



Presents:

# Atlanta Industrial Market

## Third Quarter 2021

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# The Atlanta Distribution Market

**KING** Industrial  
Realty, Inc.



**Atlanta  
Launches  
New  
Records  
Again!**

# The Atlanta Industrial Market



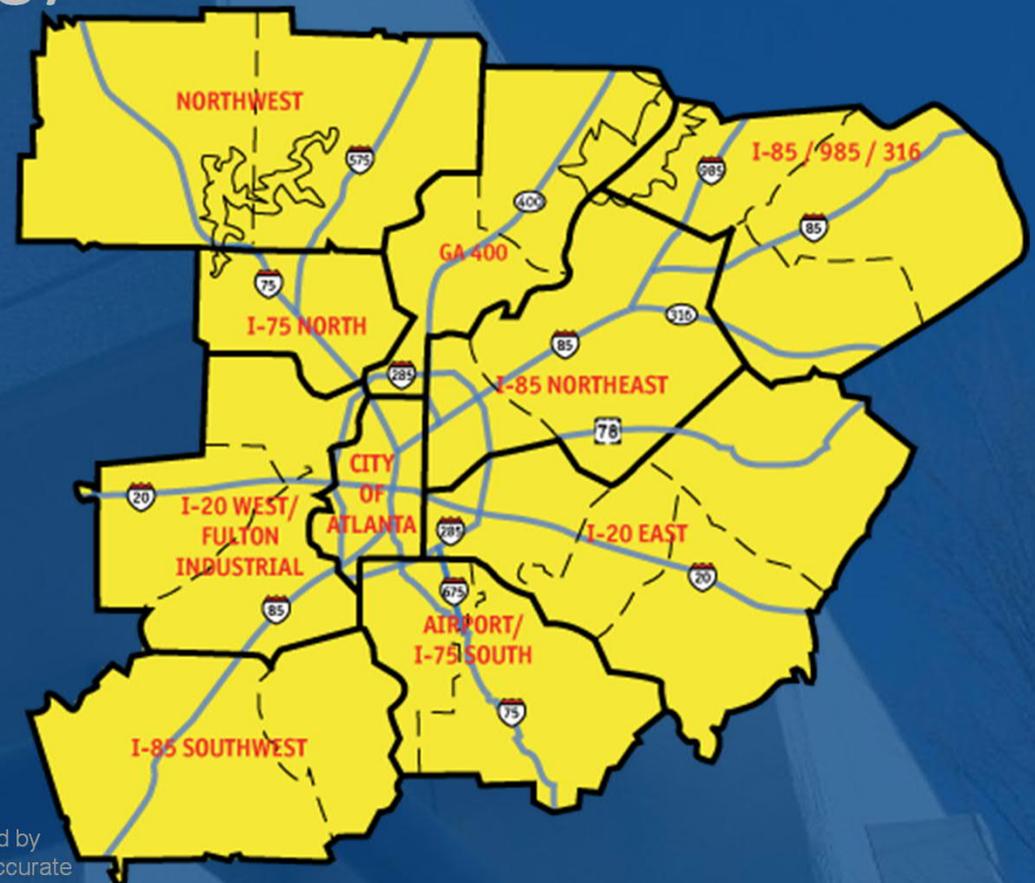
## ➤ PinPoint<sup>sm</sup> Technology

- Custom designed
- Inventory every quarter

## 10 Regions

(distribution & service)

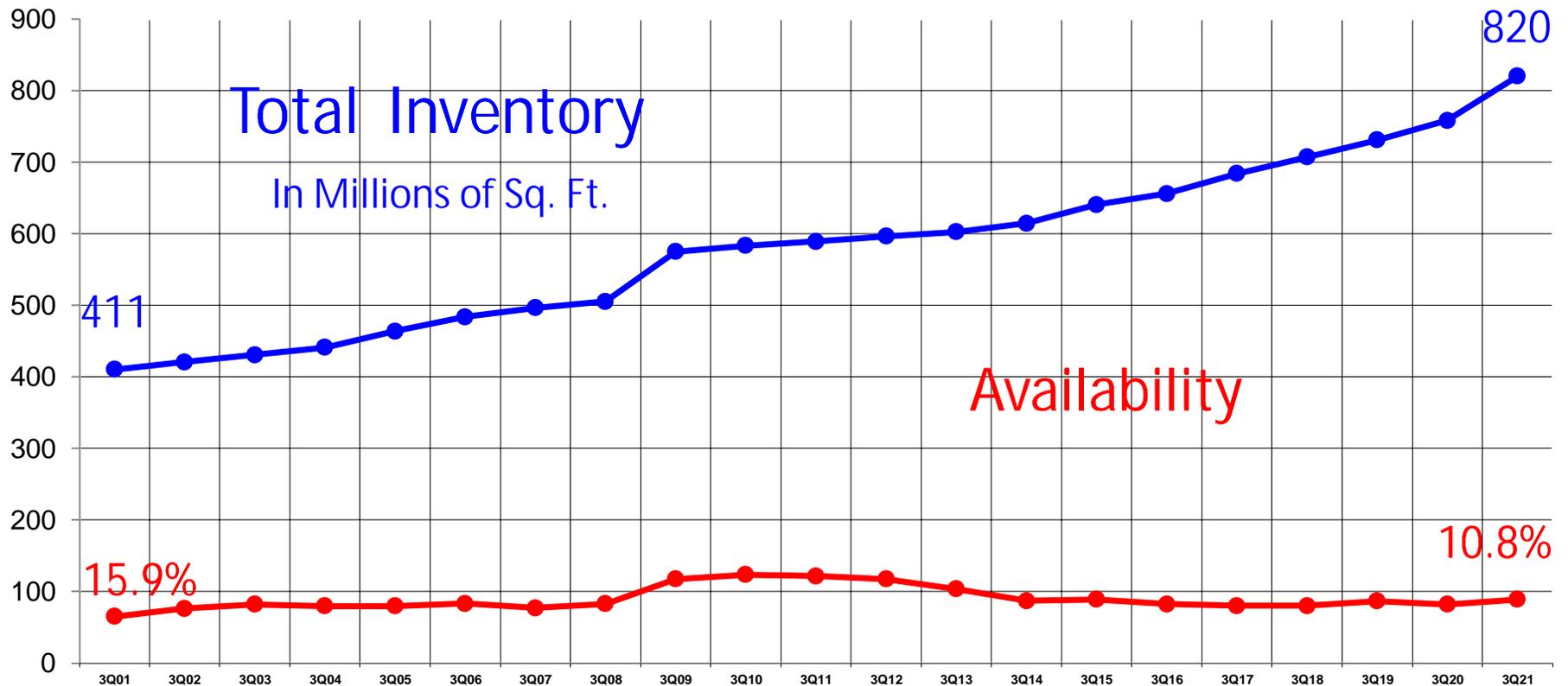
- 847 million sq. ft.
- 15,617 buildings
- 27,013 businesses



Source data compiled from PinPoint<sup>sm</sup>, 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



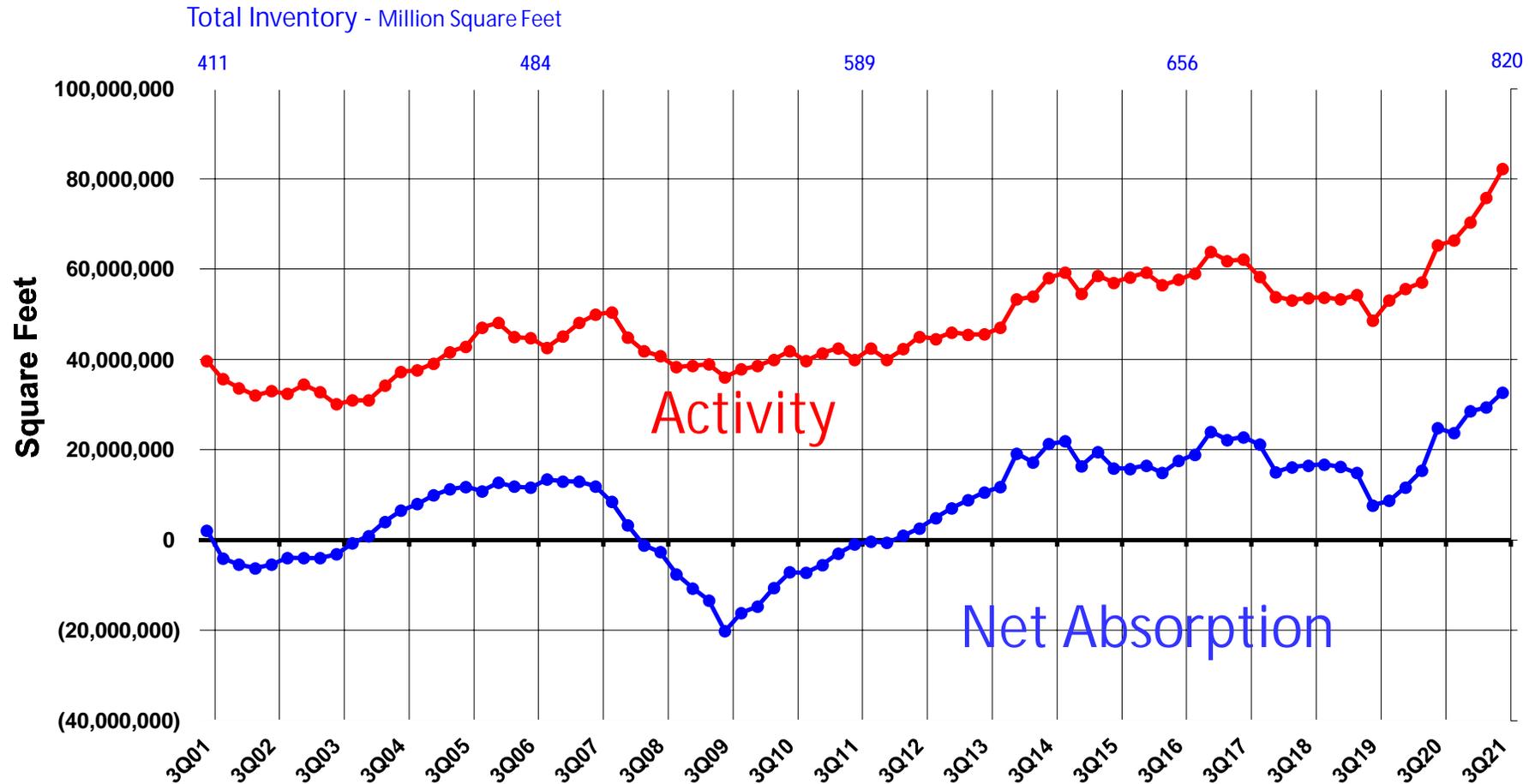
\*

\* Analysis expanded to include 8 additional counties.

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# Absorption & Activity

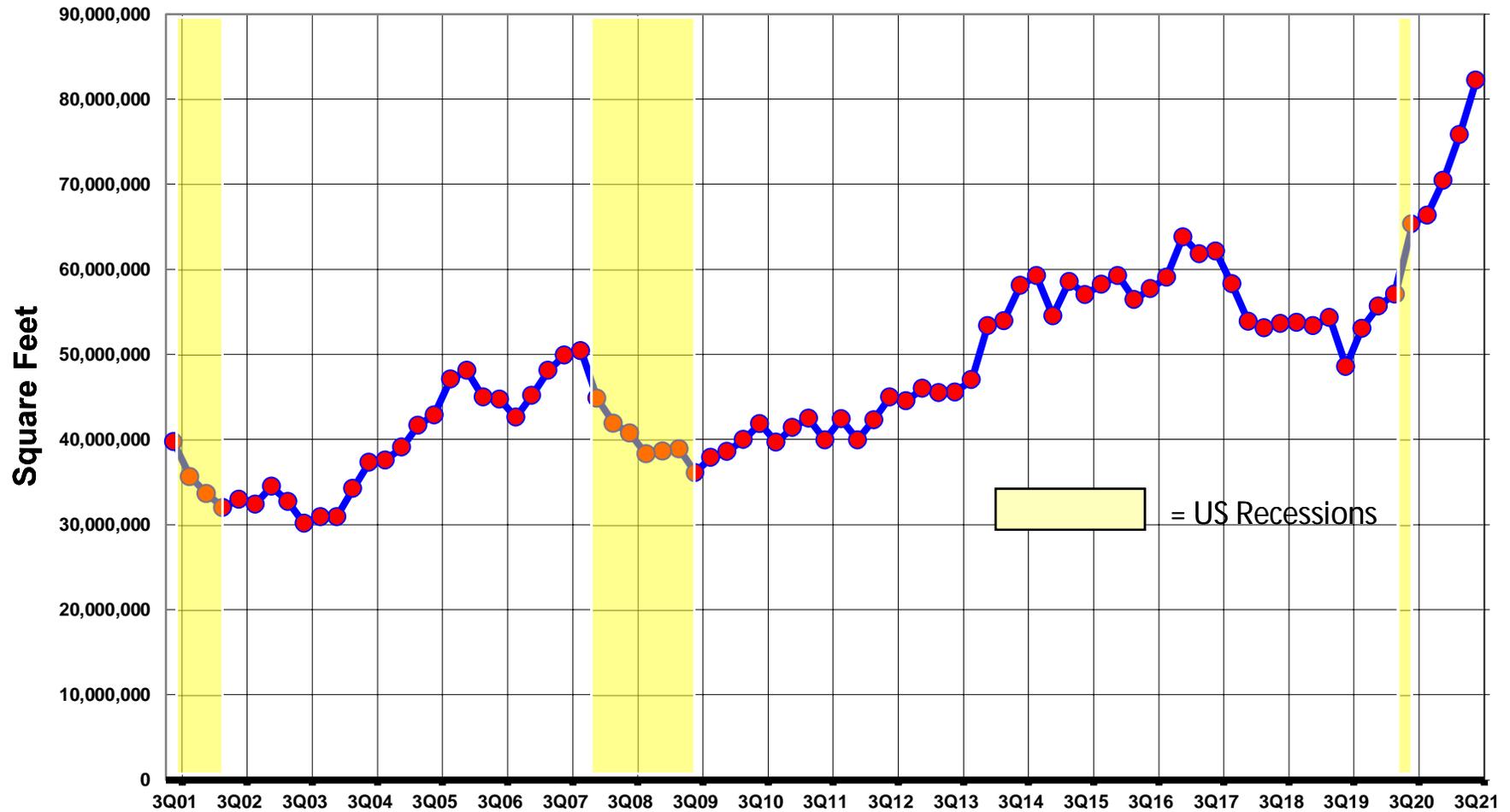
## 2001-2021



Numbers represent four rolling quarters.

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# Activity 2001-2021

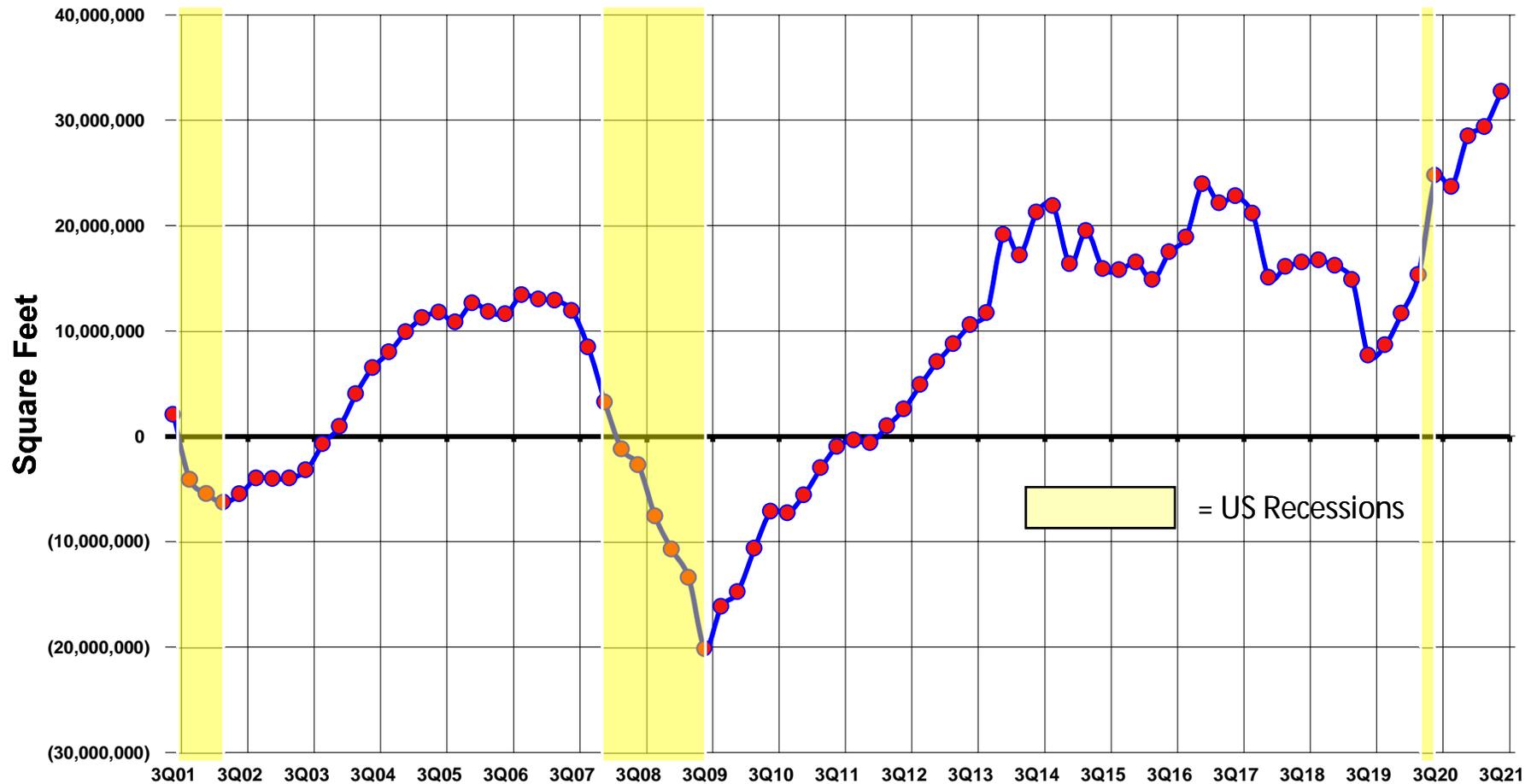


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# Absorption

## 2001-2021



Numbers represent four rolling quarters.

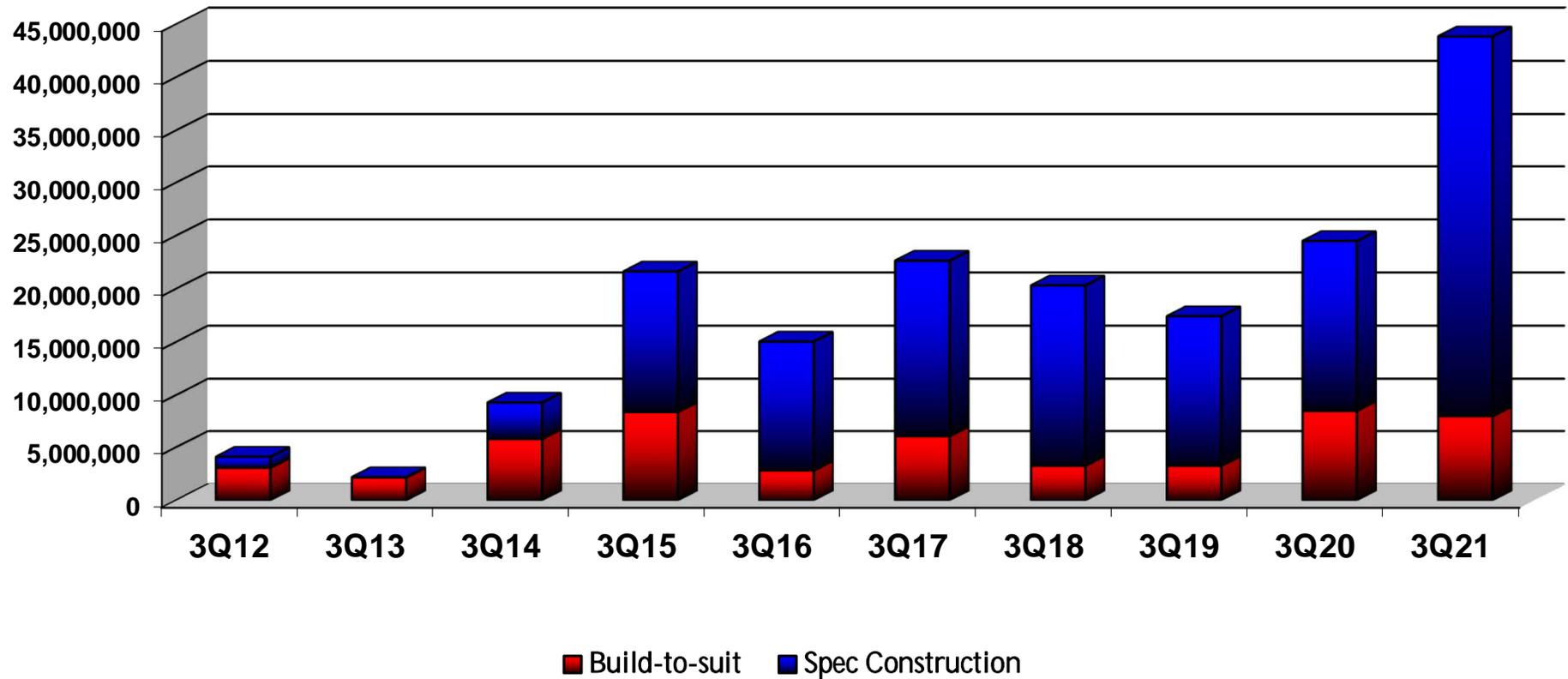
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# New Construction

## 2012-2021



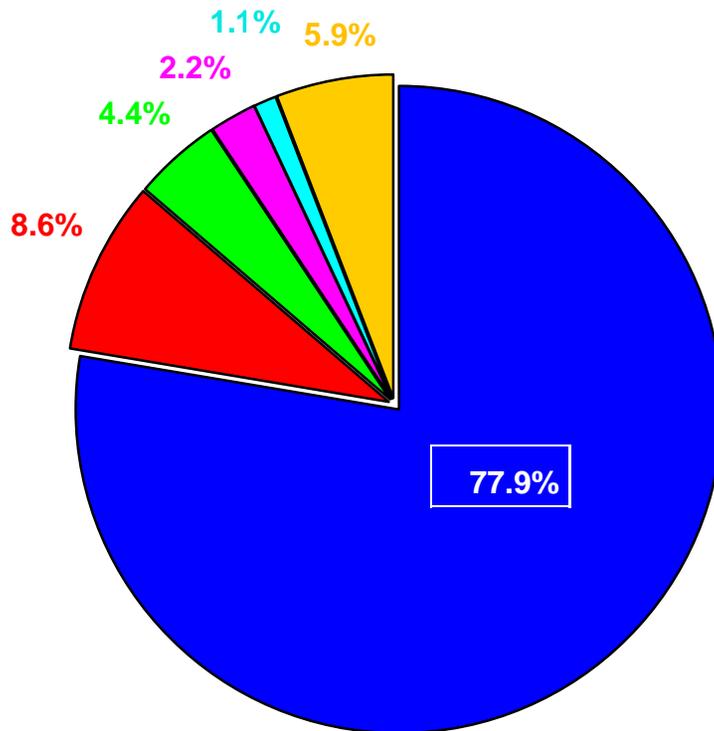
Square Feet



Numbers represent four rolling quarters.

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# Deals Completed



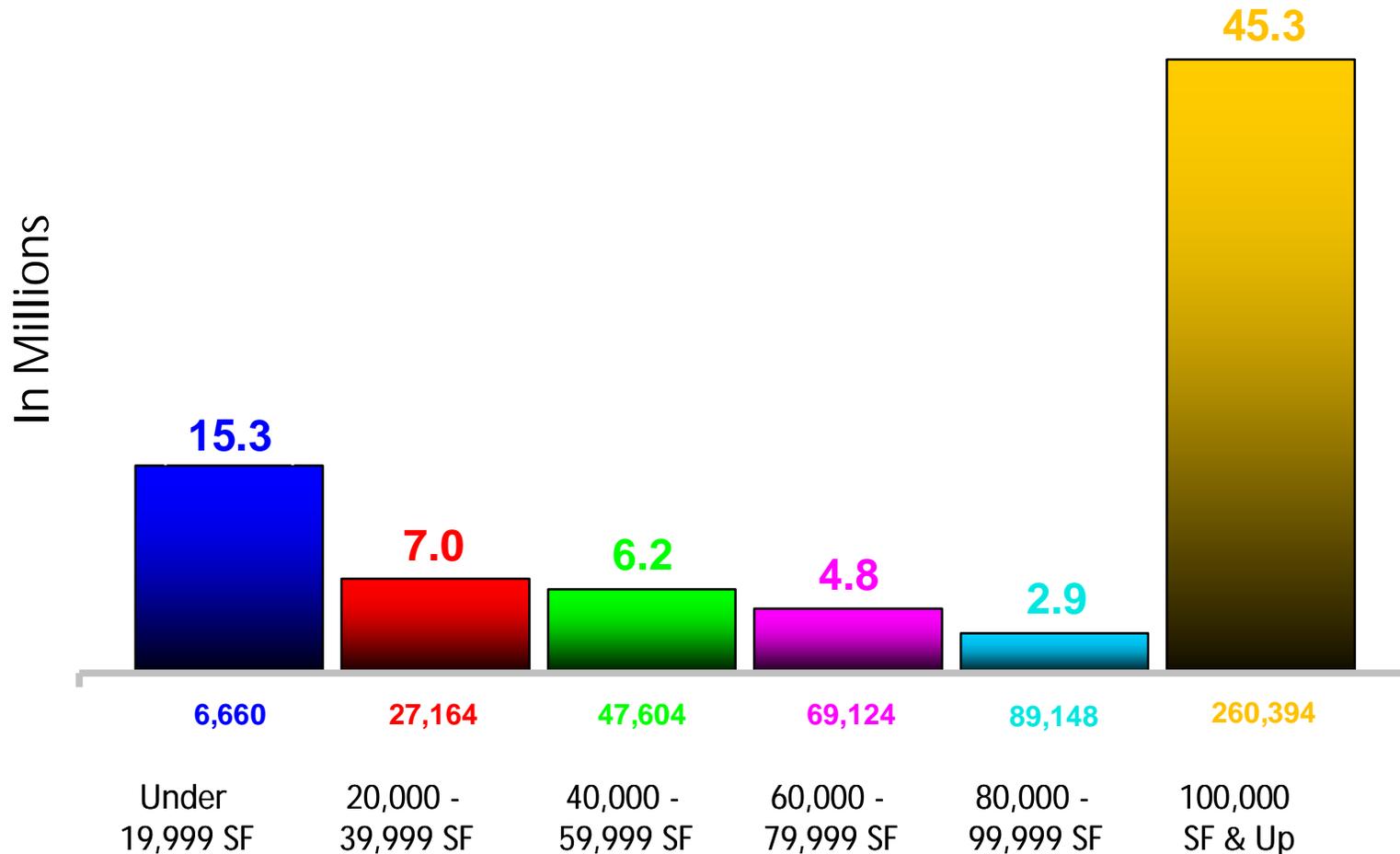
- Under 19,999 SF  
**2,298 Deals**
- 20,000-39,999 SF  
**256 Deals**
- 40,000-59,999 SF  
**130 Deals**
- 60,000-79,999 SF  
**69 Deals**
- 80,000-99,999 SF  
**33 Deals**
- 100,000 & up  
**174 Deals**

**TOTAL # of DEALS:  
2,960**

**Numbers represent four rolling quarters as of 3Q 2021.**

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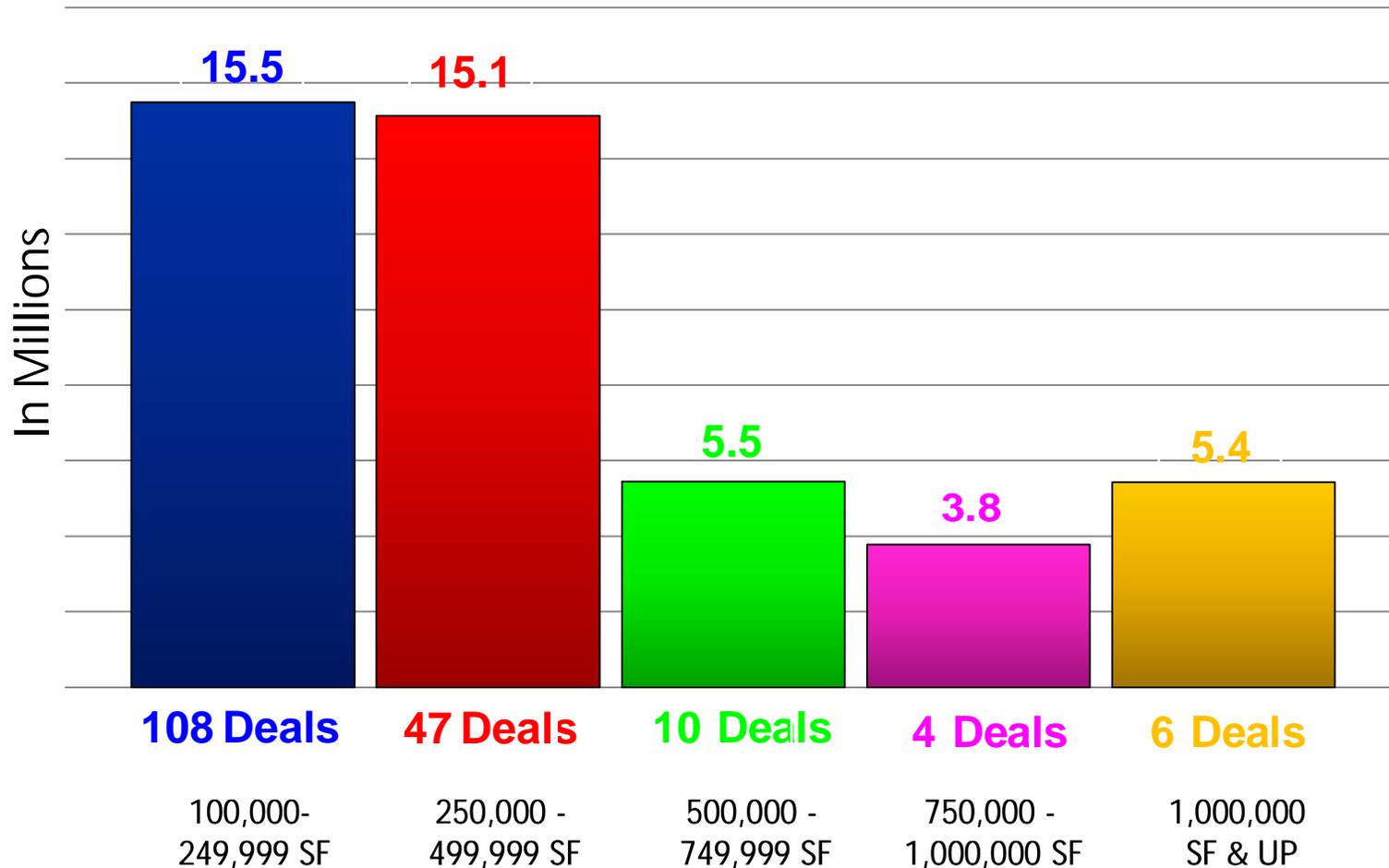
# Square Feet Leased



Numbers represent four rolling quarters as of 3Q 2021.

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# Square Feet Leased 100,000 +

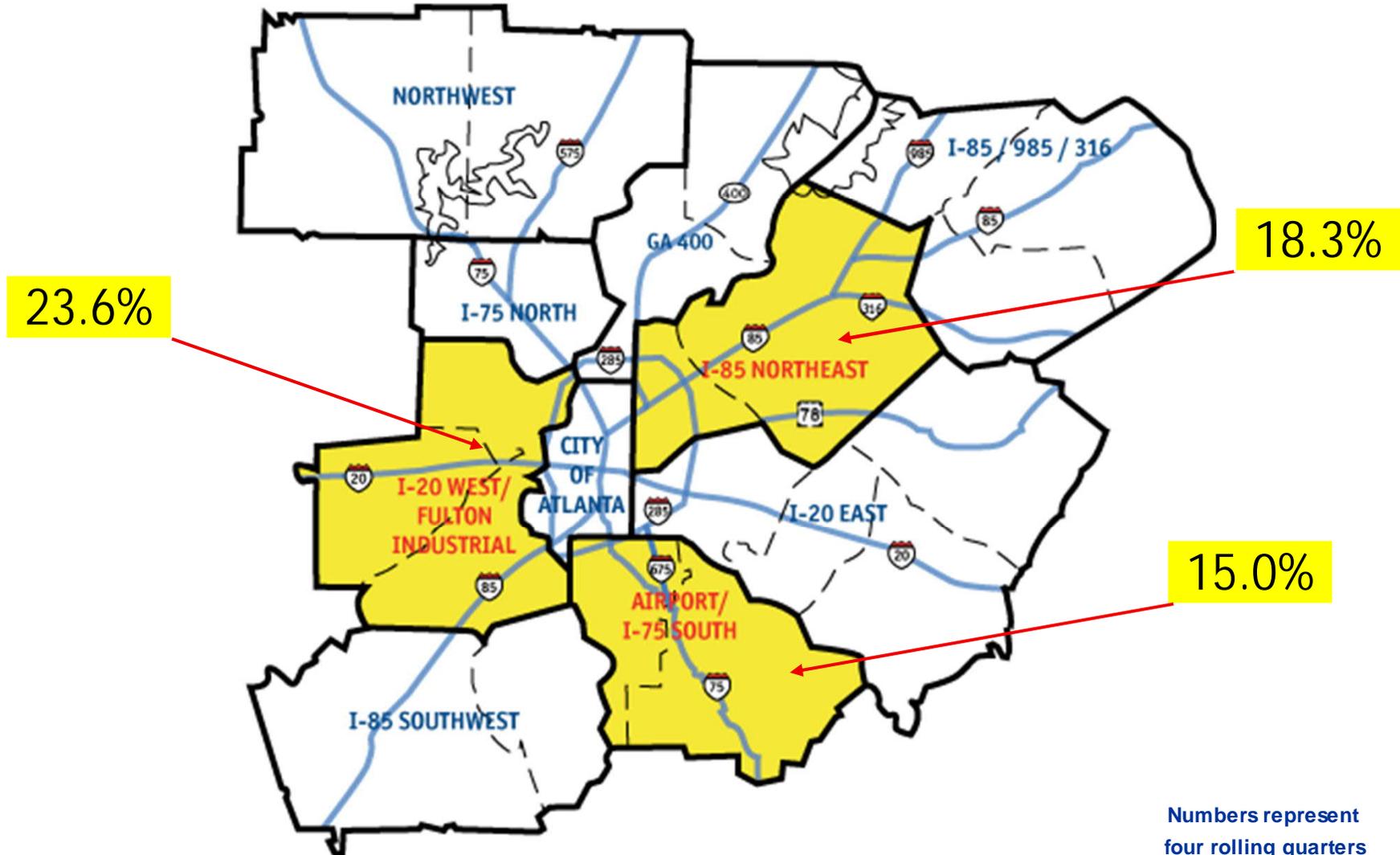


Numbers represent four rolling quarters as of 3Q 2021.

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# Distribution Hot Markets

## 2021 Activity

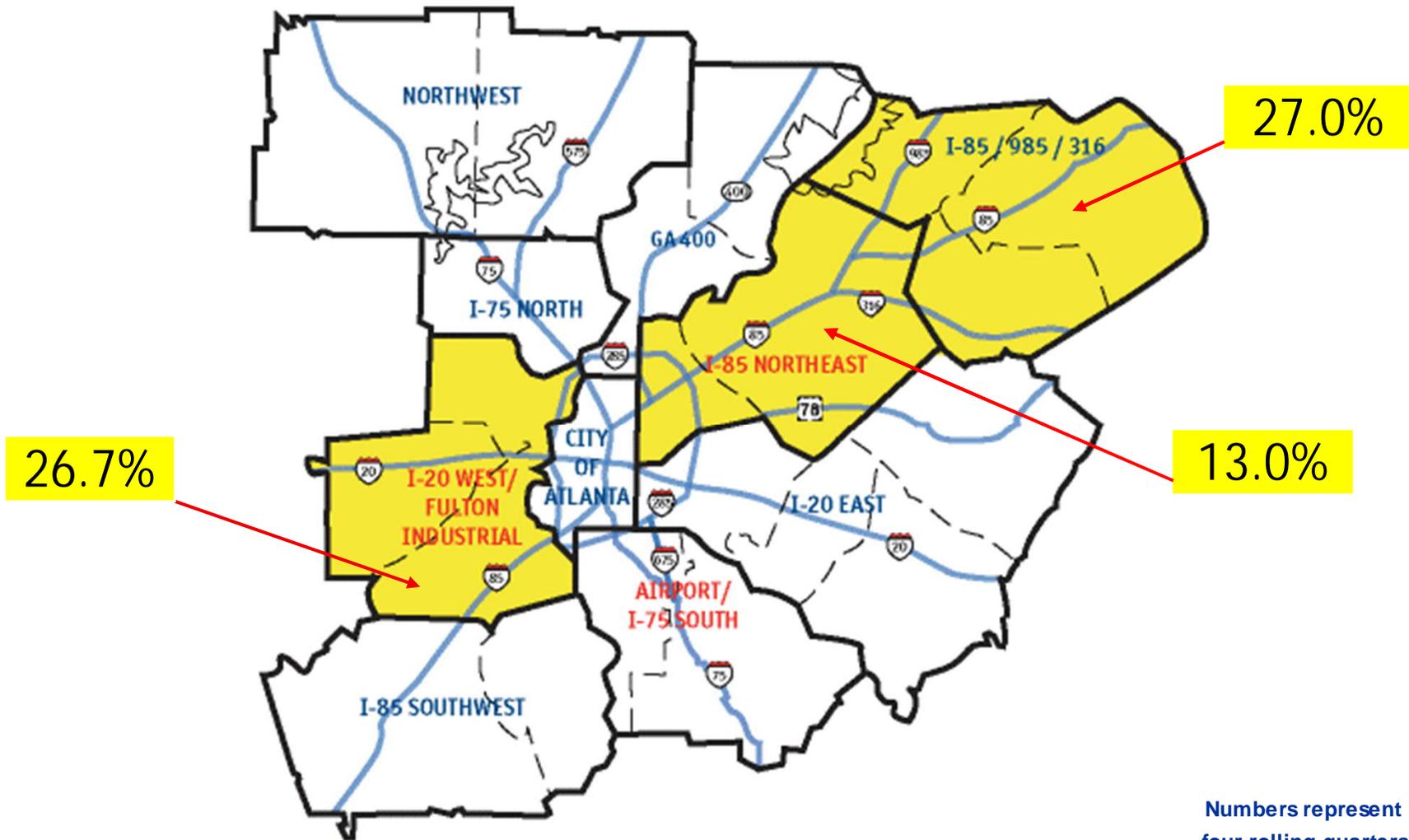


Numbers represent four rolling quarters as of 3Q 2021.

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# Distribution Hot Markets

## 2021 Net Absorption



Numbers represent four rolling quarters as of 3Q 2021.

# Conclusion



## Atlanta Launches New Records Again!

- A record 82.2 million sf of activity (4 rolling quarters), up 16.9 million sf from 3Q20
- A record 32.7 million sf of net absorption (4 rolling quarters) up 7.9 million sf from 3Q20
- A record 43.9 million sf of new construction (4 rolling quarters) - 82% Spec, 18% BTS
- Availability rate fell 0.4% to 10.8% this quarter
- Over 170 million square feet of new construction over the last 7 years; availability rate dropped from 15.2% to 10.8% in the same time period
- Available sublease space fell 10% to 6% this quarter
- US jobs created during the 3<sup>rd</sup> quarter totaled 1,372,000 (943K July, 235K Aug & 194K Sept)
- Unemployment rates – Atlanta 3.1%↓ (ranked 3<sup>rd</sup>), Georgia 3.5%↓, US 4.8%↓  
(% as of August for Atlanta and Georgia, September US from the Bureau of Labor Statistics)
- US Manufacturing index: 63.4 July, 61.1 Aug & 60.7 Sept (from Trading Economics)

# Discussion

**KING** Industrial  
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Q & A



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