



Presents:

Atlanta Industrial Market

Second Quarter 2021

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The Atlanta Distribution Market

KING Industrial
Realty, Inc.



**THE
SKY'S
THE
LIMIT.**



The Atlanta Industrial Market



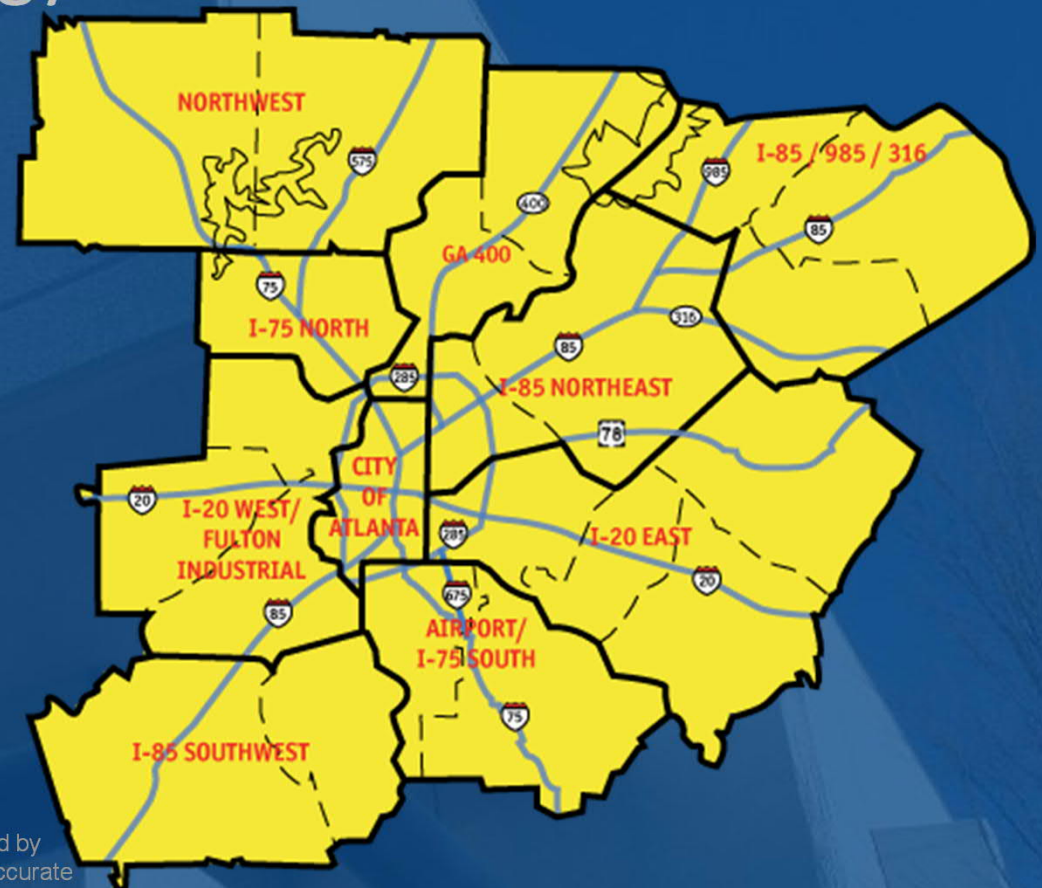
➤ PinPointsm Technology

- Custom designed
- Inventory every quarter

10 Regions

(distribution & service)

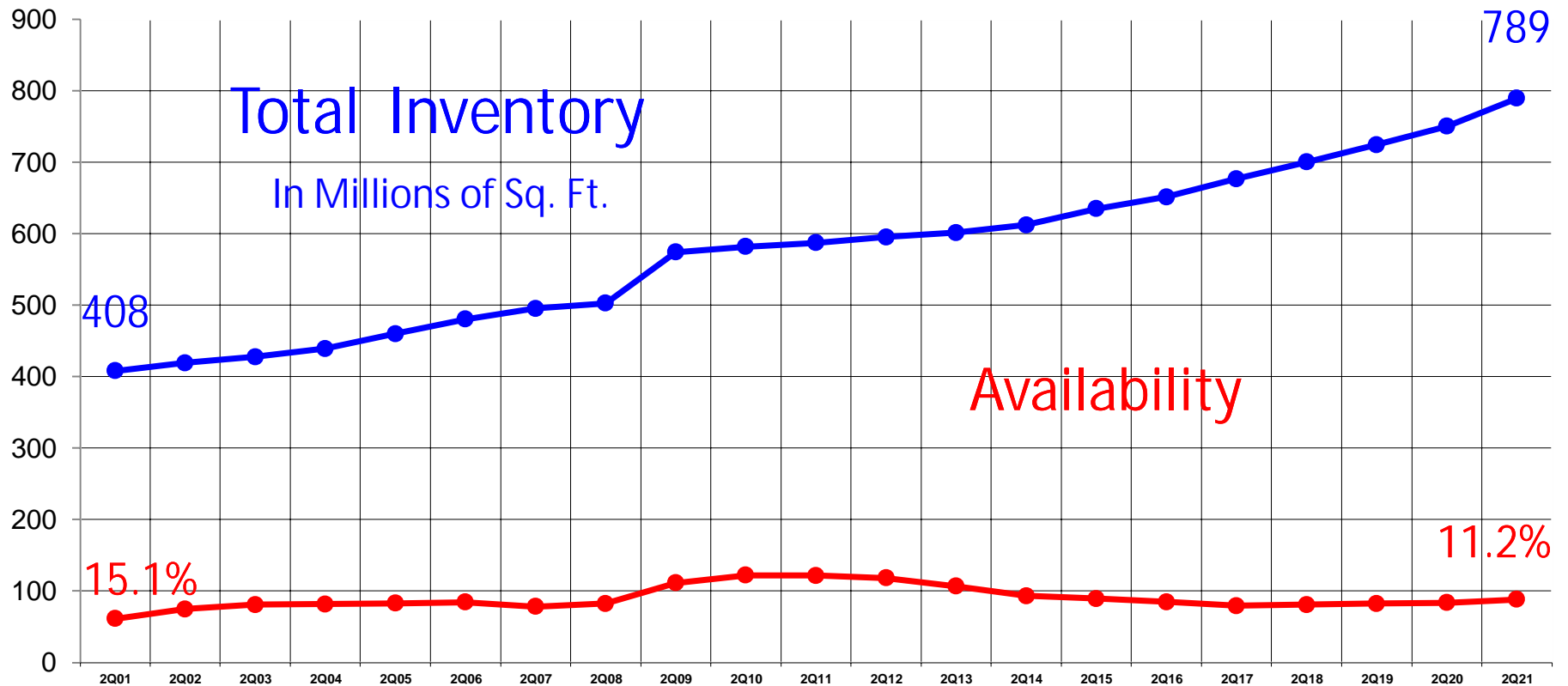
- 816 million sq. ft.
- 14,914 buildings
- 25,853 businesses



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

2001-2021



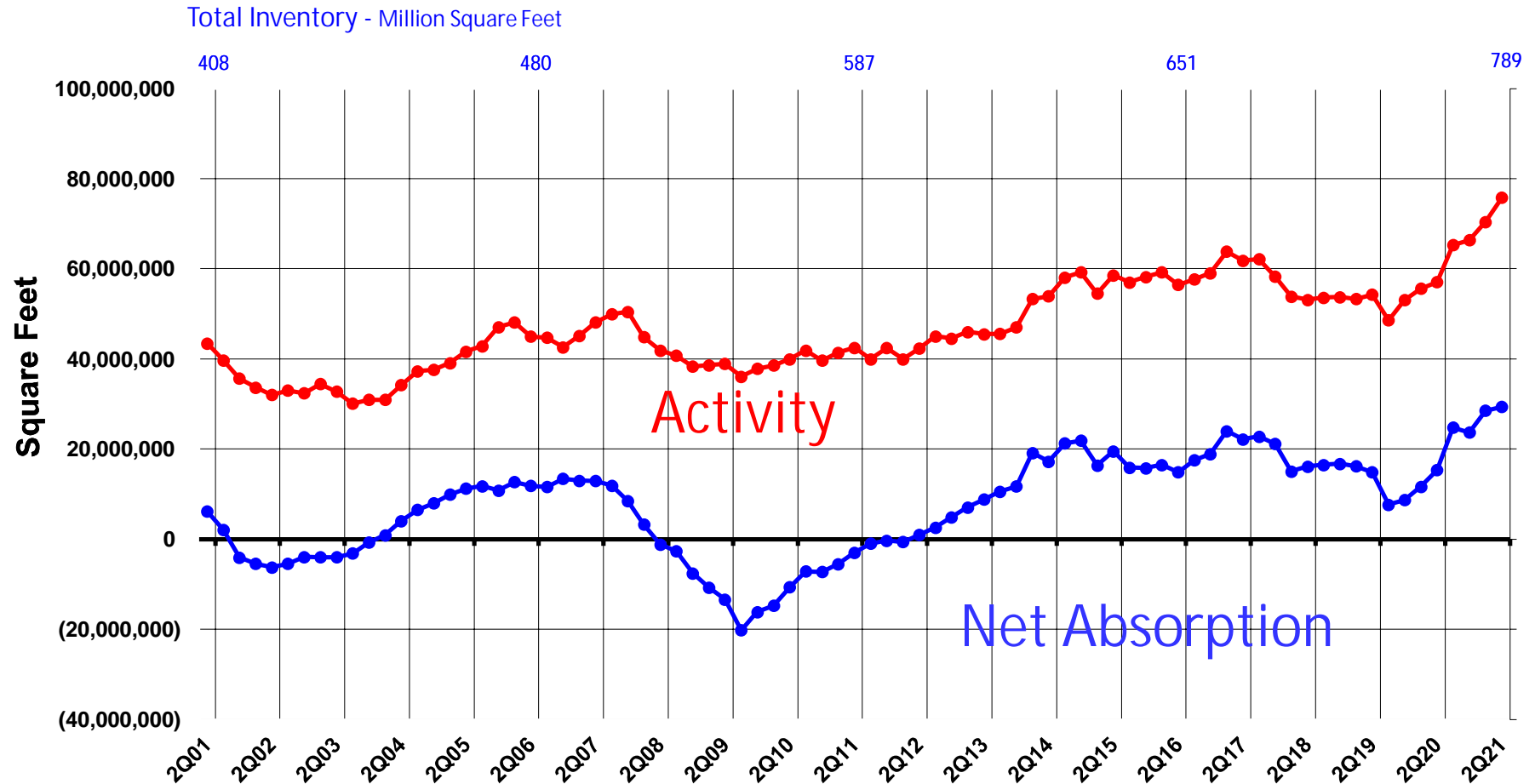
*

* Analysis expanded to include 8 additional counties.

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Absorption & Activity

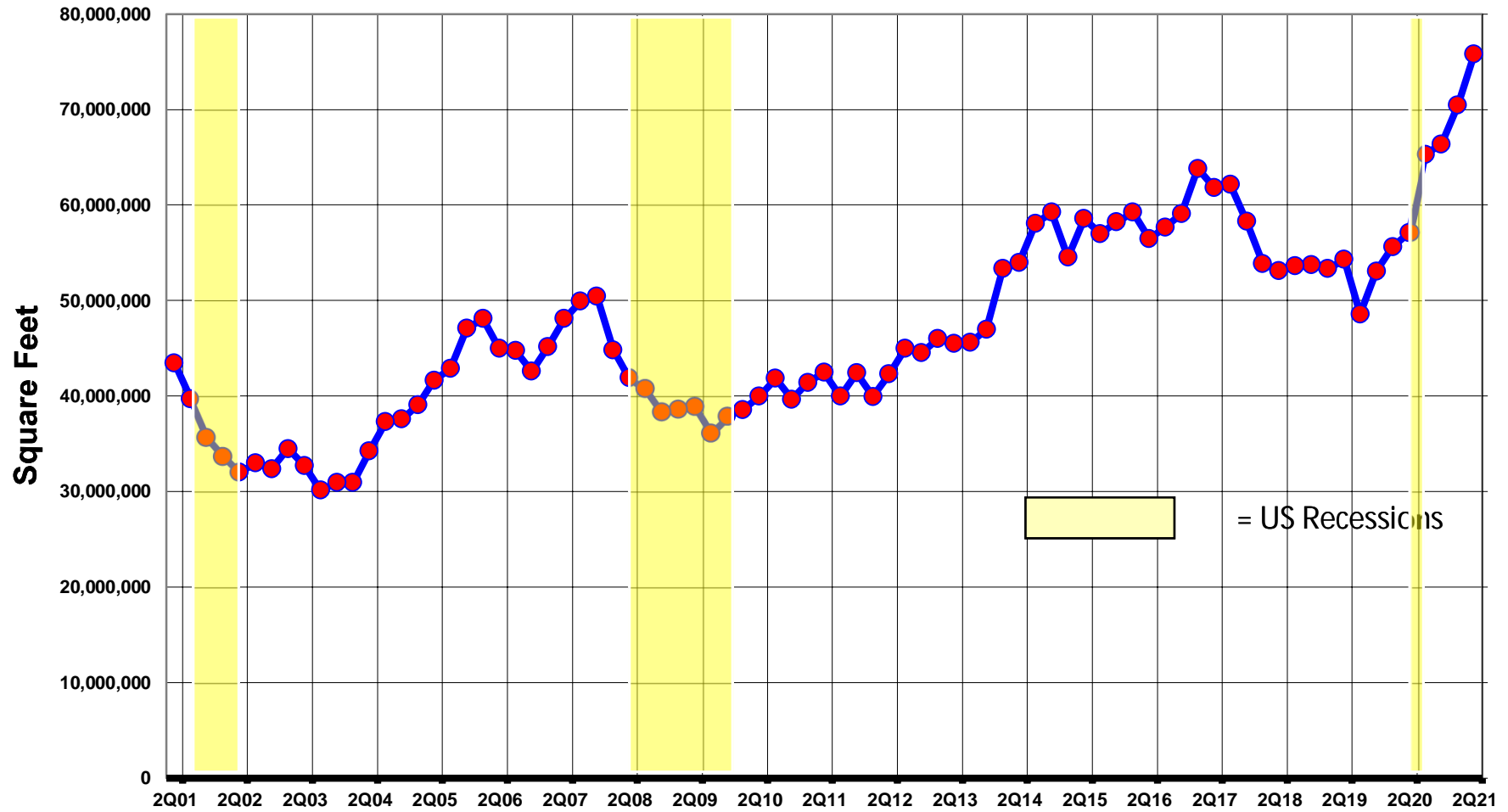
2001-2021



Numbers represent four rolling quarters.

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Activity 2001-2021

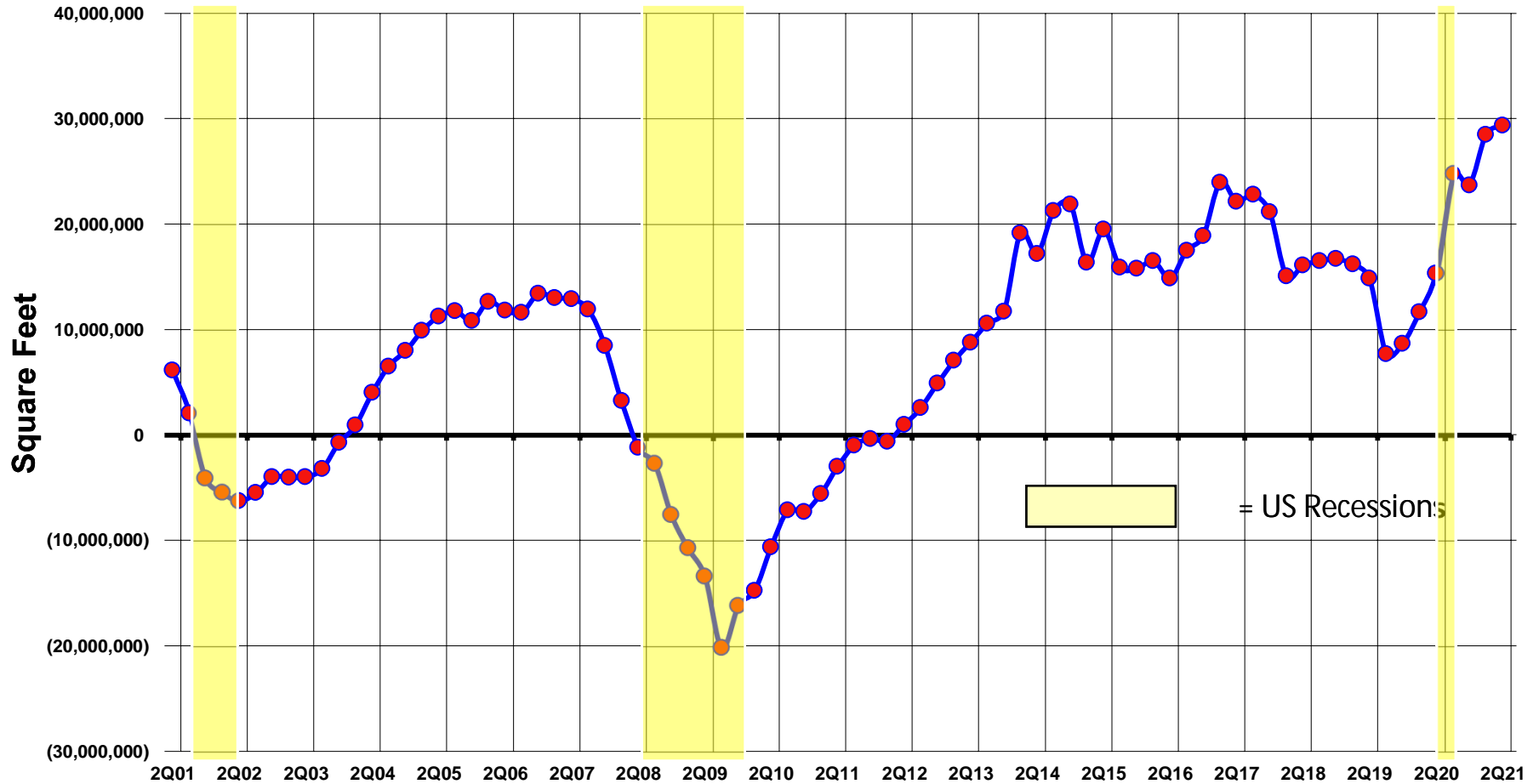


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Absorption

2001-2021



Numbers represent four rolling quarters.

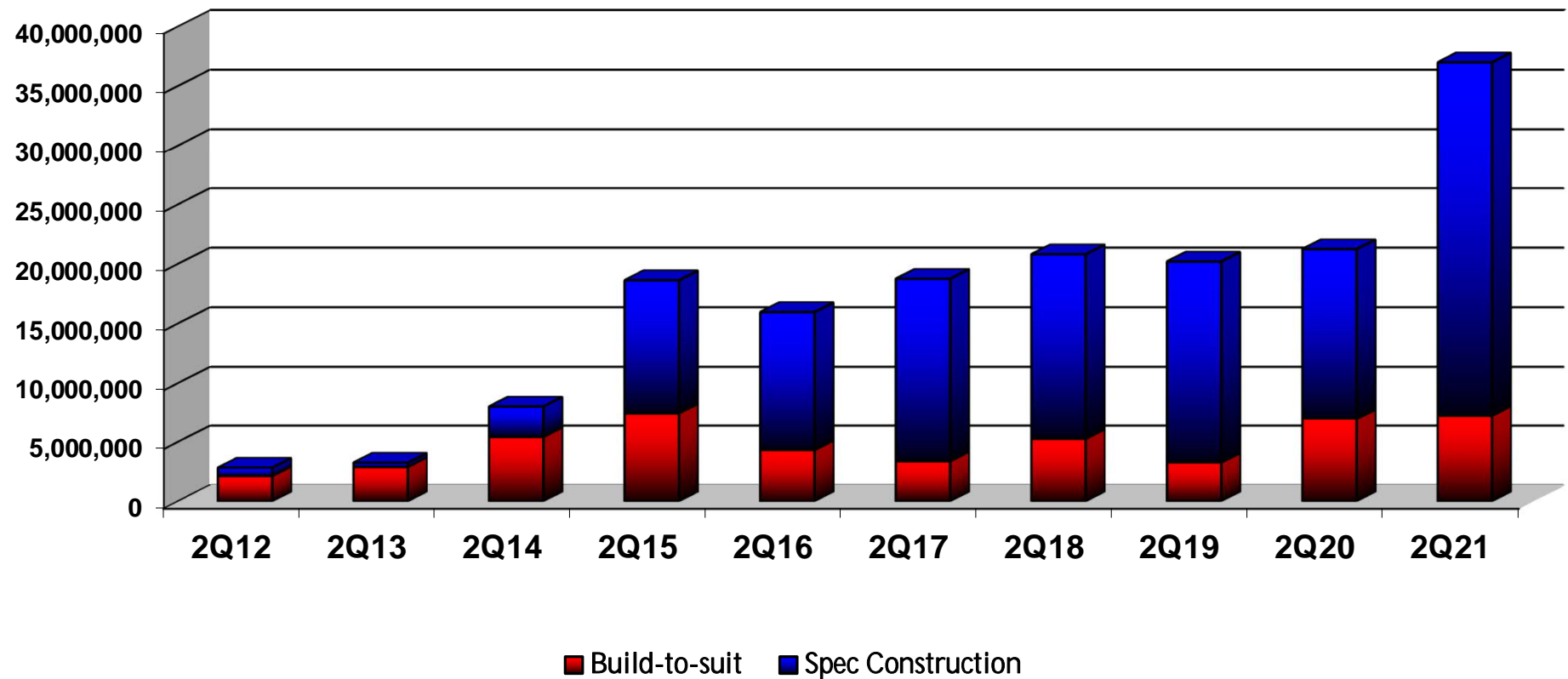
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New Construction

2012-2021



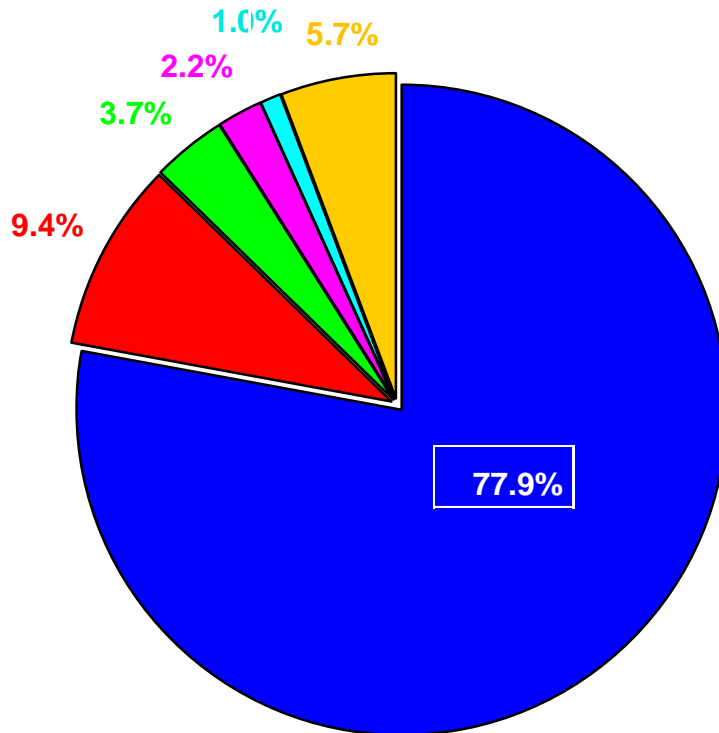
Square Feet



Numbers represent four rolling quarters.

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Deals Completed



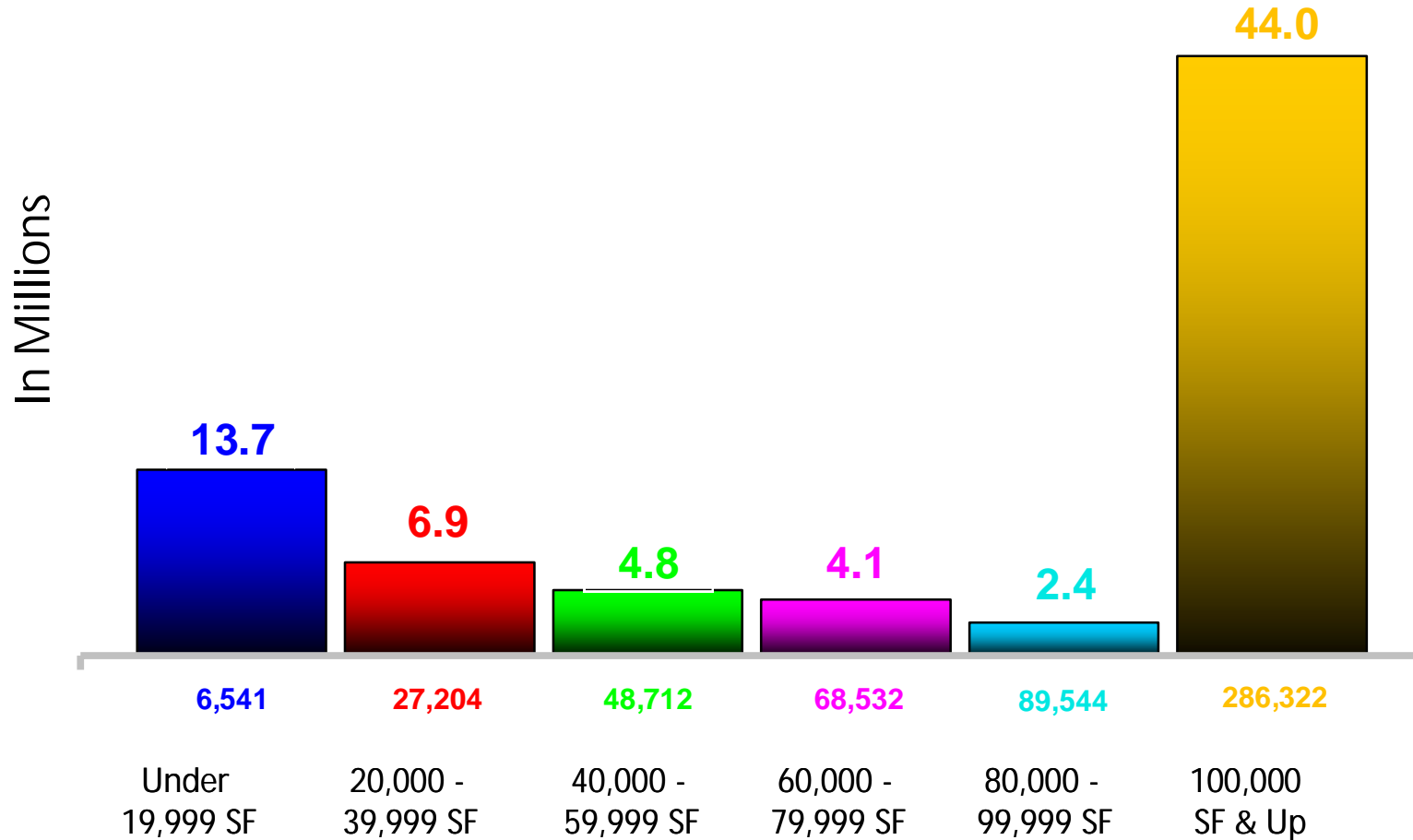
- Under 19,999 SF
2,087 Deals
- 20,000-39,999 SF
252 Deals
- 40,000-59,999 SF
99 Deals
- 60,000-79,999 SF
60 Deals
- 80,000-99,999 SF
27 Deals
- 100,000 & up
154 Deals

**TOTAL # of DEALS:
2,679**

Numbers represent four rolling quarters as of 2Q 2021.

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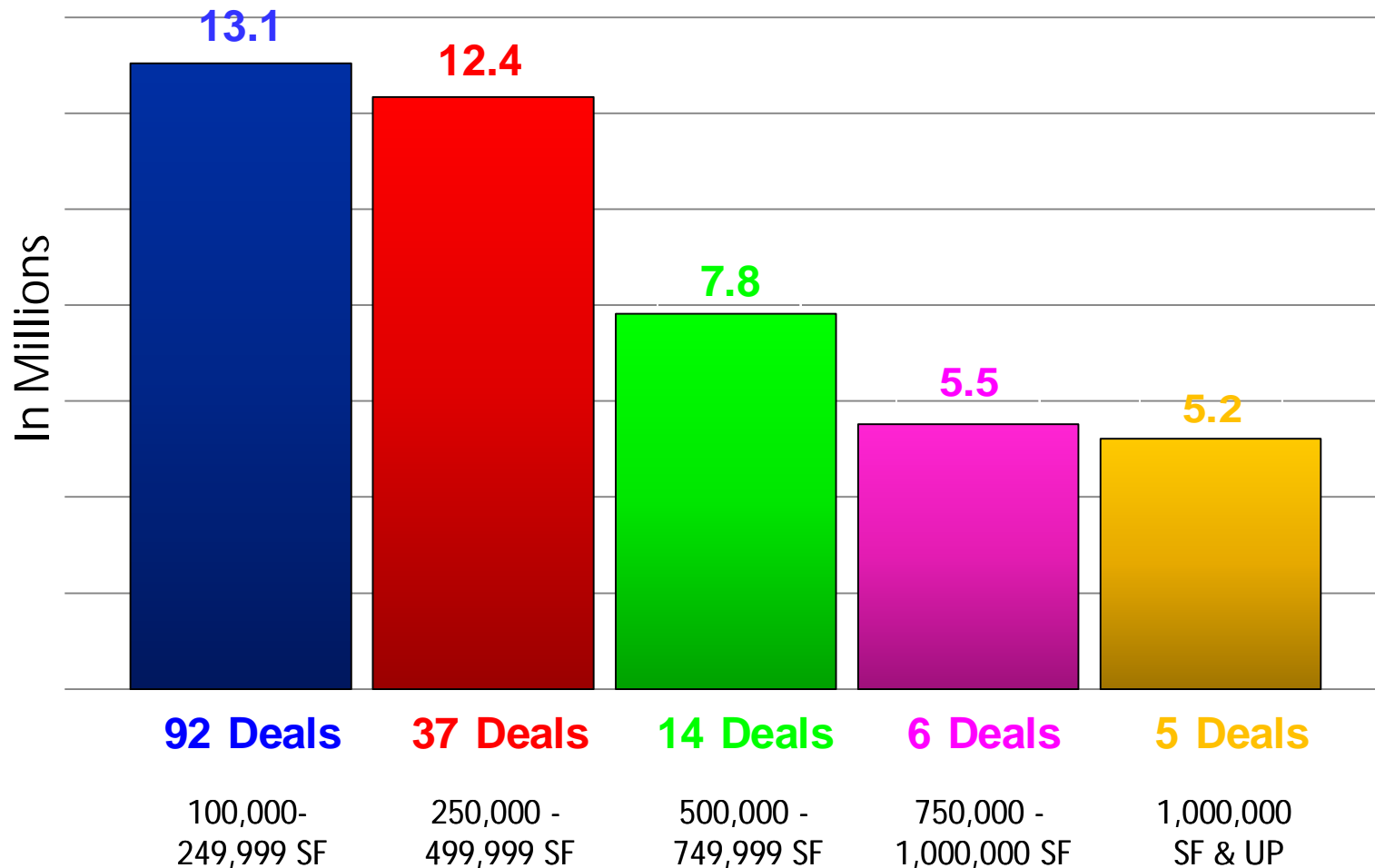
Square Feet Leased



Numbers represent four rolling quarters as of 2Q 2021.

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Square Feet Leased 100,000 +

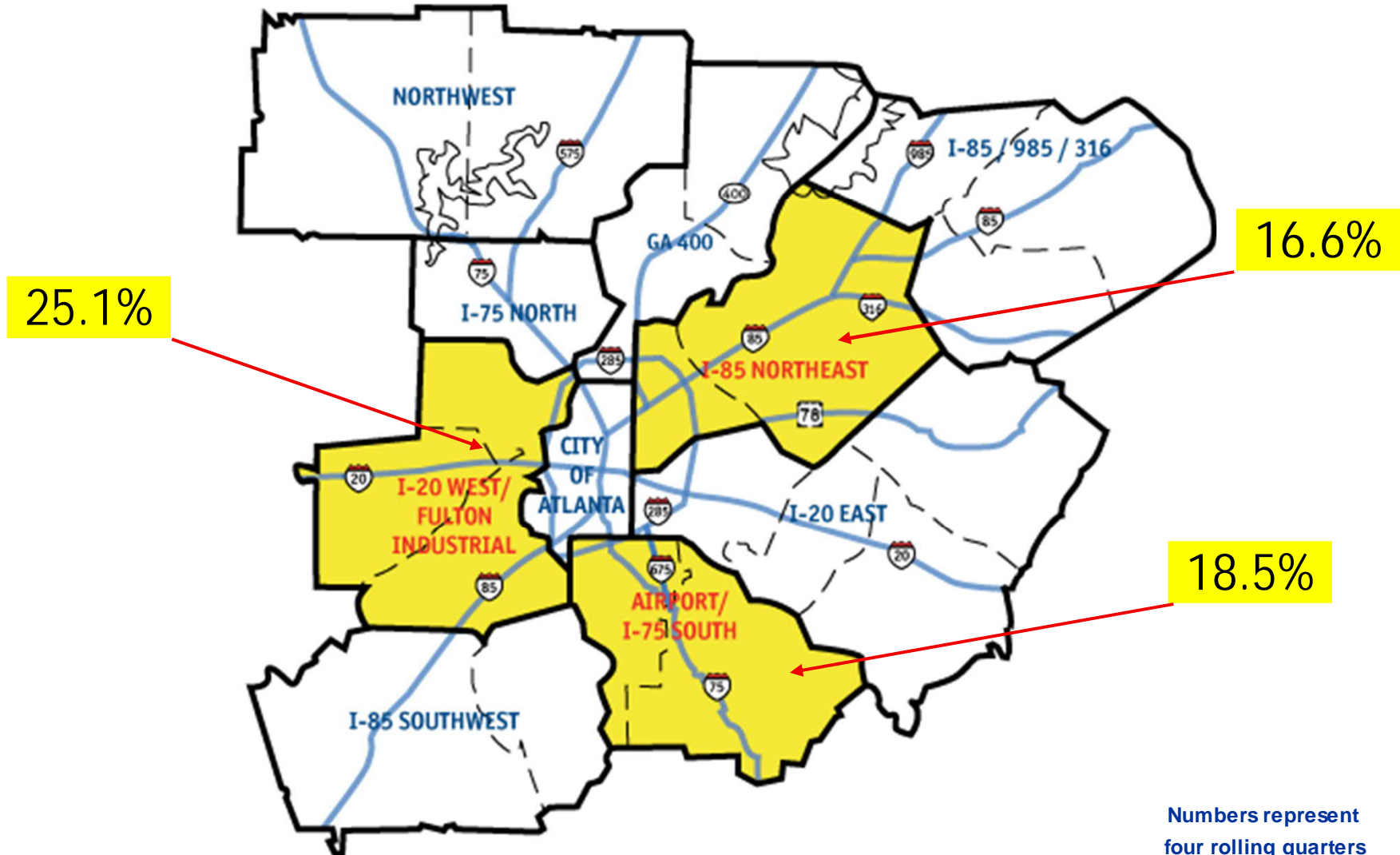


Numbers represent four rolling quarters as of 2Q 2021.

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Distribution Hot Markets

2021 Activity

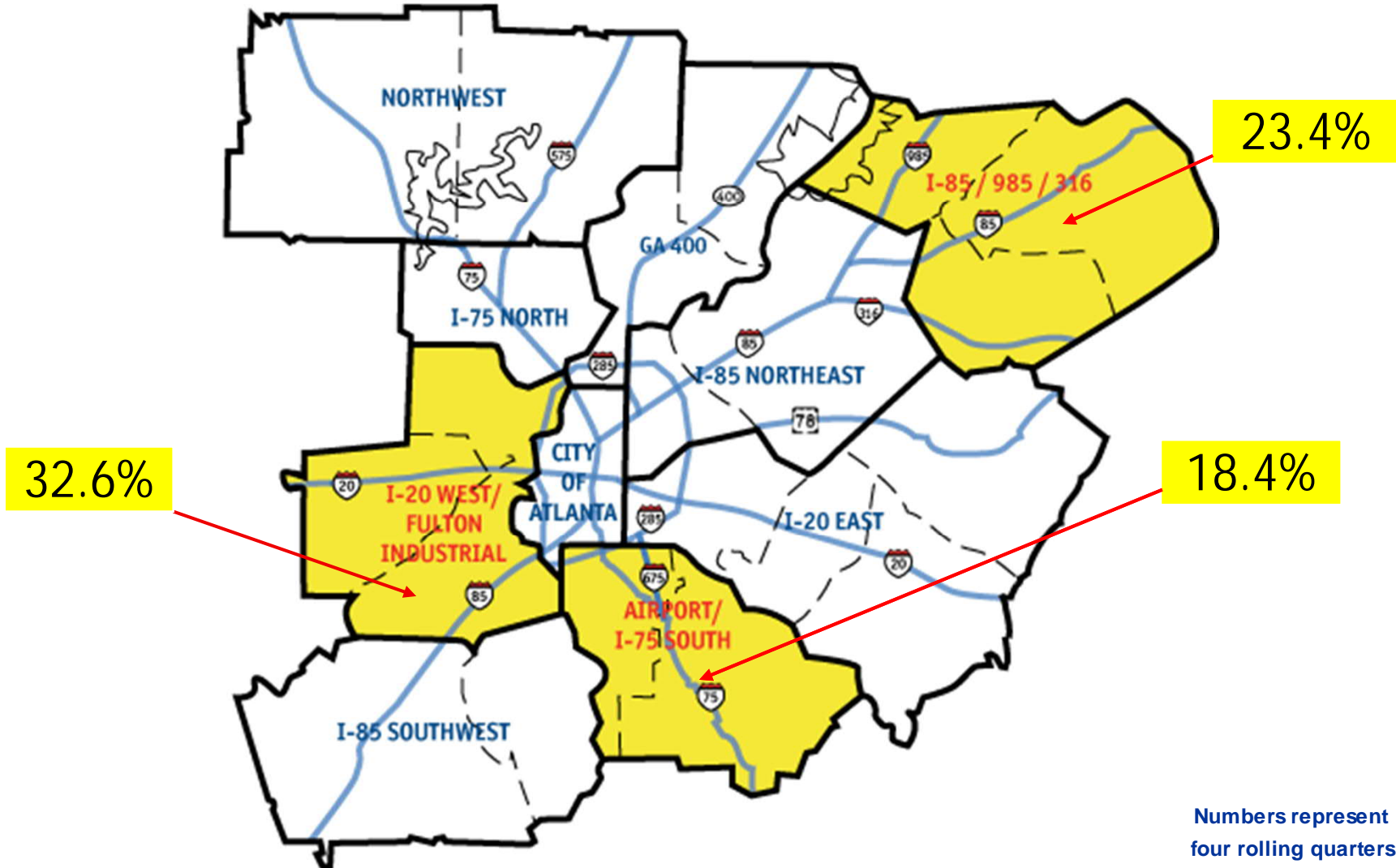


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Numbers represent four rolling quarters as of 2Q 2021.

Distribution Hot Markets

2021 Net Absorption



Numbers represent
four rolling quarters
as of 2Q 2021.

Conclusion



The Sky's the Limit!

- A record 75.8 million sf of activity (4 rolling quarters), up 18.7 million sf from 2Q20
- A record 29.4 million sf of net absorption (4 rolling quarters) up 14.1 million sf from 2Q20
- A record 37.0 million sf of new construction (4 rolling quarters) - 80% Spec, 20% BTS
- Availability rate rose 0.4% to 11.2% this quarter
- Over 156 million square feet of new construction over the last 7 years; availability rate dropped from 15.2% to 11.2% in the same time period
- Available sublease space fell 2% to 16% this quarter
- US jobs created during the 2nd quarter totaled 1,702,000 (269K April, 583K May & 850K June)
- Unemployment rates – Atlanta 3.9%↓, Georgia 4.0%↓ (ranked 8th) , US 5.9% ↓
(% as of May for Atlanta and June for Georgia & US from the Bureau of Labor Statistics)
- US Manufacturing index: 60.7 April, 62.1 May & 62.1 June – all time high (from Trading Economics)

Contact Information



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"Converting Market Knowledge to Client Advantage."

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In 1980, at the crux of the trends that shaped Atlanta's real estate market, Charles B. King, Jr. founded King Industrial Realty, Inc. Since then, the firm has built its business on two cornerstones: Superior knowledge of the Atlanta industrial real estate market and broker professionalism.