

King

***Industrial
Realty, Inc.***

CORFAC
INTERNATIONAL

Presents:

Atlanta Industrial Market

Fourth Quarter 2024

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The Atlanta Industrial Market



The Atlanta Industrial Market

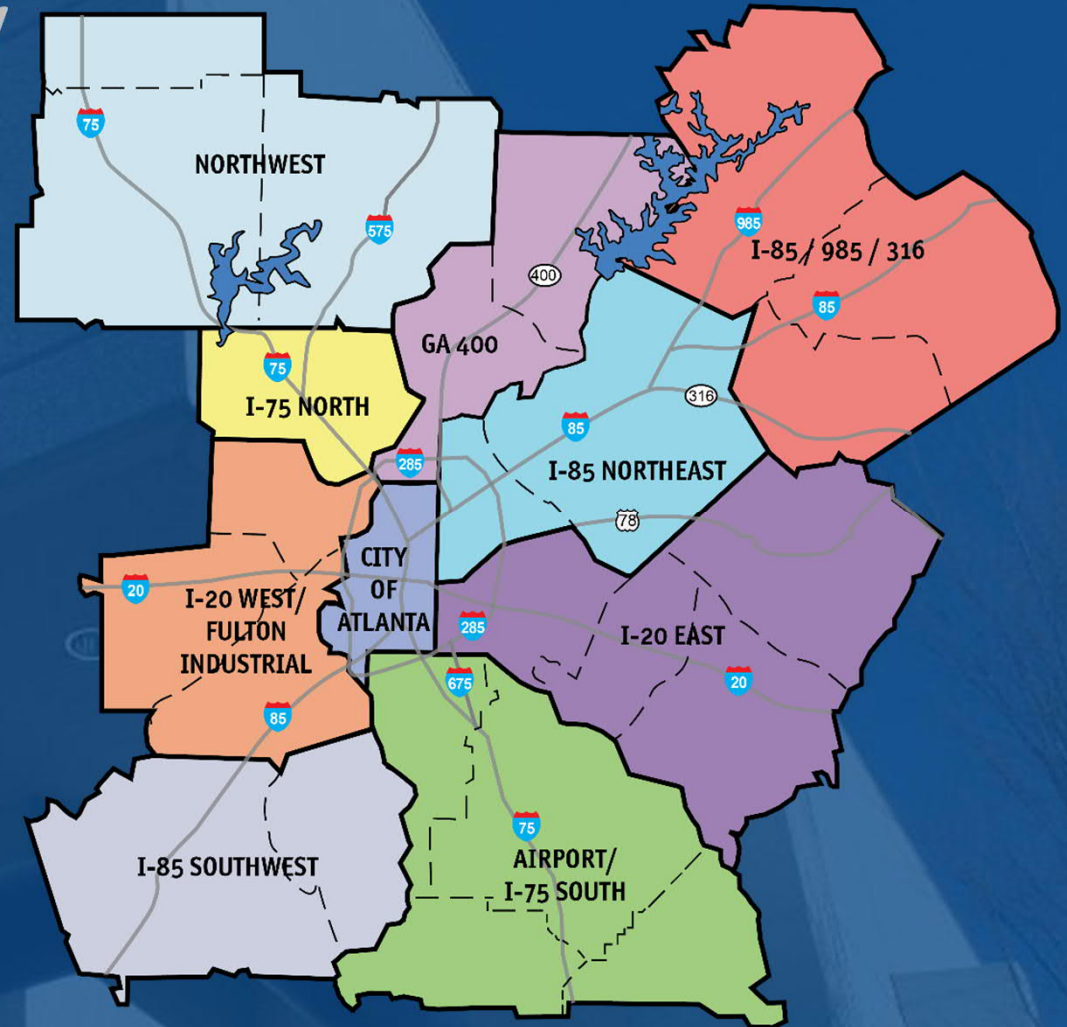
➤ PinPointsm Technology

- ❖ Custom designed
- ❖ Inventory every quarter

10 Regions

(distribution & service)

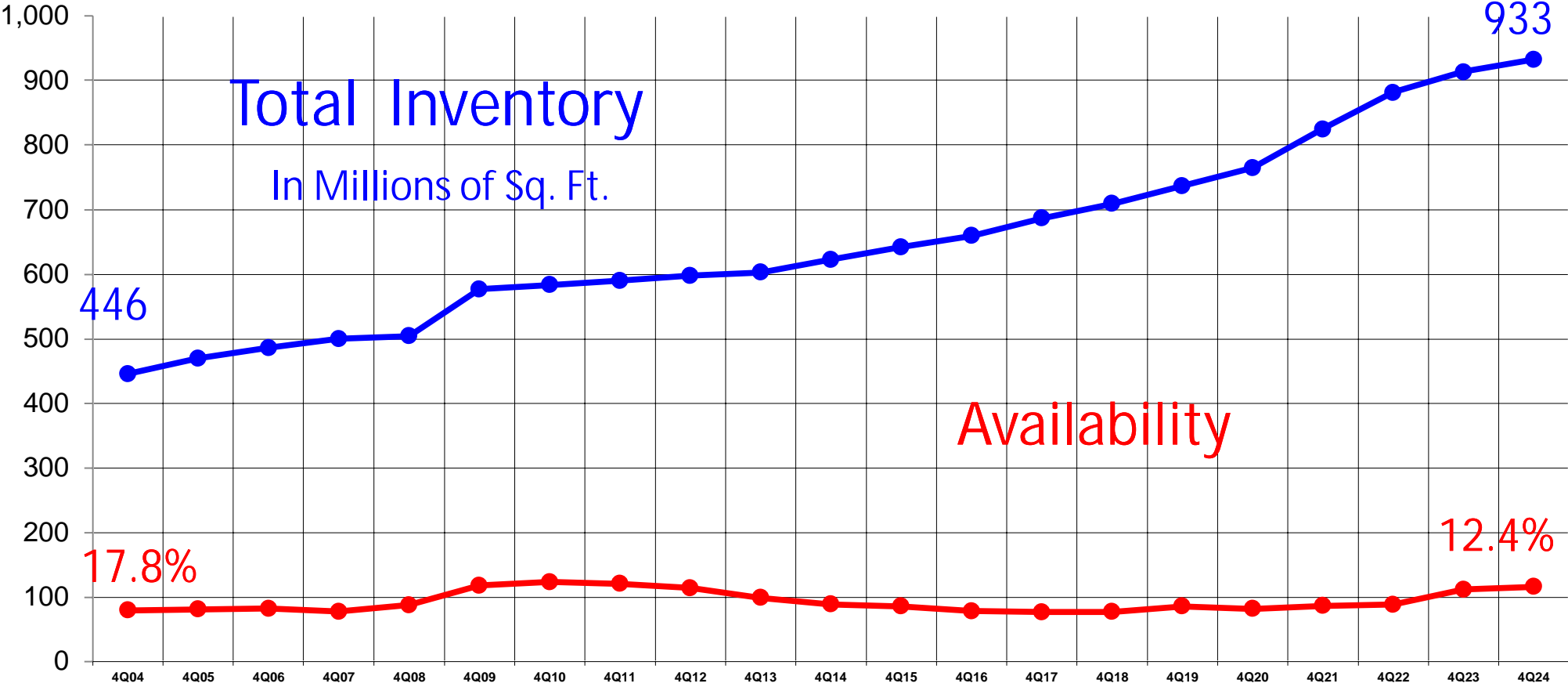
- ❖ 961 million sq. ft.
- ❖ 16,780 buildings
- ❖ 28,006 businesses



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

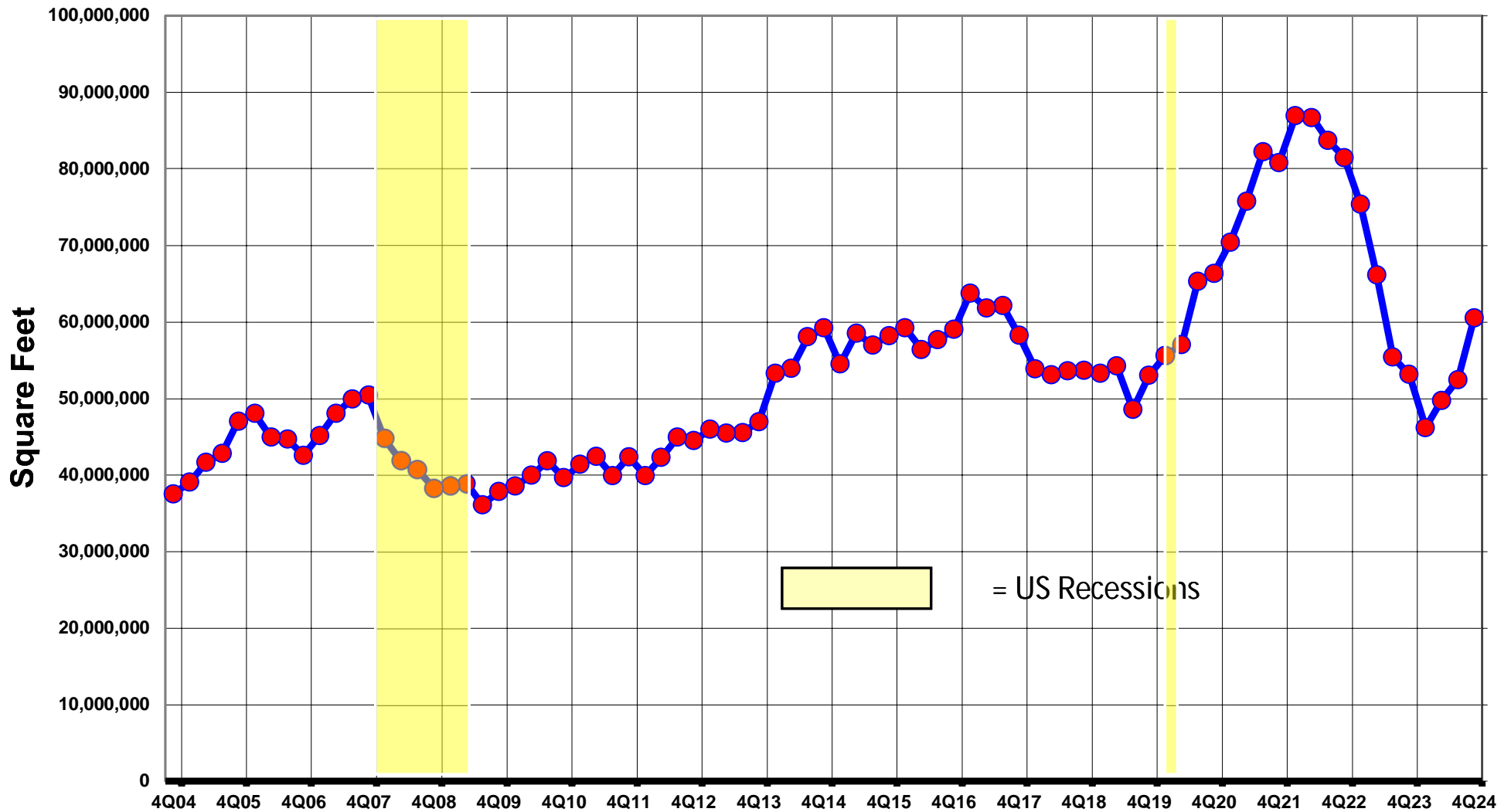
2004-2024



*

* Analysis expanded to include 8 additional counties.

Activity 2004-2024

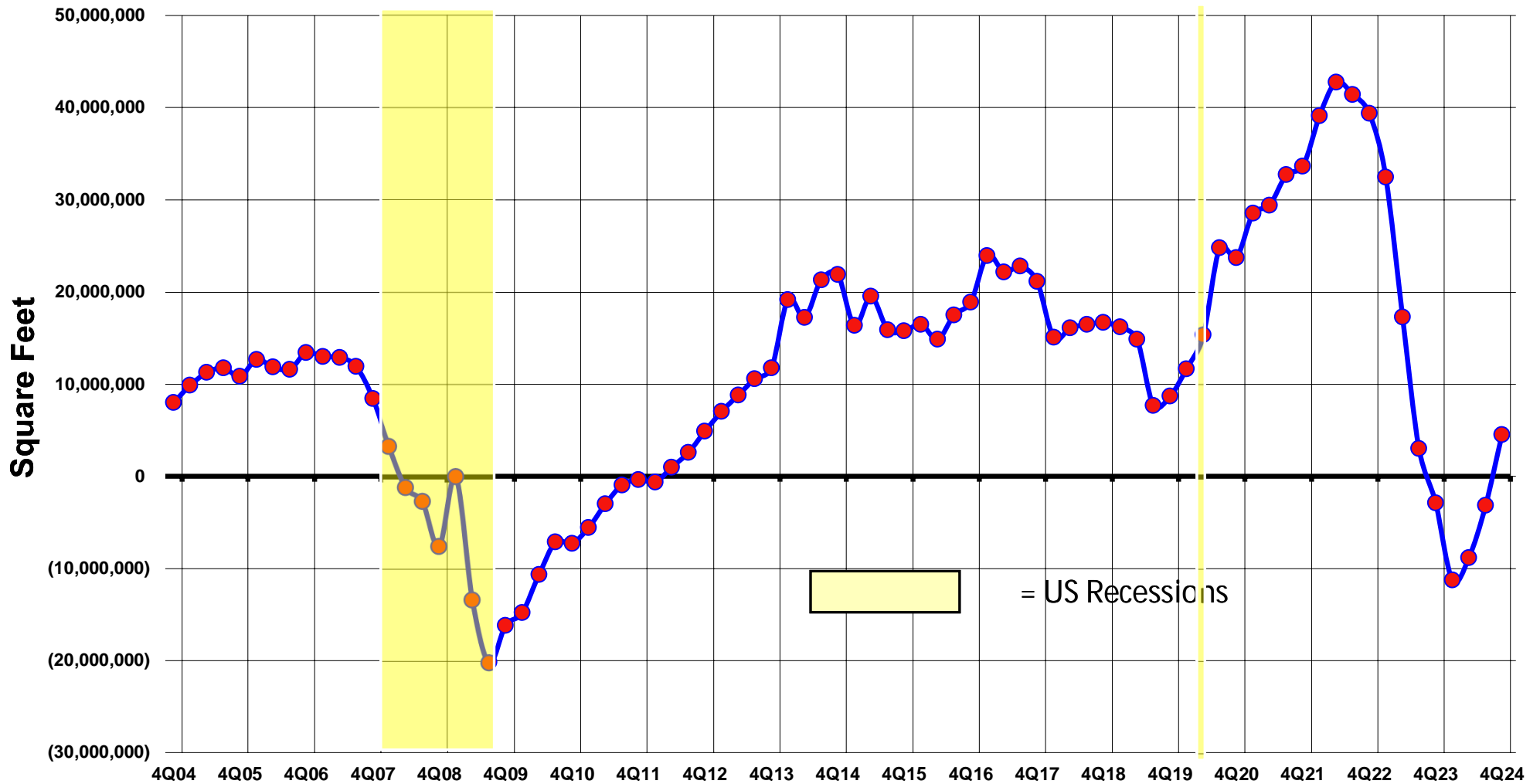


Numbers represent four rolling quarters.

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Absorption

2004-2024



Numbers represent four rolling quarters.

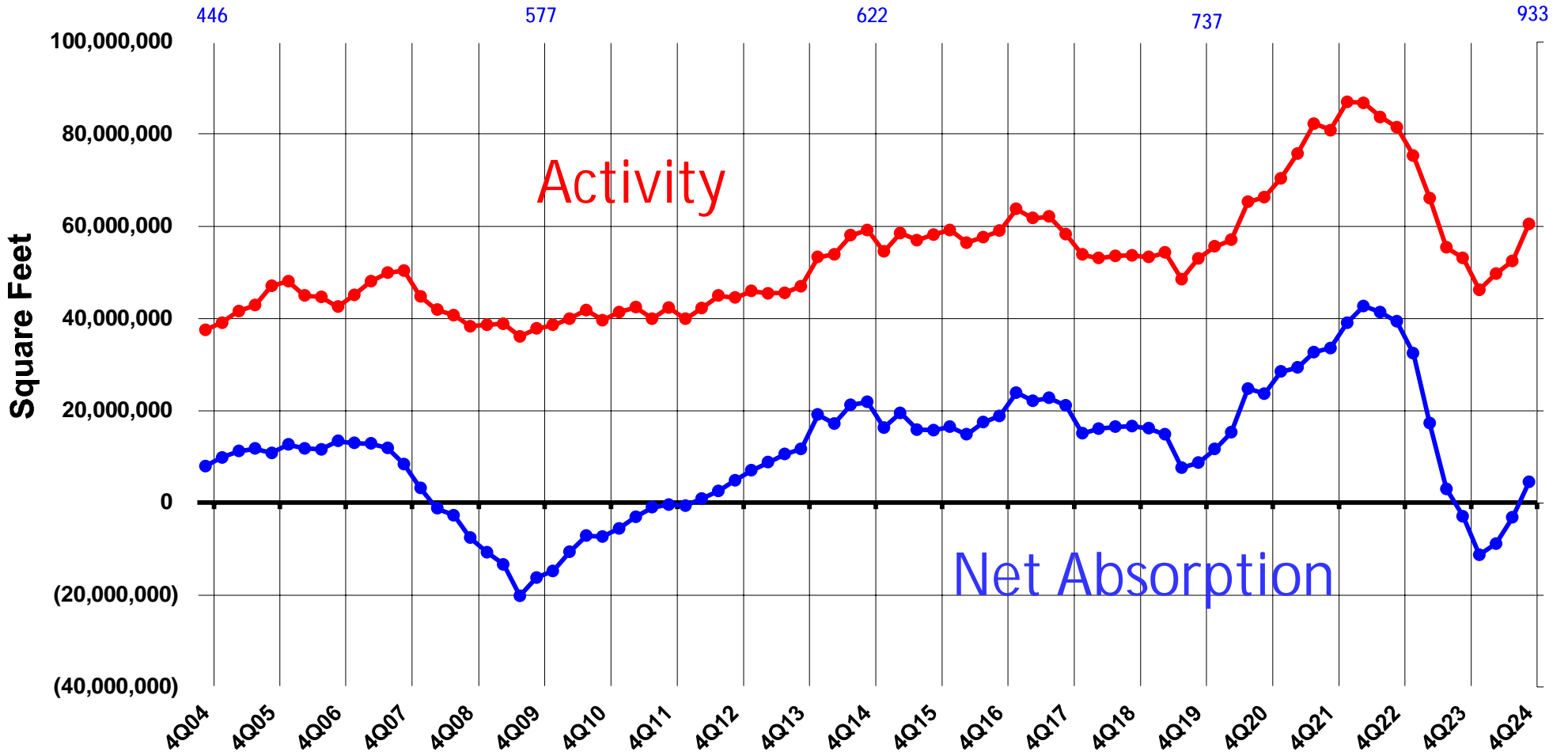
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Absorption & Activity

2004-2024



Total Inventory - Million Square Feet



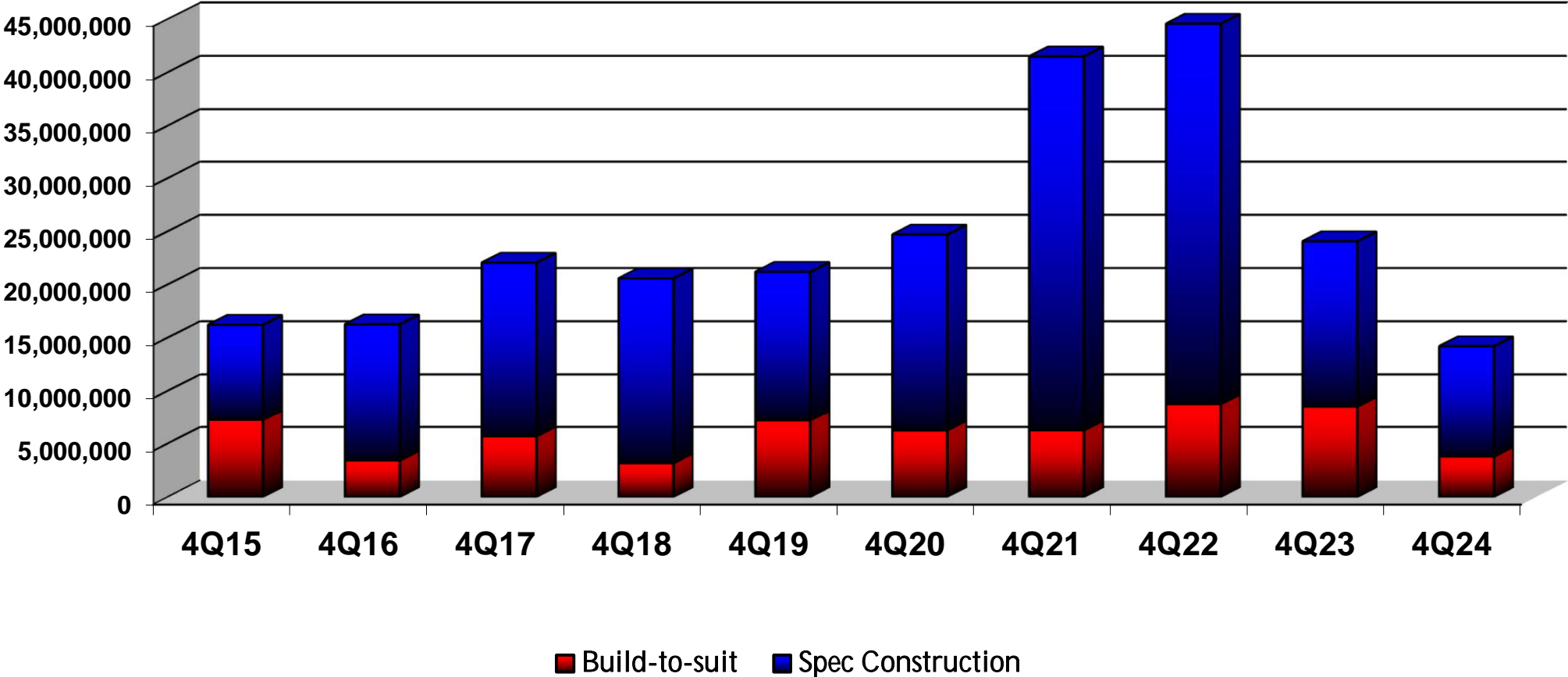
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New Construction

2015-2024

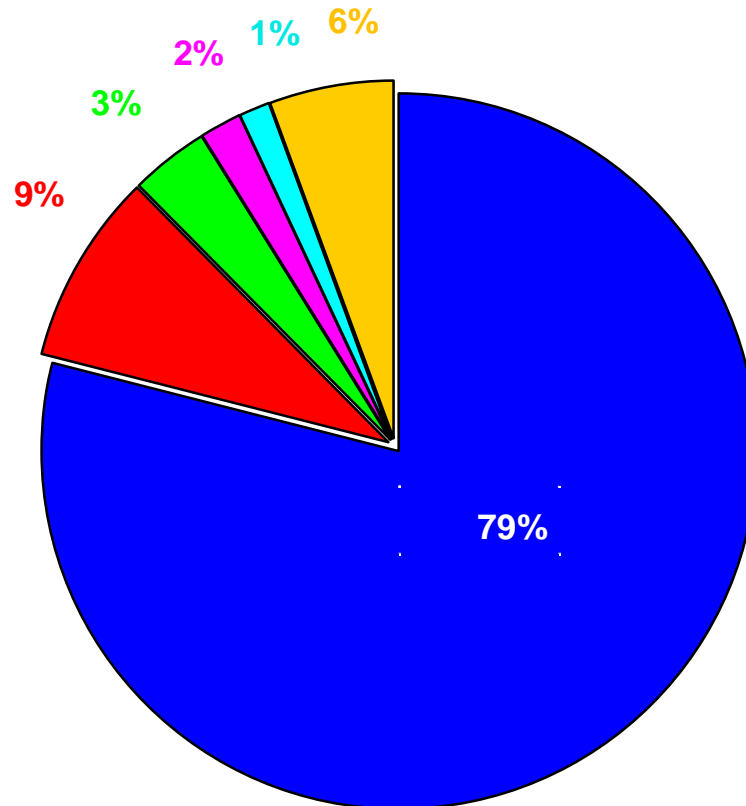
Square Feet



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Deals Completed

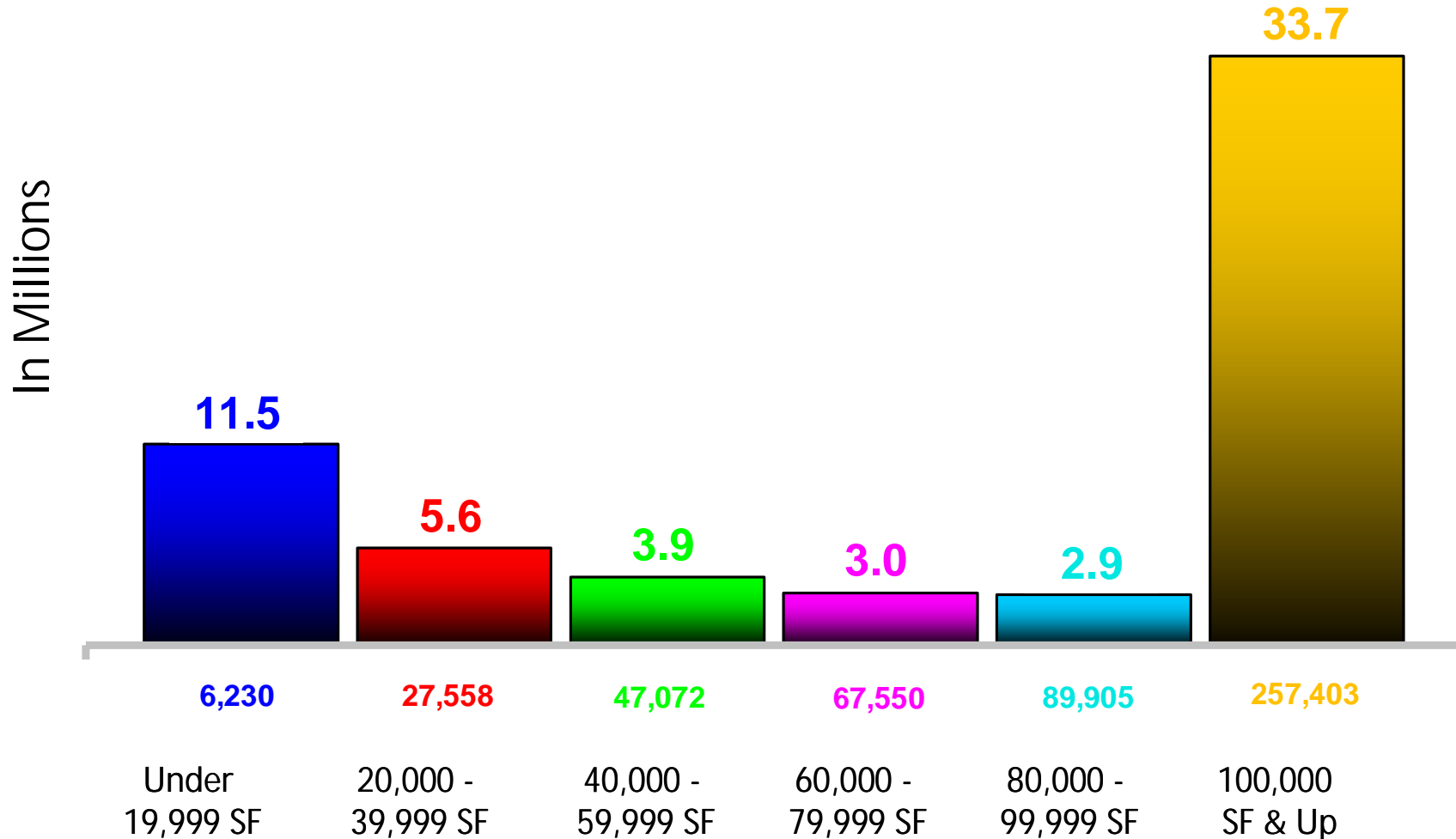


- Under 19,999 SF
1,847 Deals
- 20,000-39,999 SF
202 Deals
- 40,000-59,999 SF
83 Deals
- 60,000-79,999 SF
44 Deals
- 80,000-99,999 SF
32 Deals
- 100,000 & up
131 Deals

**TOTAL # of DEALS:
2,339**

Numbers represent four rolling quarters.

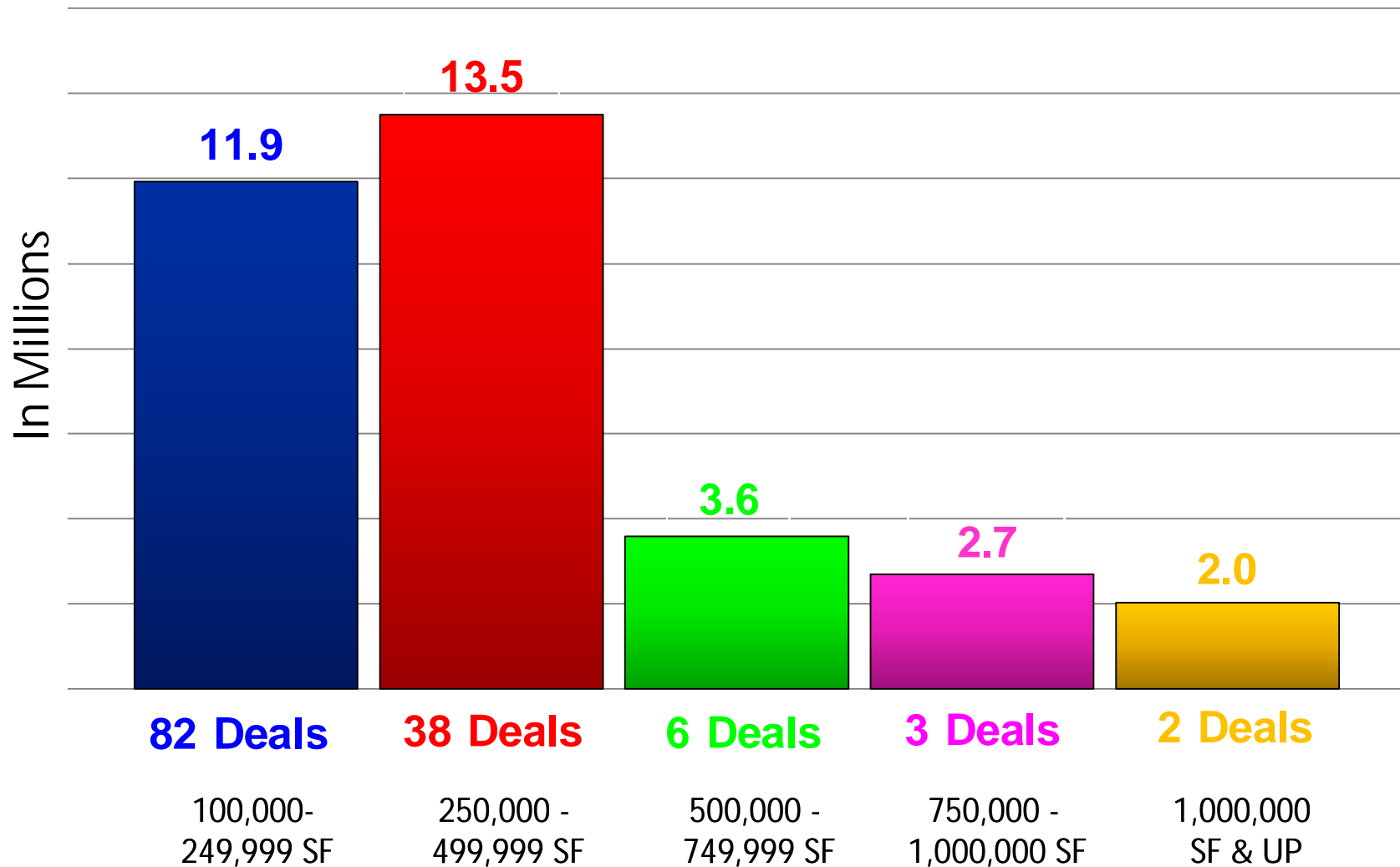
Square Feet Leased



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Square Feet Leased 100,000 +



Numbers represent four rolling quarters.

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Largest Deals as of 4Q24

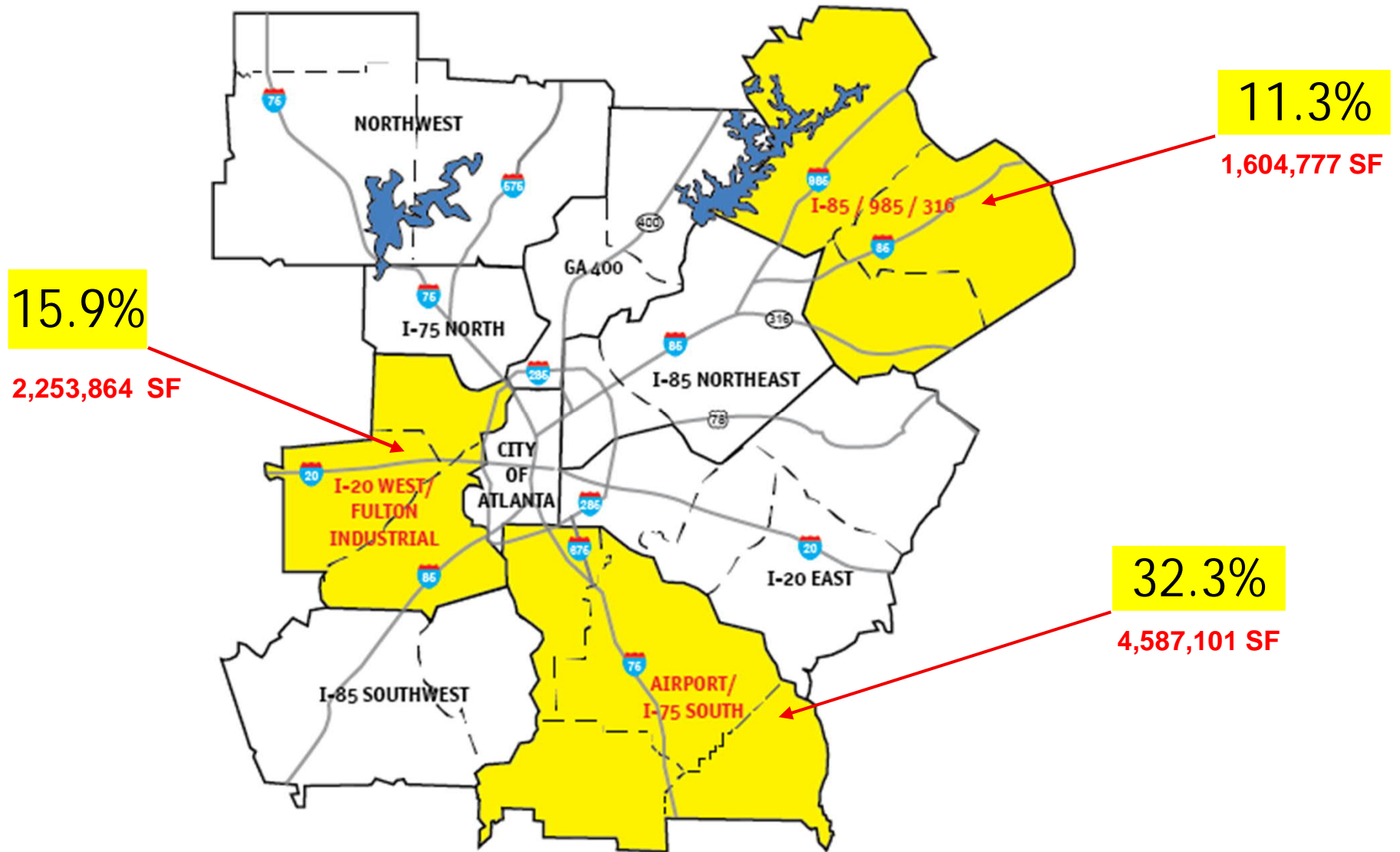
4 Rolling quarters



Company	Sq.Ft.
GreenBox Systems, LLC / Symbotic	1,010,600
GreenBox Systems, LLC / Symbotic	1,006,500
CJ Foodville USA, Inc.	968,752
Edgeconnex, Inc.	880,000
Hanwha QCell	843,000
GXO Logistics, LLC	733,680
Ddevgiri Exports/ABC Industries	705,833
Cottrell, Inc.	578,645
eDeltaCom	564,688
CJ Logistics America	504,000

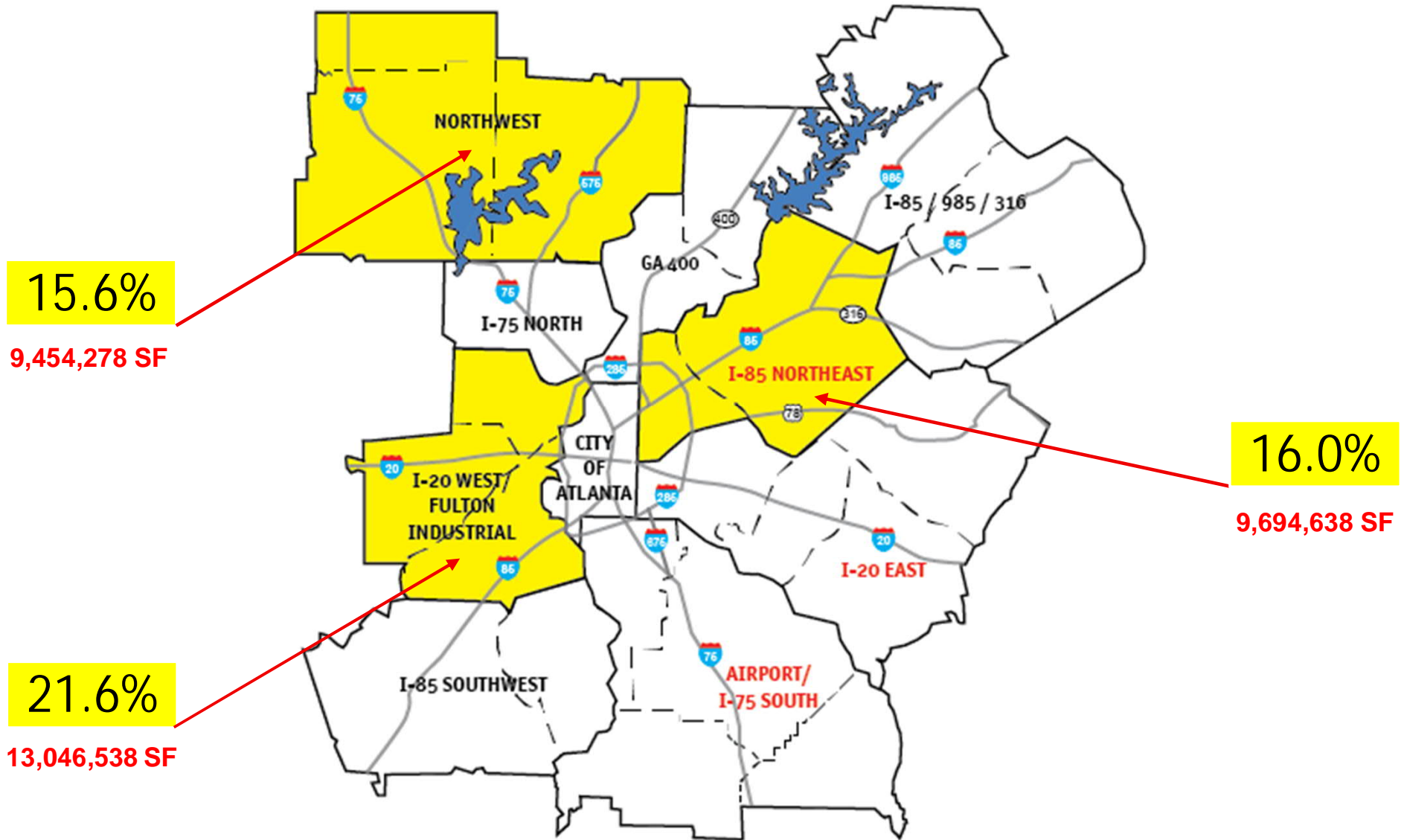
Distribution Hot Markets

4 Rolling Quarters Construction



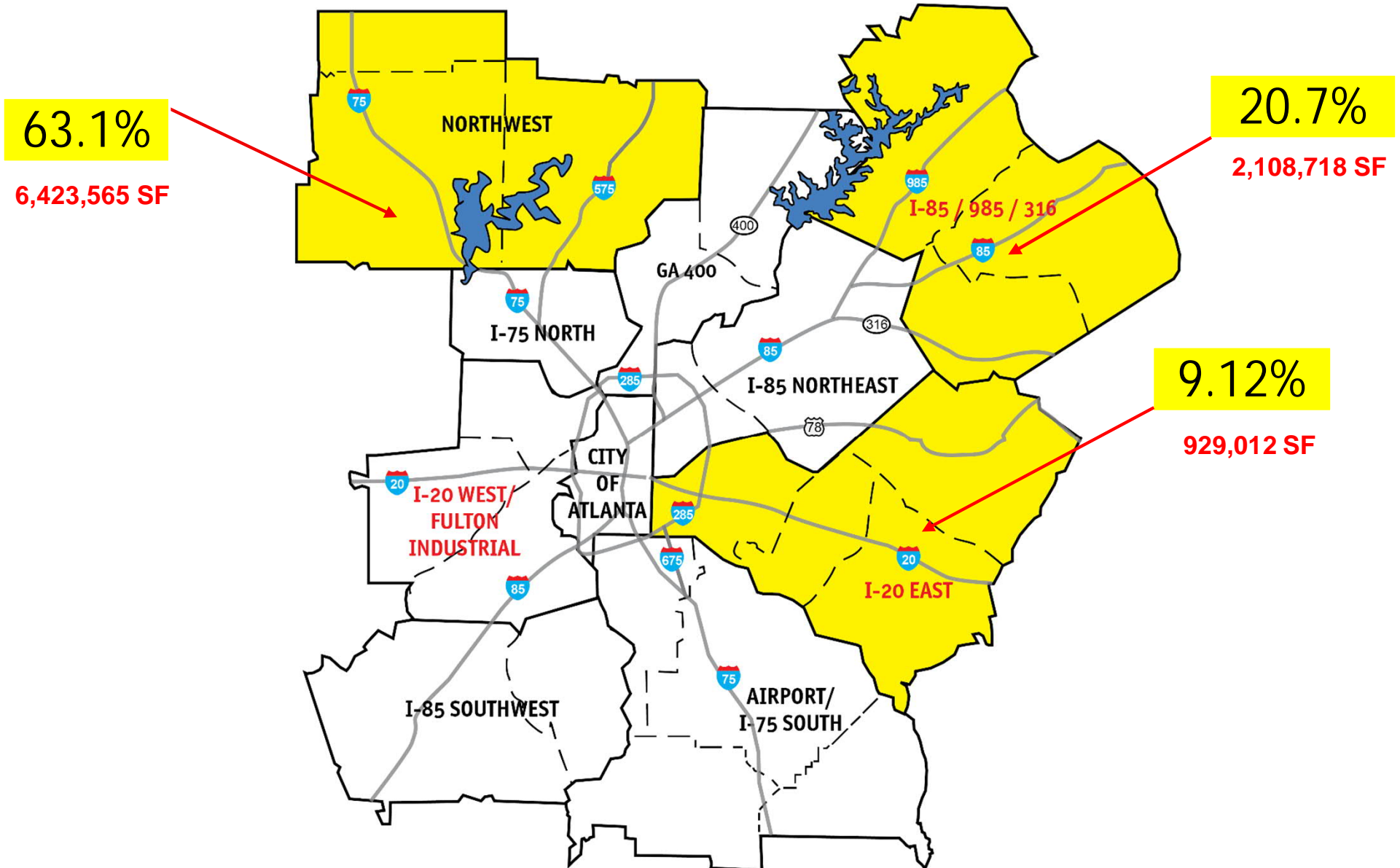
Distribution Hot Markets

4 Rolling Quarters Activity



Distribution Hot Markets

4 Rolling Quarters Net Absorption



Conclusion

- ❖ Activity was up to 60.5 MSF, up 5.6 MSF from last quarter
- ❖ Second consecutive quarter of positive net absorption with 4.7 MSF. 4 rolling quarters turned positive as well with 4.5 MSF
- ❖ New construction rose to 3.49 MSF with nine BTS projects totaling 2.46 MSF– the 4 rolling quarters of construction was 14.2 MSF: 73.2% Spec, 26.8% BTS
- ❖ There was 218 million square feet of new construction over the last 8 years; availability rate only rose 0.6 % during the same time frame
- ❖ Availability rate is 12.4%, down 0.5% from last quarter – 116.1 MSF available
- ❖ Sublease space is 12.7% of the available space – 14.7 MSF
- ❖ US jobs created during the 4th quarter totaled 495,000 (12K Oct., 227K Nov. & 256K Dec.)
- ❖ Unemployment rates: Atlanta 3.5% ↓ , Georgia 3.7% ↑ , US 4.1% ↔
(November for Atlanta & Georgia & December for US from the Bureau of Labor Statistics)
- ❖ US Manufacturing index: October: 48.5%, November: 49.7% and December: 49.3%
(from Trading Economics)

Contact Information



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

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

Please contact us at any of our 6 convenient locations:

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

Buford Office
4295 Hamilton Mill Road, Suite 100
Buford, GA 30518
Tel / Fax: 404-942-2000

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

McDonough Office
115 Westridge Industrial Blvd, Suite 320F
McDonough, GA 30253
Tel / Fax: 404-942-2000

Northwest Office
3375 Chastain Gardens Drive, 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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