



King

***Industrial
Realty, Inc.***

**CORFAC**
INTERNATIONAL

Presents:

Atlanta Industrial Market

Third Quarter 2025

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The Atlanta Industrial Market

FrankenSim leading the way to Better Times in 2026



The Atlanta Industrial Market

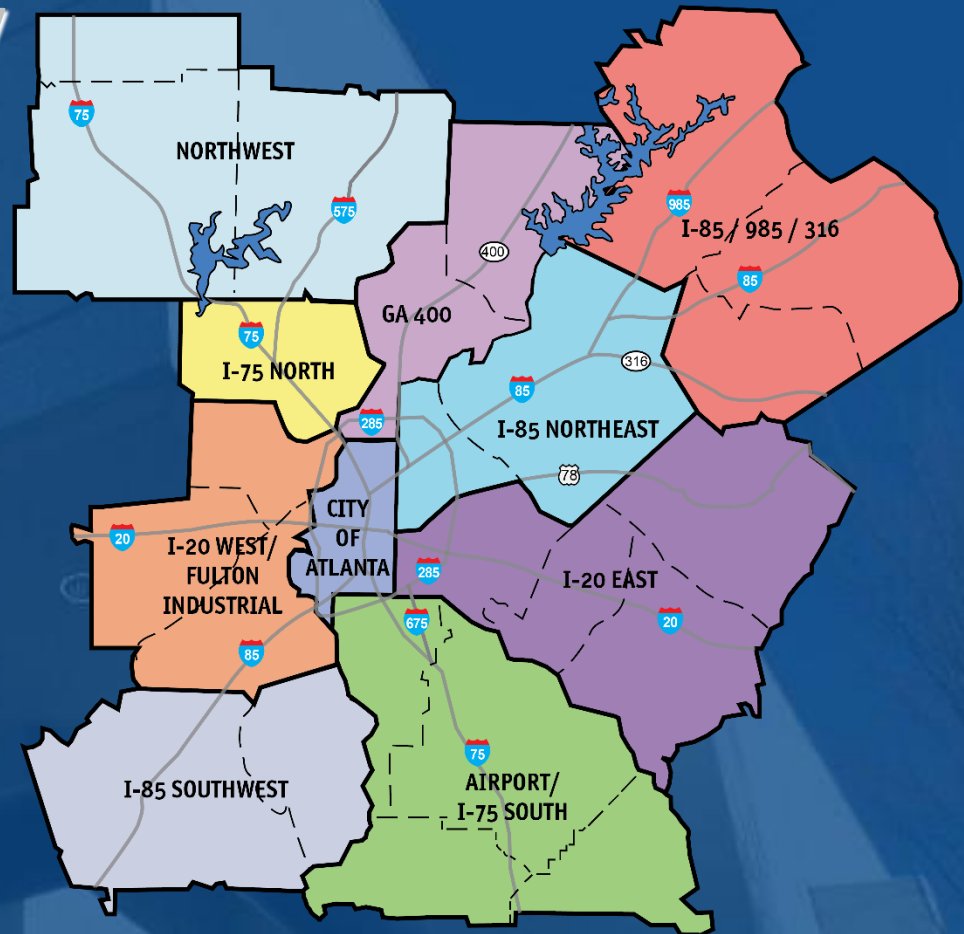
➤ PinPointsm Technology

- ❖ Custom designed
- ❖ Inventory every quarter

10 Regions

(distribution & service)

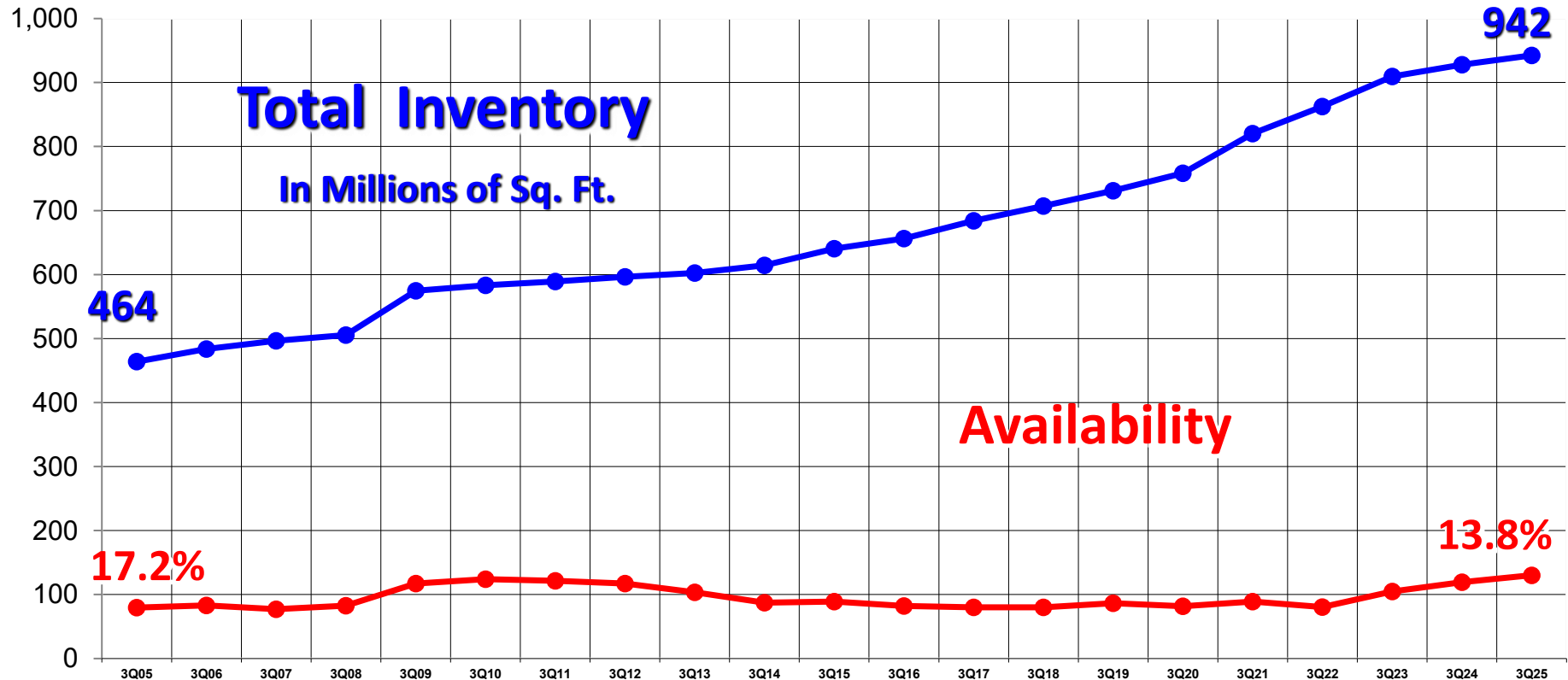
- ❖ 971 million sq. ft.
- ❖ 16,951 buildings
- ❖ 28,063 businesses



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

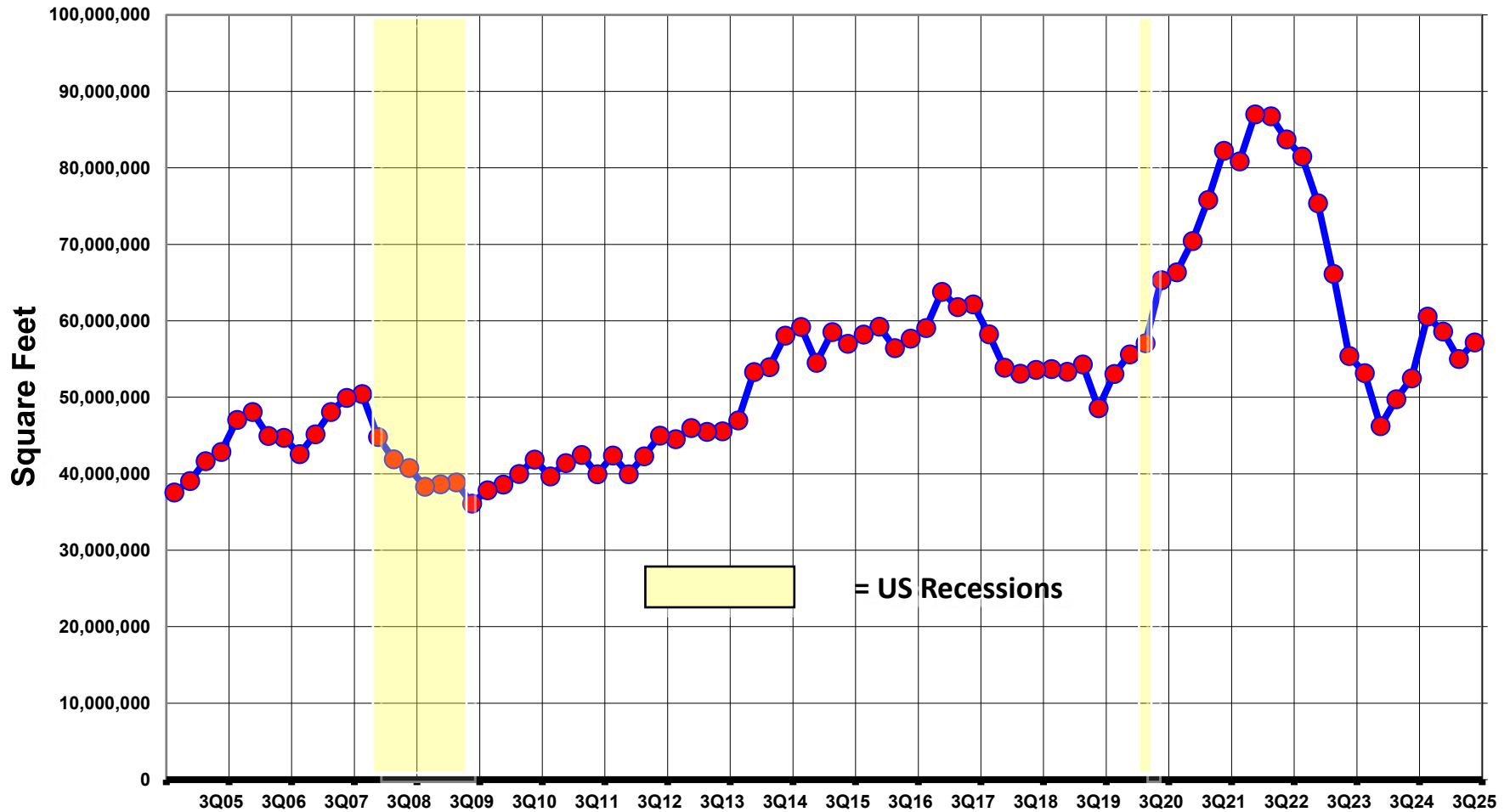
2005-2025



*

* Analysis expanded to include 8 additional counties.

Activity 2005-2025

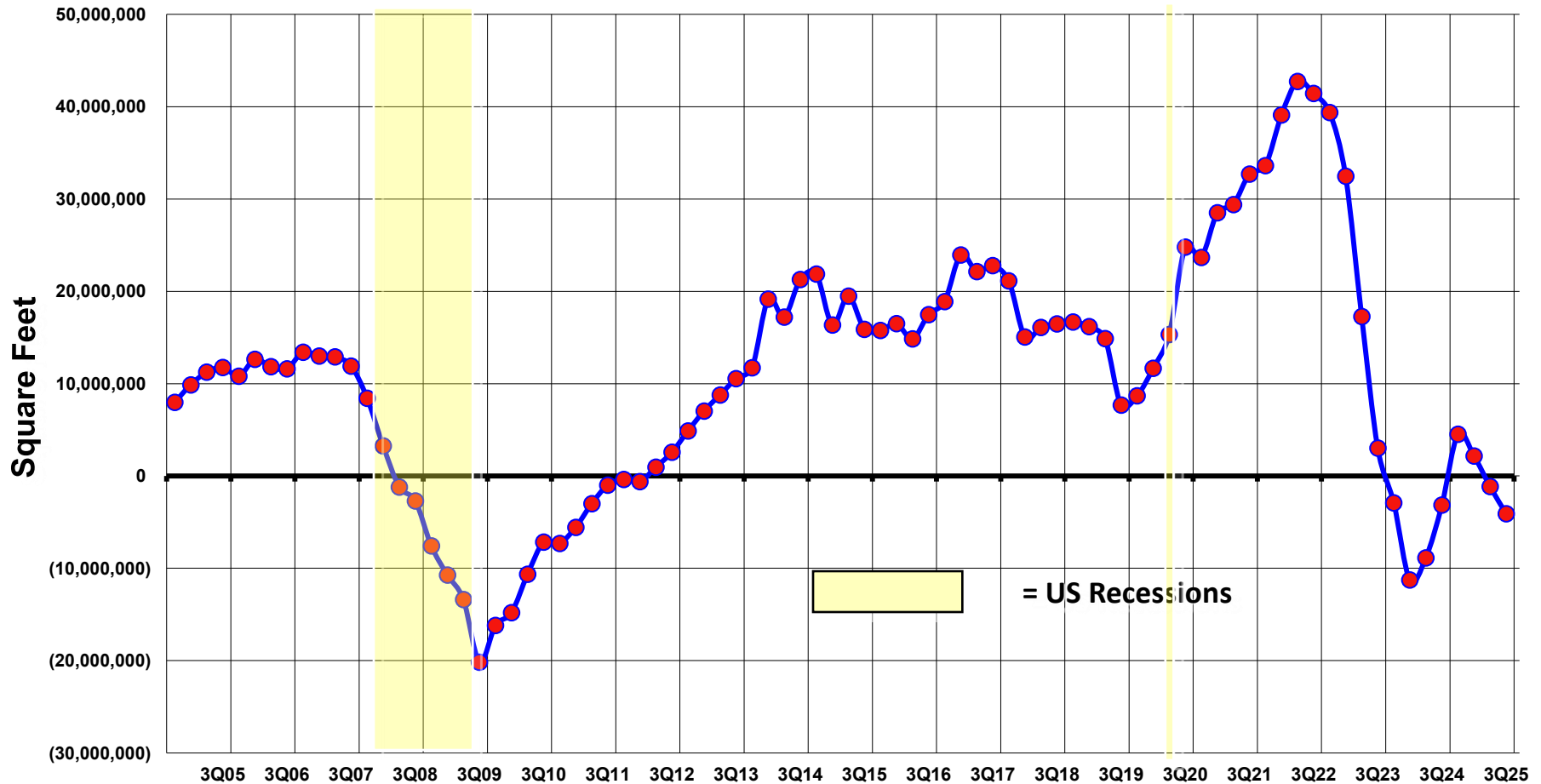


Numbers represent four rolling quarters.

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Absorption

2005-2025

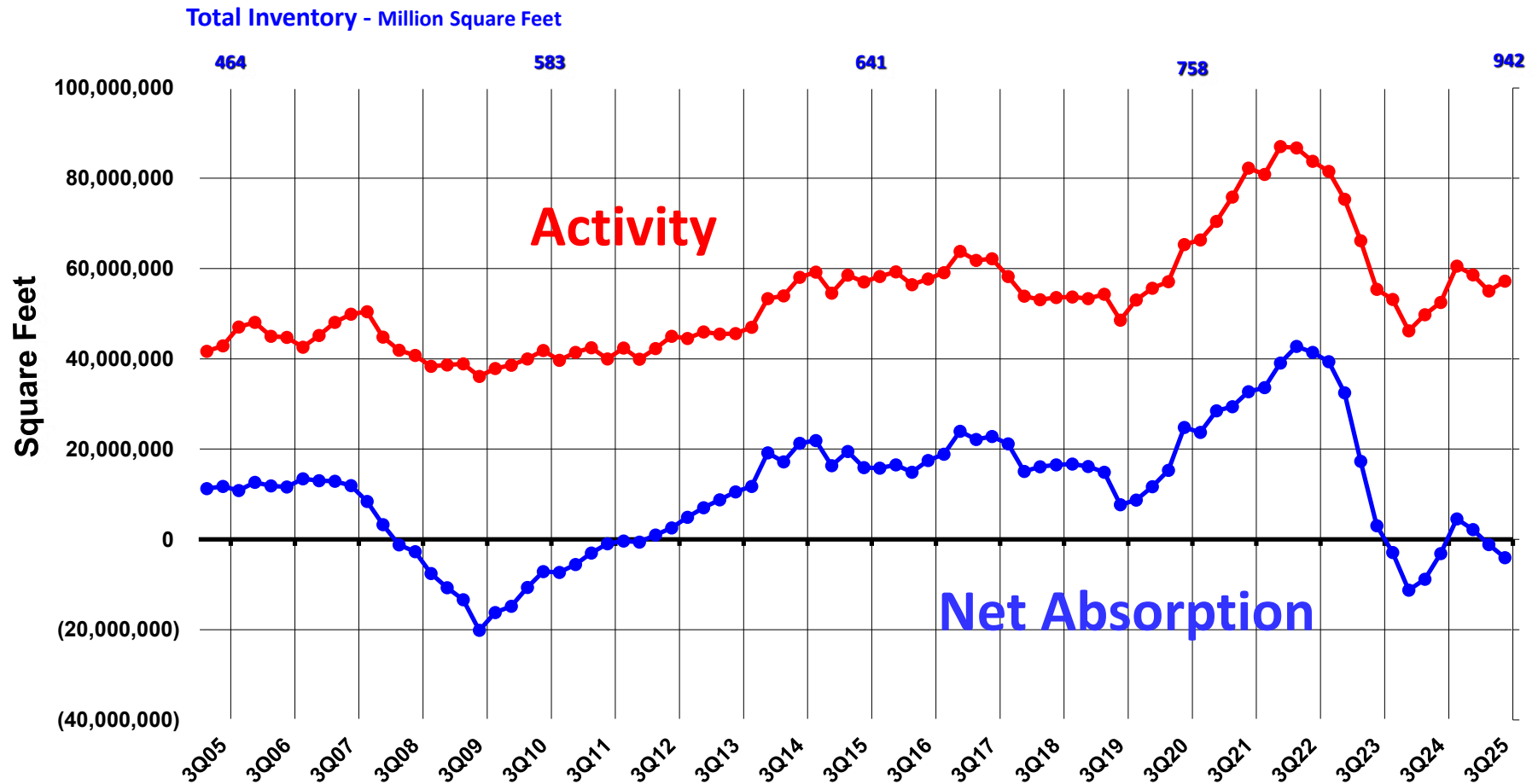


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Absorption & Activity

2005-2025



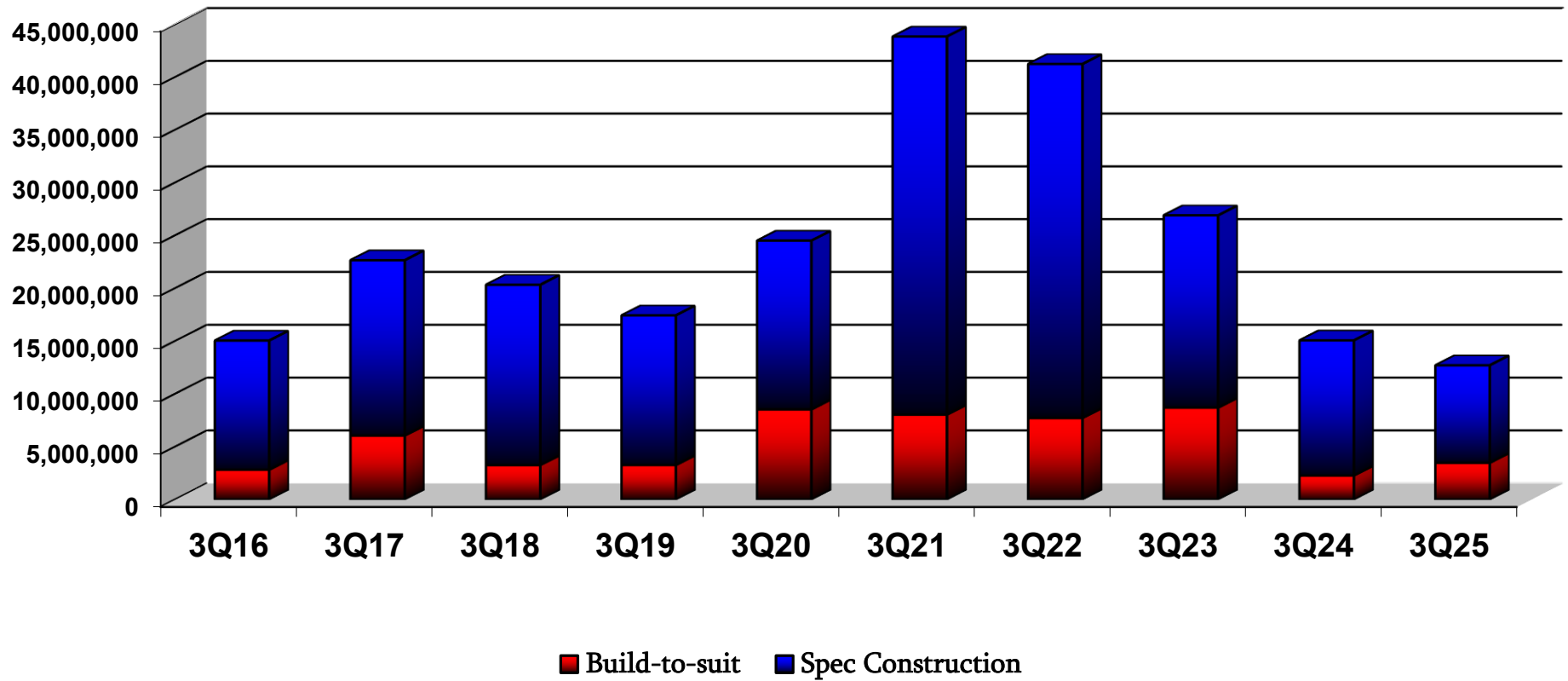
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New Construction

2016-2025

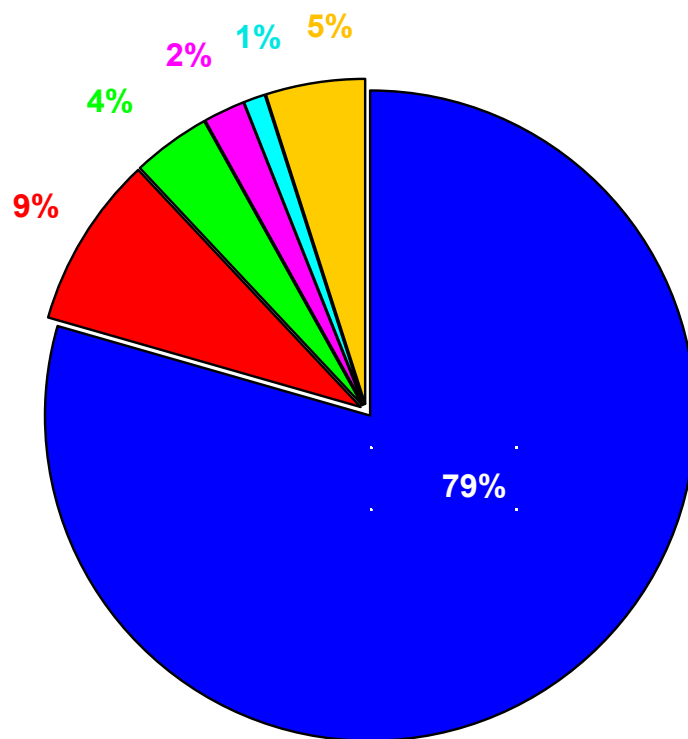
Square Feet



Numbers represent four rolling quarters.

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Deals Completed



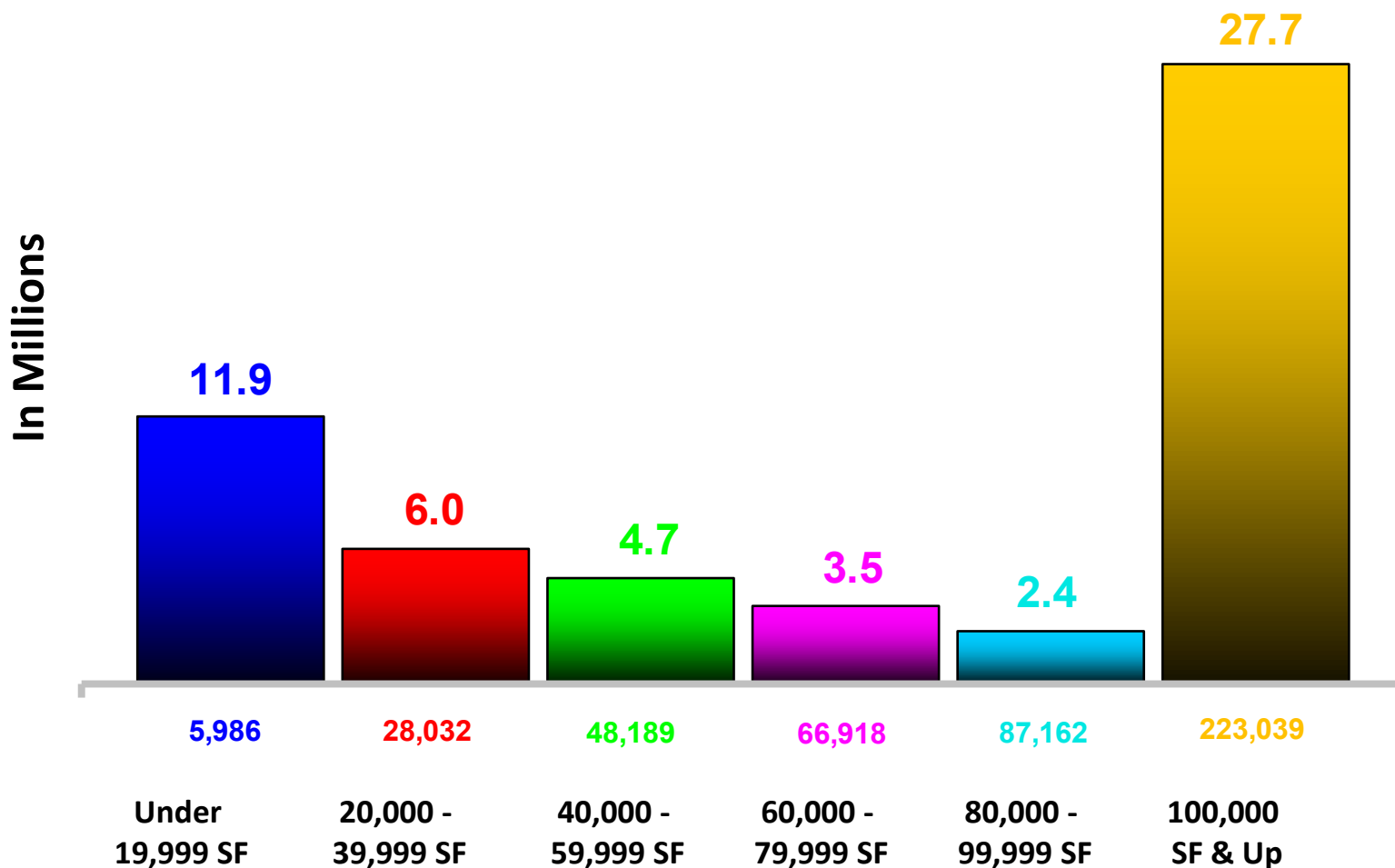
- Under 19,999 SF
1,994 Deals
- 20,000-39,999 SF
215 Deals
- 40,000-59,999 SF
98 Deals
- 60,000-79,999 SF
52 Deals
- 80,000-99,999 SF
27 Deals
- 100,000 & up
124 Deals

TOTAL # of DEALS:
2,510

Numbers represent four rolling quarters.

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Square Feet Leased

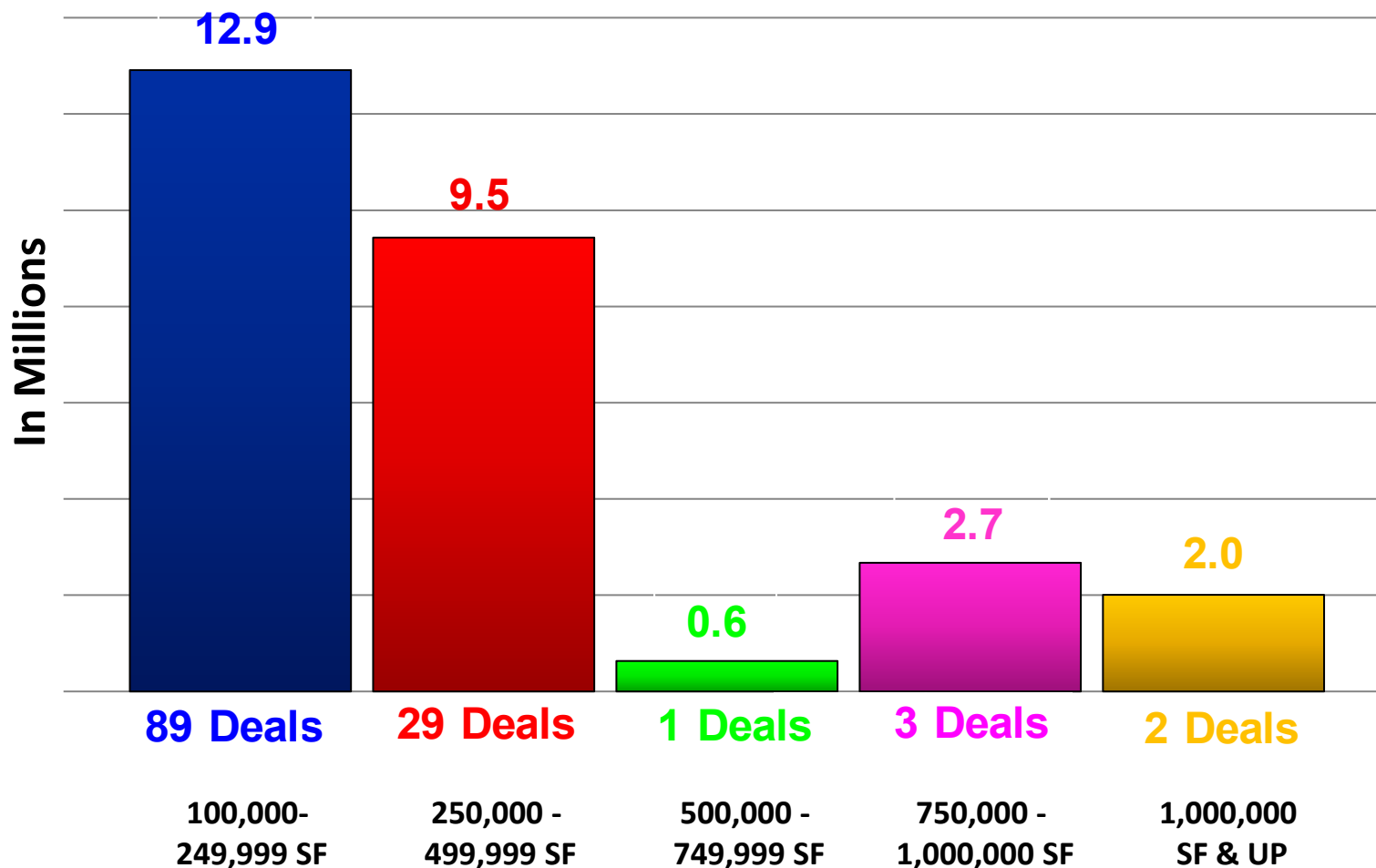


Numbers represent four rolling quarters.

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Square Feet Leased

100,000 +



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Largest Deals as of 3Q25

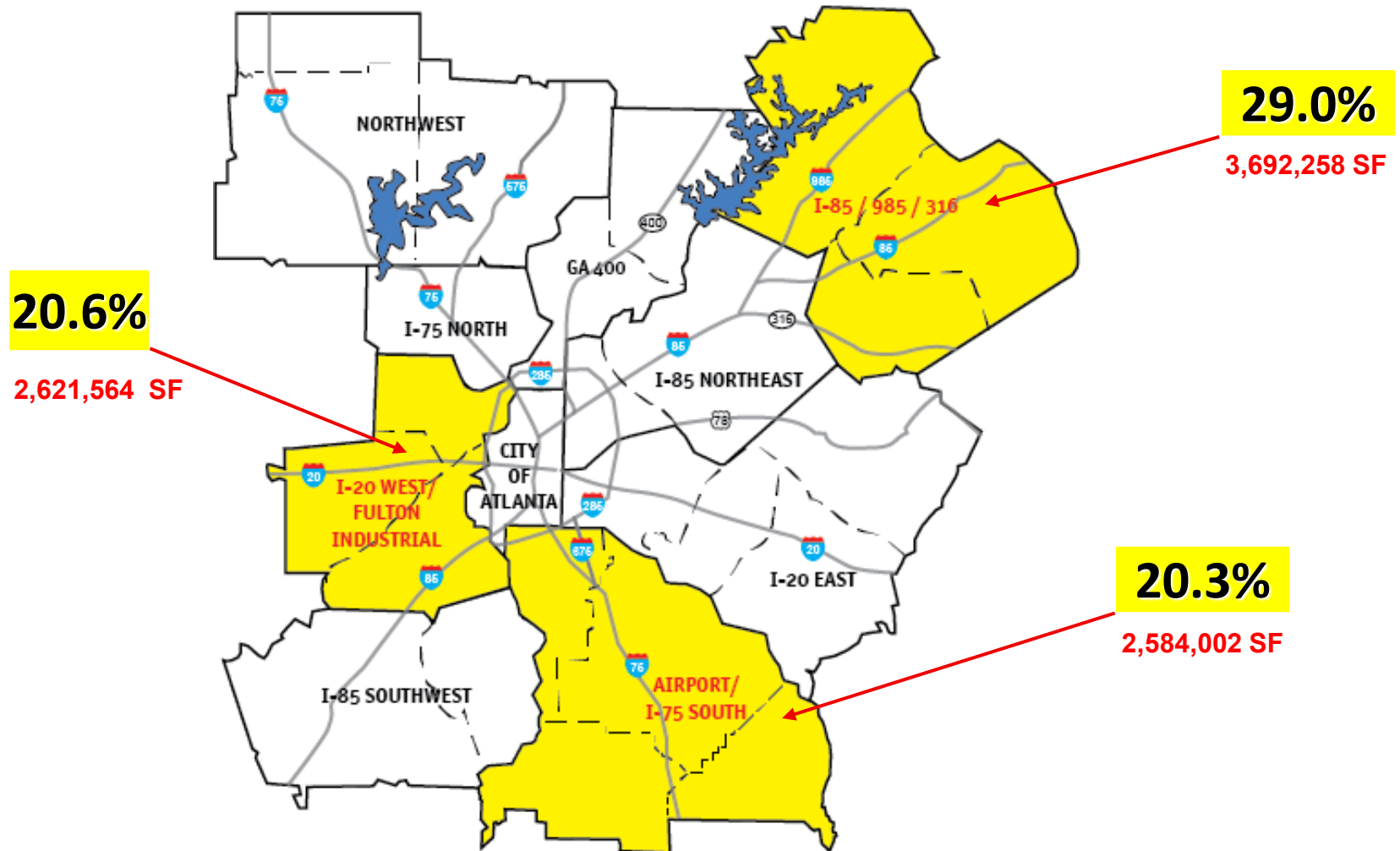
4 Rolling quarters



Company	Sq.Ft.
GreenBox Systems, LLC / Symbotic	1,006,500
Living Spaces Furniture	1,001,424
CJ Foodville USA, Inc.	968,752
Edgeconnex, Inc.	880,000
US eLogistics Service Corp. / CIRRO FulFillment	633,300
Geodis/Wilson USA, Inc.	499,500
Ball Corp.	418,192
Tractor Supply Co.	404,505
EAE Group/EAE USA, Inc	388,800
Allen Distribution, LP	374,881

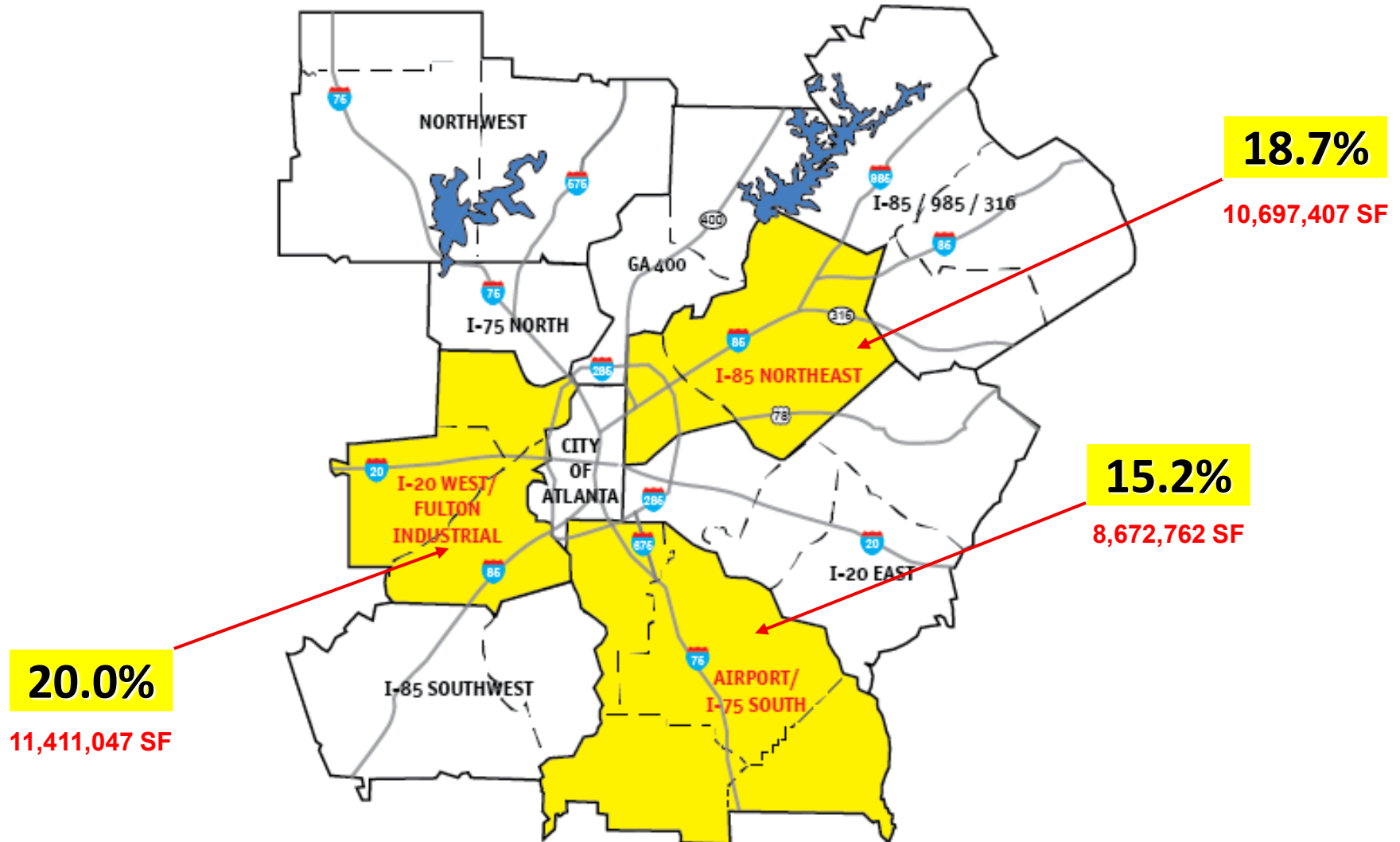
Distribution Hot Markets

4 Rolling Quarters Construction



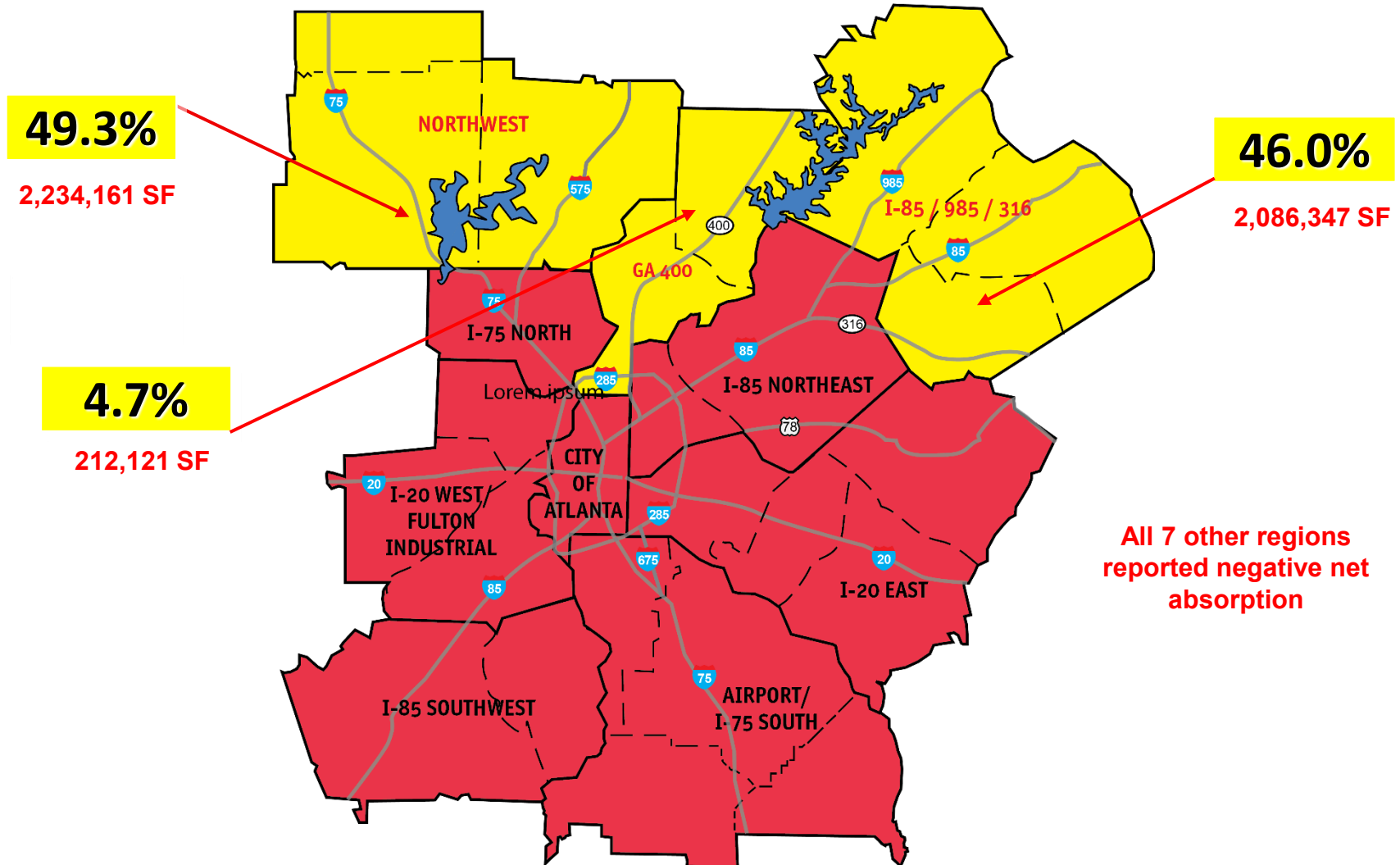
Distribution Hot Markets

4 Rolling Quarters Activity



Distribution Hot Markets

4 Rolling Quarters Net Absorption



Atlanta Market Bumpy Now...

Looking Forward to 2026!



- ❖ Activity was up to 1.5 MSF for the quarter and 6.7 MSF for the 4 rolling quarters
- ❖ Net absorption for the quarter was -685,048 SF, an improvement over the -5.2 MSF seen 2Q25, 4 rolling quarters fell further to negative 4.1 MSF
- ❖ New construction rose slightly again to 3.9 MSF with seven BTS projects totaling 627,935 SF – the 4 rolling quarters of construction rose to 12.7 MSF: 72.6% Spec, 27.4% BTS
- ❖ There was 212 million square feet of new construction over the last 8 years; availability rate rose 2.1% during the same time frame
- ❖ Availability rate is 13.8%, up 0.2% from last quarter – 130.2 MSF available
- ❖ Sublease space rose 0.9% to 14.0% of the available space – 18.2 MSF
- ❖ US jobs created during the 3rd quarter totaled 63,000
(July: 73 K, August: 22 K & no Sept report; ADP reported a loss of 32 K in Sept)
- ❖ Unemployment rates: Atlanta 3.5% ↔, Georgia 3.4% ↓, US 4.3% ↑
(Aug stats for Atlanta, Georgia and the US from the Bureau of Labor Statistics)
- ❖ US Manufacturing index: July: 48.0%, Aug: 48.7% and Sept: 49.1% (from Trading Economics)

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“Converting Market Knowledge to Client Advantage.”