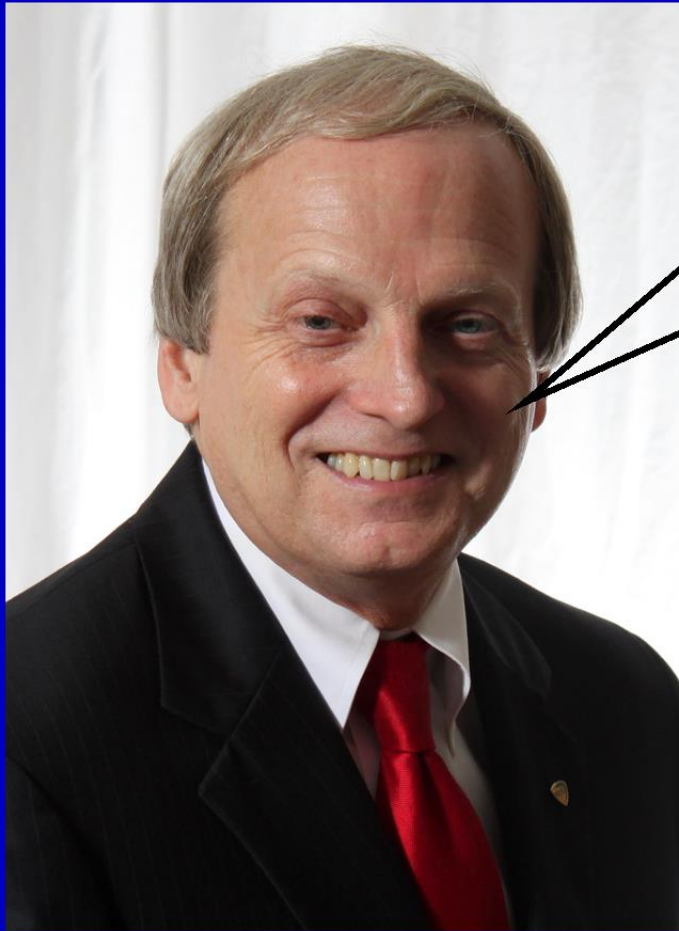


King *Industrial
Realty, Inc.*

**Atlanta Industrial Market
Second Quarter 2016**



**ATLANTA'S
INDUSTRIAL
MARKET IS
SIZZLING HOT!**

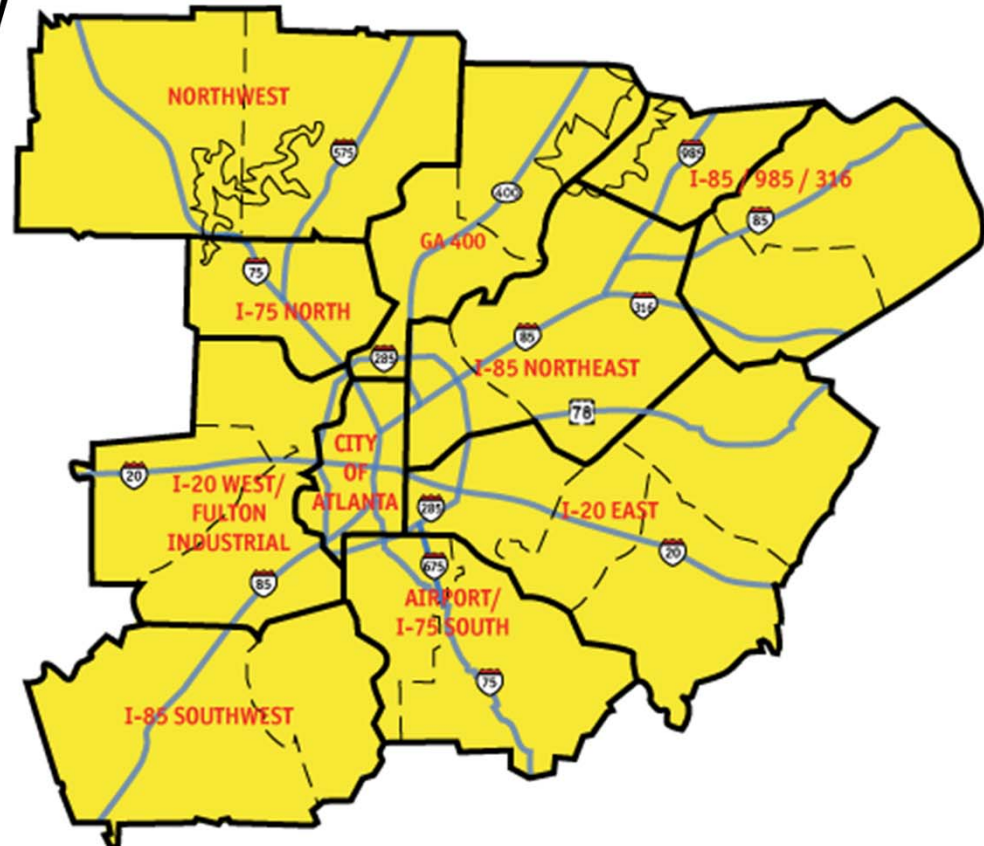


➤ PinPointsm Technology

– 10 Regions

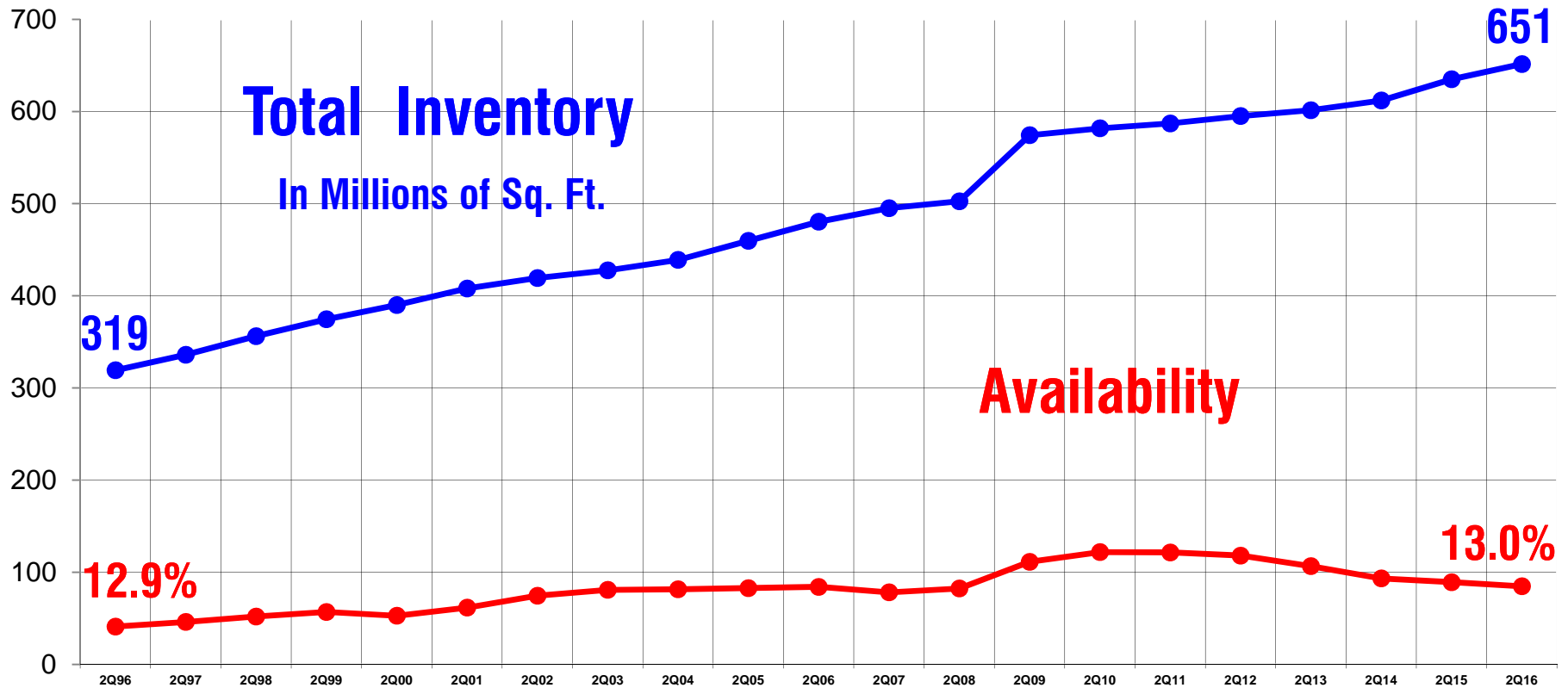
(distribution & service)

- 677 million sq. ft.
- 13,955 buildings
- 23,492 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.

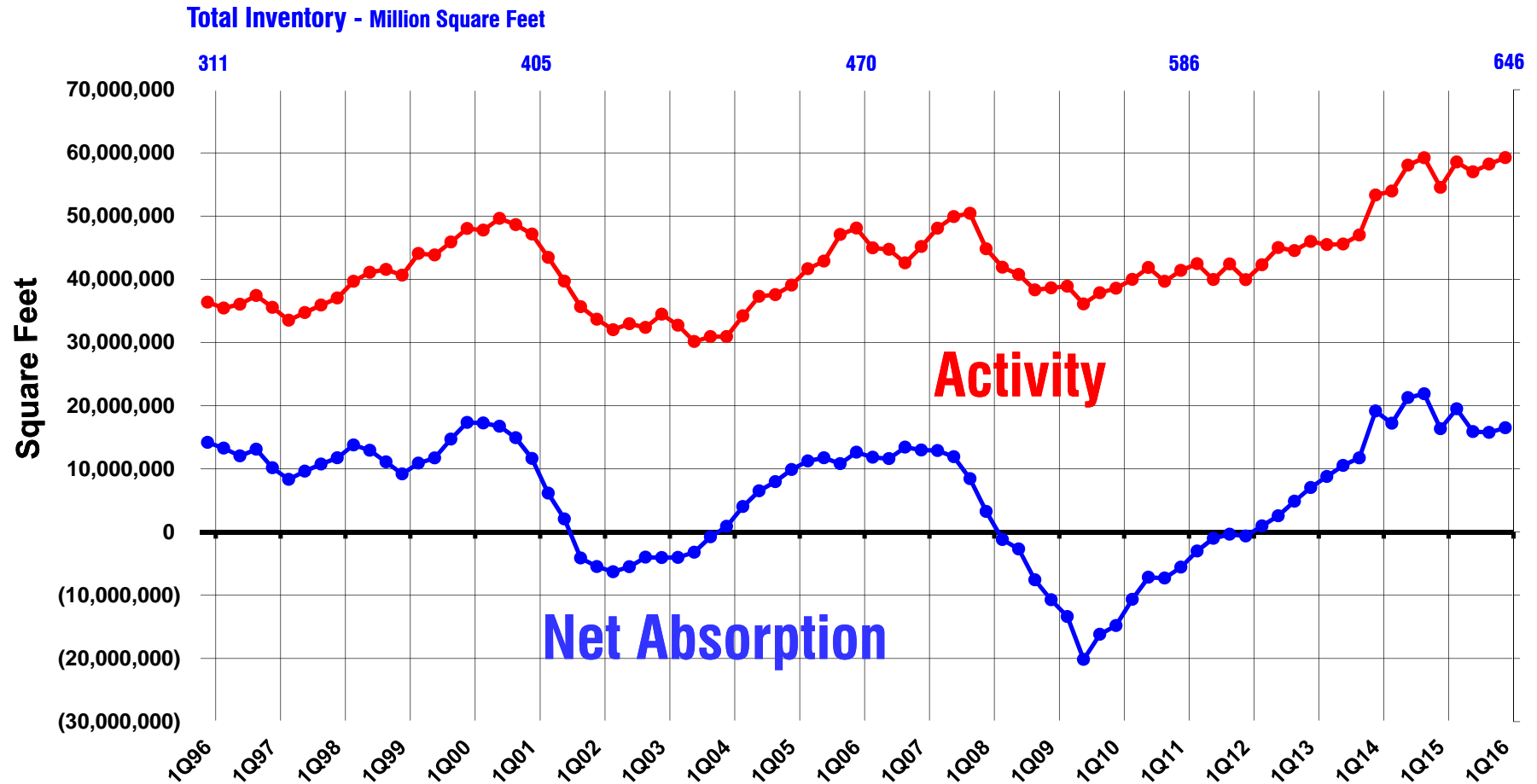
Distribution Inventory: 1996-2016



*

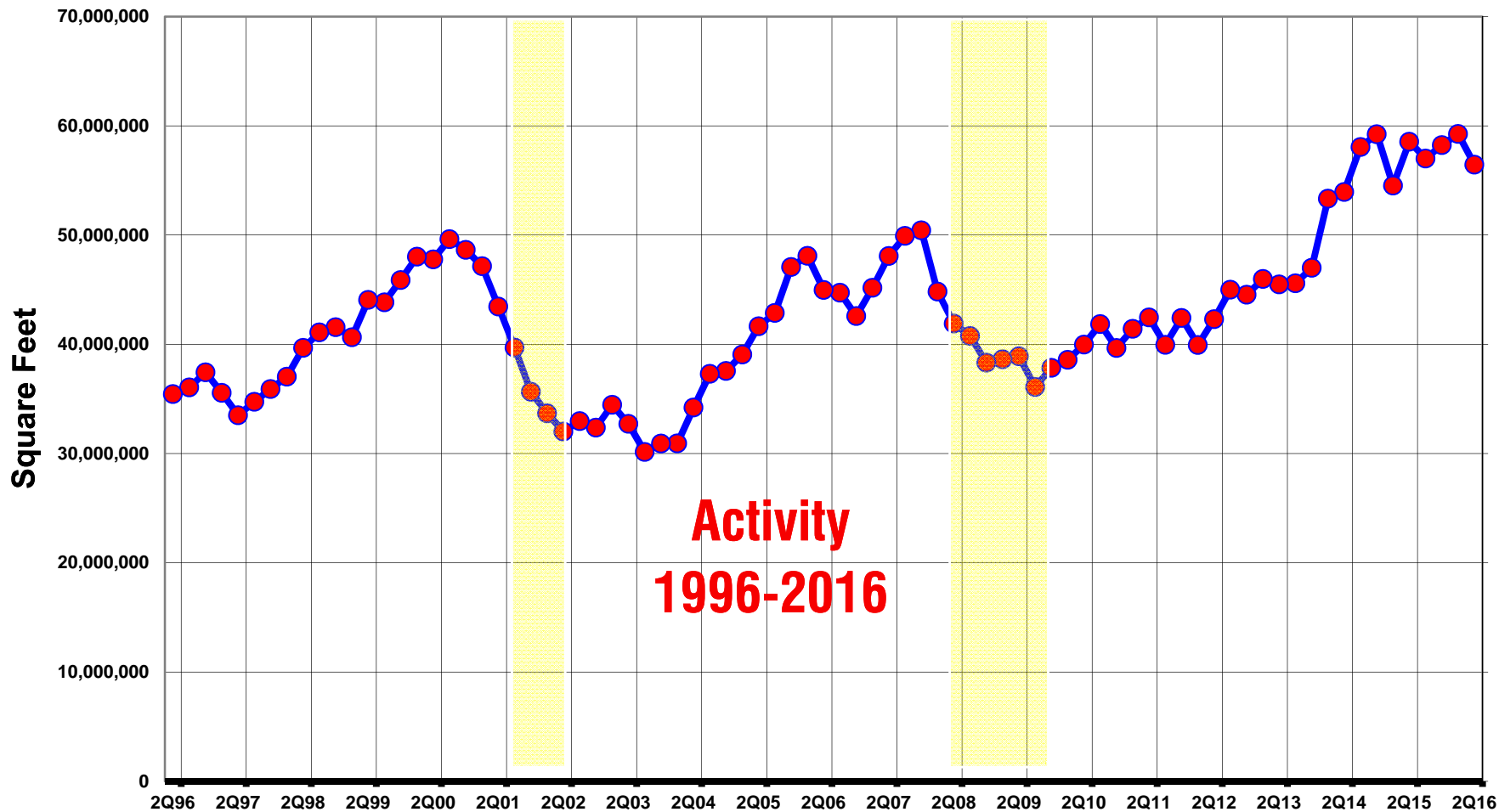
* Analysis expanded to include 8 additional counties.

Absorption and Activity



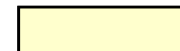
Numbers represent four rolling quarters as of 2Q 2016.

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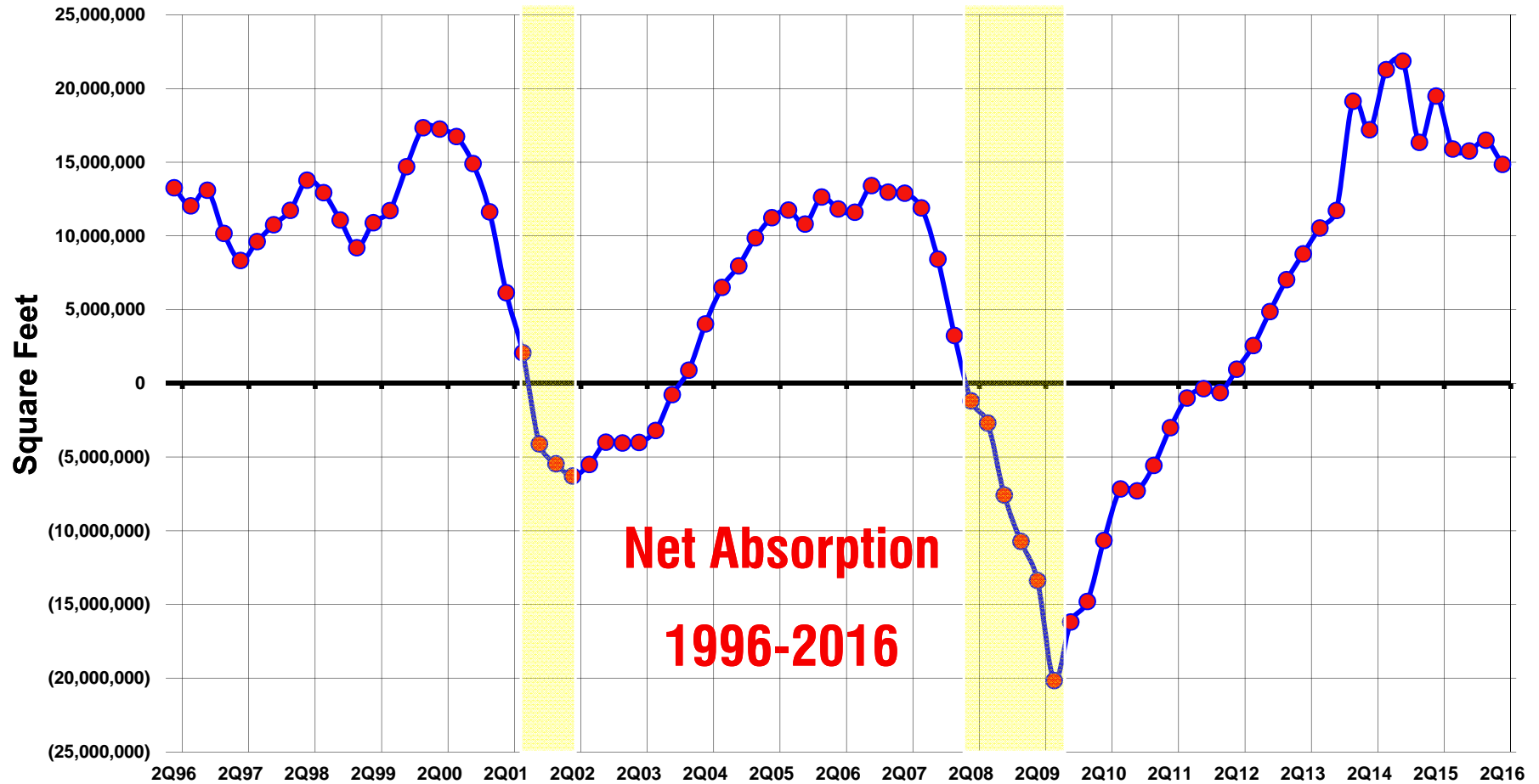


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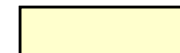


= US Recessions



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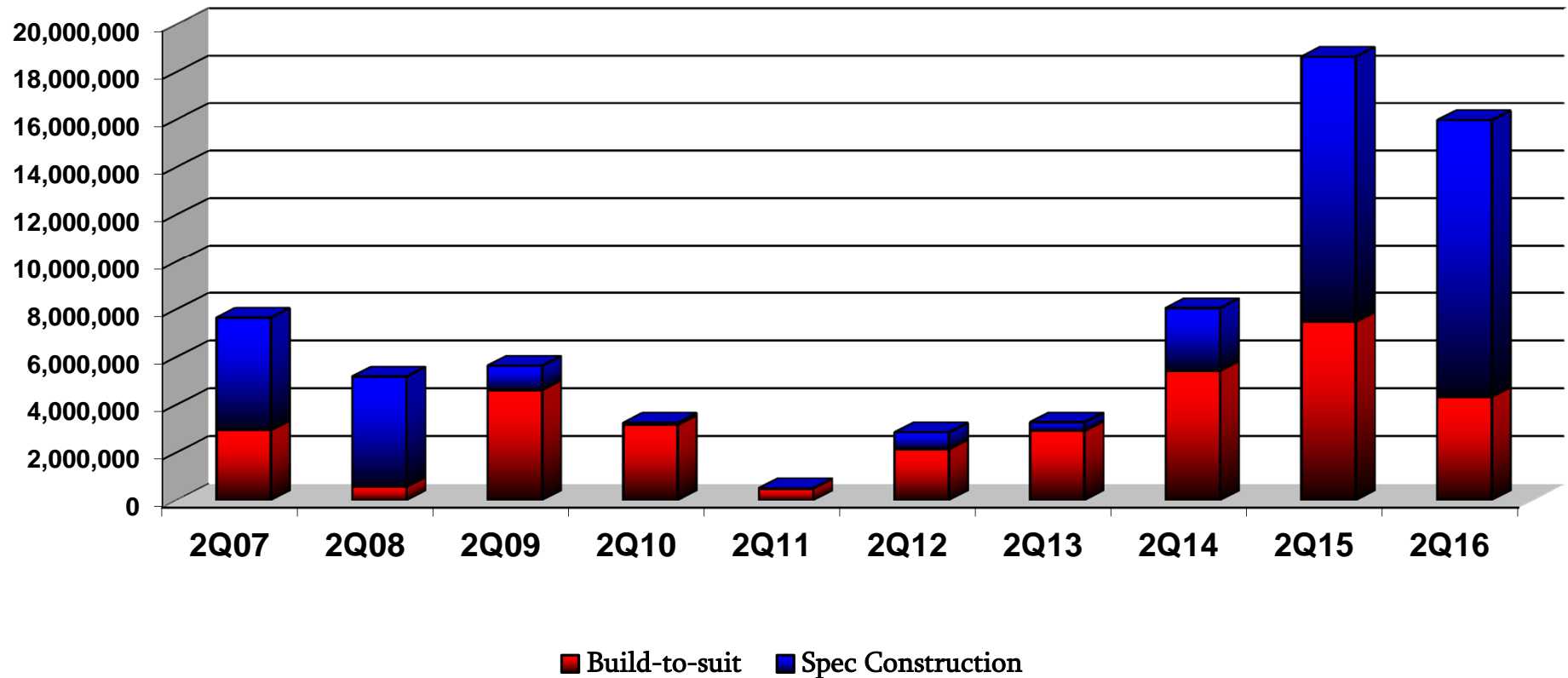


= US Recessions

New Construction: 2007-2016



Square Feet

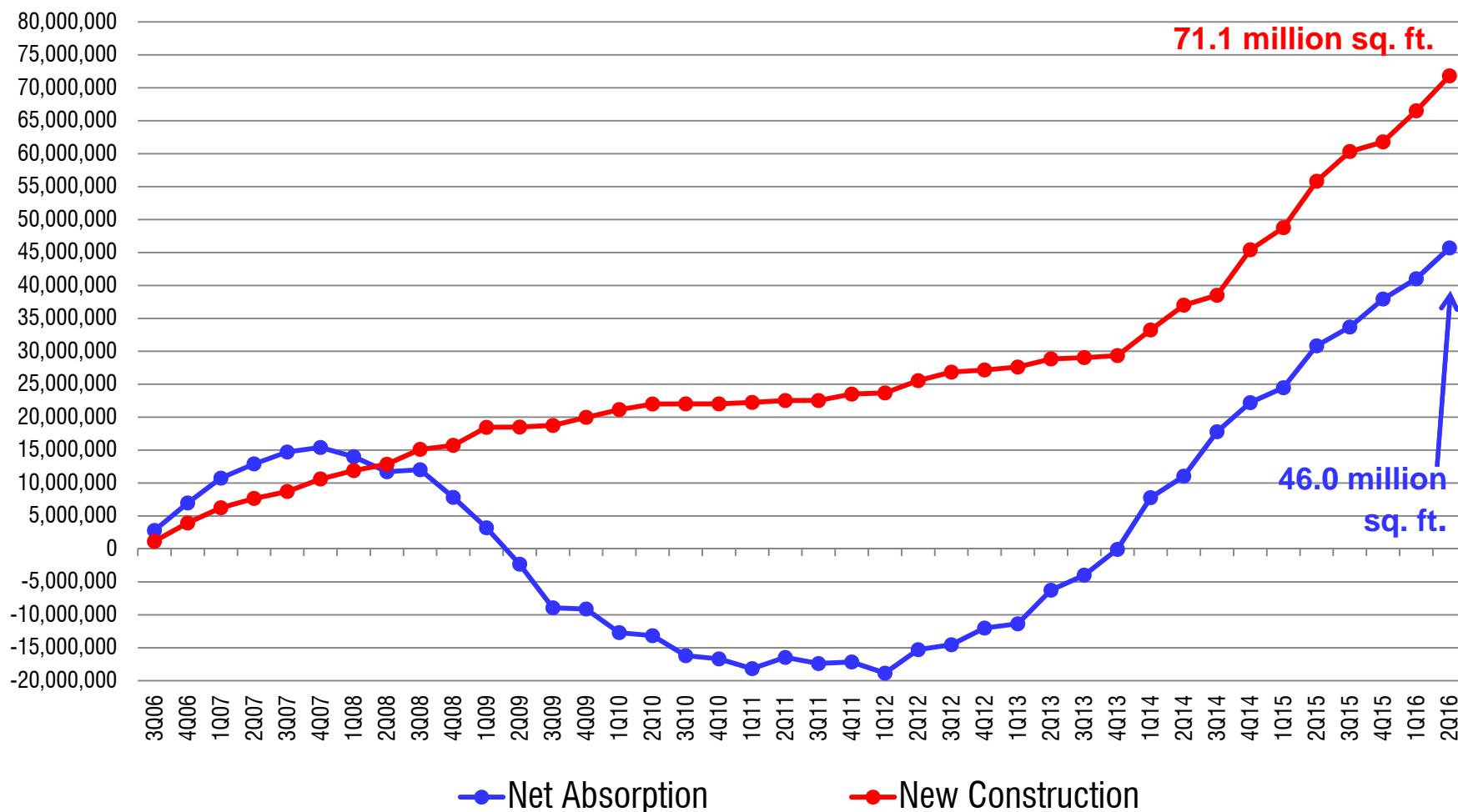


Numbers represent four rolling quarters as of 2Q 2016.

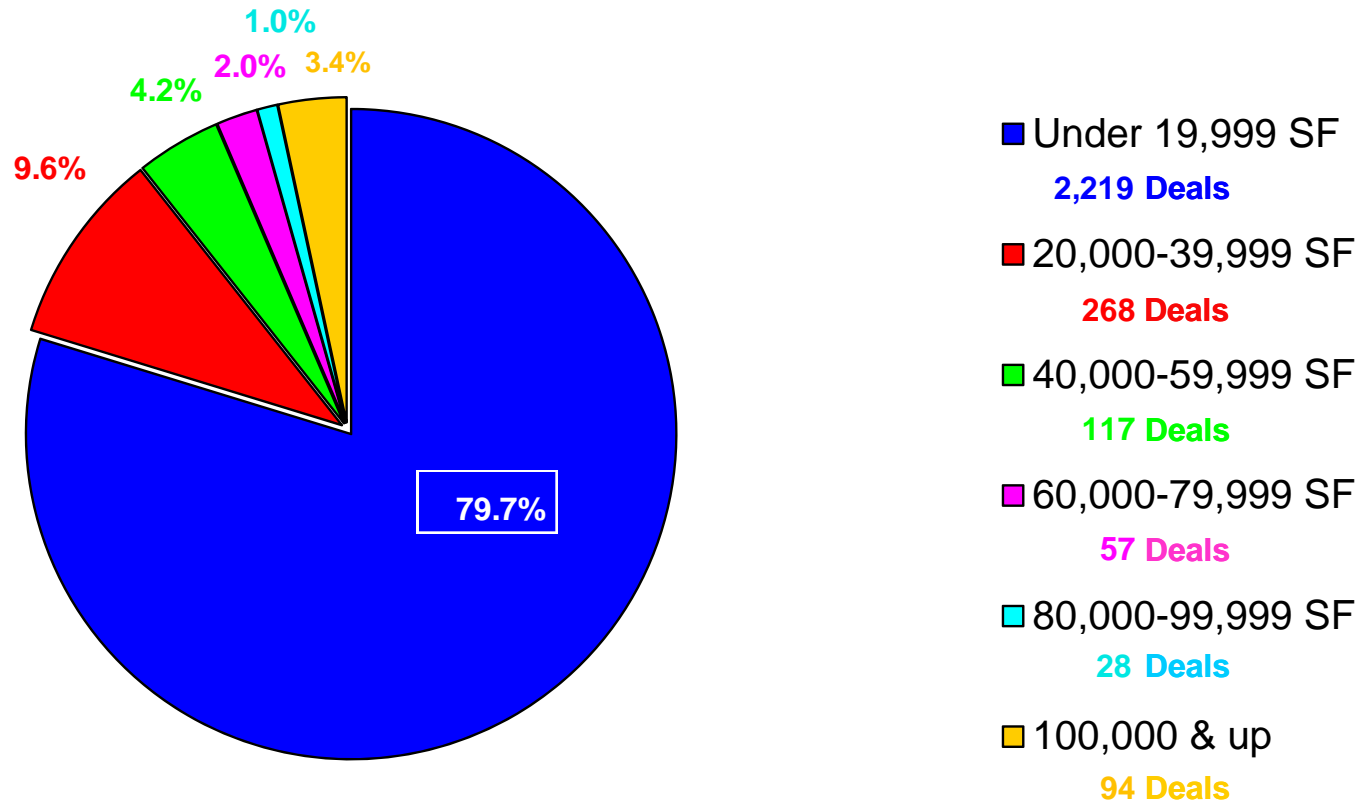
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10 Year Cumulative Net Absorption vs. Construction

KING



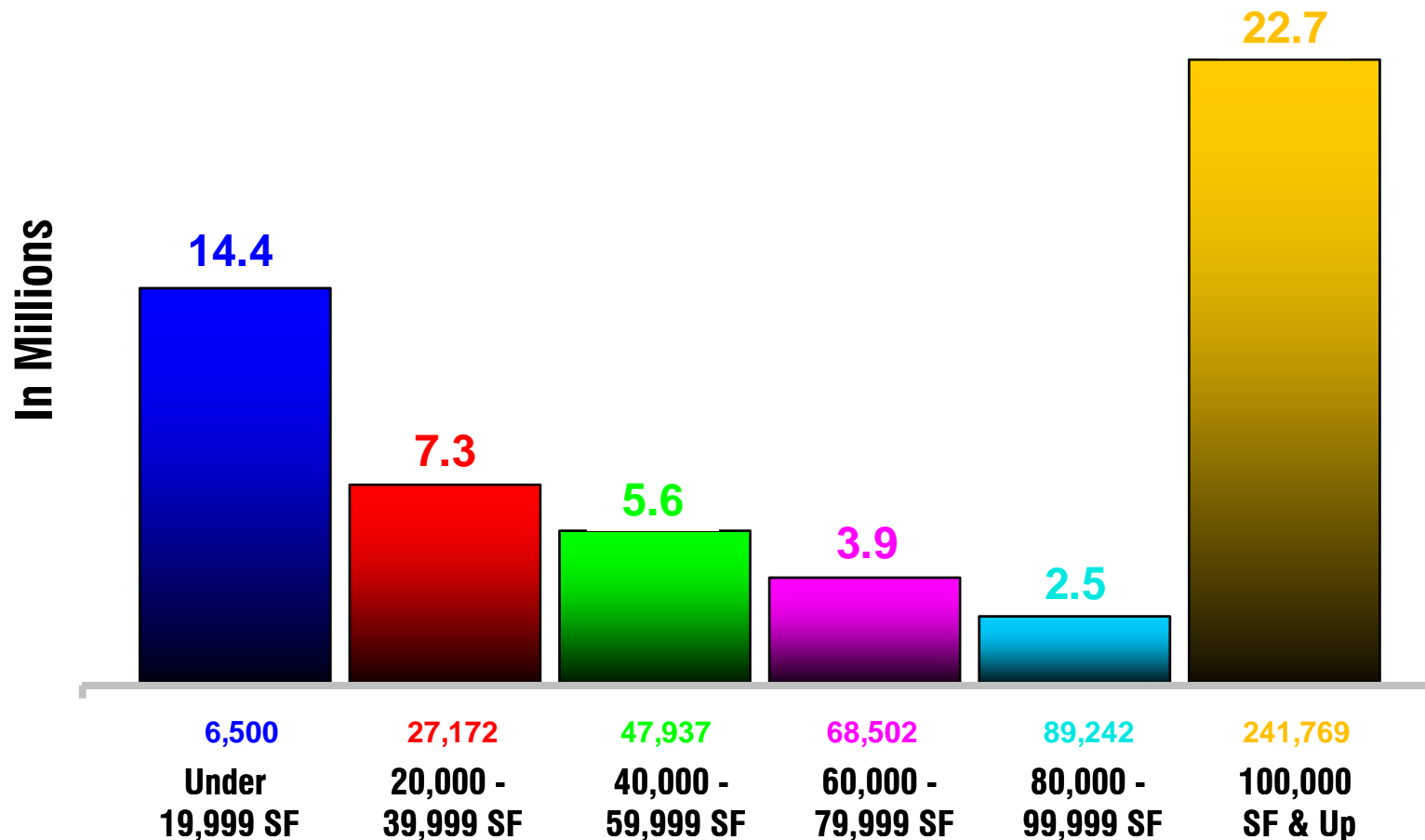
Deals Completed



Numbers represent four rolling quarters as of 2Q 2016.

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Square Feet Leased

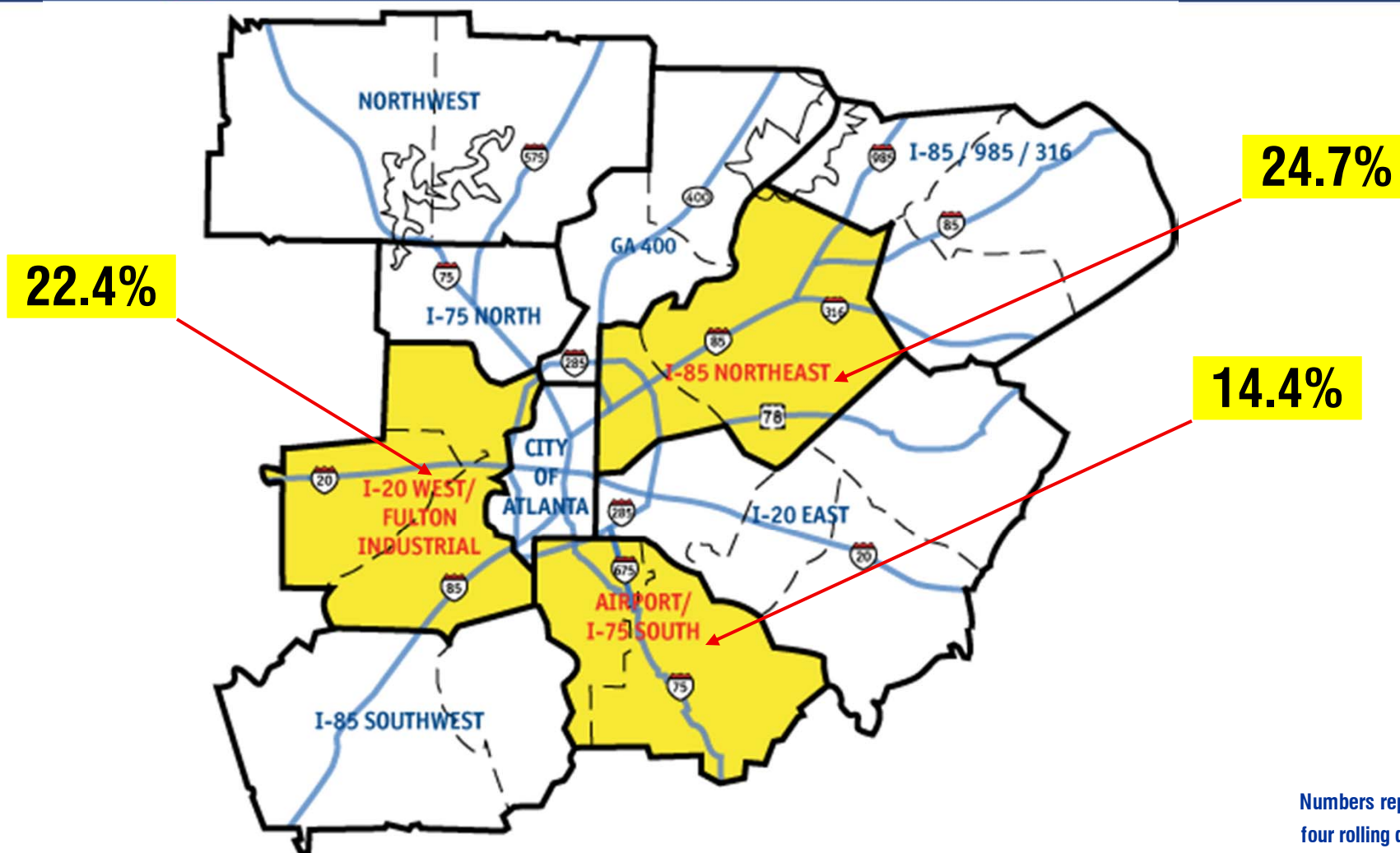


Numbers represent four rolling quarters as of 2Q 2016.

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Distribution Hot Markets

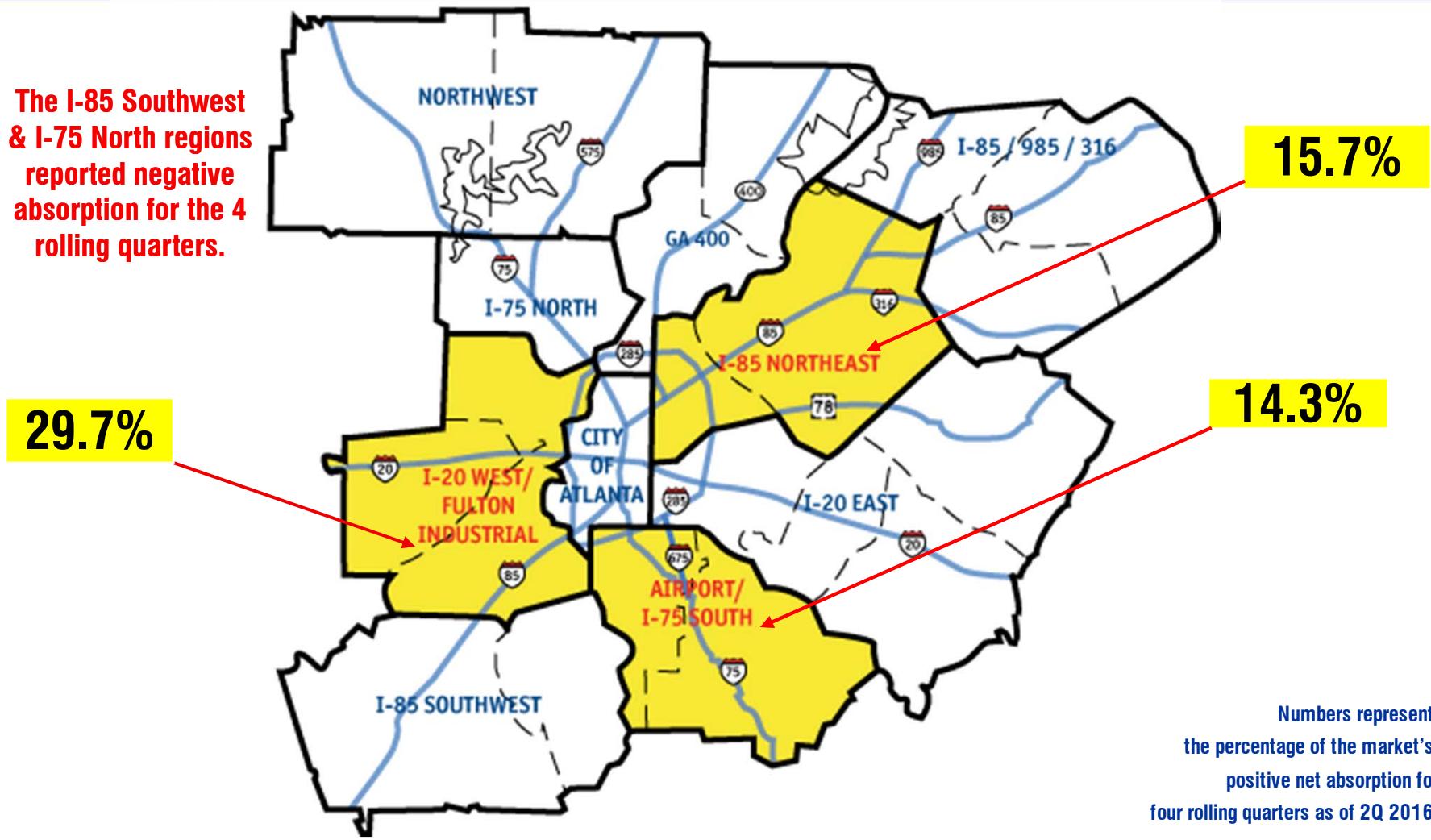
2016 Activity



Numbers represent
four rolling quarters
as of 2Q 2016.

Distribution Hot Markets 2016 Absorption

The I-85 Southwest & I-75 North regions reported negative absorption for the 4 rolling quarters.



Numbers represent the percentage of the market's positive net absorption for four rolling quarters as of 2Q 2016.

HOTLANTA

- 56.4 million sf of activity, 10 consecutive quarters above 53 million sf
- 14.9 million sf of positive net absorption, 17th consecutive quarter of positive net absorption
- 16.0 million sf of construction – **73% Spec, 27% BTS**
- 2+ years of record breaking numbers in activity, absorption & construction
- Sublease spaces remained steady at 6% of all available space
- Lending environment is business friendly
- Declining unemployment rates – Atlanta ↓4.8%, Georgia ↓5.3%, US ↔4.9%
(May & June reports - US Bureau of Labor Statistics)
- Housing market continues to improve, still room for improvement
- National and international uncertainty still persists
(taxes, health care, border crisis, November election, issues with the Euro-Zone, the Middle East & China)

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