



Presents:

# Atlanta Industrial Market

Fourth Quarter 2021

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# The Atlanta Distribution Market



# The Atlanta Industrial Market

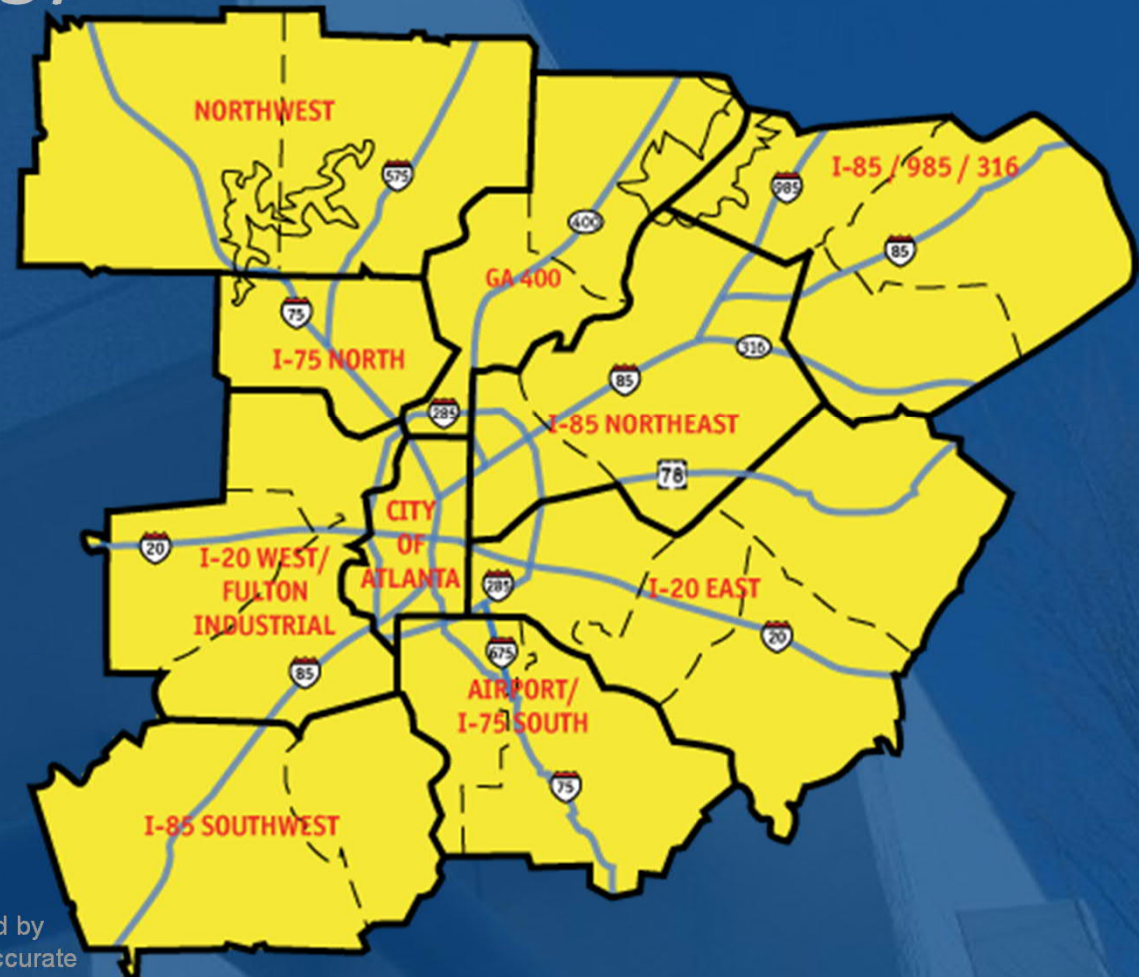
## ➤ PinPoint<sup>sm</sup> Technology

- Custom designed
- Inventory every quarter

## 10 Regions

(distribution & service)

- 847 million sq. ft.
- 15,720 buildings
- 27,181 businesses

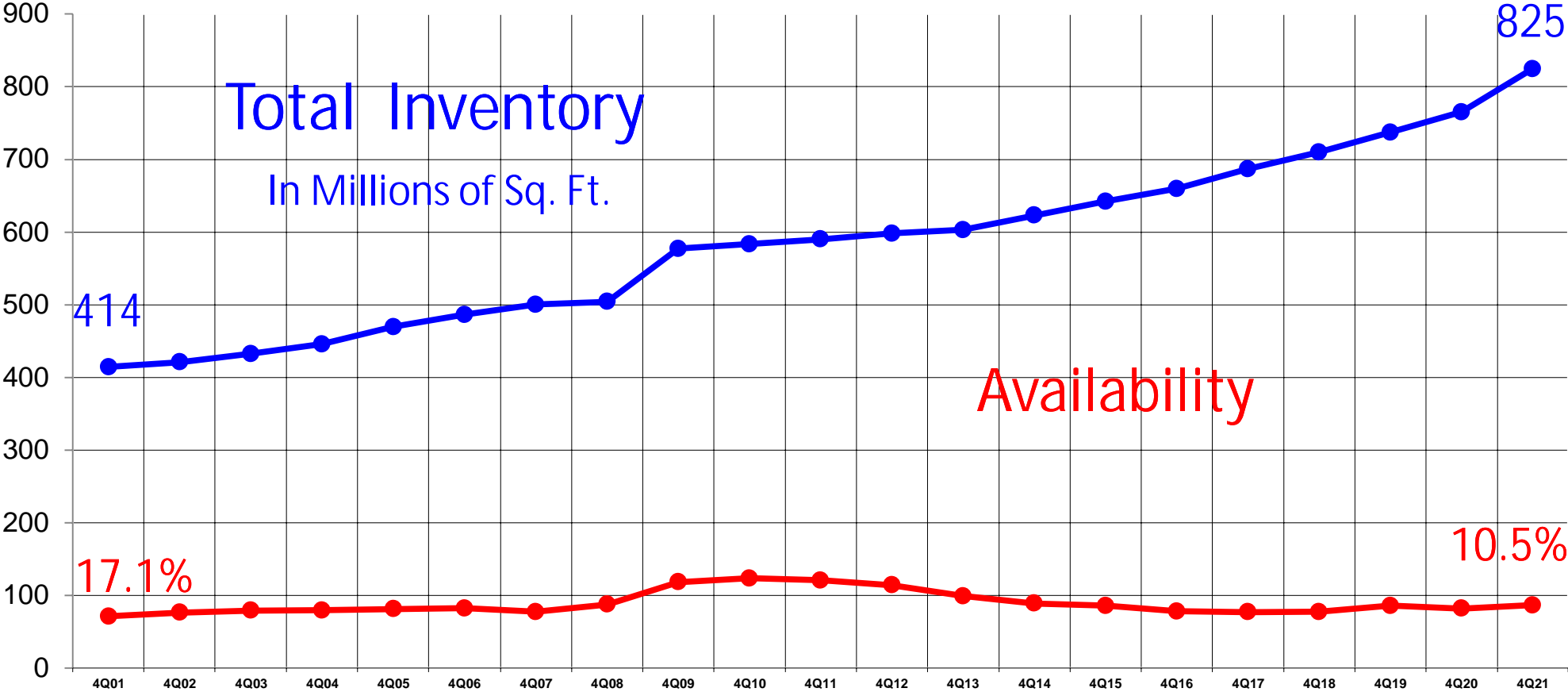


Source data compiled from PinPoint<sup>sm</sup>, a proprietary database owned by King Industrial Realty, Inc. Every effort has been made to provide accurate information, but no liability is assumed for errors and omissions.



# Distribution Inventory

## 2001-2021



\*

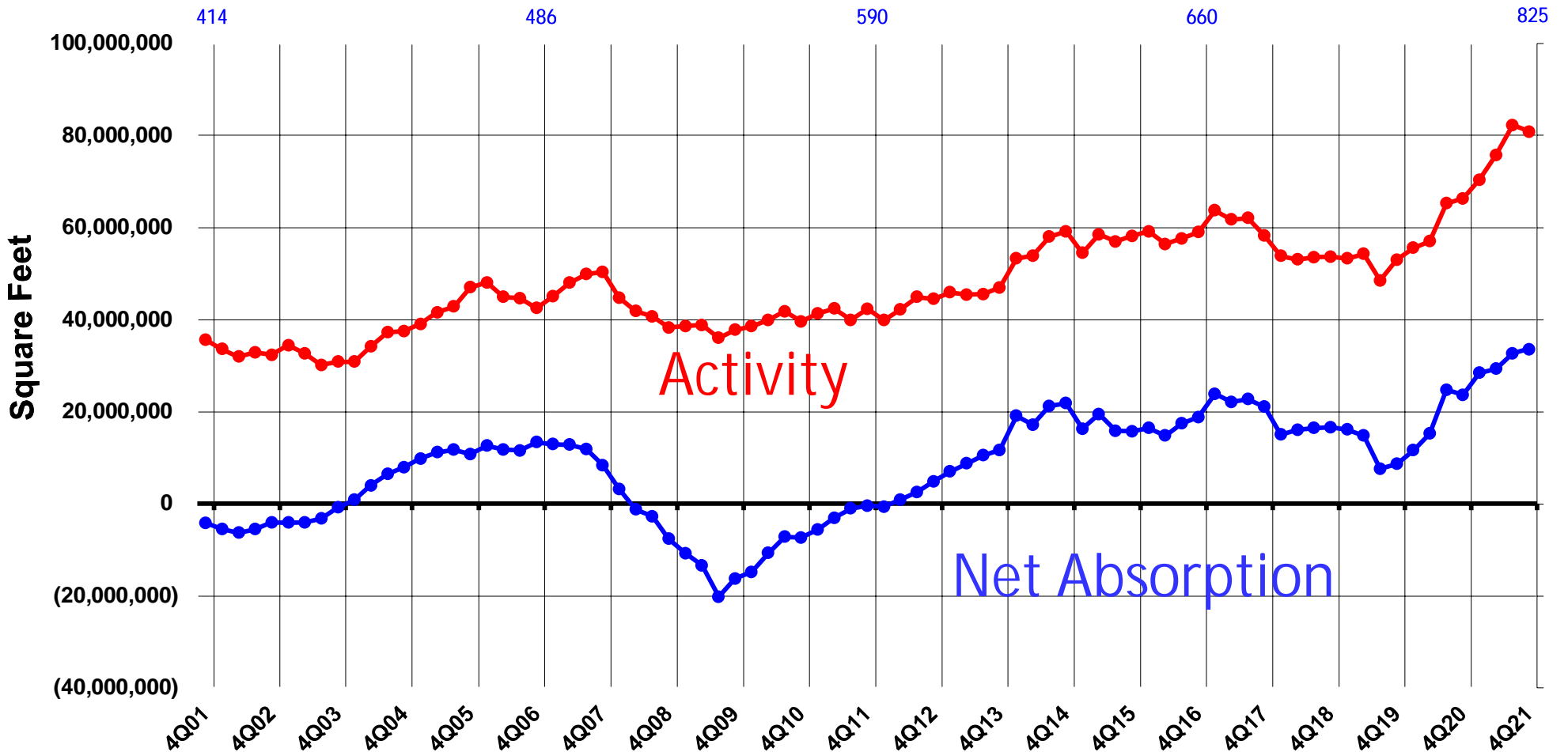
\* Analysis expanded to include 8 additional counties.

# Absorption & Activity

## 2001-2021



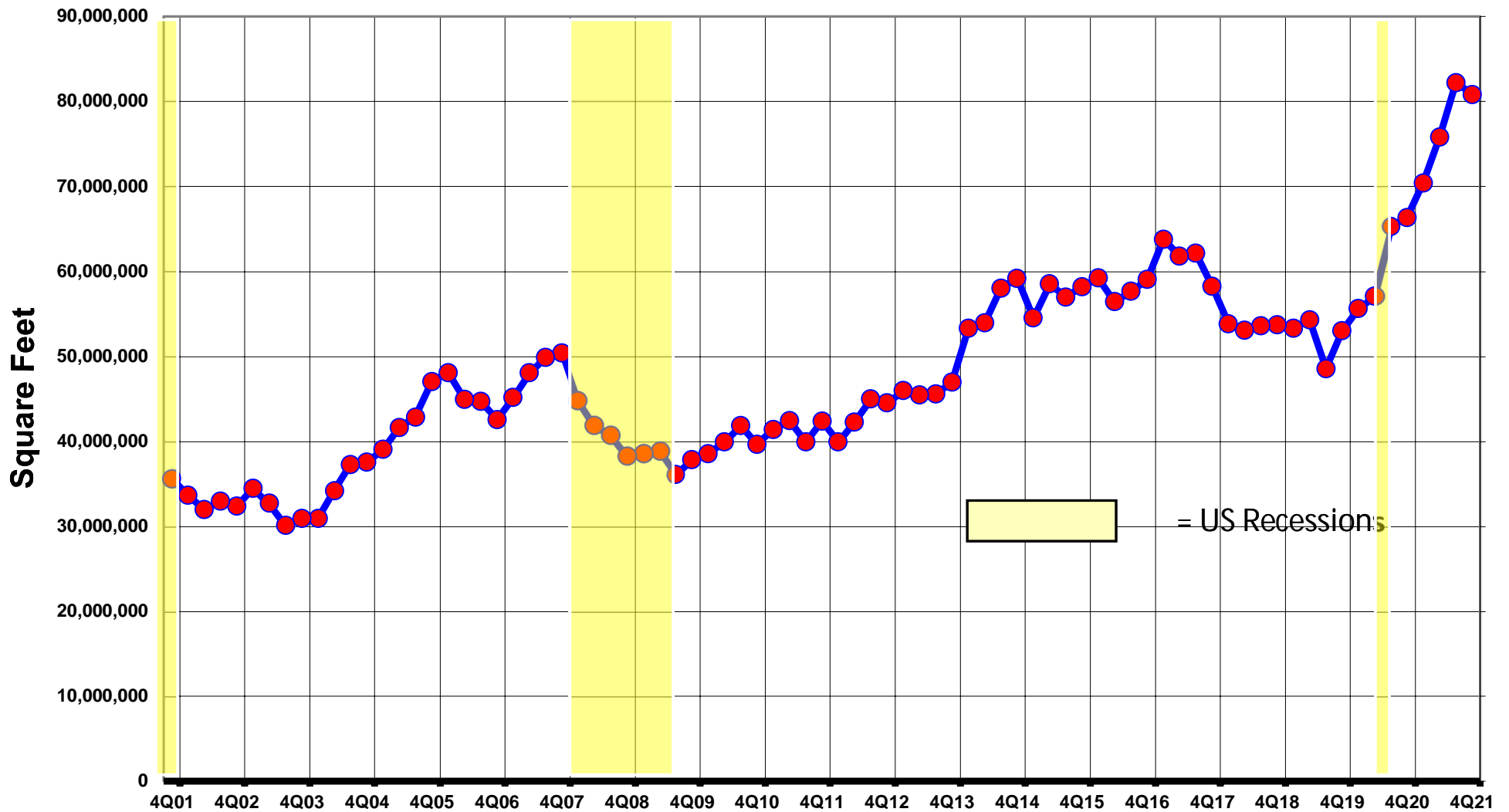
Total Inventory - Million Square Feet



Numbers represent four rolling quarters.

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# Activity 2001-2021

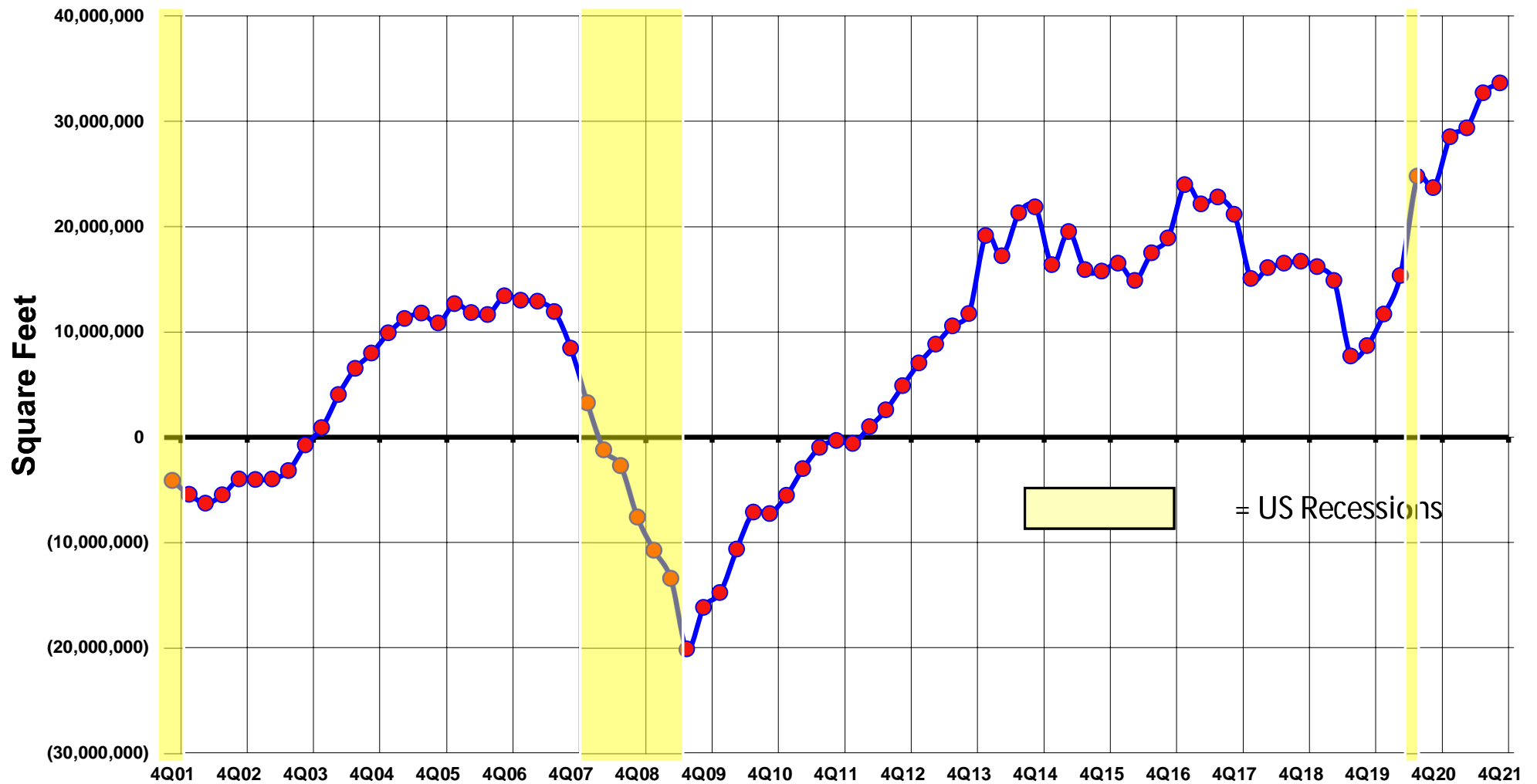


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# Absorption

## 2001-2021



Numbers represent four rolling quarters.

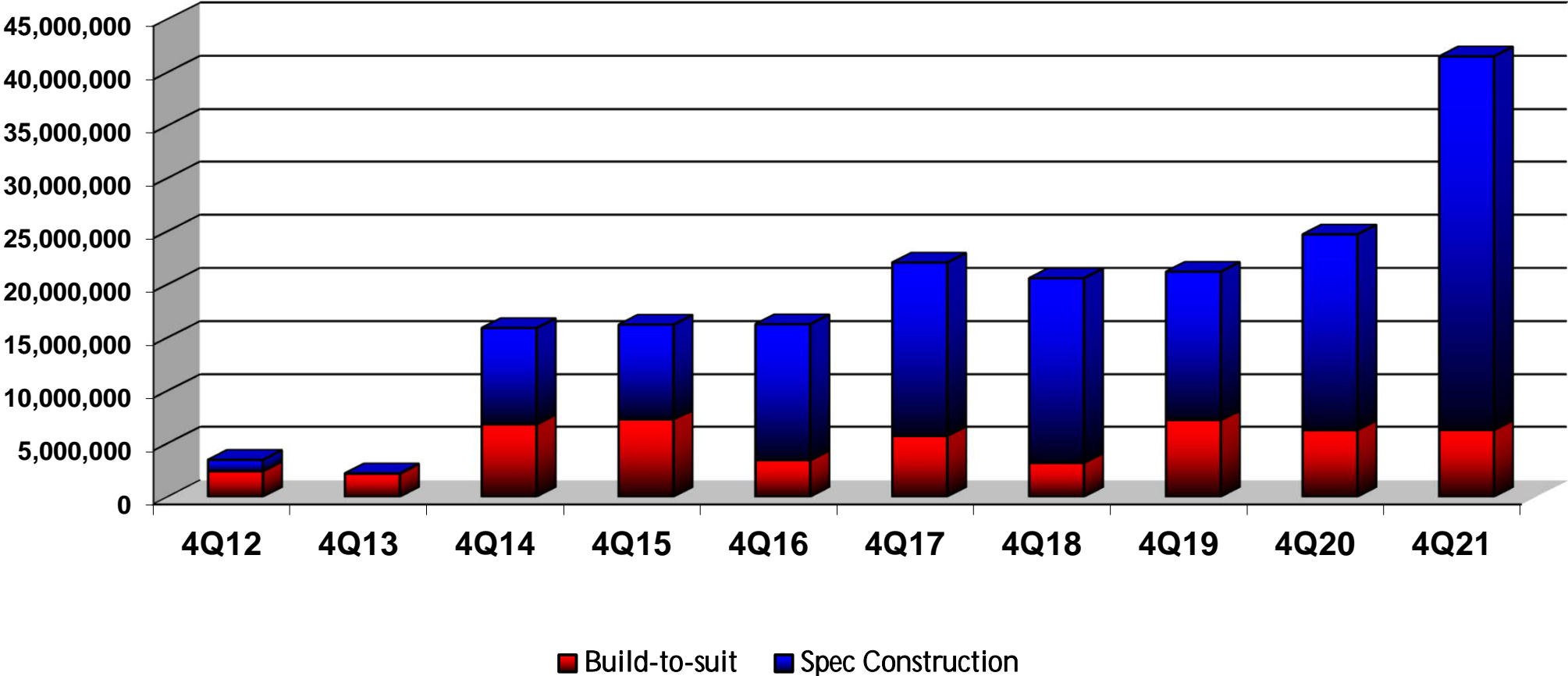
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# New Construction

## 2012-2021



Square Feet

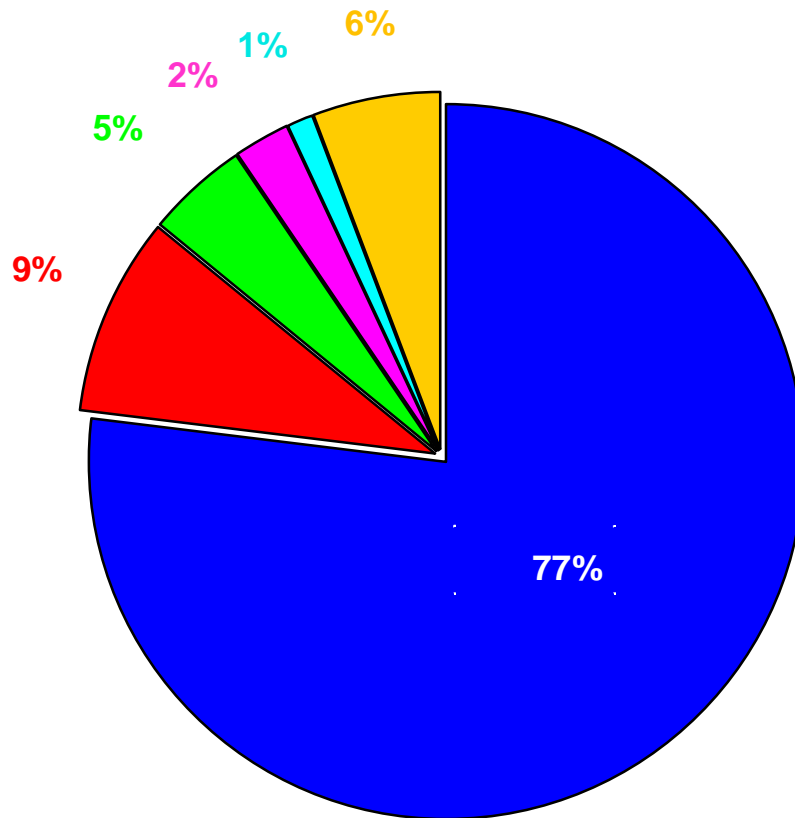


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# Deals Completed

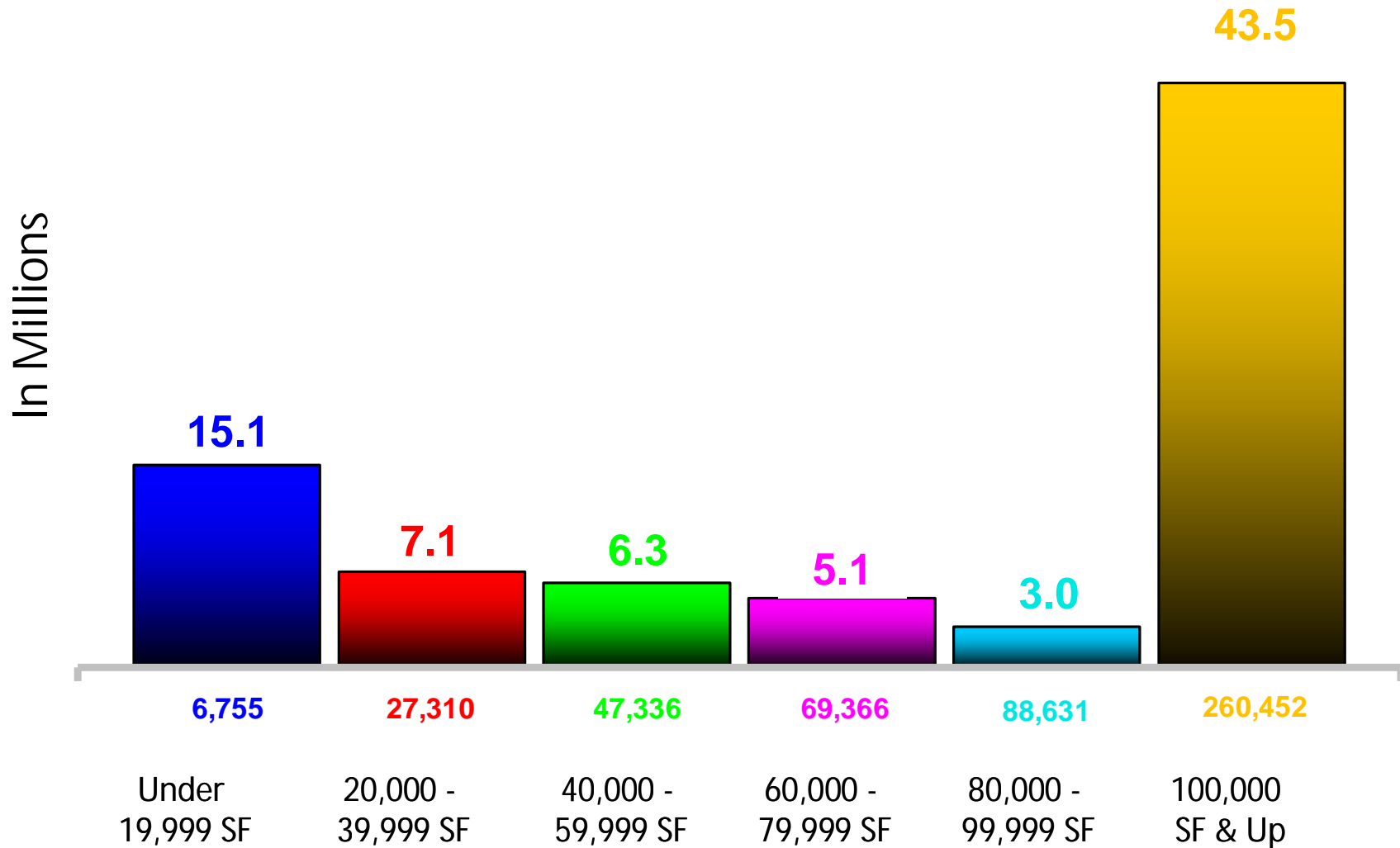


- Under 19,999 SF  
**2,228 Deals**
- 20,000-39,999 SF  
**260 Deals**
- 40,000-59,999 SF  
**133 Deals**
- 60,000-79,999 SF  
**74 Deals**
- 80,000-99,999 SF  
**34 Deals**
- 100,000 & up  
**167 Deals**

**TOTAL # of DEALS:**  
**2,896**

Numbers represent four rolling quarters.

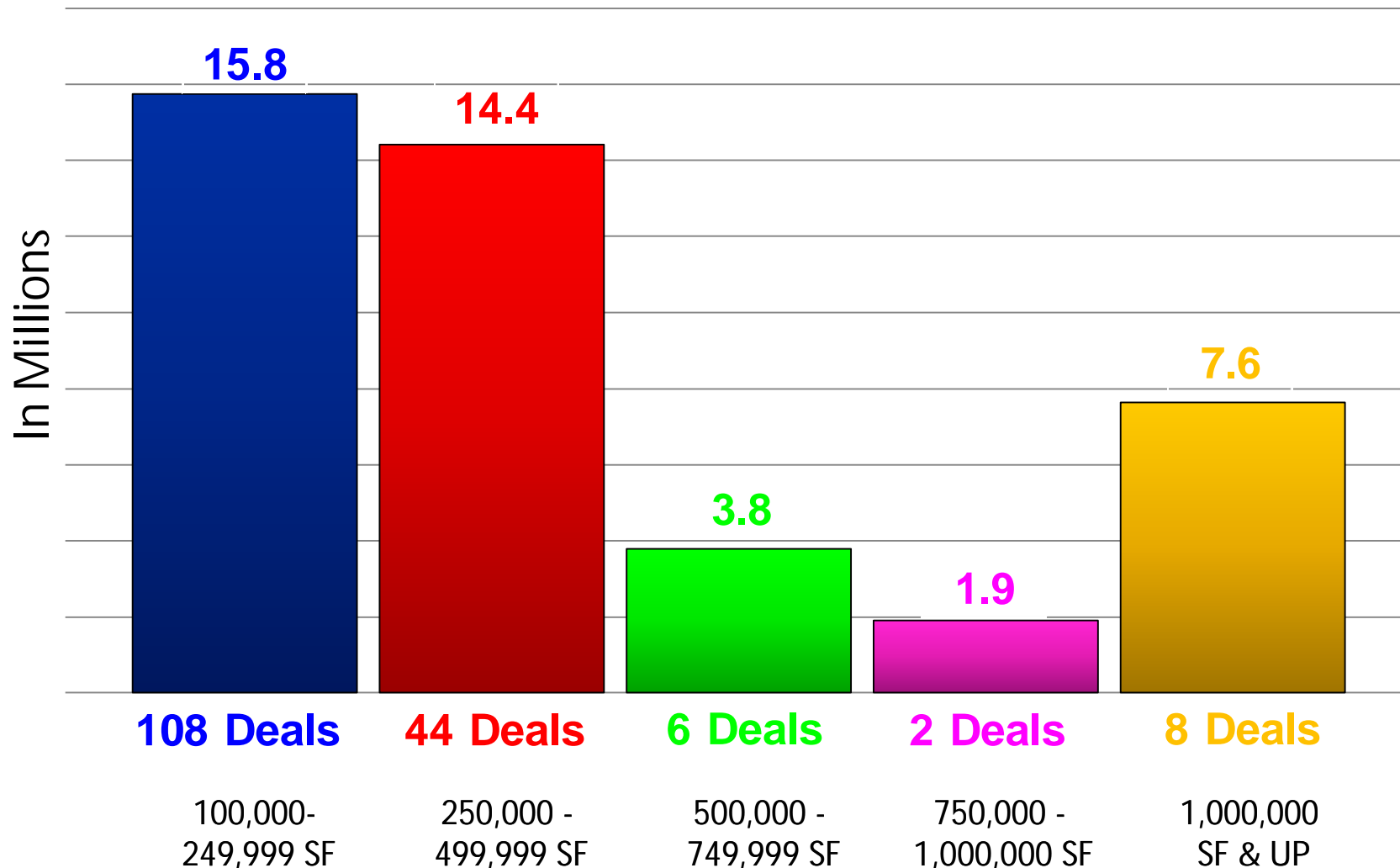
# Square Feet Leased



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# Square Feet Leased 100,000 +

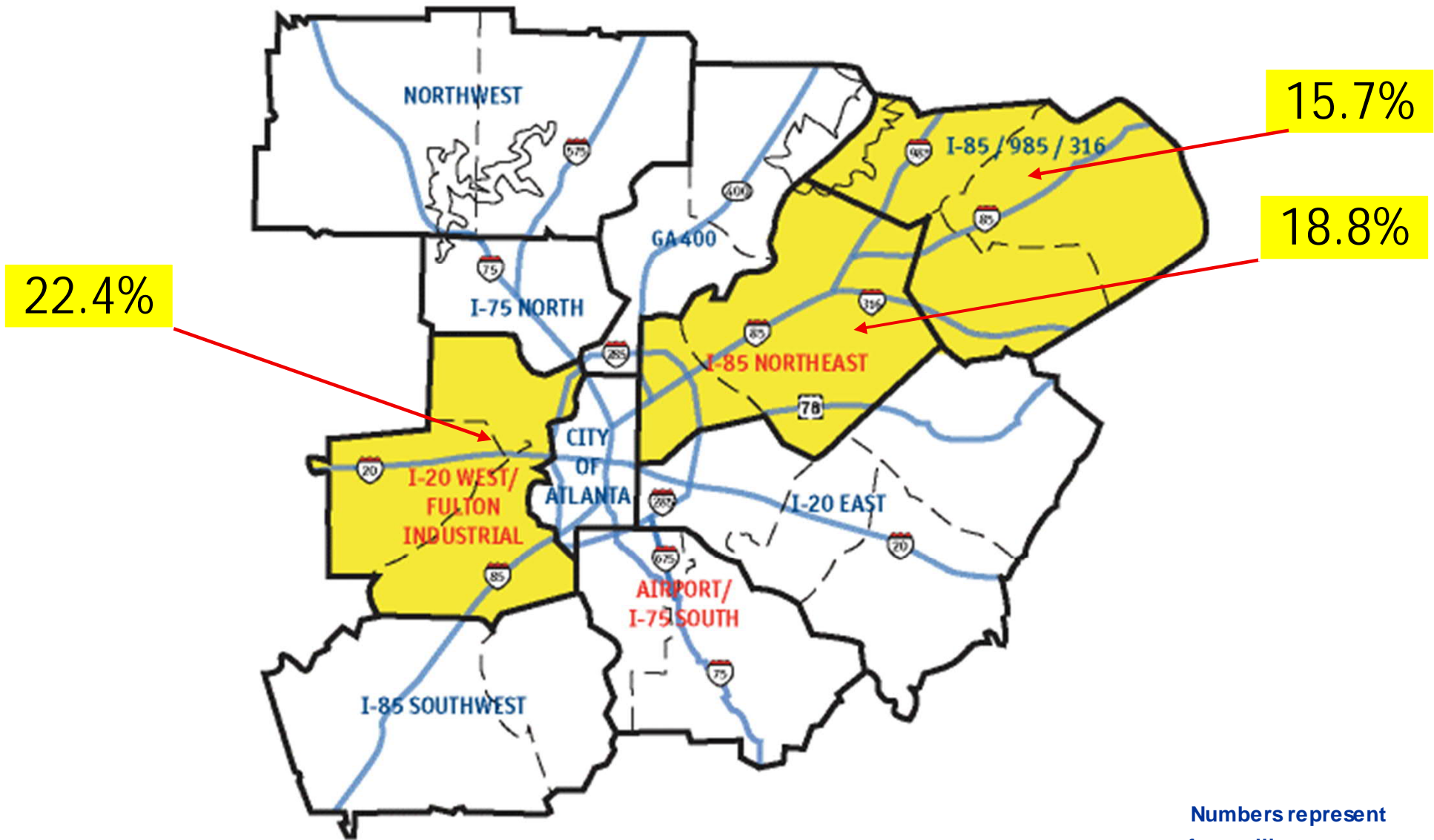


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# Distribution Hot Markets

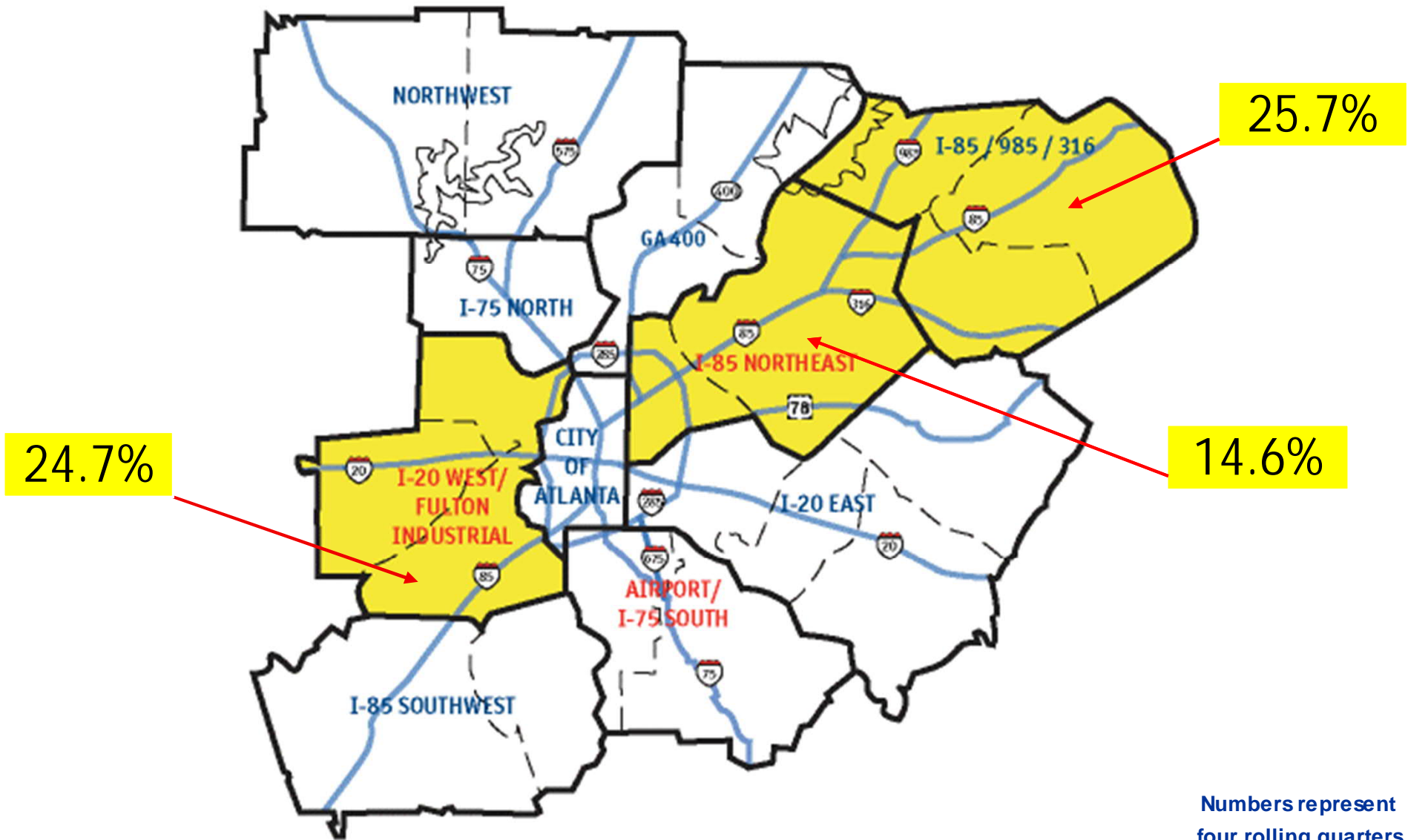
## 2021 Activity



Numbers represent four rolling quarters as of 4Q 2021.

# Distribution Hot Markets

## 2021 Net Absorption



Numbers represent four rolling quarters as of 4Q 2021.

# Conclusion

## WOW - What a Year!!!

- 80.9 million sf of activity for 2021 - the highest recorded for a calendar year
- A record setting 33.6 million sf of net absorption for 2021 - highest recorded for a calendar year
- 41.5 million sf of new construction for 2021 - the highest recorded for a calendar year  
- 85% Spec, 15% BTS
- Availability rate fell 0.2% from 2020 down to 10.5% this 2021
- Over 179 million square feet of new construction over the last 8 years; availability rate dropped from 14.3% to 10.5% in the same time period
- Available sublease space remained steady at 6% this quarter
- US jobs created during the 4th quarter totaled 1,096,000 (648K Oct, 249K Nov & 199K Dec)
- Unemployment rates – Atlanta 22% ↓, Georgia 2.8% ↓, US 3.9% ↓  
(% as of November for Atlanta and Georgia, December US from the Bureau of Labor Statistics)
- US Manufacturing index: 60.8 Oct, 61.1 Nov & 58.7 Dec (from Trading Economics)



# Contact Information



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