



Presents:

Atlanta Industrial Market Overview

First Quarter 2020

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The Atlanta Industrial Market



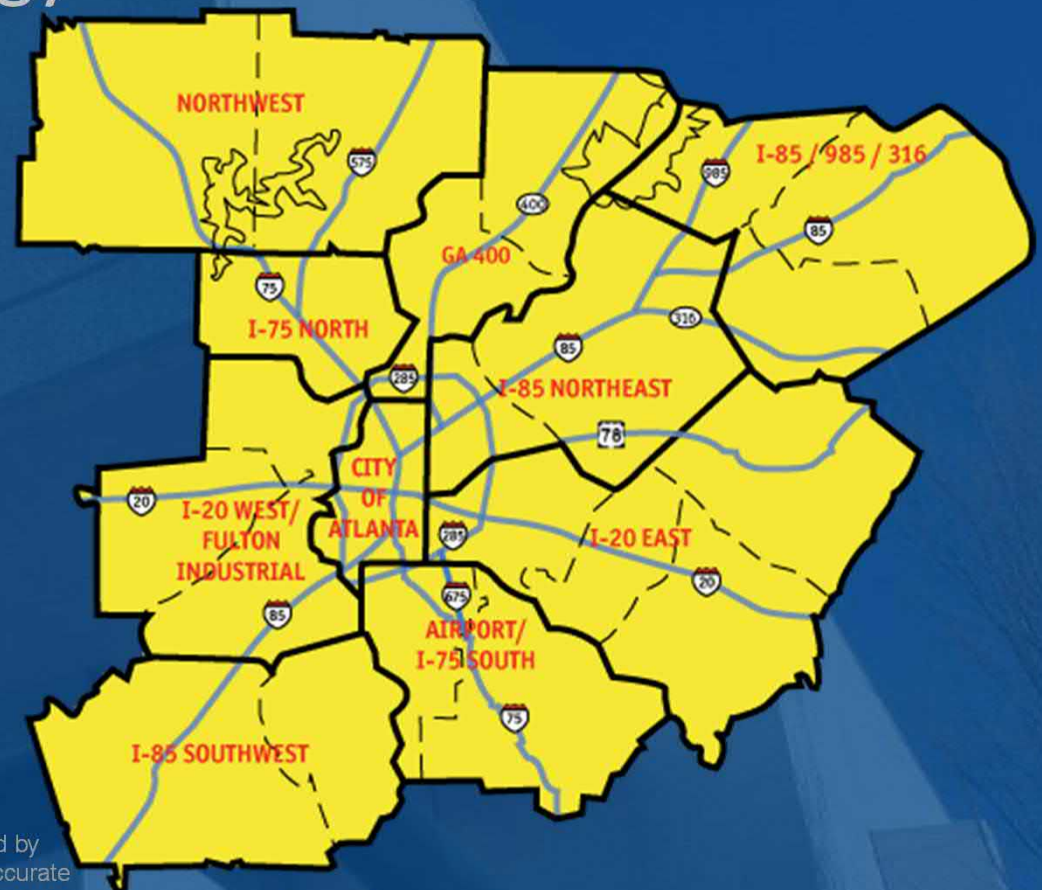
➤ PinPointsm Technology

- Custom designed
- Inventory every quarter

10 Regions

(distribution & service)

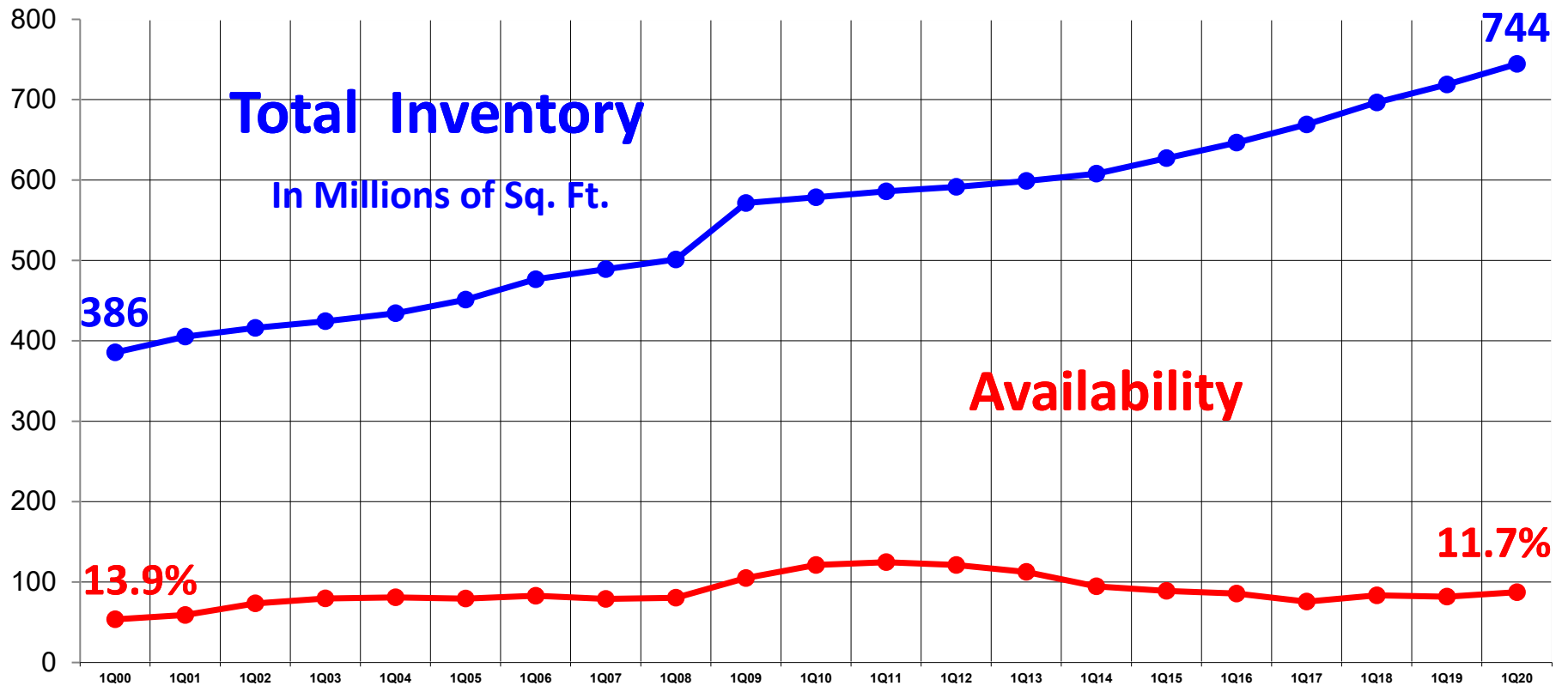
- 771 million sq. ft.
- 14,593 buildings
- 25,418 businesses



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

2000-2020



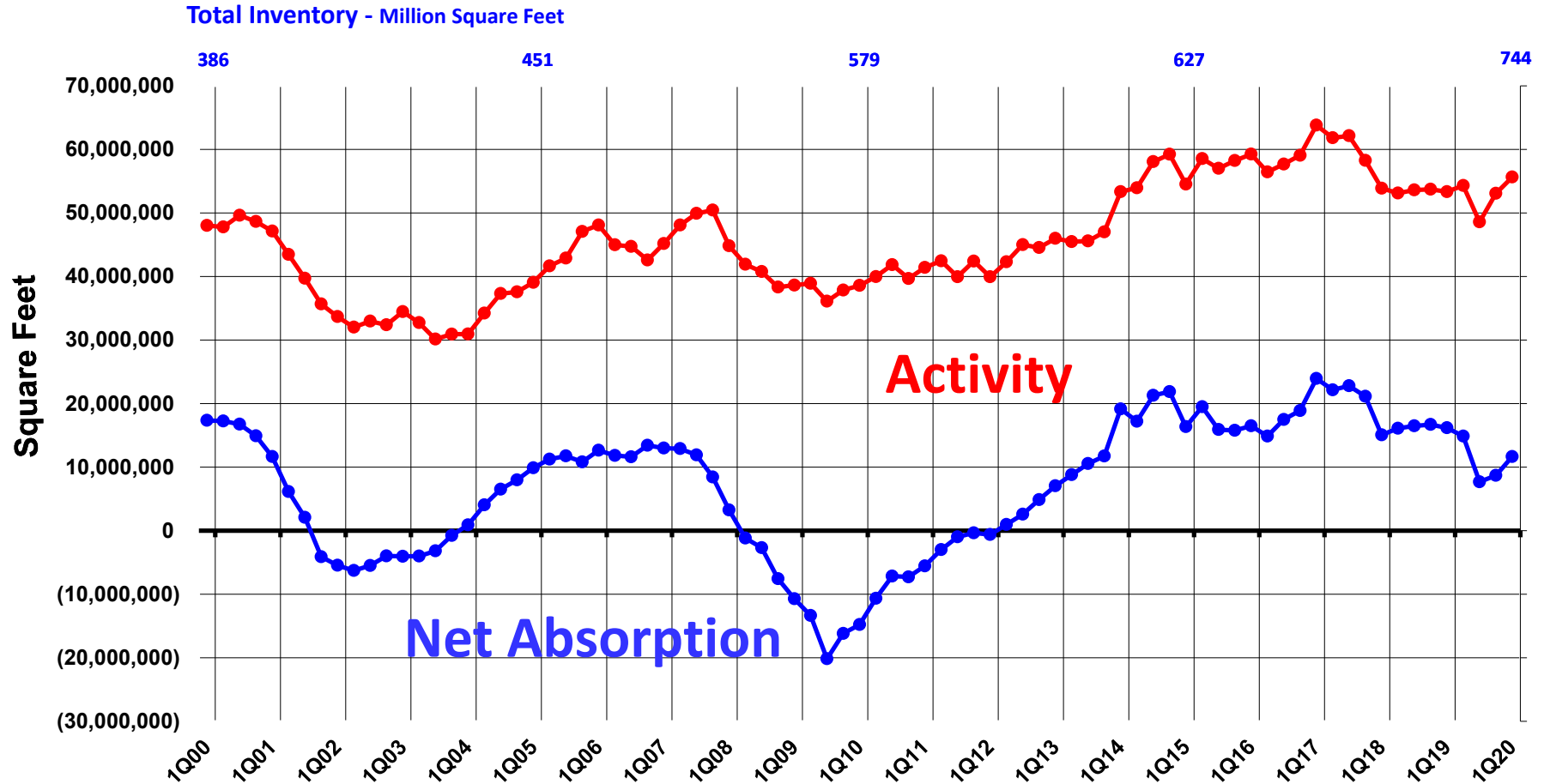
*

* Analysis expanded to include 8 additional counties.

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Absorption & Activity

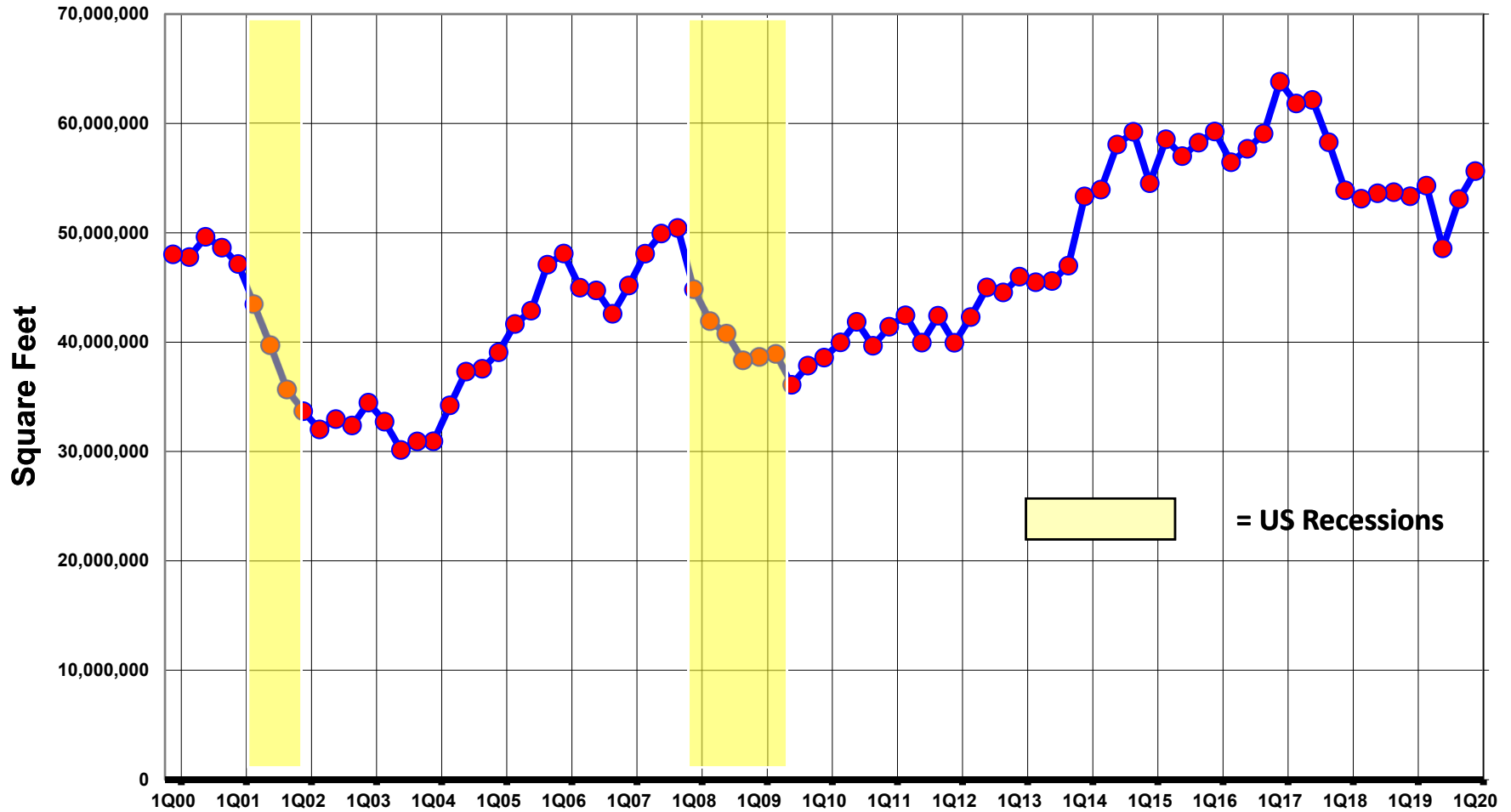
2000-2020



Numbers represent four rolling quarters.

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Activity 2000-2020

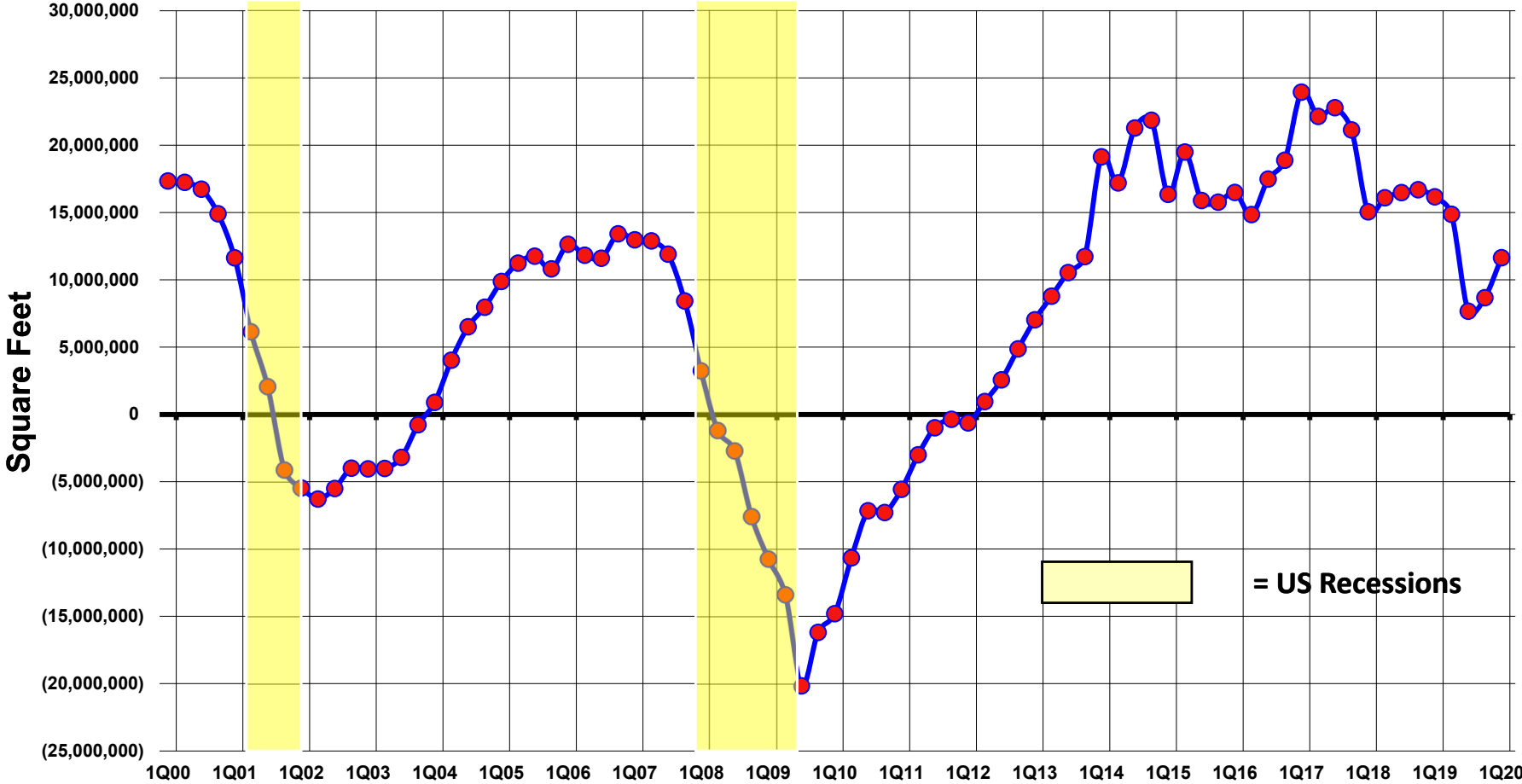


Numbers represent four rolling quarters.

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Absorption

2000-2020



Numbers represent four rolling quarters.

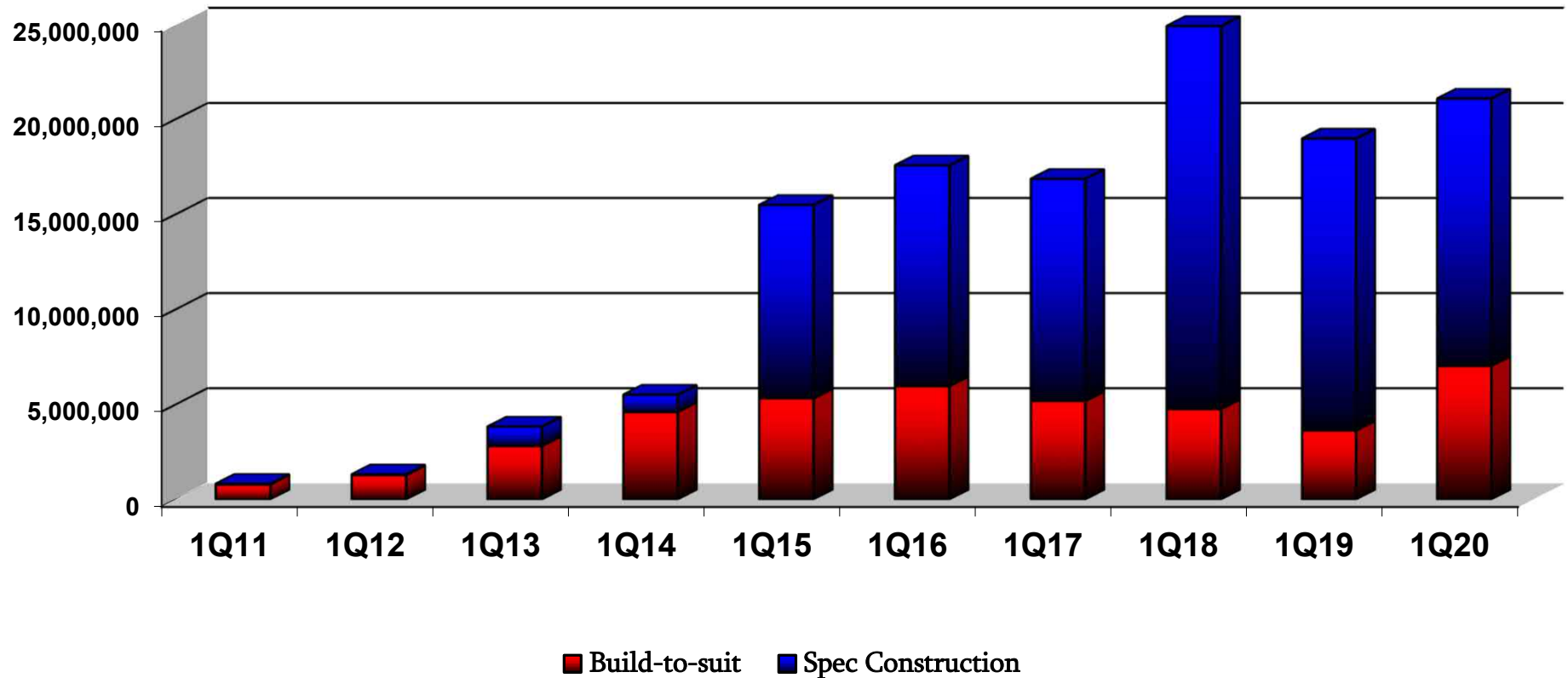
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New Construction

2011-2020



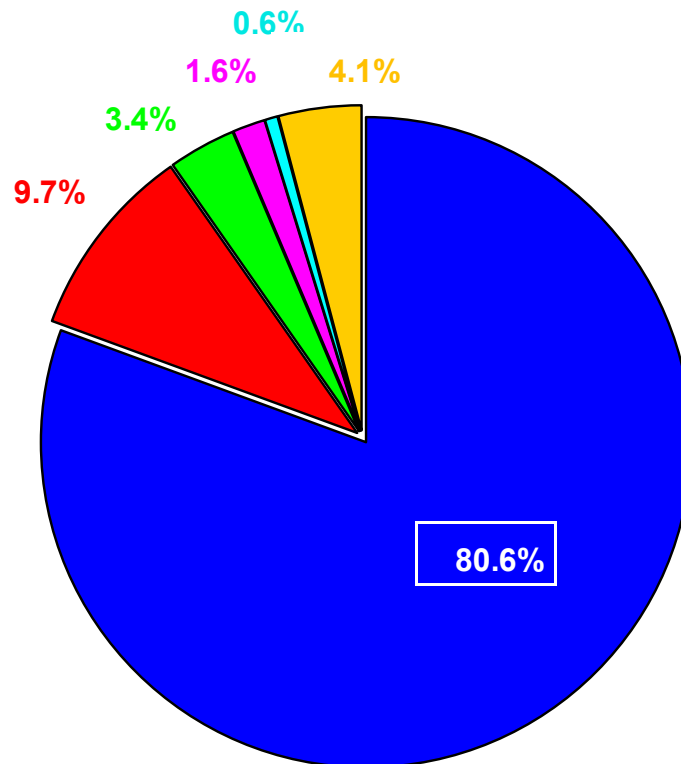
Square Feet



Numbers represent four rolling quarters.

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Deals Completed



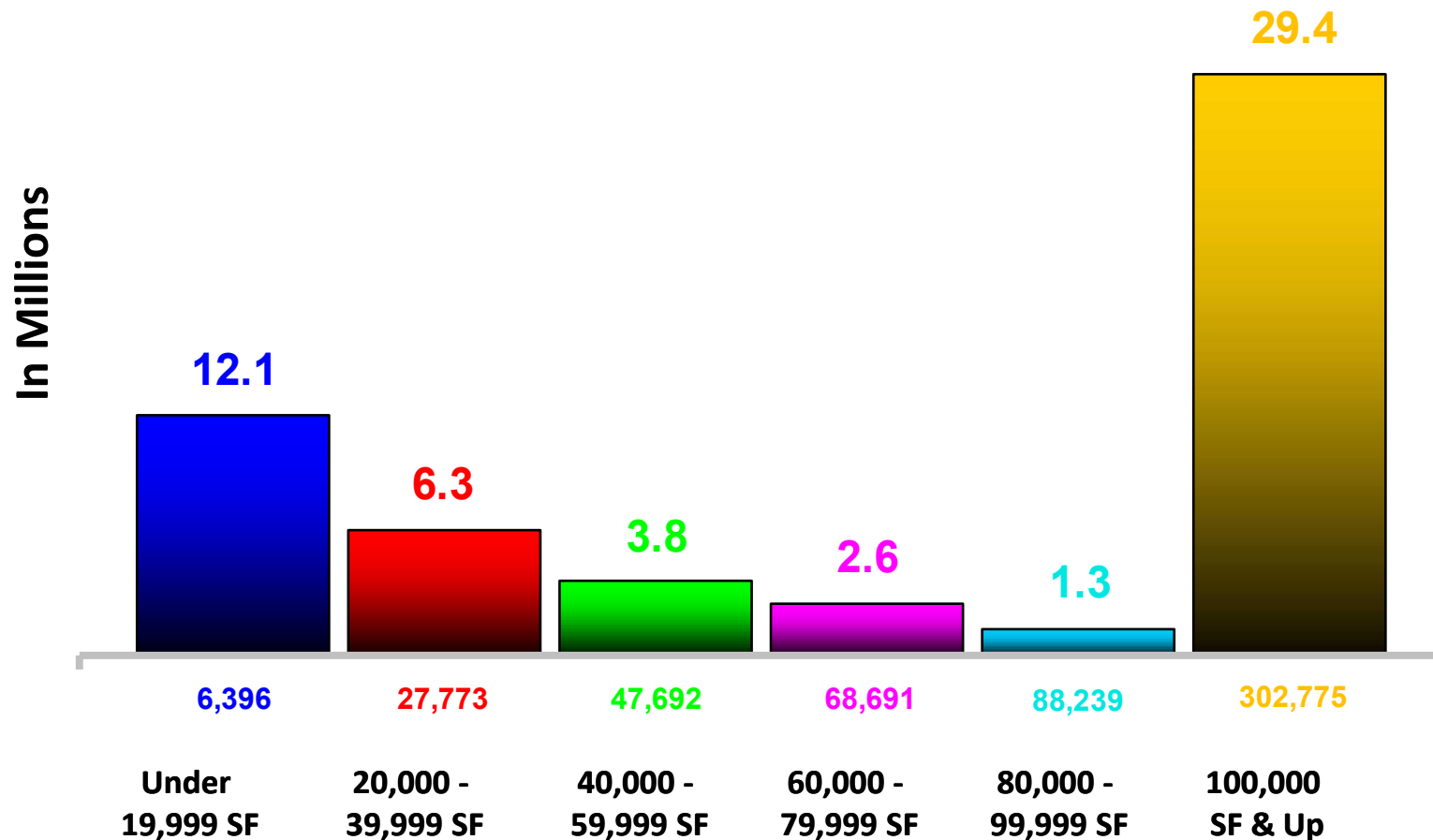
- Under 19,999 SF
1,898 Deals
- 20,000-39,999 SF
228 Deals
- 40,000-59,999 SF
79 Deals
- 60,000-79,999 SF
38 Deals
- 80,000-99,999 SF
15 Deals
- 100,000 & up
97 Deals

**TOTAL # of DEALS:
2,355**

Numbers represent four rolling quarters as of 1Q2020.

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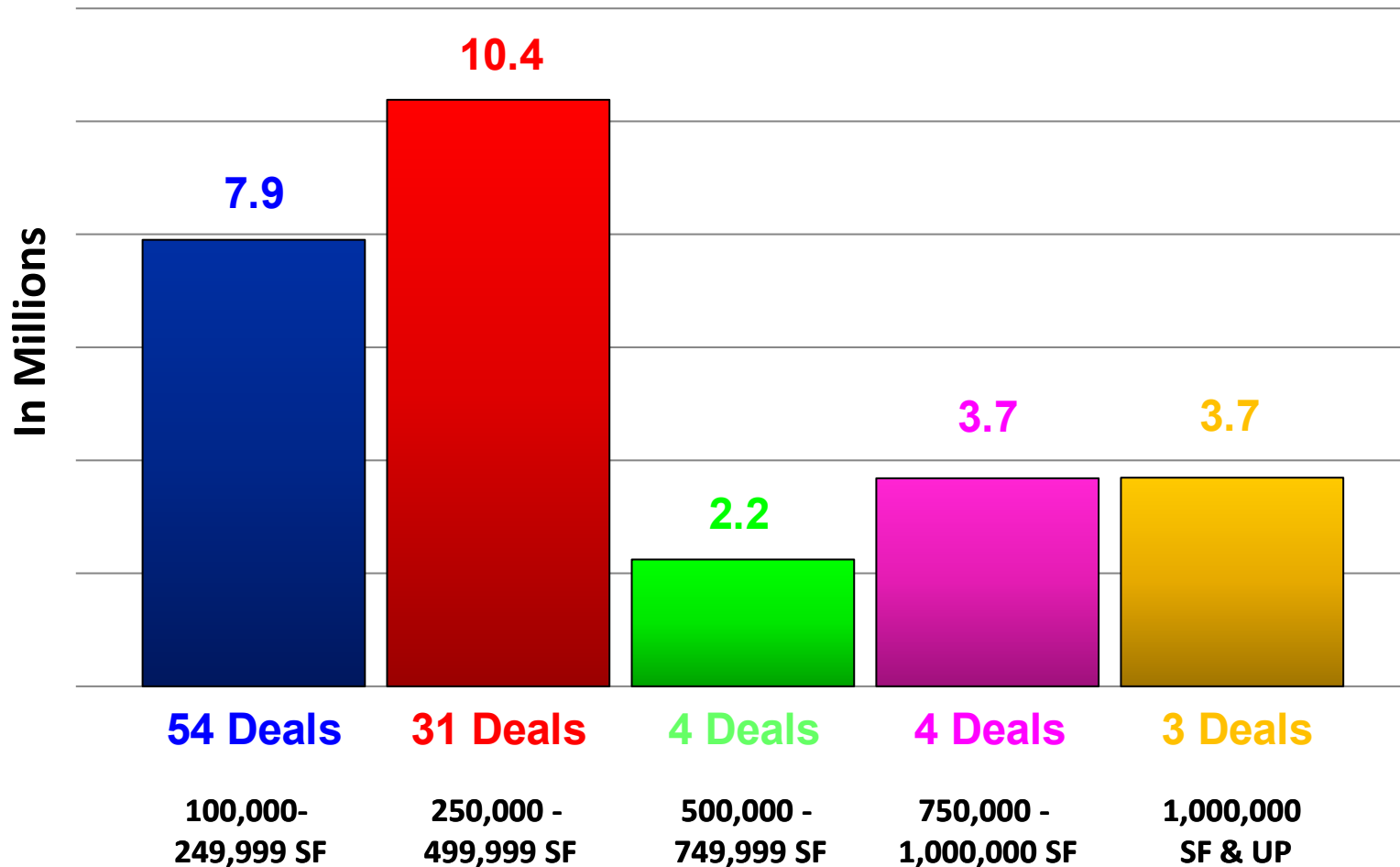
Square Feet Leased



Numbers represent four rolling quarters as of 1Q2020.

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Square Feet Leased 100,000 +

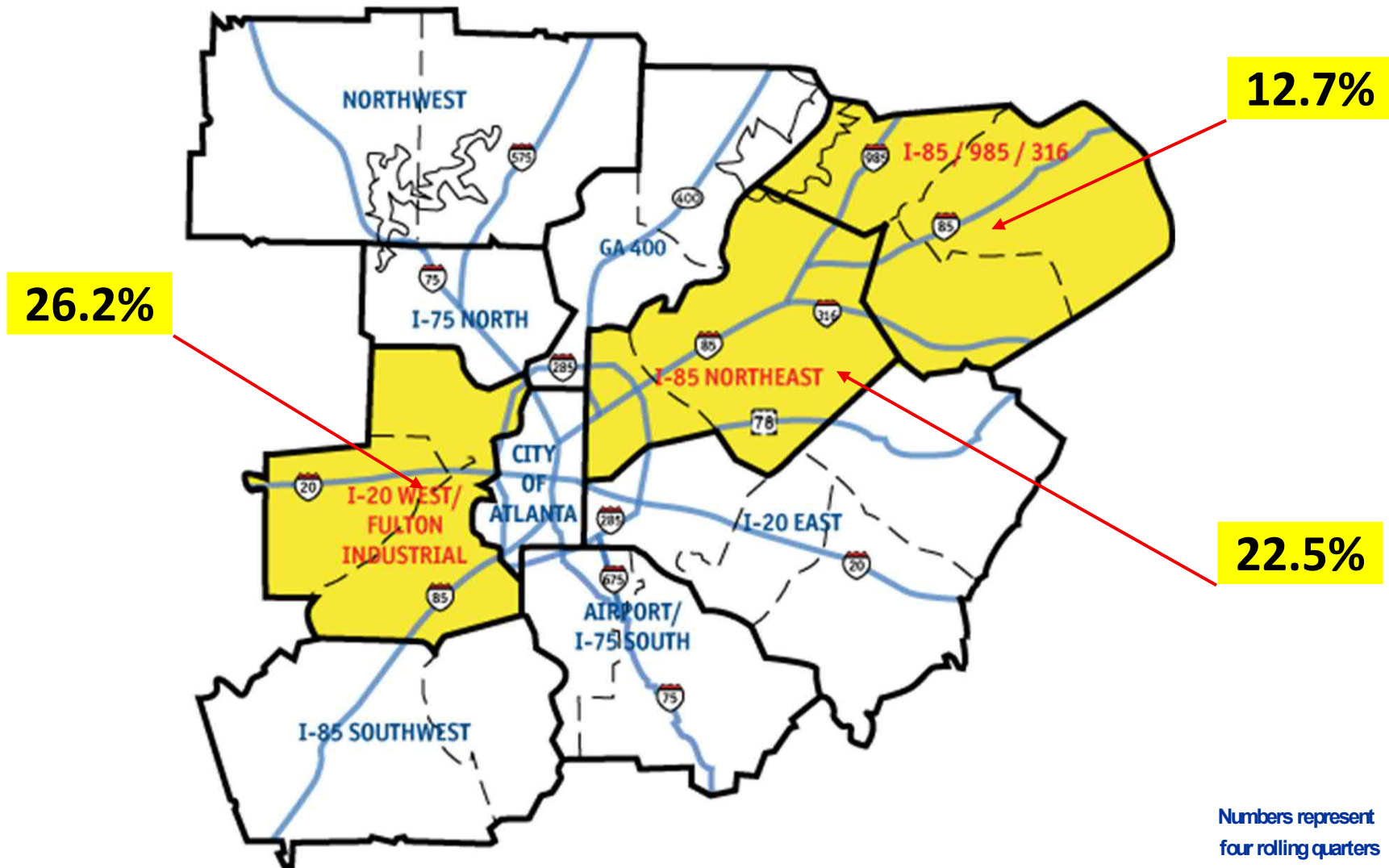


Numbers represent four rolling quarters as of 1Q2020.

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Distribution Hot Markets

2020 Activity

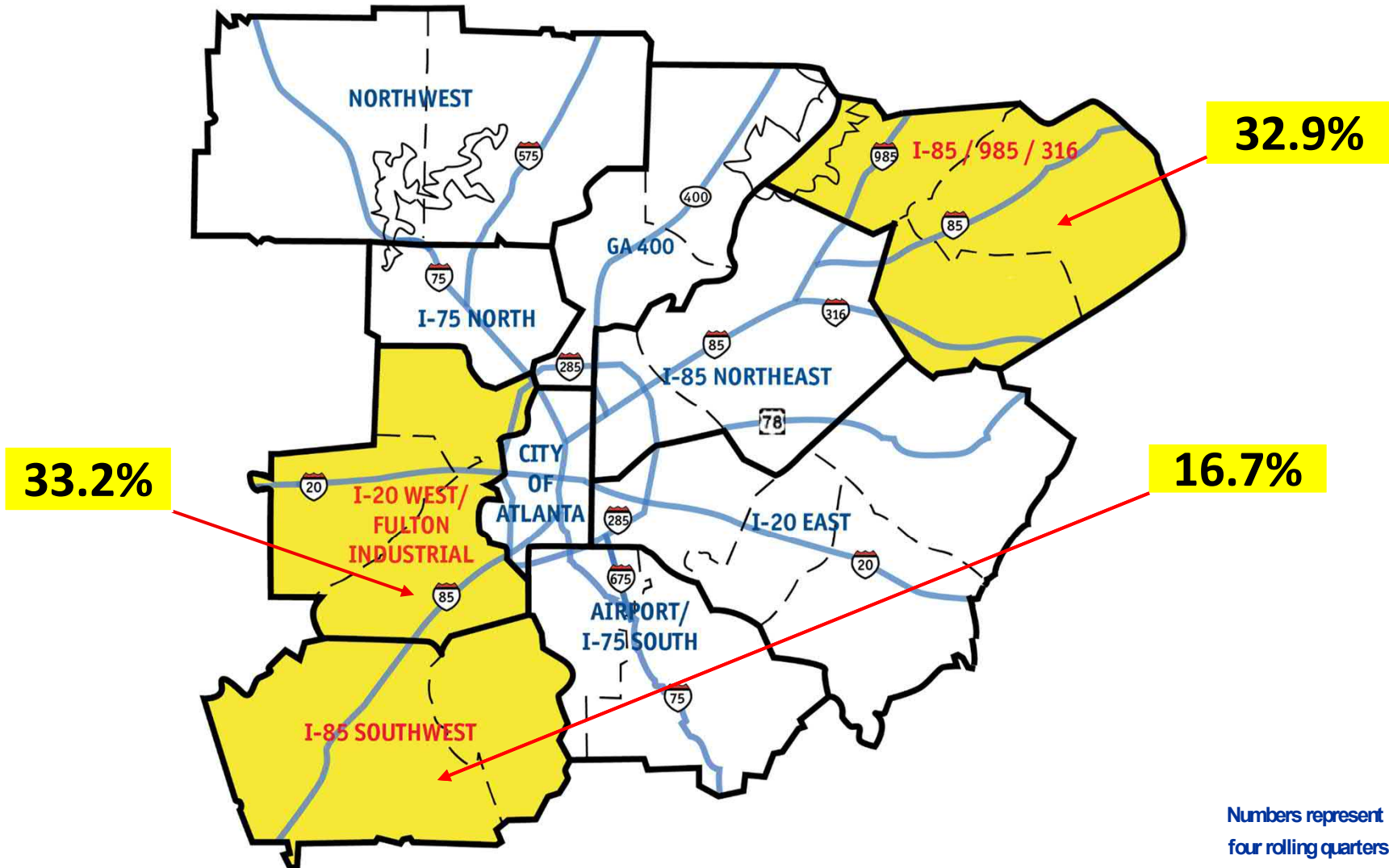


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Numbers represent
four rolling quarters
as of 1Q2020.

Distribution Hot Markets

2020 Net Absorption



Numbers represent
four rolling quarters
as of 1Q2020.

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Conclusion



GOING FORWARD ALL BETS ARE OFF

- 55.6 million sf of activity (4 rolling quarters), up from the 53.3 million sf reported in 1Q19
- 11.7 million sf of net absorption (4 rolling quarters)
- The 1st quarter of 2020 saw 16.1 million sf of activity & 4.5 million sf of positive net absorption
- 21.1 million sf of new construction (4 rolling quarters) - 67% Spec, 33% BTS
- Availability rate stayed the same as last quarter at 11.7%
- Sublease spaces dropped this quarter, from 6.1% to 5.9% of all available space
- US jobs lost during the first quarter totaled 203,000 (225K Jan, 273K Feb, -701K March)
- Unemployment rates – Atlanta 3.3%[↑], Georgia 3.1%[↓], US 4.4%[↑]
(Atl & GA – February, US - March reports from the Bureau of Labor Statistics)
- US Manufacturing index: 52.4% in Dec 2019, 51.5% Jan, 50.7% Feb, 48.5% March
- US GDP increased 2.3% during 2019

Contact Information



Please Contact: **Sim Doughtie, CCIM, SIOR, MCR, SLCR**
President
Direct / Fax: 404-942-2002
Mobile: 404-281-9487
SDoughtie@KingIndustrial.com

King Industrial Realty / CORFAC International
Industrial, Commercial & Investment
www.kingindustrial.com

Our convenient locations:

Atlanta Office
1920 Monroe Drive
Atlanta, GA 30324
Tel / Fax: 404-942-2000

Loganville Office
7718-B Hampton Place
Loganville, GA 30052
Tel / Fax: 404-942-2000

McDonough Office
12 North Zack Hinton
Parkway
Suite 300D
McDonough, GA 30253
Tel / Fax: 404.942.2000

Northwest Office
3375 Chastain Gardens Dr.
Suite 140
Kennesaw, GA 30144
Tel / Fax: 404-942-2000

**Southwest Atlanta
Office**
210 The Bluffs
Suite B
Austell, GA 30168
Tel / Fax: 404-942-2000

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