



Presents:

# Atlanta Industrial Market Overview

Fourth Quarter 2020

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# The Atlanta Distribution Market



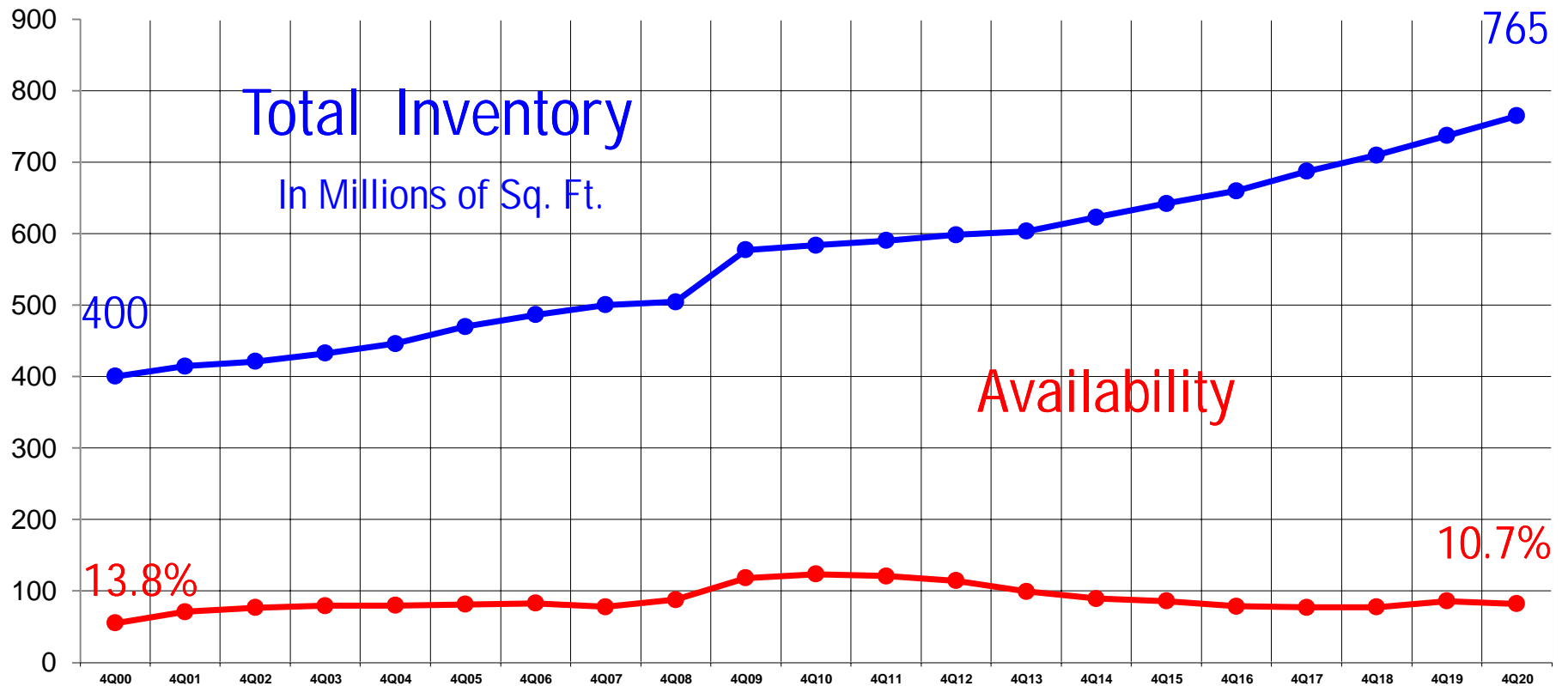
Welcome to  
2021!

GOODBYE  
& GOOD  
RIDDANCE  
2020



# Distribution Inventory

2000-2020



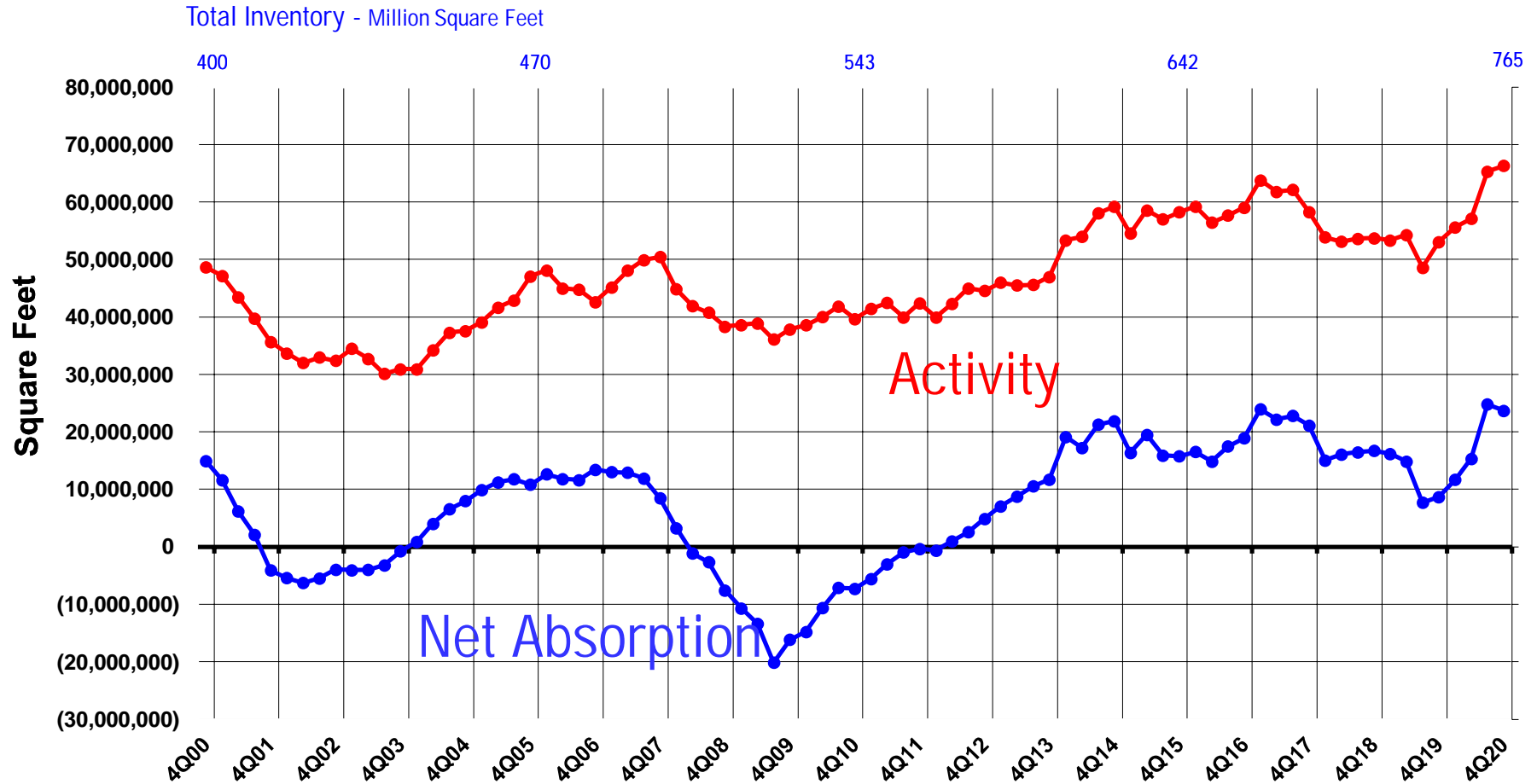
\*

\* Analysis expanded to include 8 additional counties.

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# Absorption & Activity

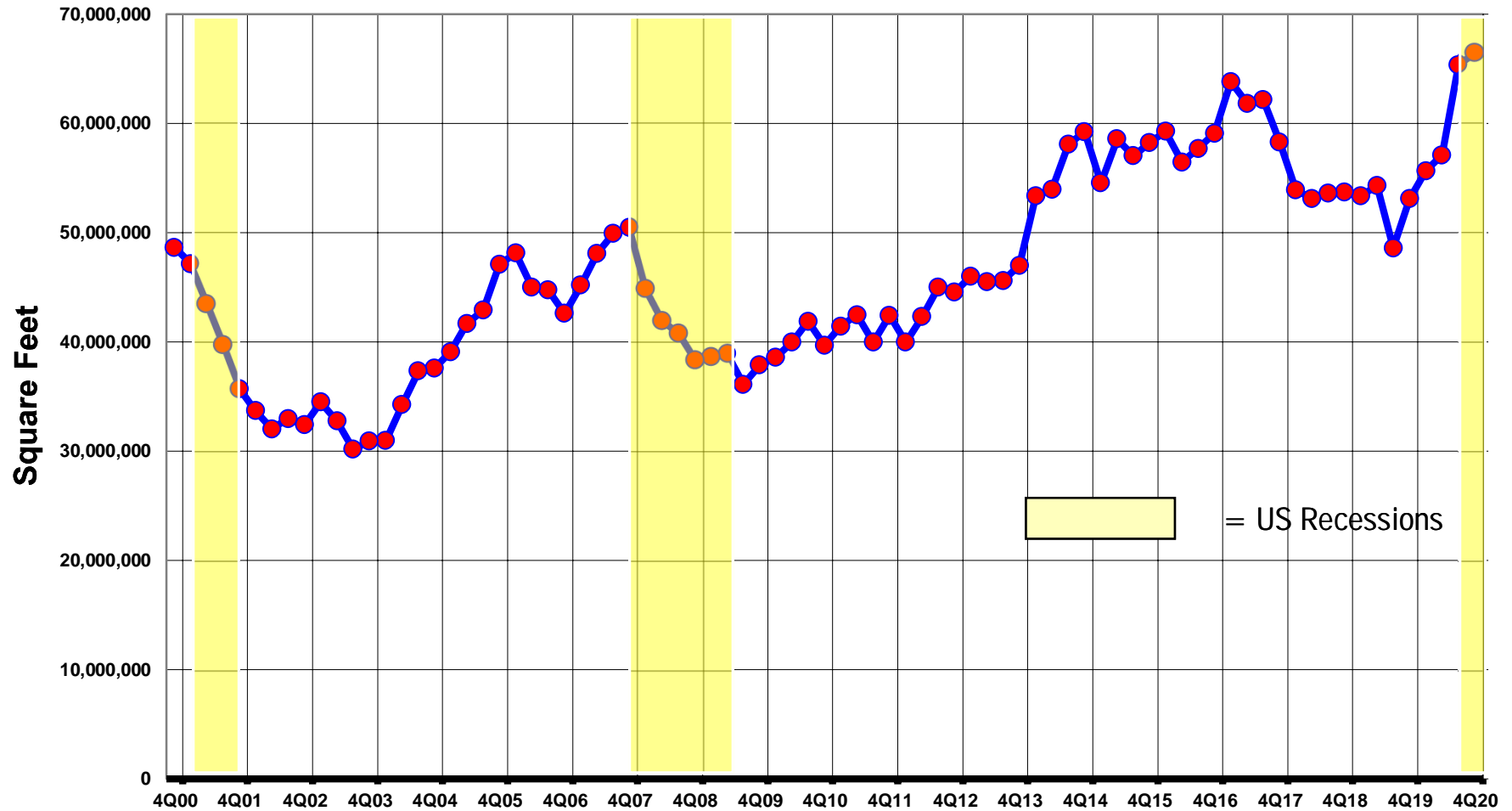
## 2000-2020



Numbers represent four rolling quarters.

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# Activity 2000-2020

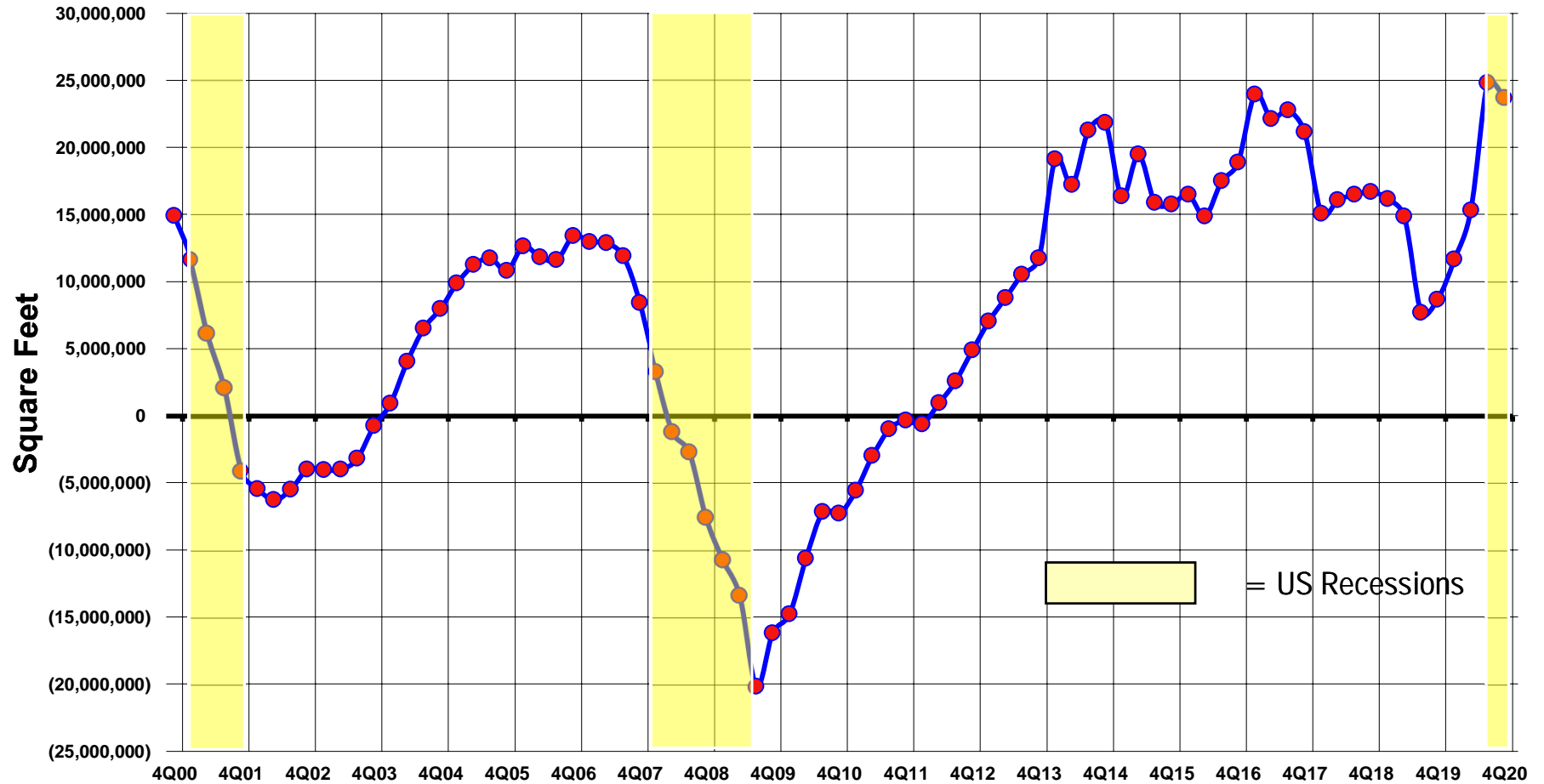


Numbers represent four rolling quarters.

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# Absorption

## 2000-2020



Numbers represent four rolling quarters.

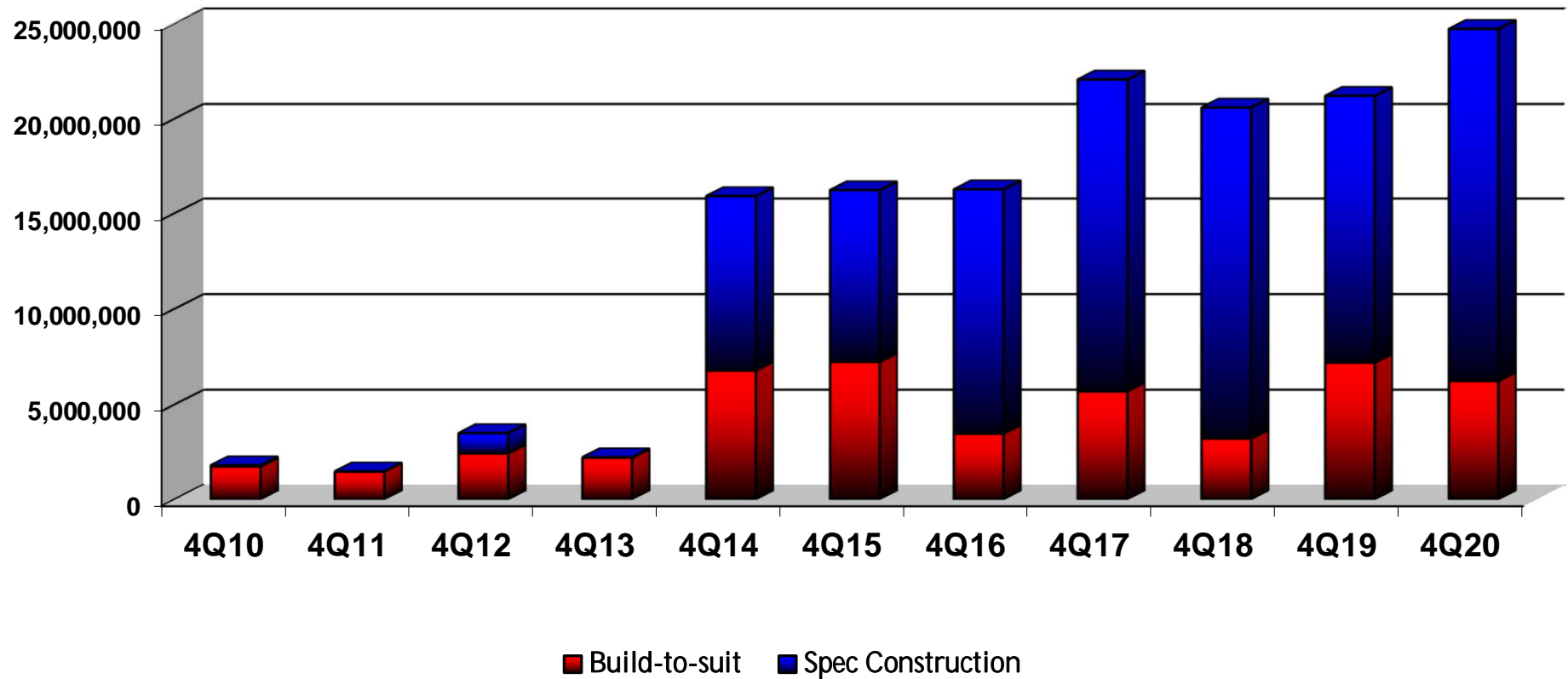
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# New Construction

## 2010-2020



Square Feet

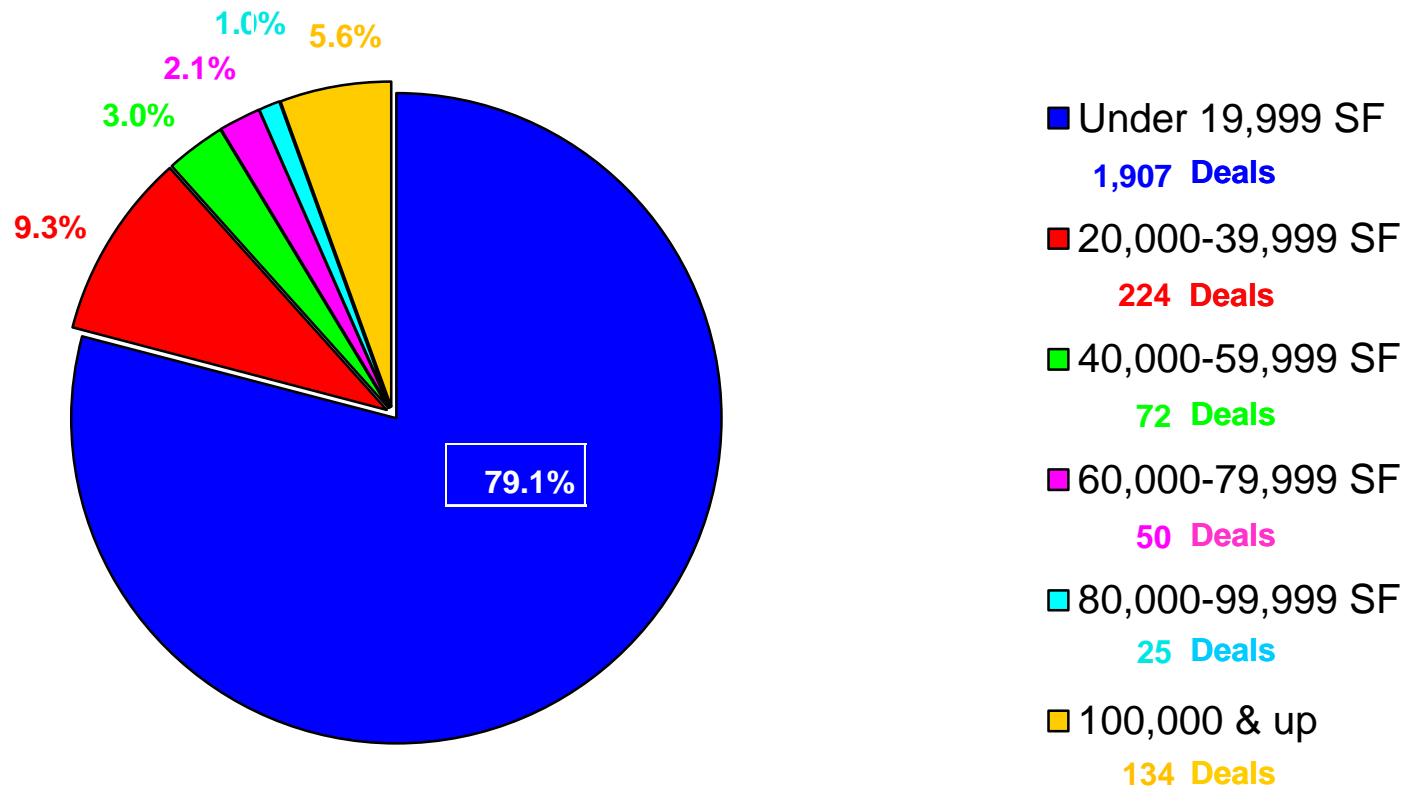


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# Deals Completed

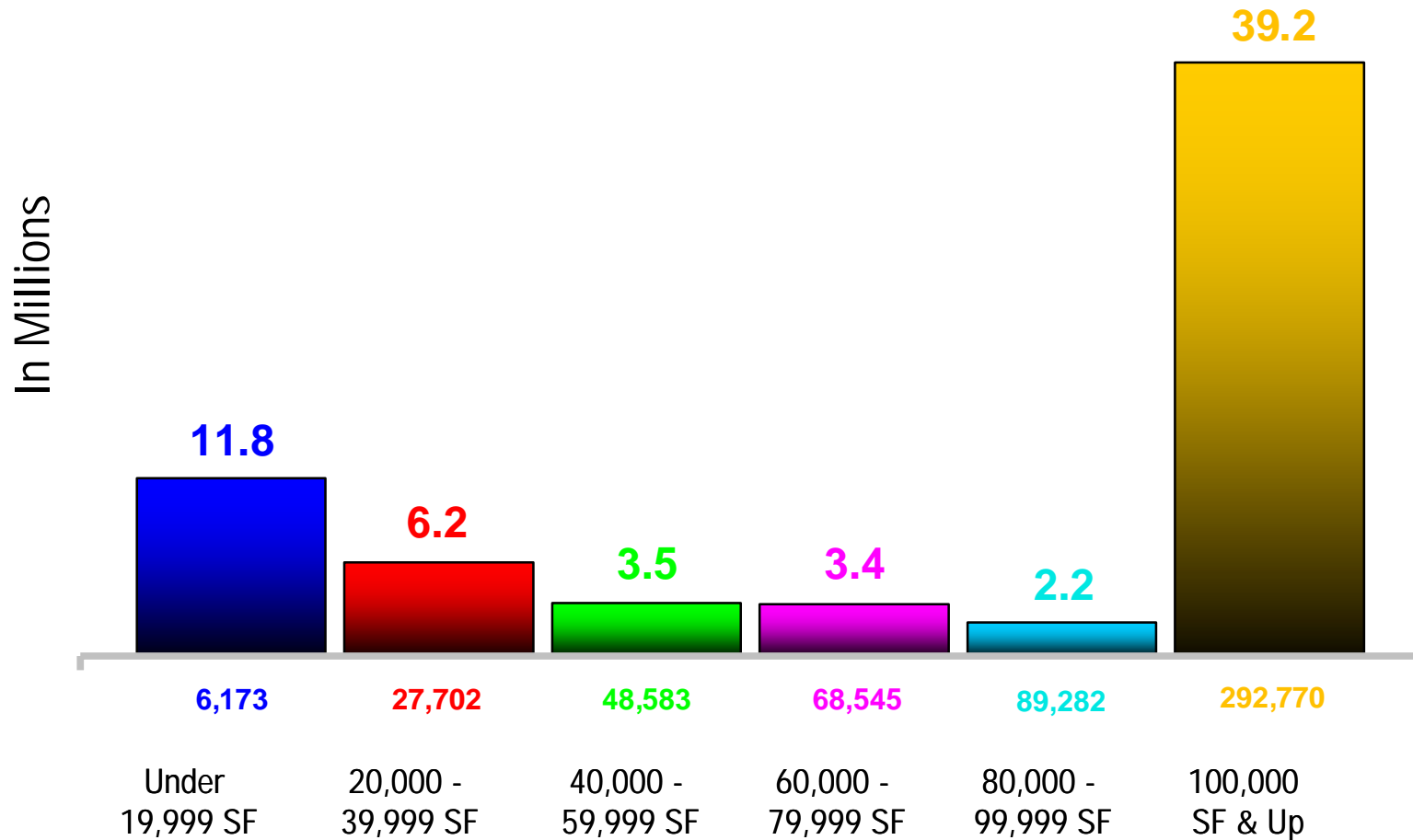


TOTAL # of DEALS:  
**2412**

Numbers represent four rolling quarters as of 4Q 2020.

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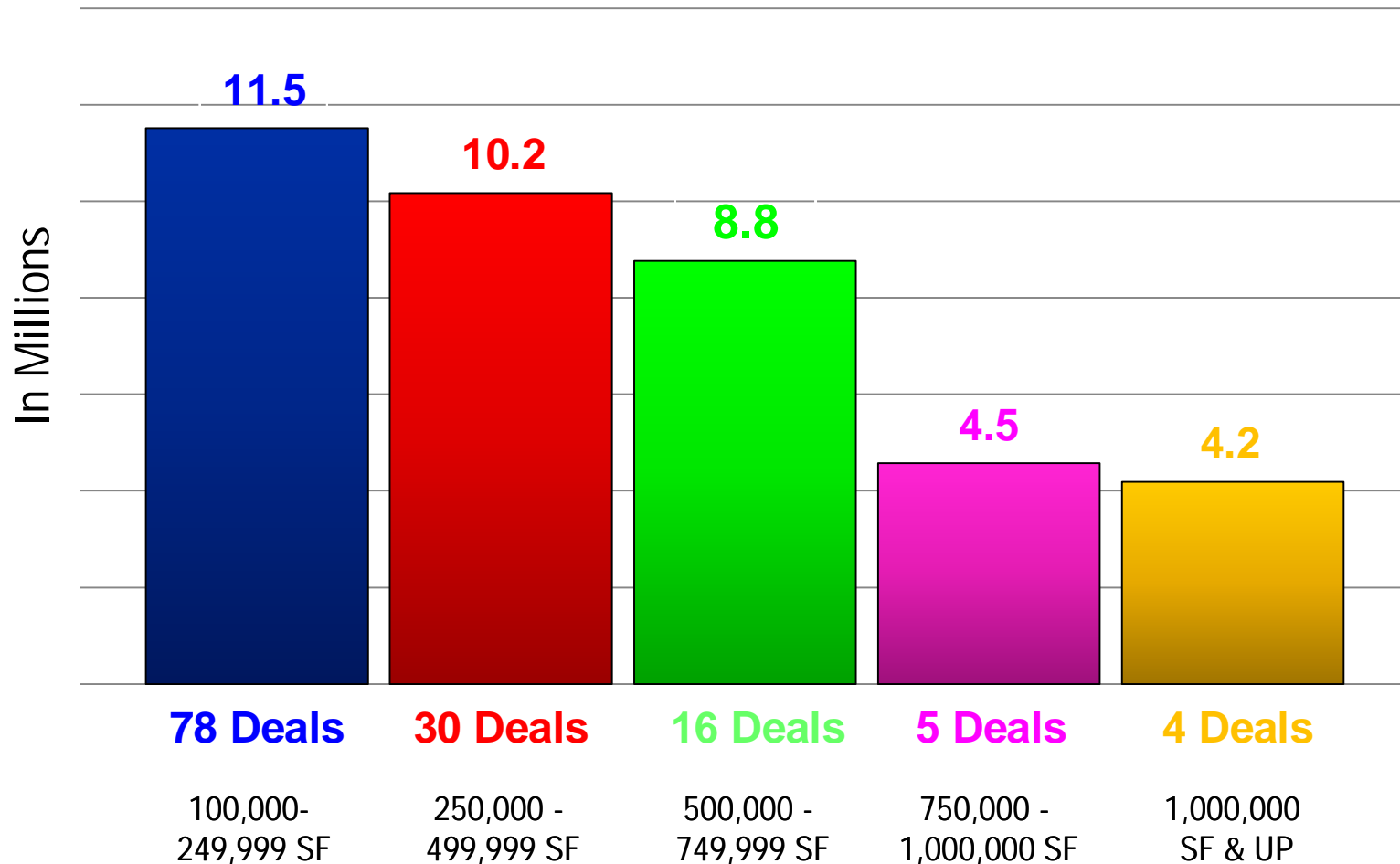
# Square Feet Leased



Numbers represent four rolling quarters as of 4Q 2020.

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# Square Feet Leased 100,000 +

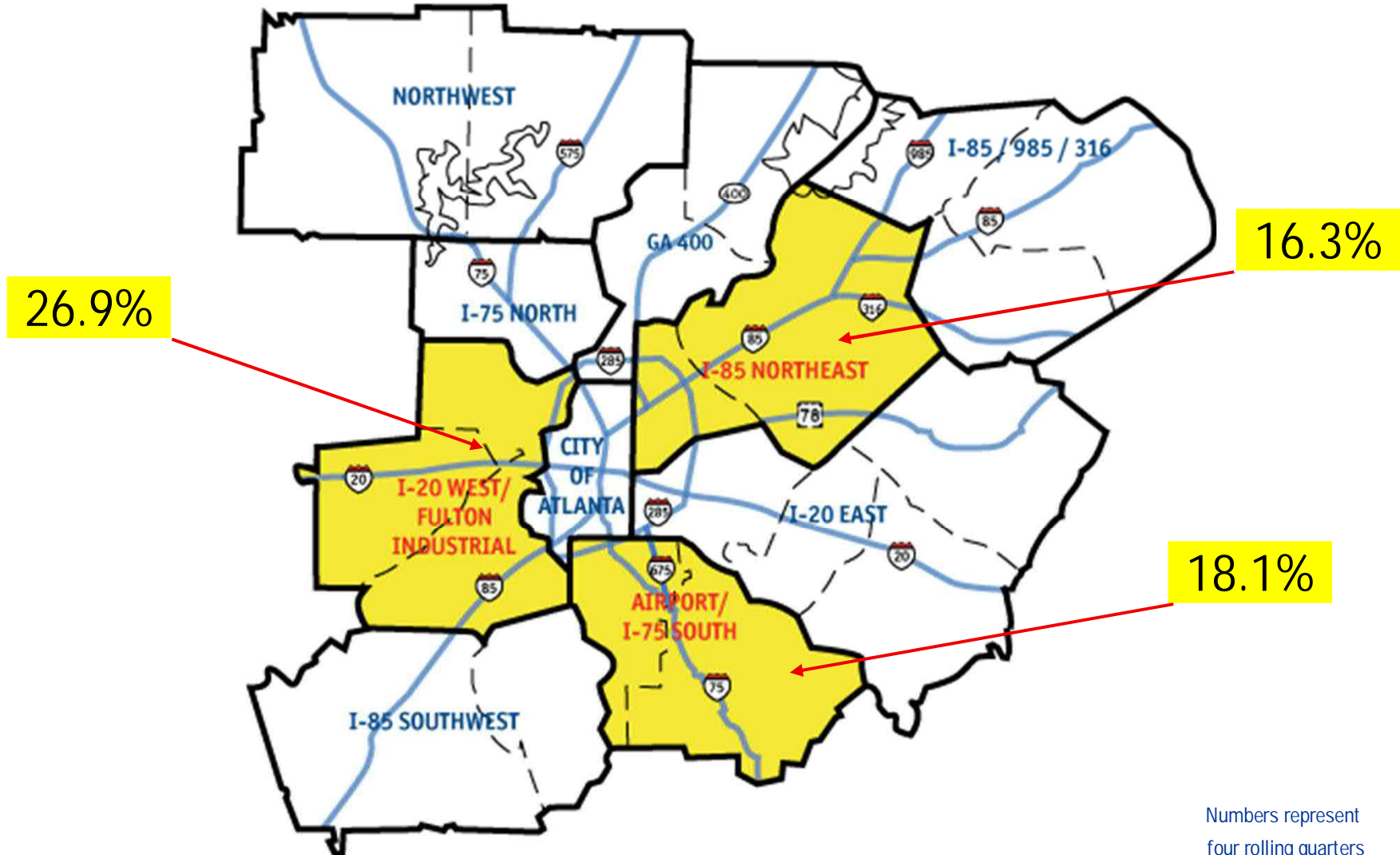


Numbers represent four rolling quarters as of 4Q 2020.

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# Distribution Hot Markets

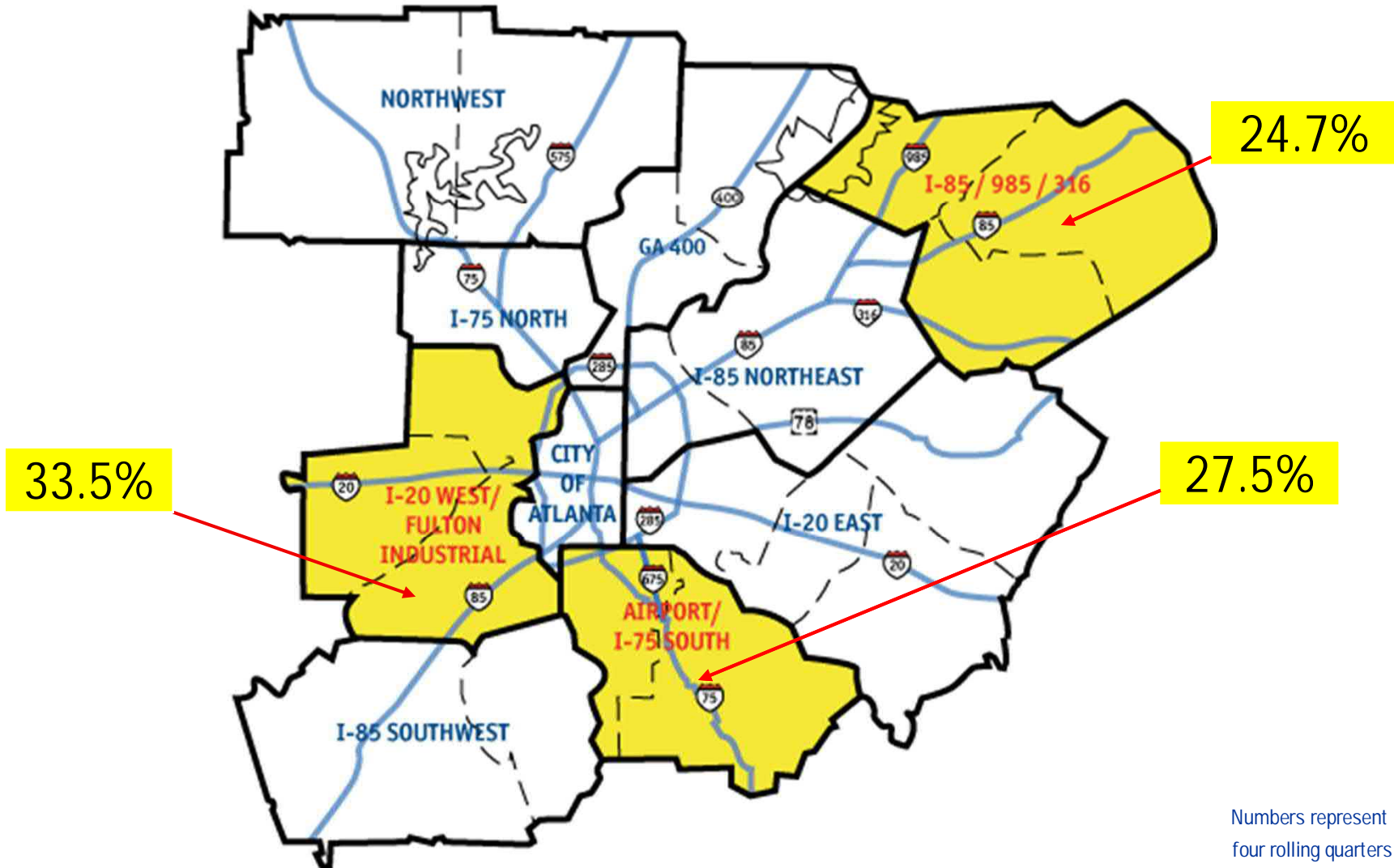
## 2020 Activity



Numbers represent four rolling quarters as of 4Q 2020.

# Distribution Hot Markets

## 2020 Net Absorption



Numbers represent four rolling quarters as of 4Q 2020.

# Conclusion



## Good Riddance 2020, Welcome to 2021!

- A record 66.4 million sf of activity (4 rolling quarters), up 13.3 million sf from 4Q19
- A record 23.7 million sf of net absorption (4 rolling quarters) up 15.0 million sf from 4Q19
- The 4th quarter of 2020 saw 17.0 million sf of activity & 4.1 million sf of positive net absorption
- 24.7 million sf of new construction (4 rolling quarters) 2<sup>nd</sup> highest recorded - 75% Spec, 25% BTS
- Availability rate fell from 10.8% last quarter to 10.7% this quarter
- Available sublease space rose 2% to 9% this quarter
- US jobs created during the 4<sup>th</sup> quarter totaled 743K (638K Oct, 245K Nov & -140K Dec)
- Unemployment rates – Atlanta 5.6%↓, Georgia 5.7%↑ (ranked 8<sup>th</sup>) , US 6.7%↓  
(% as of Nov for Atlanta & GA and Sept for US from the Bureau of Labor Statistics)
- US Manufacturing index: 59.3 October, 57.5 November & 60.7 December

# Contact Information



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