysis expanded to include 8 additional counties.



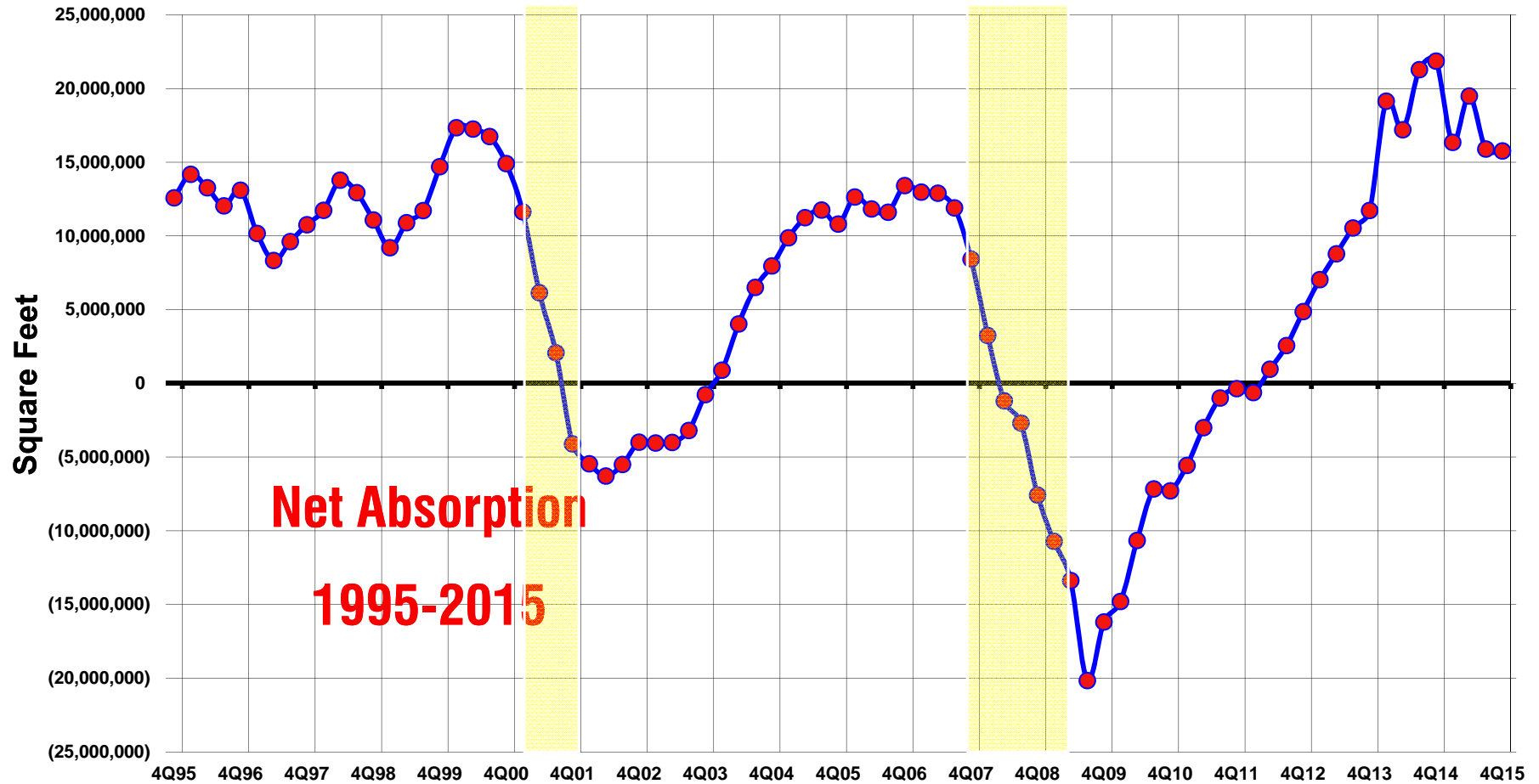
Numbers represent four rolling quarters. * Analysis expanded to include 8 additional counties.

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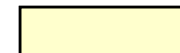
= US Recessions



Numbers represent four rolling quarters. * Analysis expanded to include 8 additional counties.

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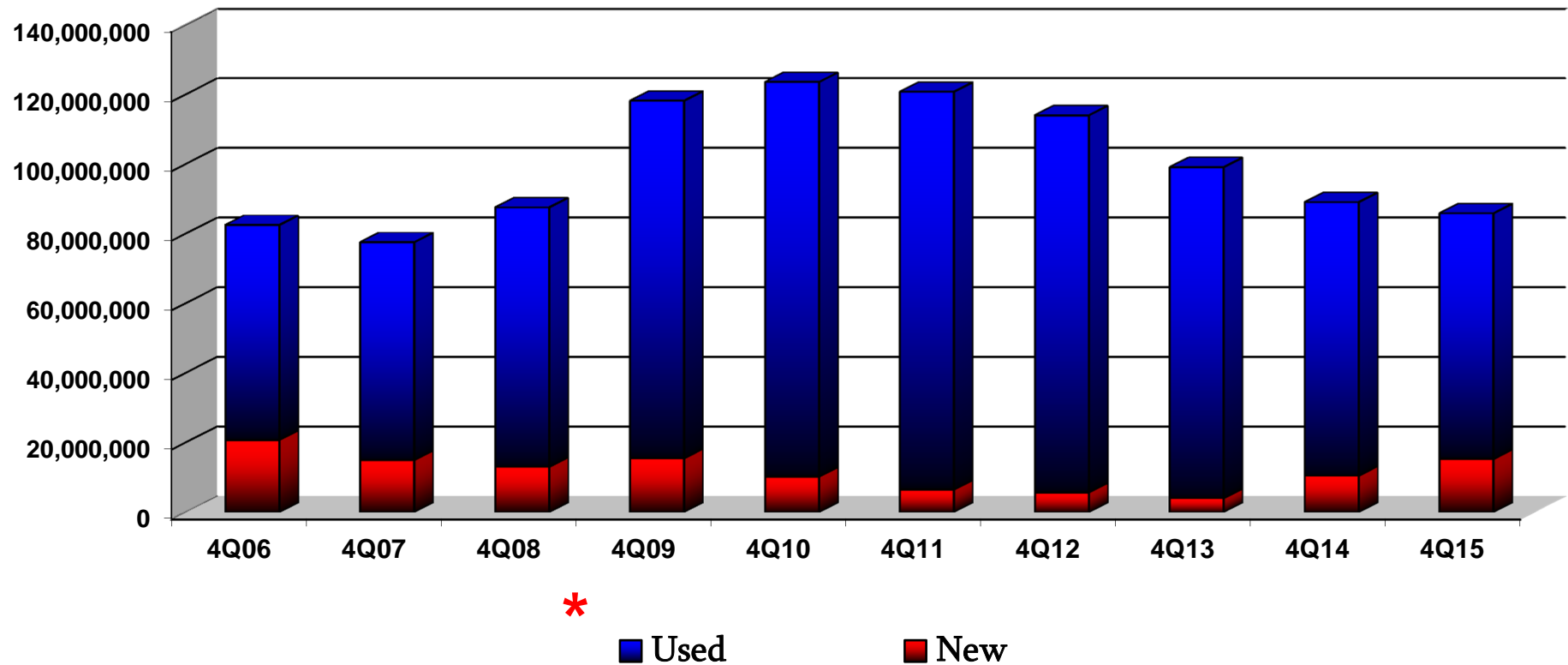


= US Recessions

New/Used Space Availability



Square Feet



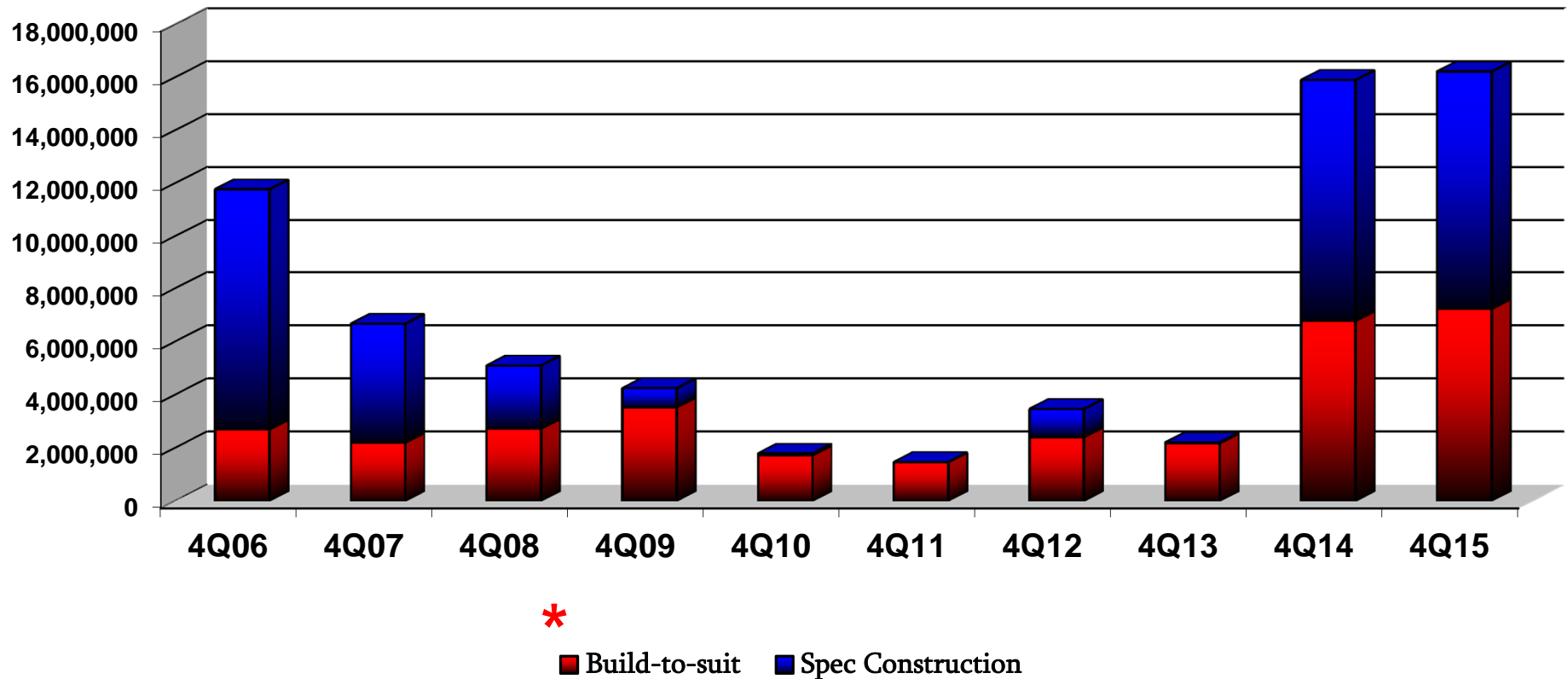
* Analysis expanded to include 8 additional counties.

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New Construction: 2006-2015



Square Feet

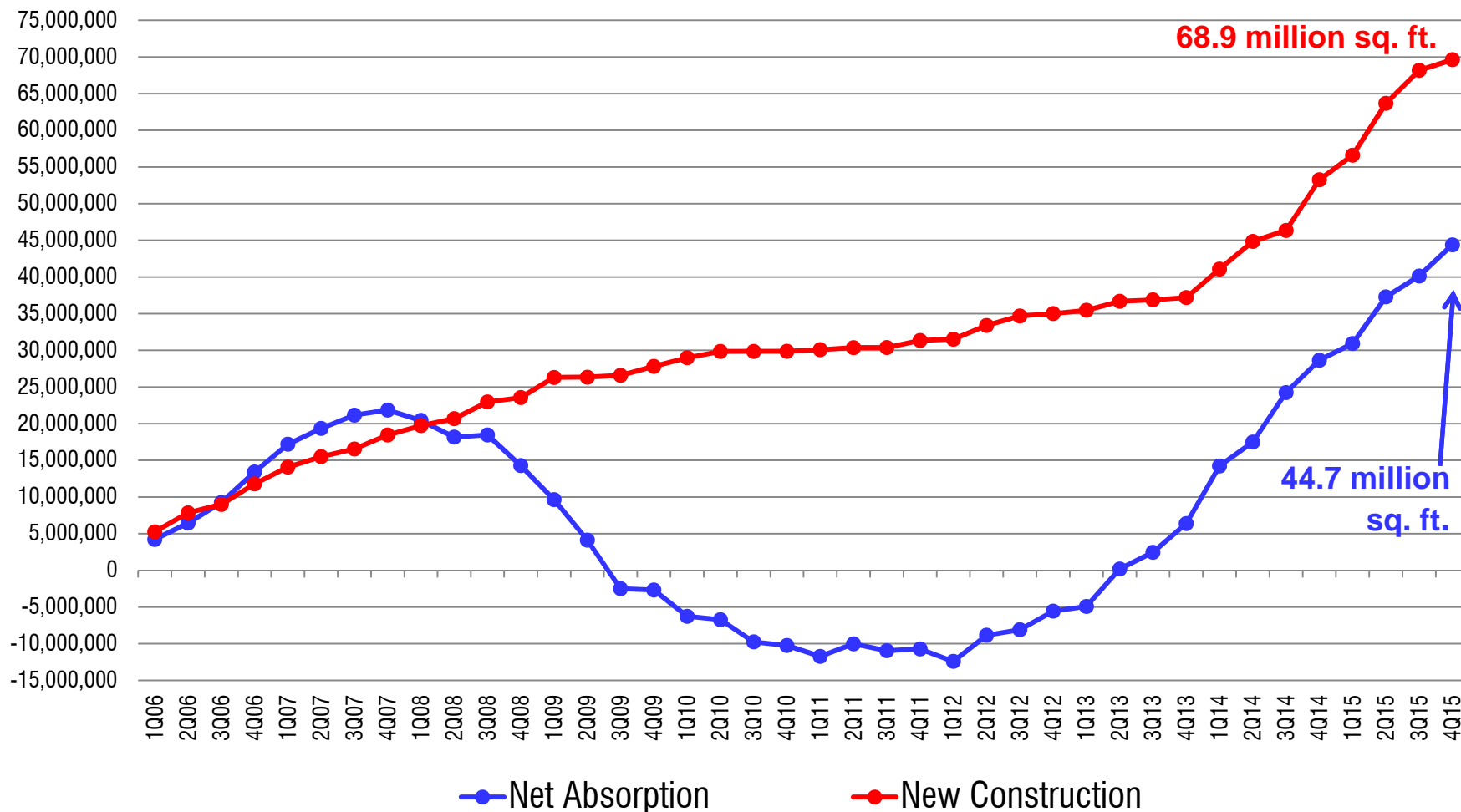


Numbers represent four rolling quarters. * Analysis expanded to include 8 additional counties.

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10 Year Cumulative Net Absorption vs. Construction

KING

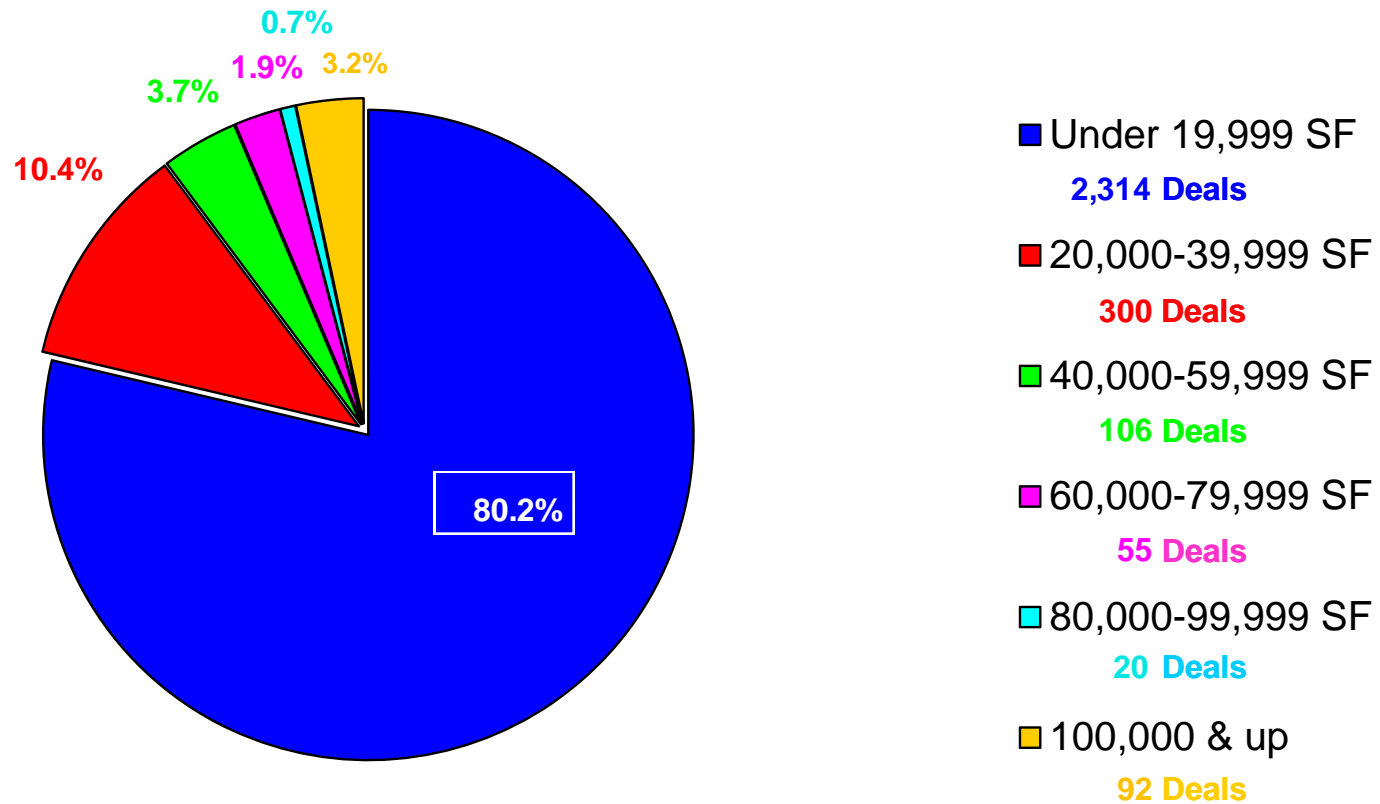


* Analysis expanded to include 8 additional counties.

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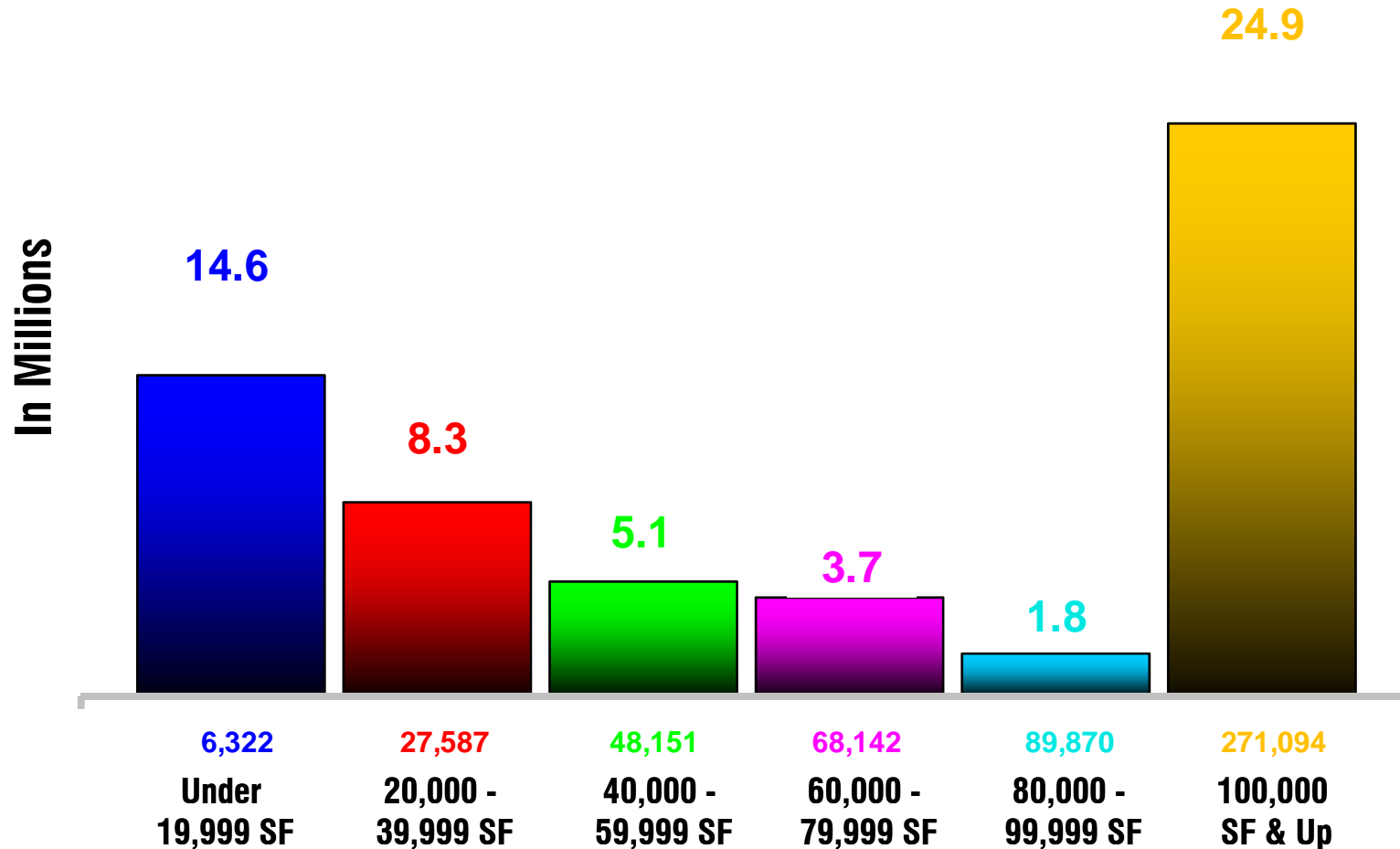
Deals Completed



Numbers represent four rolling quarters as of 4Q 2015.

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Square Feet Leased

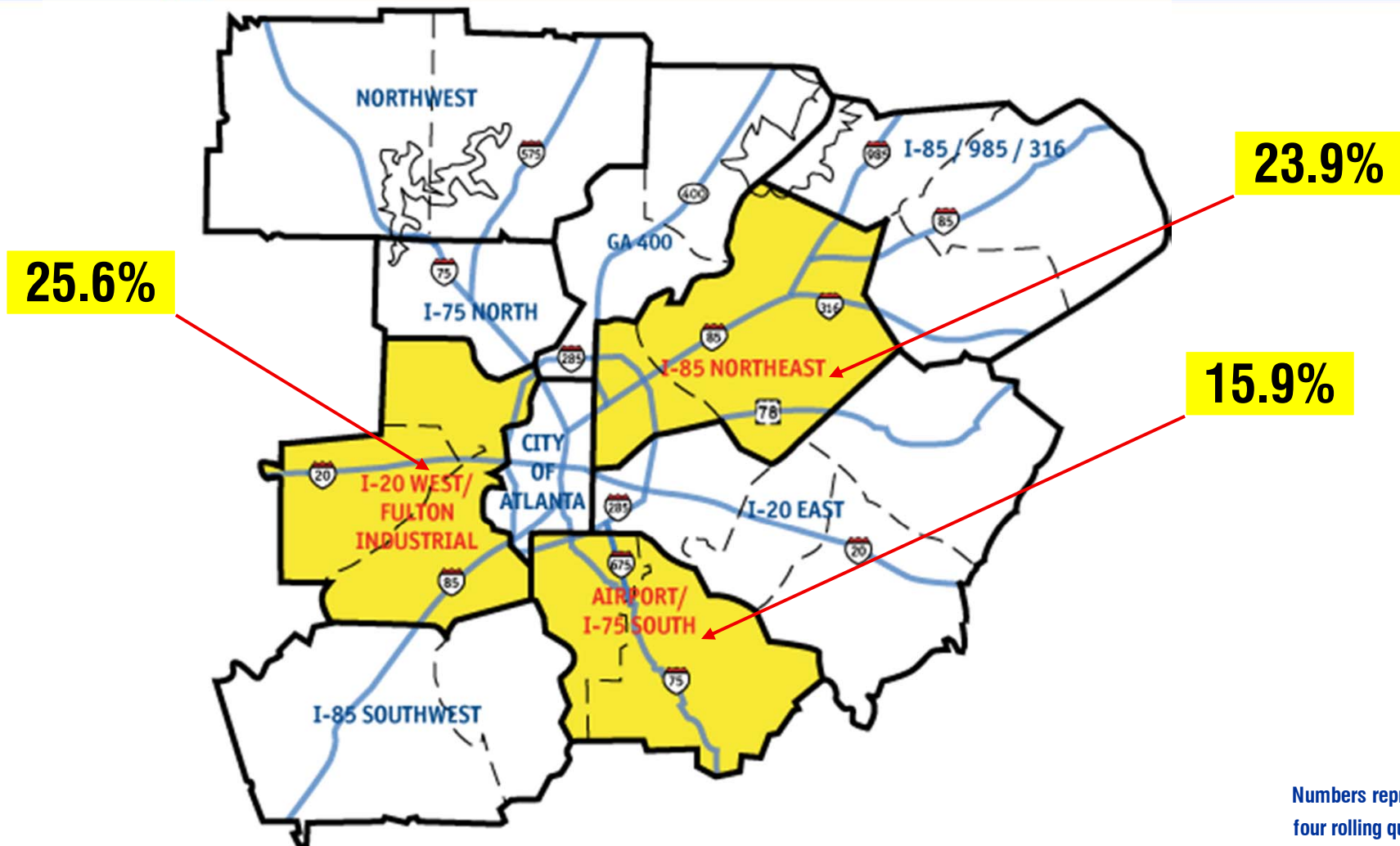


Numbers represent four rolling quarters as of 4Q 2015.

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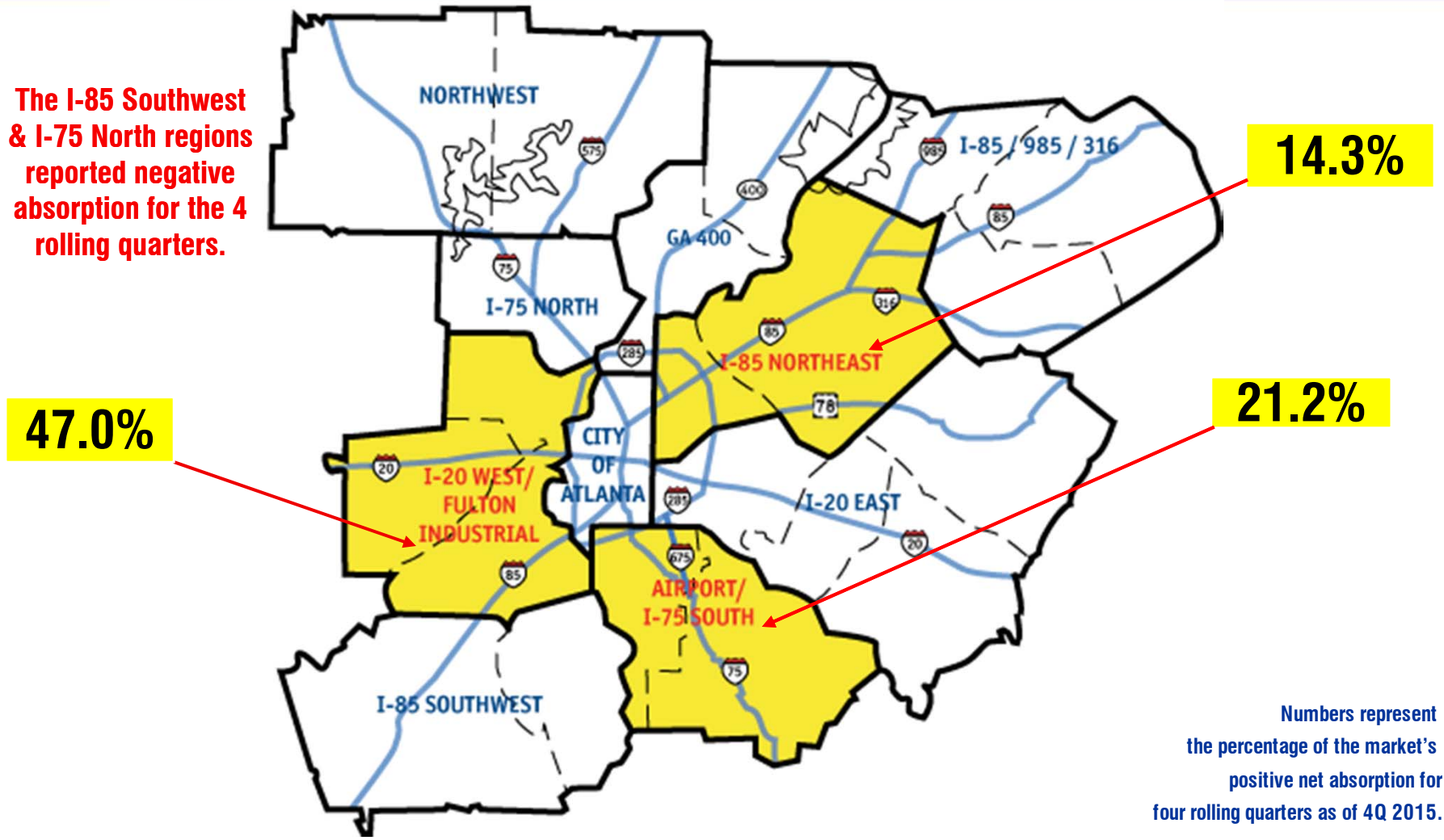
Distribution Hot Markets

2015 Activity



Numbers represent
four rolling quarters
as of 4Q 2015.

Distribution Hot Markets 2015 Absorption



We're ready for a three-peat!

- 58.2 million sf of activity, 4th highest on record
- 15.8 million sf of positive net absorption, 15th consecutive quarter of positive net absorption
- 16.2 million sf of construction – **55% Spec, 45% BTS**
- 2 years of record breaking numbers in activity, absorption & construction
- Sublease space rose almost 2% to 6% of all available space
- Lending environment is business friendly
- Declining unemployment rates – Atlanta ↓5.0%, Georgia ↓5.6%, US ↓5.0%
(November report US Bureau of Labor Statistics)
- Housing market continues to improve, still room for improvement
- National and international uncertainty still persists
(taxes, health care, IRS, border crisis, issues with the Euro-Zone & the Middle East)

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**“We build Relationships...
Industrial strength.”**