

King

***Industrial
Realty, Inc.***

CORFAC
INTERNATIONAL

Presents:

Atlanta Industrial Market

First Quarter 2025

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The Atlanta Industrial Market

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The Atlanta Industrial Market

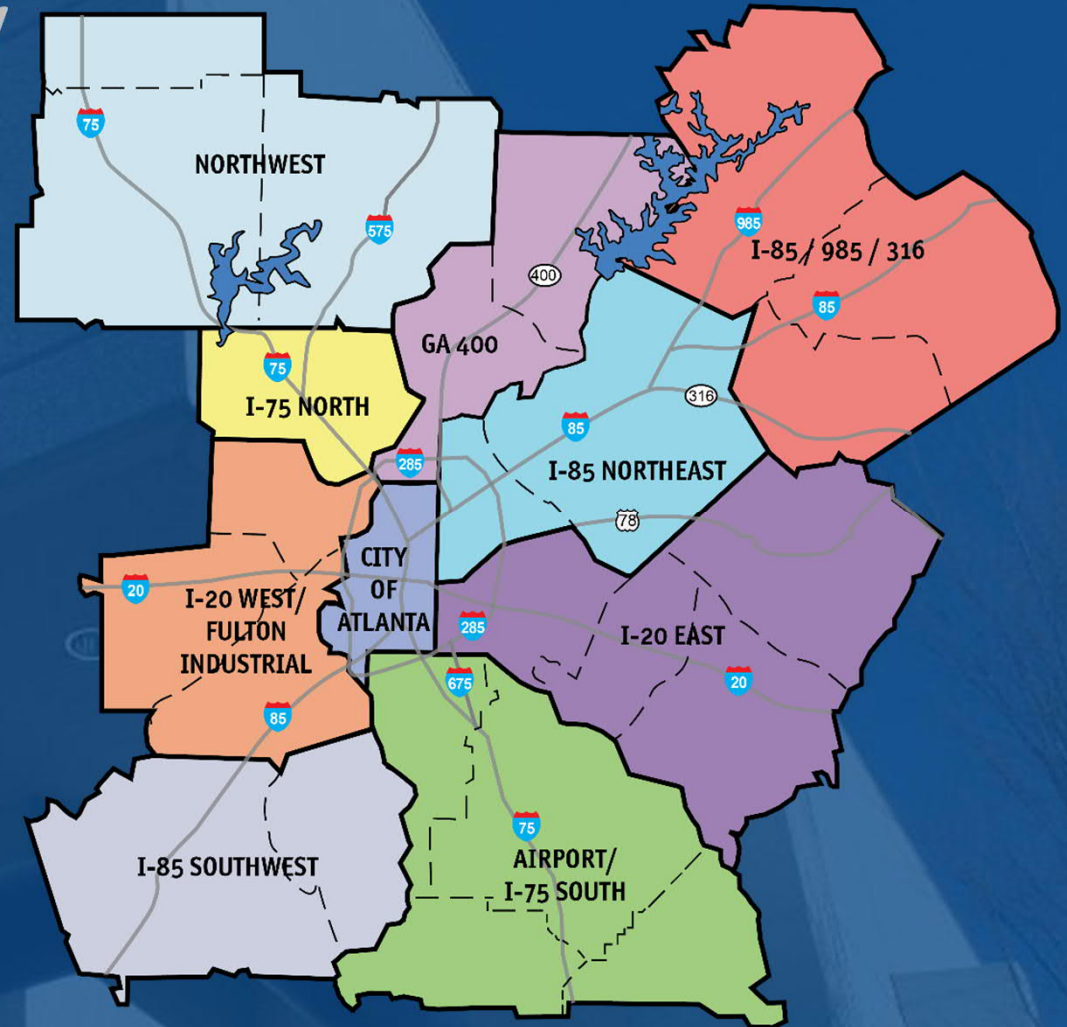
➤ PinPointsm Technology

- ❖ Custom designed
- ❖ Inventory every quarter

10 Regions

(distribution & service)

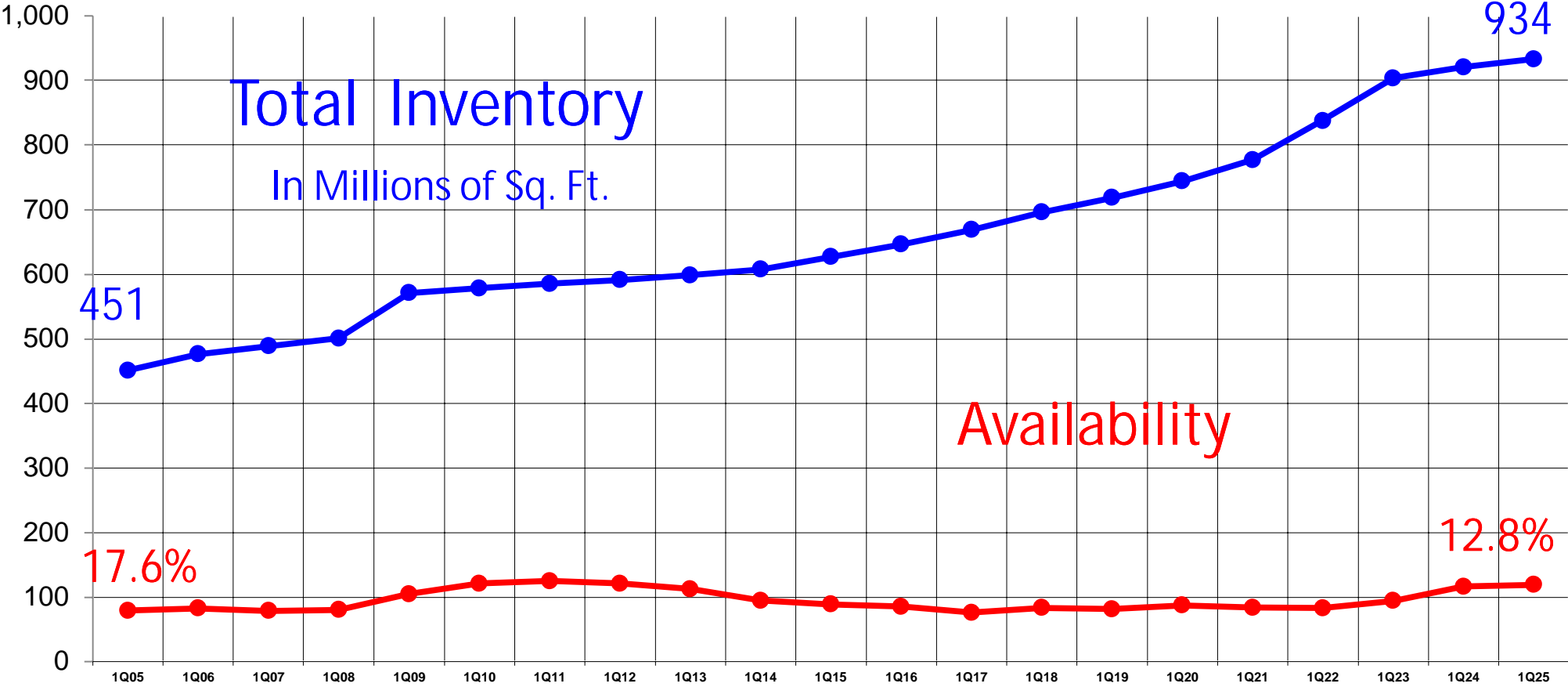
- ❖ 962 million sq. ft.
- ❖ 16,816 buildings
- ❖ 27,923 businesses



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

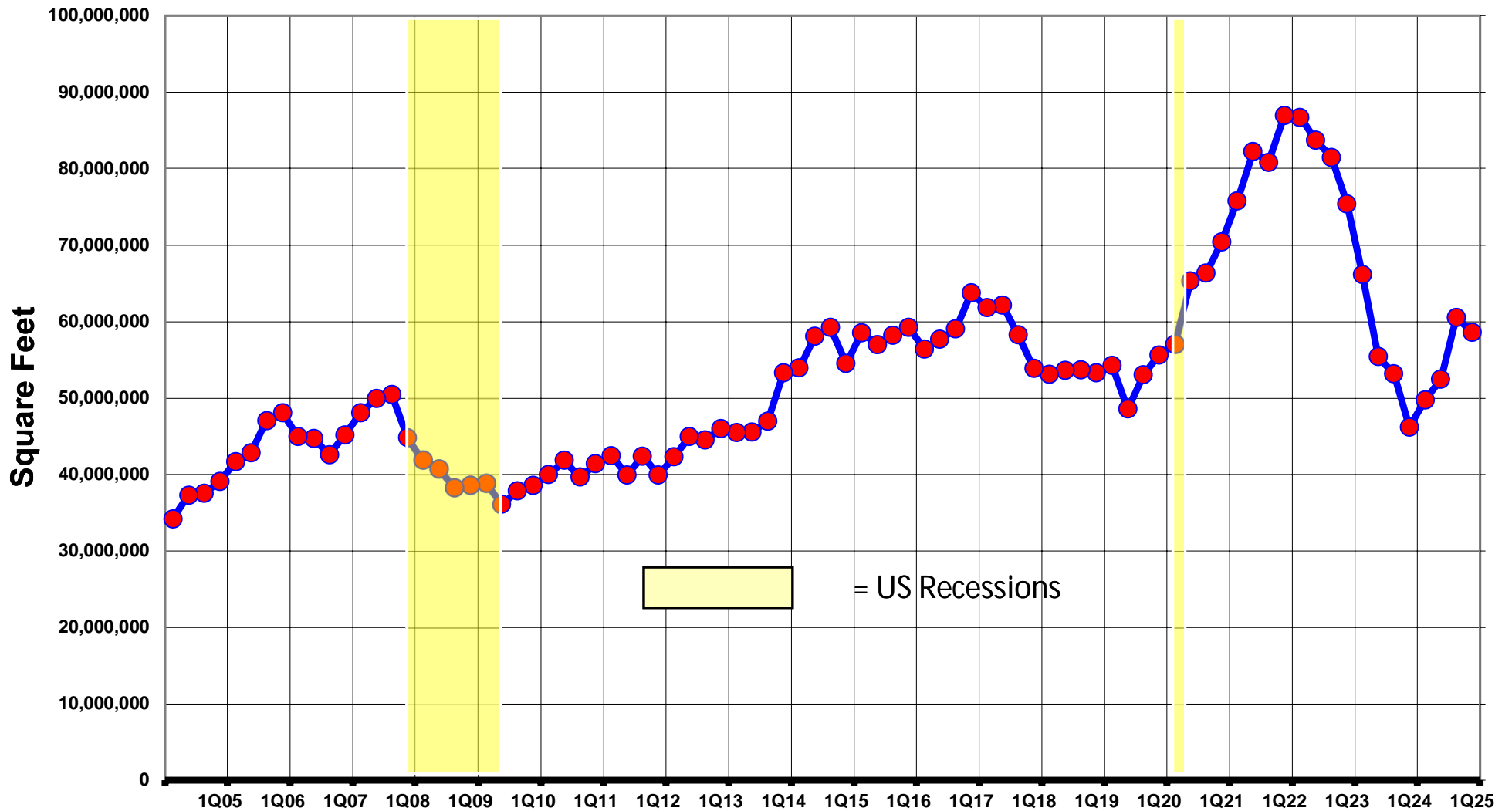
2005-2025



*

* Analysis expanded to include 8 additional counties.

Activity 2005-2025

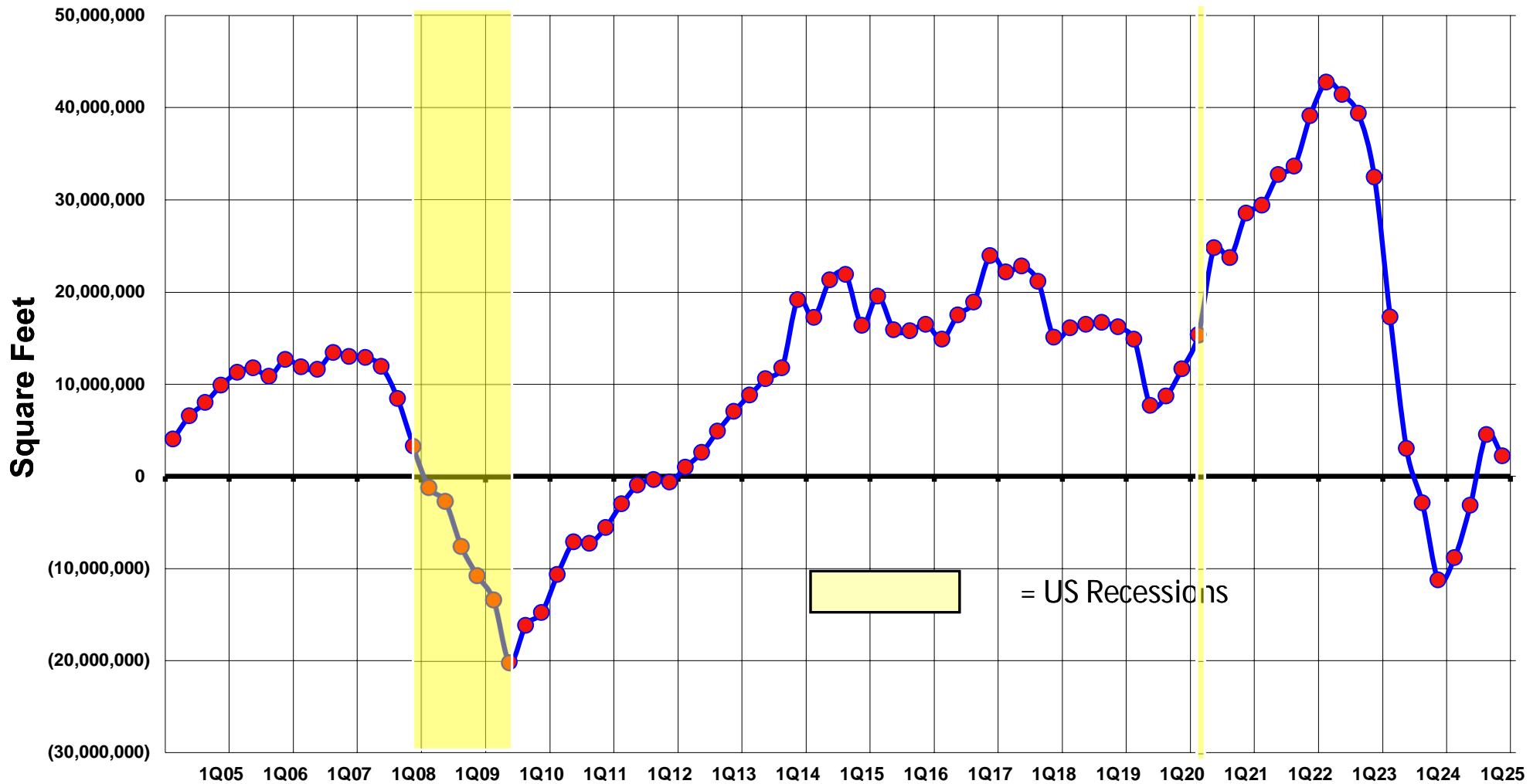


Numbers represent four rolling quarters.

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Absorption

2005-2025

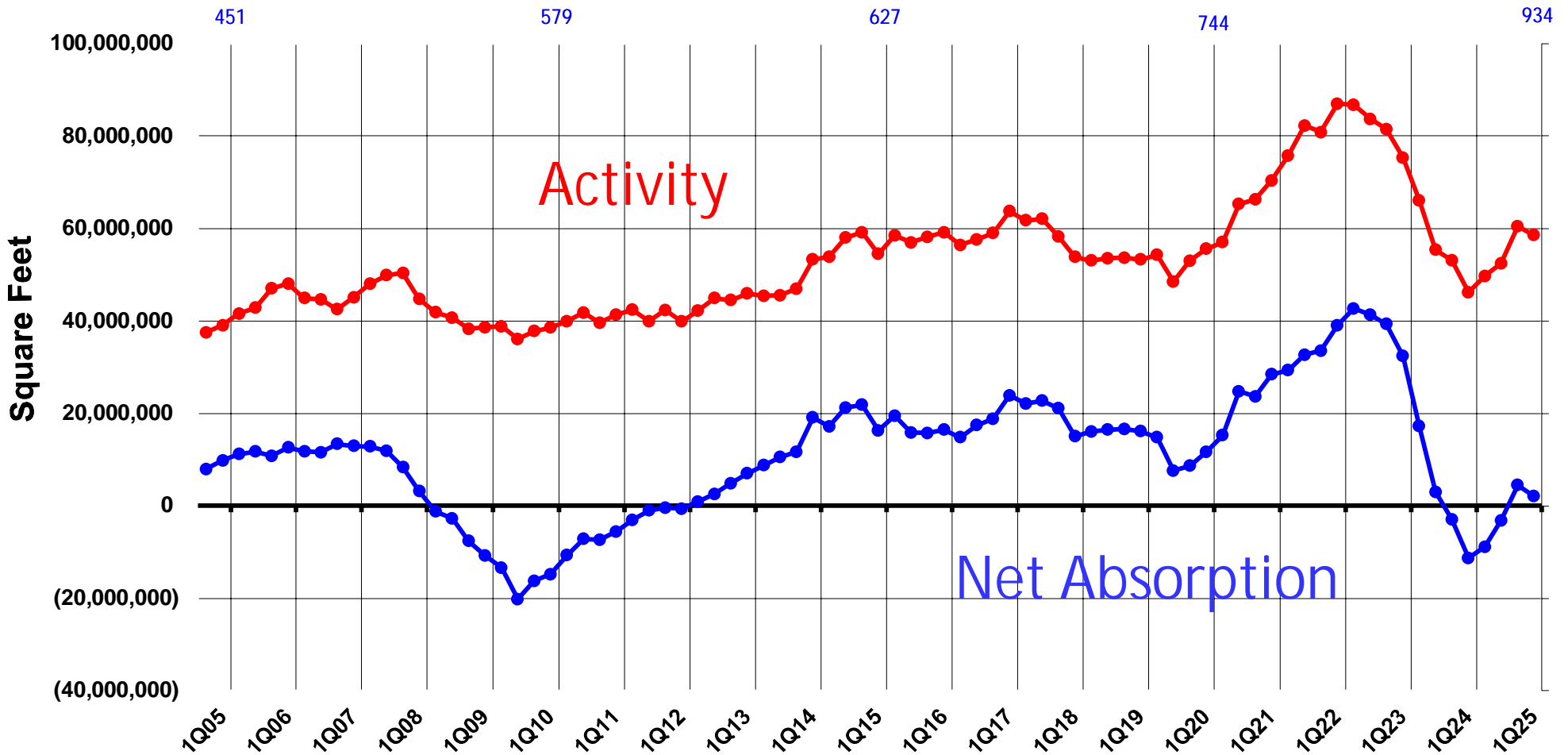


Numbers represent four rolling quarters.

Absorption & Activity

2005-2025

Total Inventory - Million Square Feet



Numbers represent four rolling quarters.

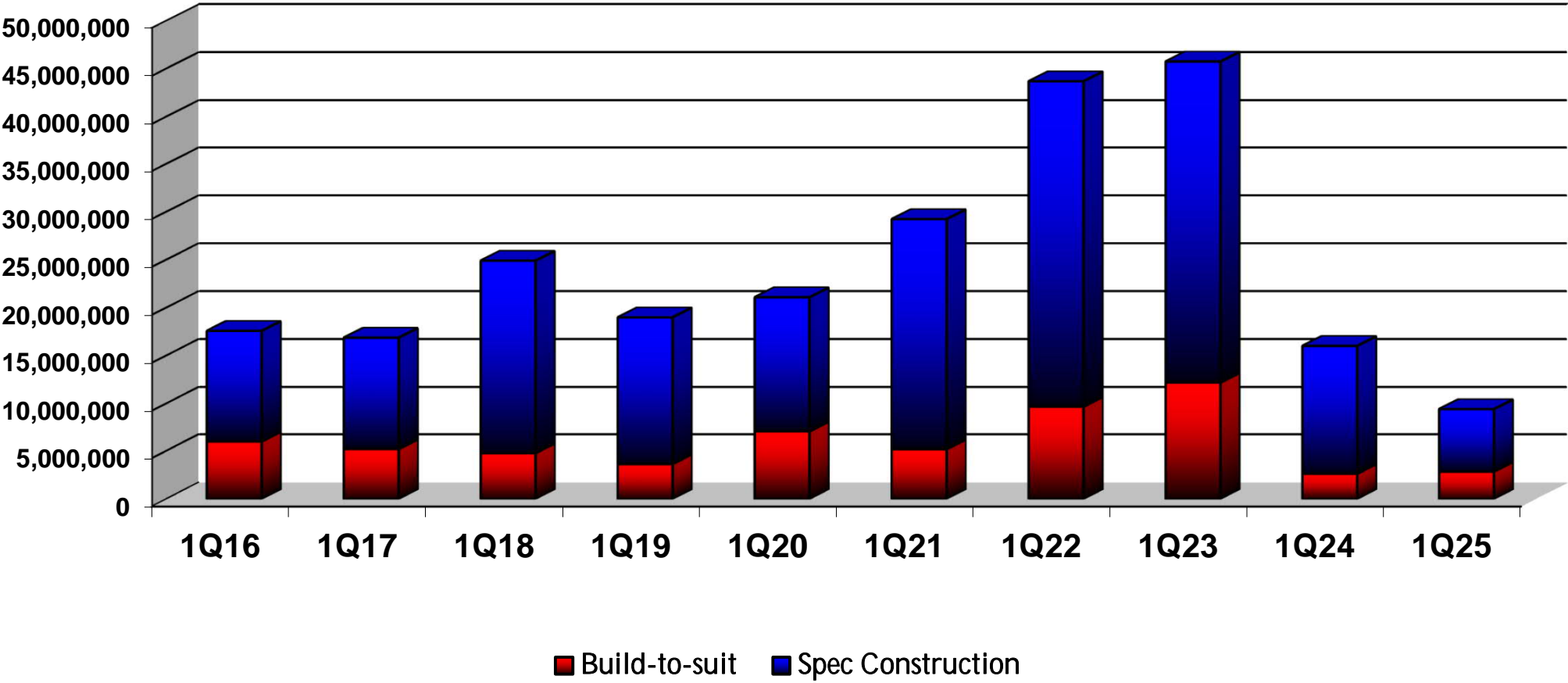
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New Construction

2016-2025



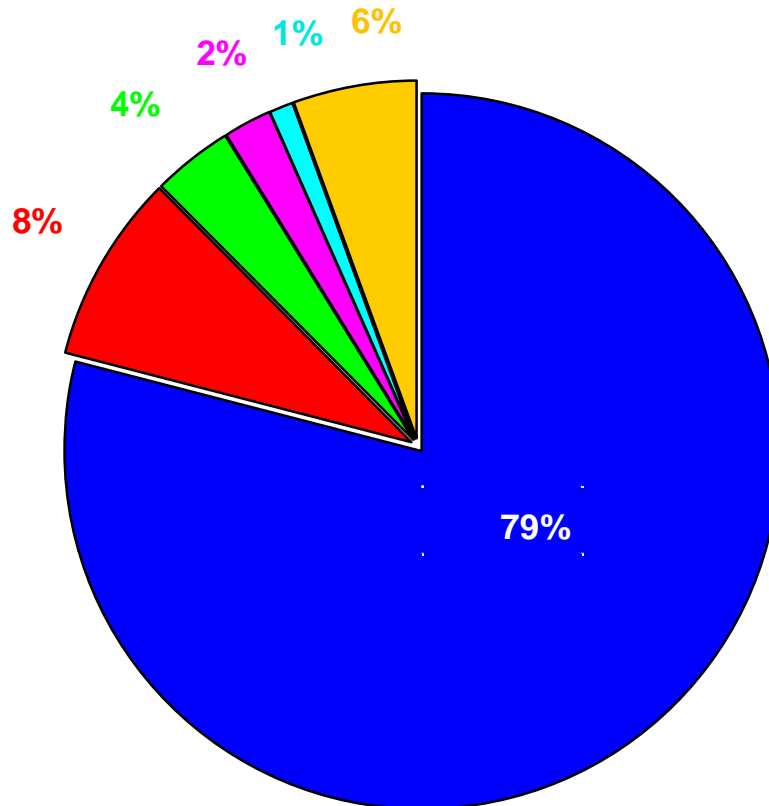
Square Feet



Numbers represent four rolling quarters.

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Deals Completed



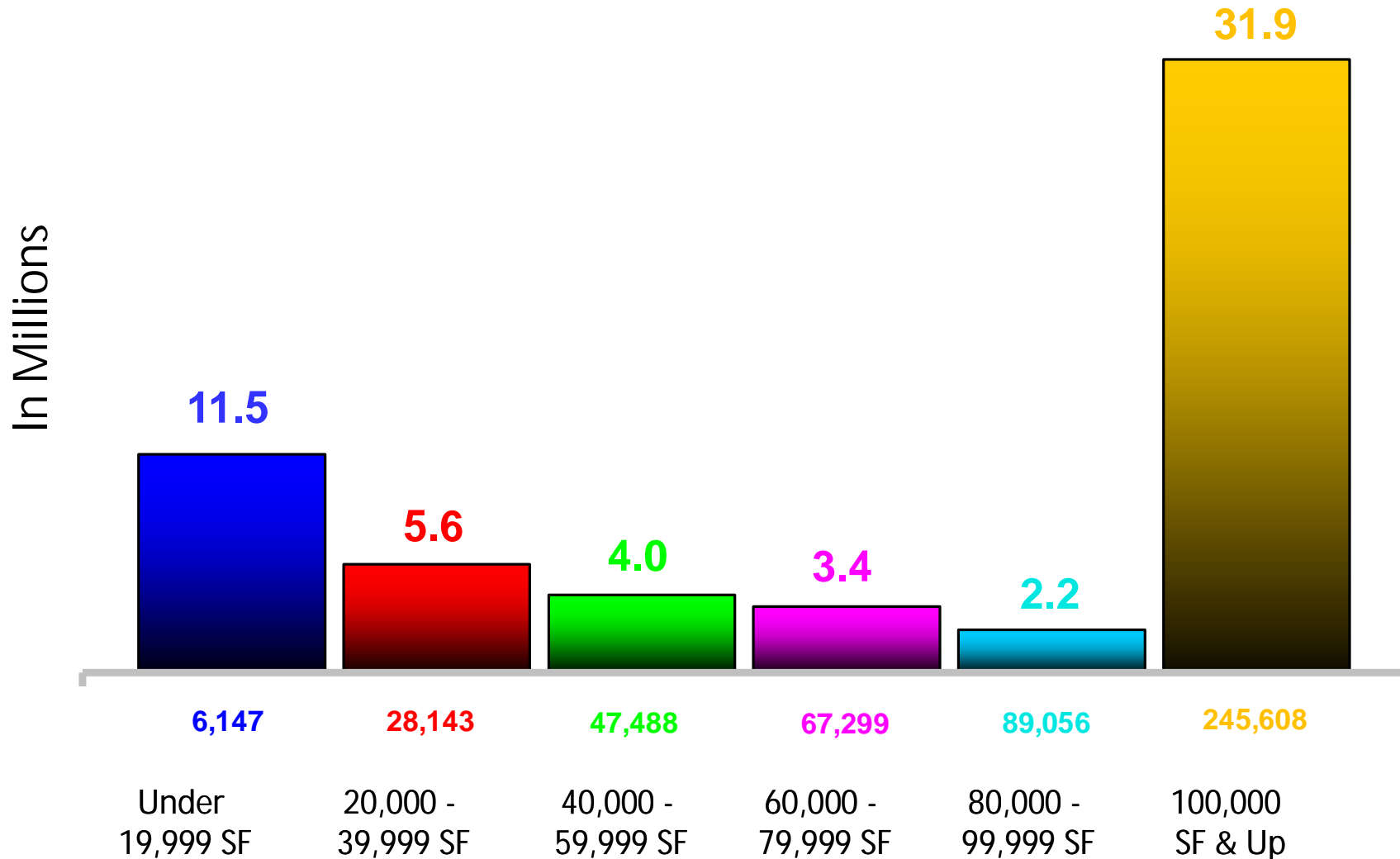
- Under 19,999 SF
1,849 Deals
- 20,000-39,999 SF
200 Deals
- 40,000-59,999 SF
85 Deals
- 60,000-79,999 SF
51 Deals
- 80,000-99,999 SF
25 Deals
- 100,000 & up
130 Deals

**TOTAL # of DEALS:
2,340**

Numbers represent four rolling quarters.

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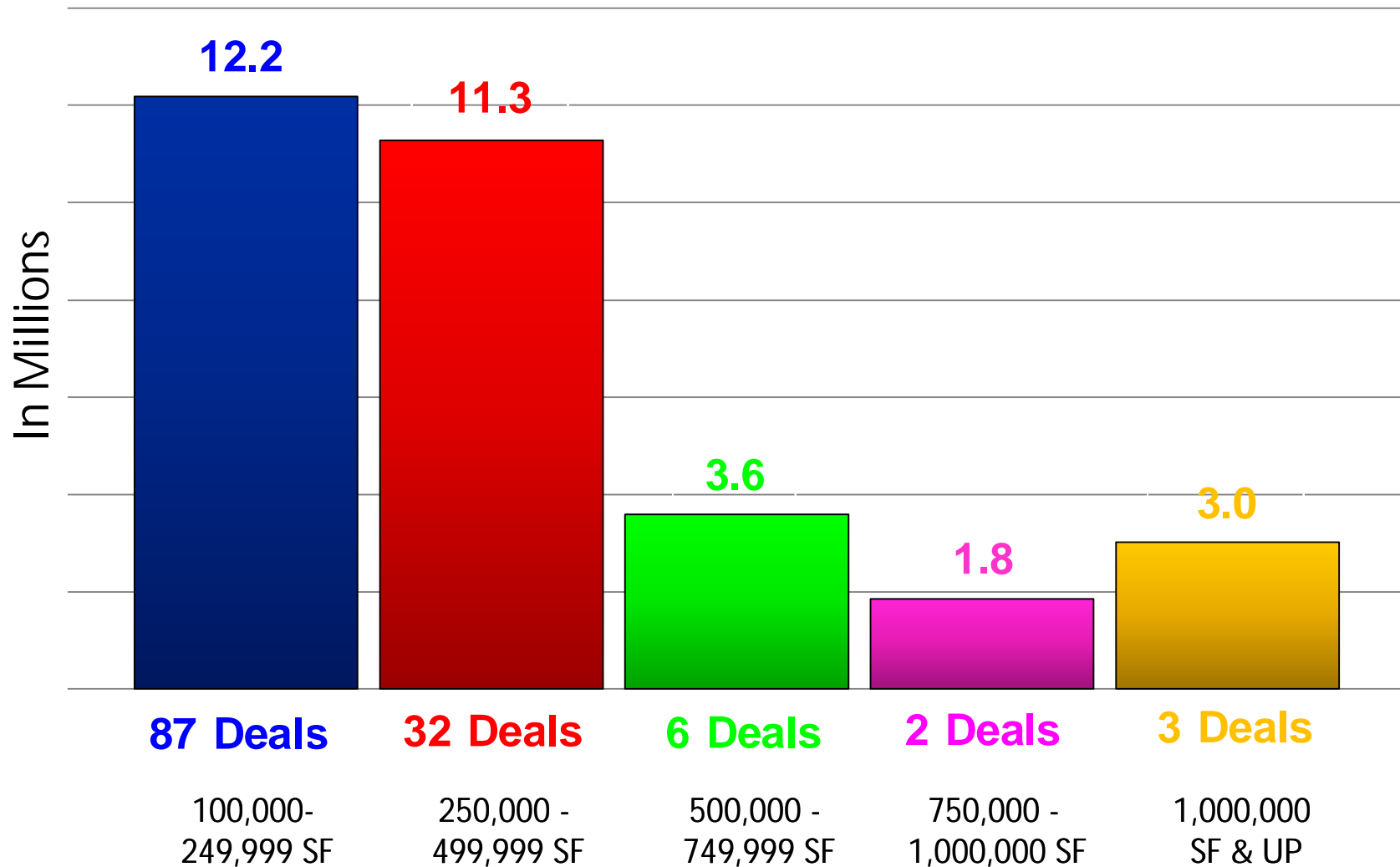
Square Feet Leased



Numbers represent four rolling quarters.

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Square Feet Leased 100,000 +



Numbers represent four rolling quarters.

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Largest Deals as of 1Q25

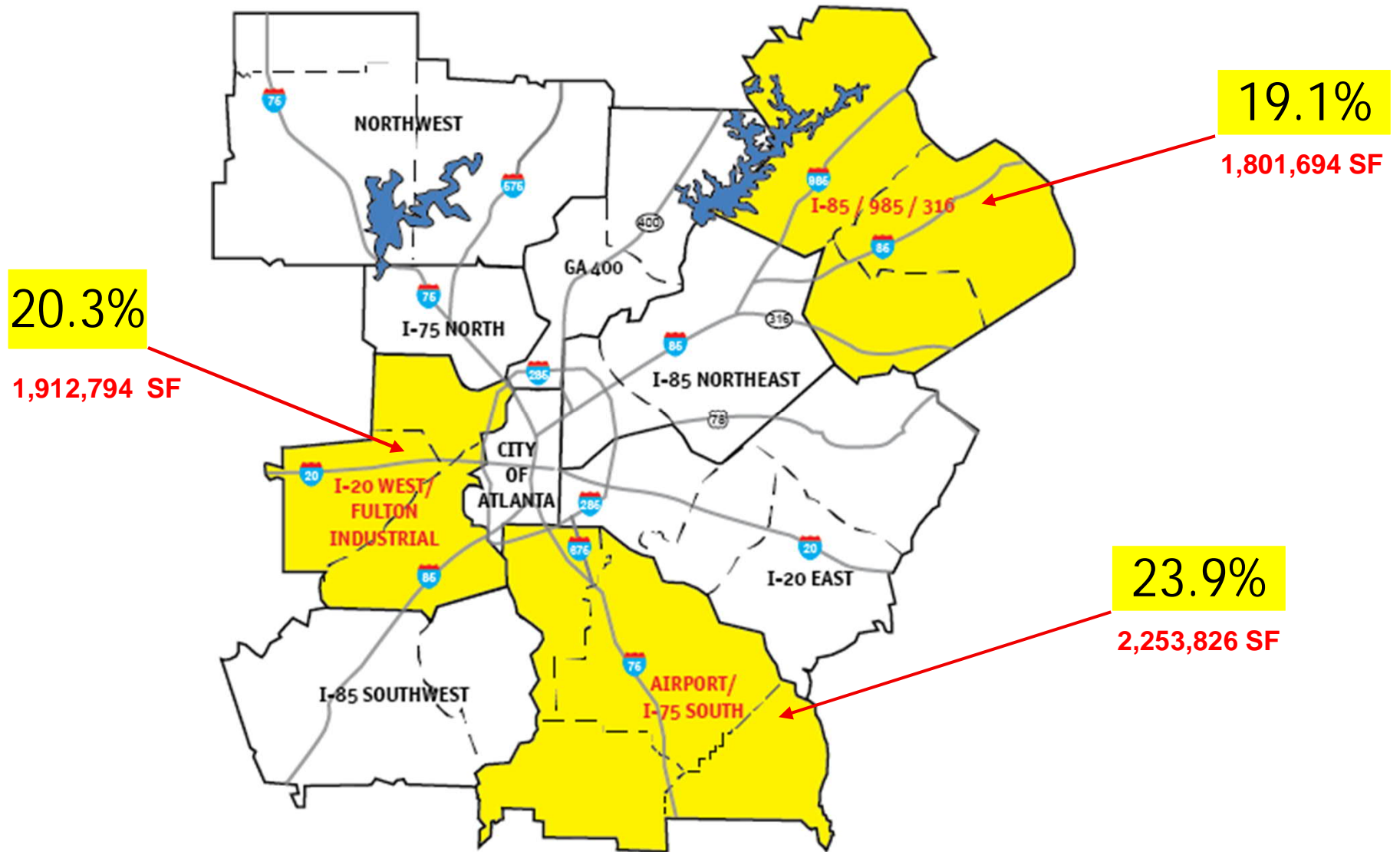
4 Rolling quarters



Company	Sq.Ft.
GreenBox Systems, LLC / Symbotic	1,010,600
GreenBox Systems, LLC / Symbotic	1,006,500
Living Spaces Furniture	1,001,424
CJ Foodville USA, Inc.	968,752
Edgeconnex, Inc.	880,000
GXO Logistics, LLC	733,680
Ddevgiri Exports/ABC Industries	705,833
Cottrell, Inc.	578,645
eDeltaCom	564,688
CJ Logistics America	504,000

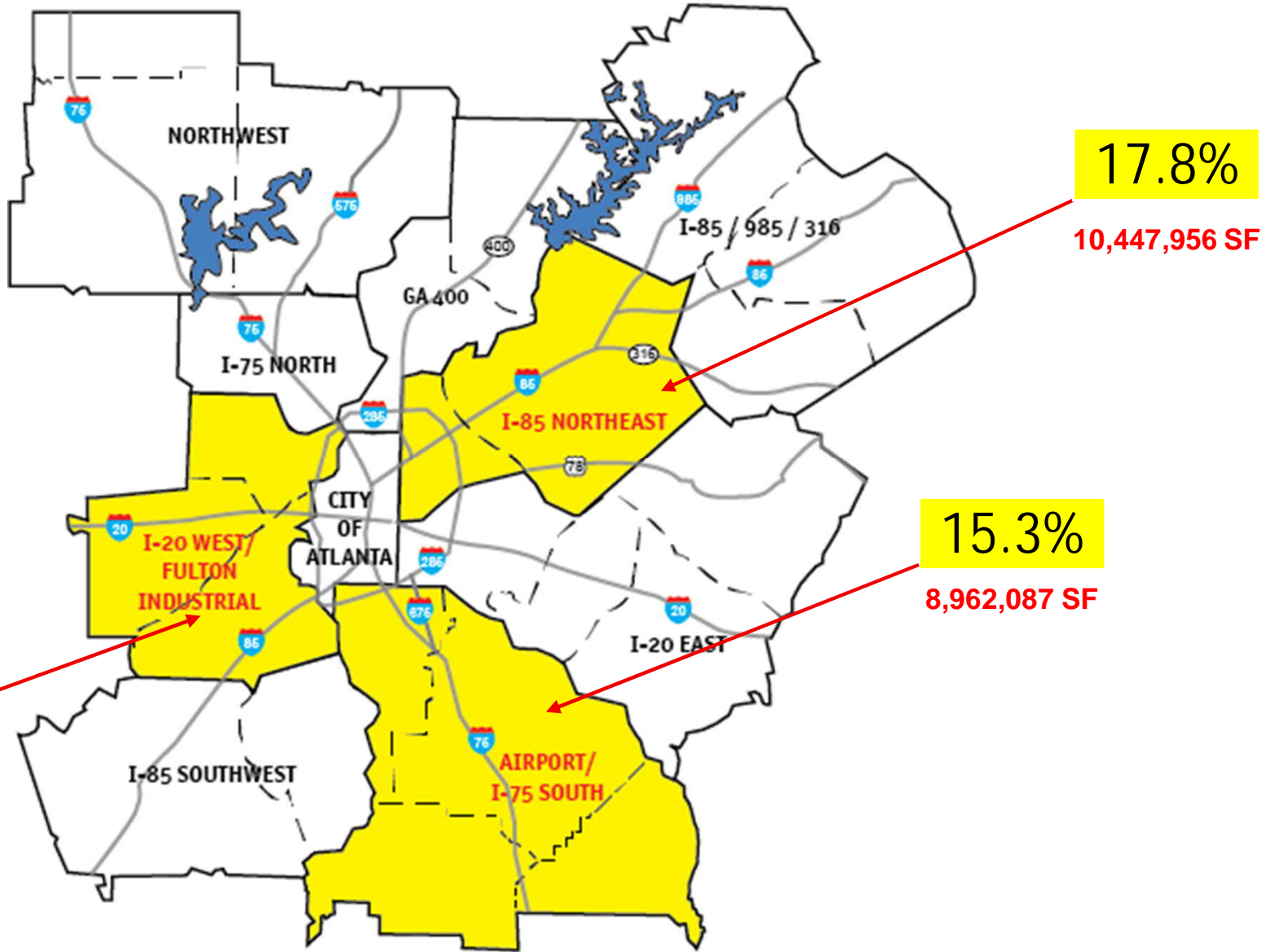
Distribution Hot Markets

4 Rolling Quarters Construction



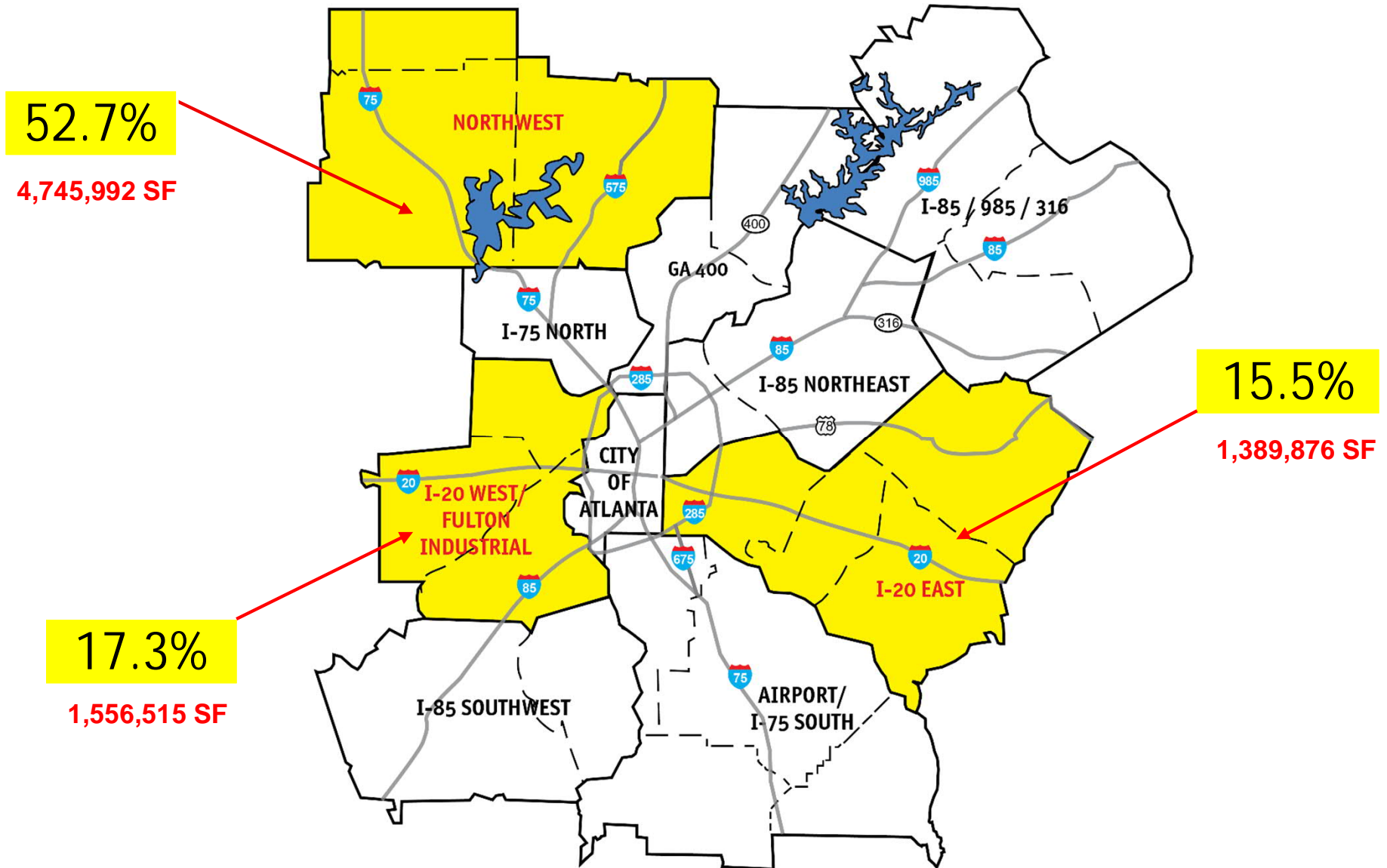
Distribution Hot Markets

4 Rolling Quarters Activity



Distribution Hot Markets

4 Rolling Quarters Net Absorption



A Roller Coaster Ride

- ❖ Activity was 58.6 MSF, down 1.9MSF from last quarter
- ❖ Net absorption for the quarter was -2.8 MSF, after two consecutive quarter of positive net absorption, 4 rolling quarters remained positive with 2.2 MSF
- ❖ New construction went down by over half that last quarter to 1.5 MSF with five BTS projects totaling a mere 149 K SF – the 4 rolling quarters of construction was 9.4 MSF: 69.6% Spec, 30.4% BTS
- ❖ There was almost 217 million square feet of new construction over the last 8 years; availability rate rose 1.5% during the same time frame
- ❖ Availability rate is 12.8%, up 0.4% from last quarter – 119.3 MSF available
- ❖ Sublease space is 12.4% of the available space – 14.8 MSF
- ❖ US jobs created during the 1st quarter totaled 522,000 (143 K Jan., 151 K Feb. & 228 K March)
- ❖ Unemployment rates: Atlanta 3.6% ↑, Georgia 3.6% ↓, US 4.2% ↑
(February for Atlanta & Georgia & March for US from the Bureau of Labor Statistics)
- ❖ US Manufacturing index: January: 50.9%, February: 52.7% and March: 50.2%
(from Trading Economics)

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