



Presents:

Atlanta Industrial Market Overview

First Quarter 2019

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The Atlanta Distribution Market



After that blip
in February...



**KEEP
CALM
AND
CARRY
ON**

The Atlanta Industrial Market



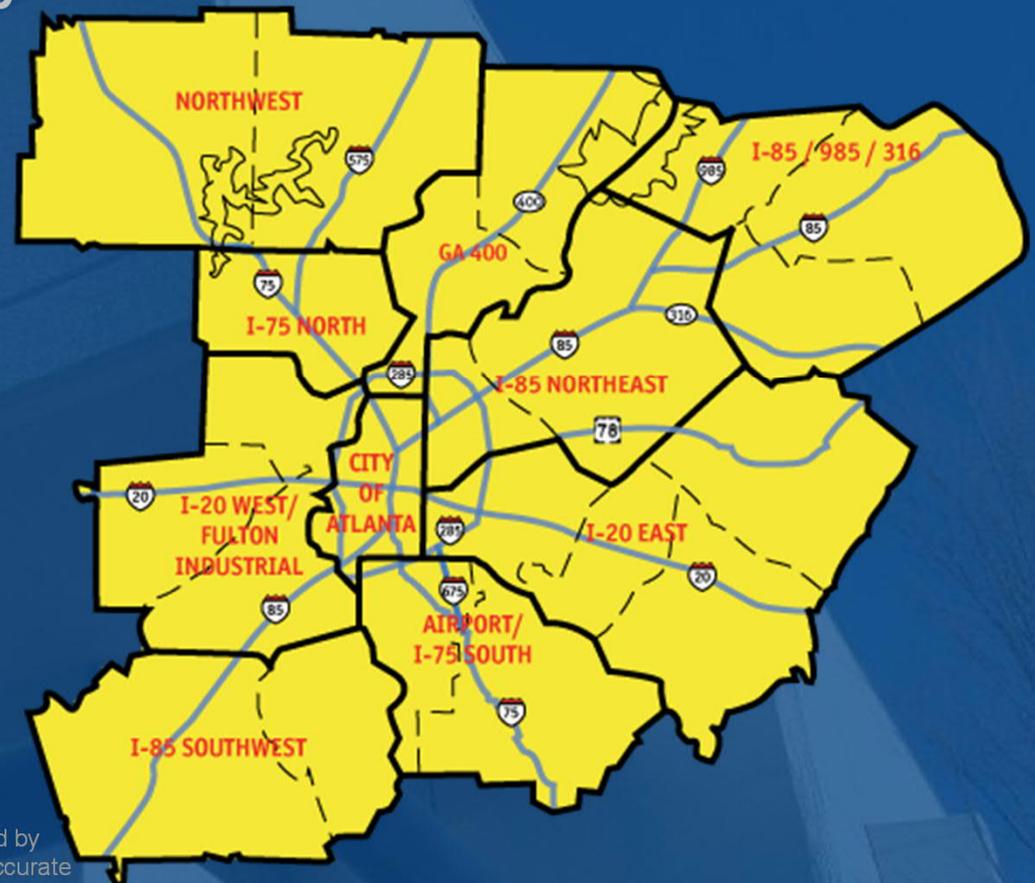
➤ PinPointsm Technology

- Custom designed
- Inventory every quarter

10 Regions

(distribution & service)

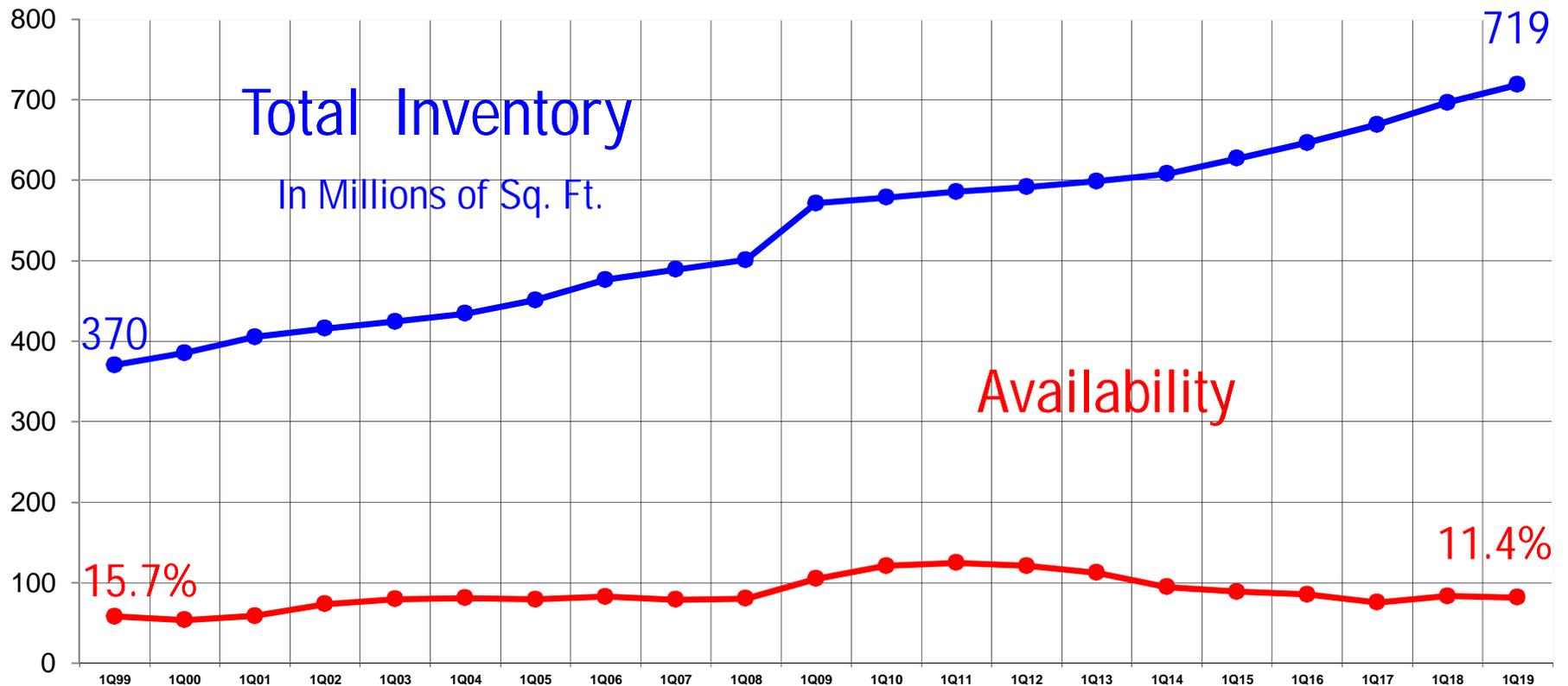
- 745 million sq. ft.
- 14,423 buildings
- 25,059 businesses



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

1999-2019



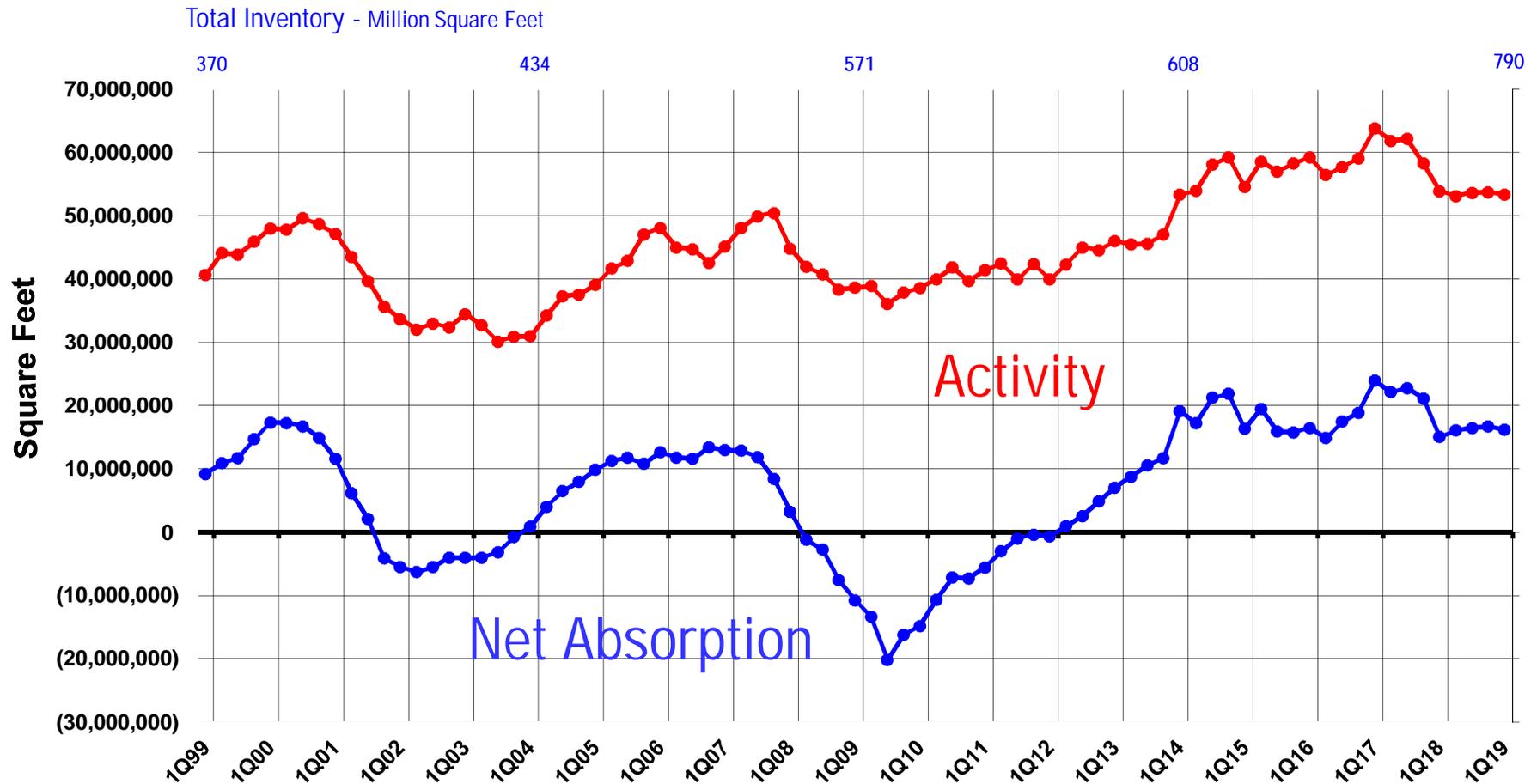
*

* Analysis expanded to include 8 additional counties.

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Absorption & Activity

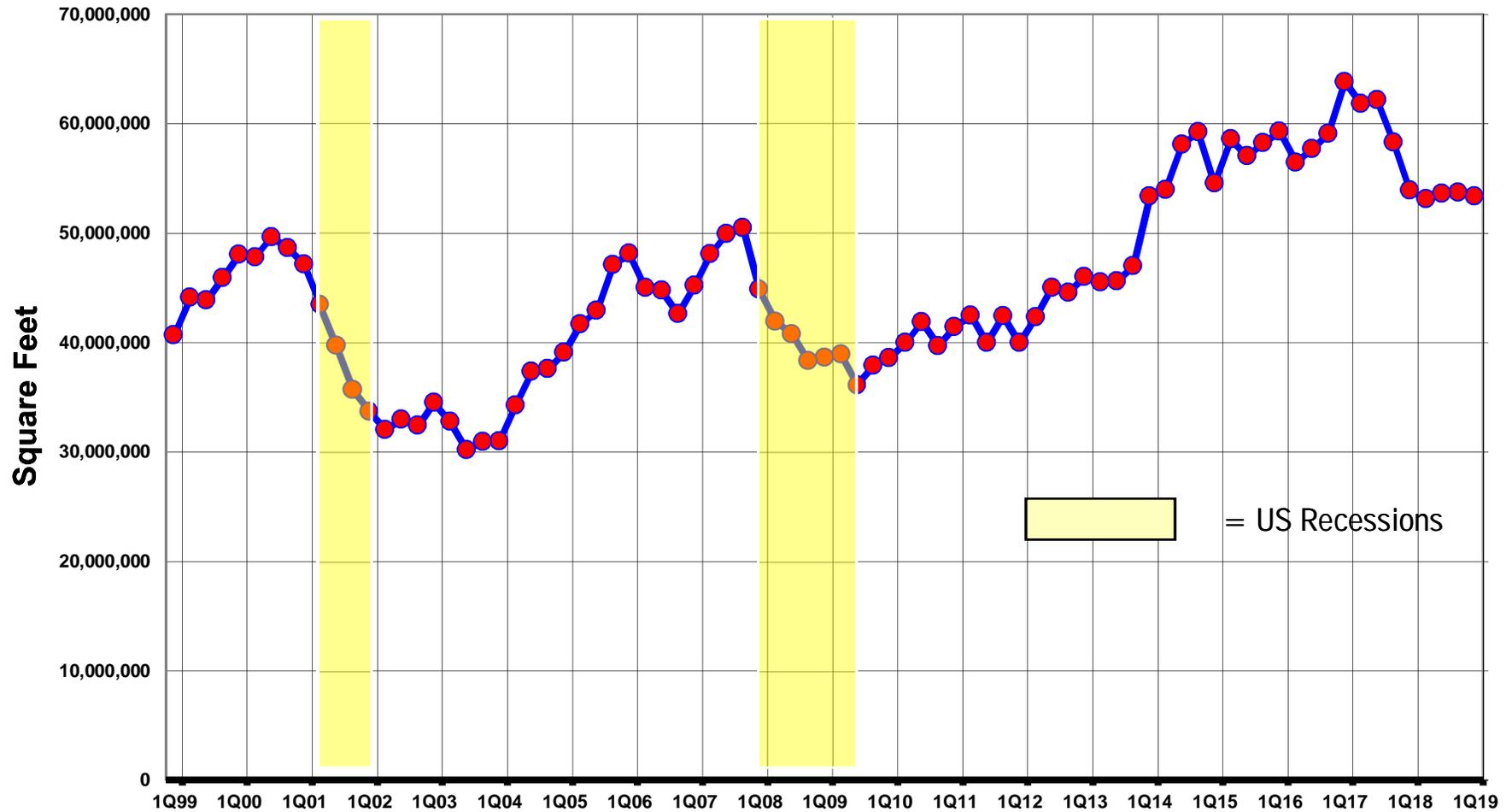
1999-2019



Numbers represent four rolling quarters.

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Activity 1999-2019

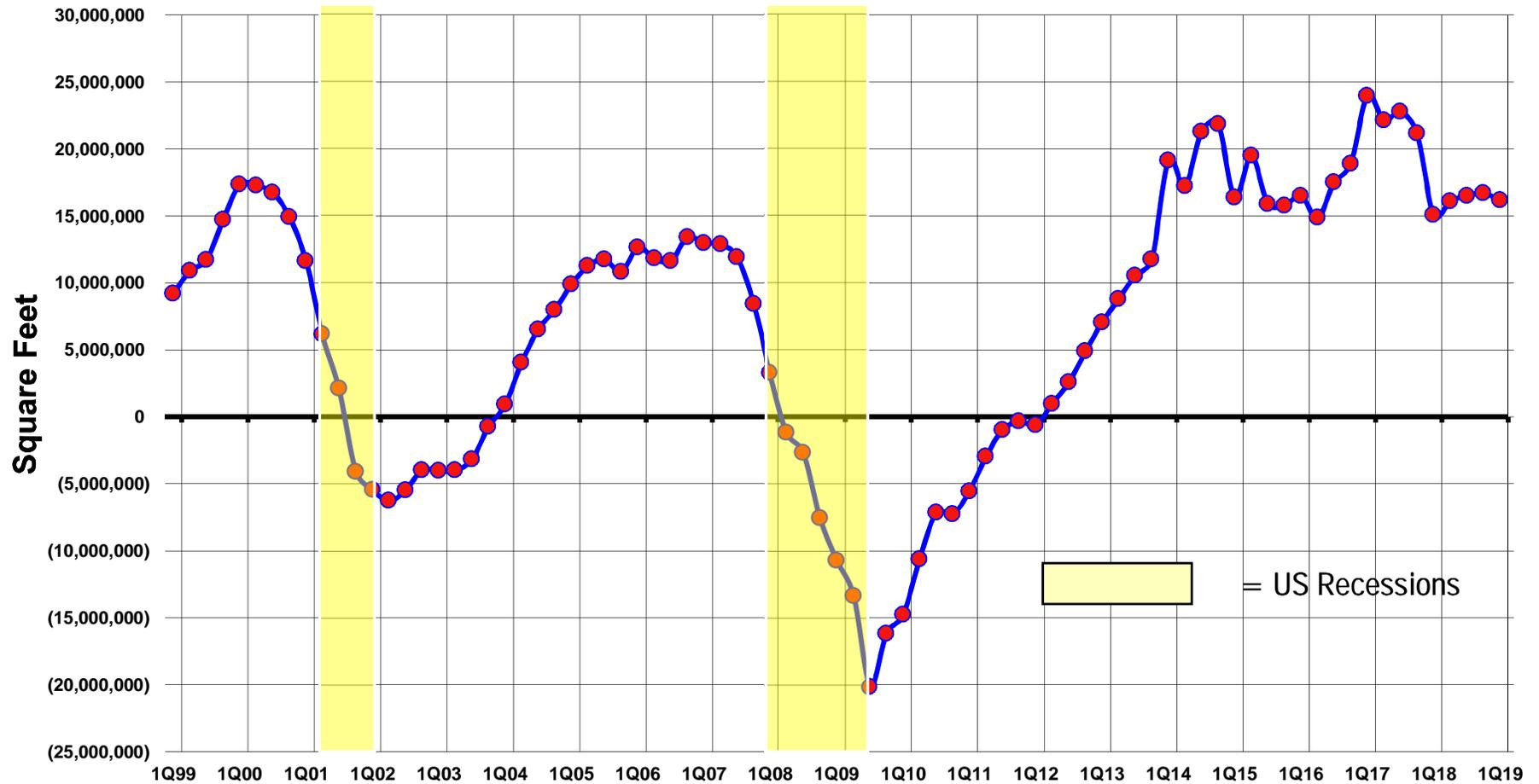


Numbers represent four rolling quarters.

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Absorption

1999-2019



Numbers represent four rolling quarters.

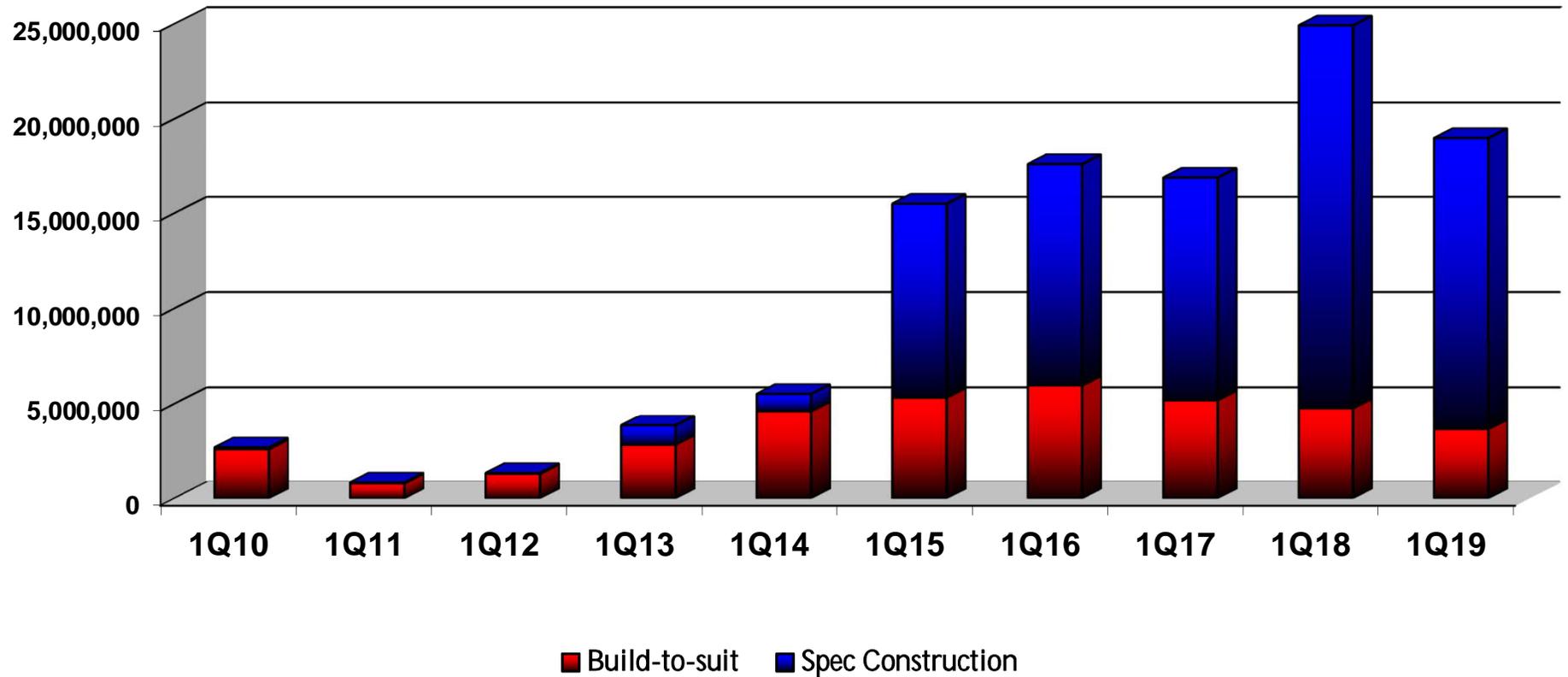
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New Construction

2010-2019



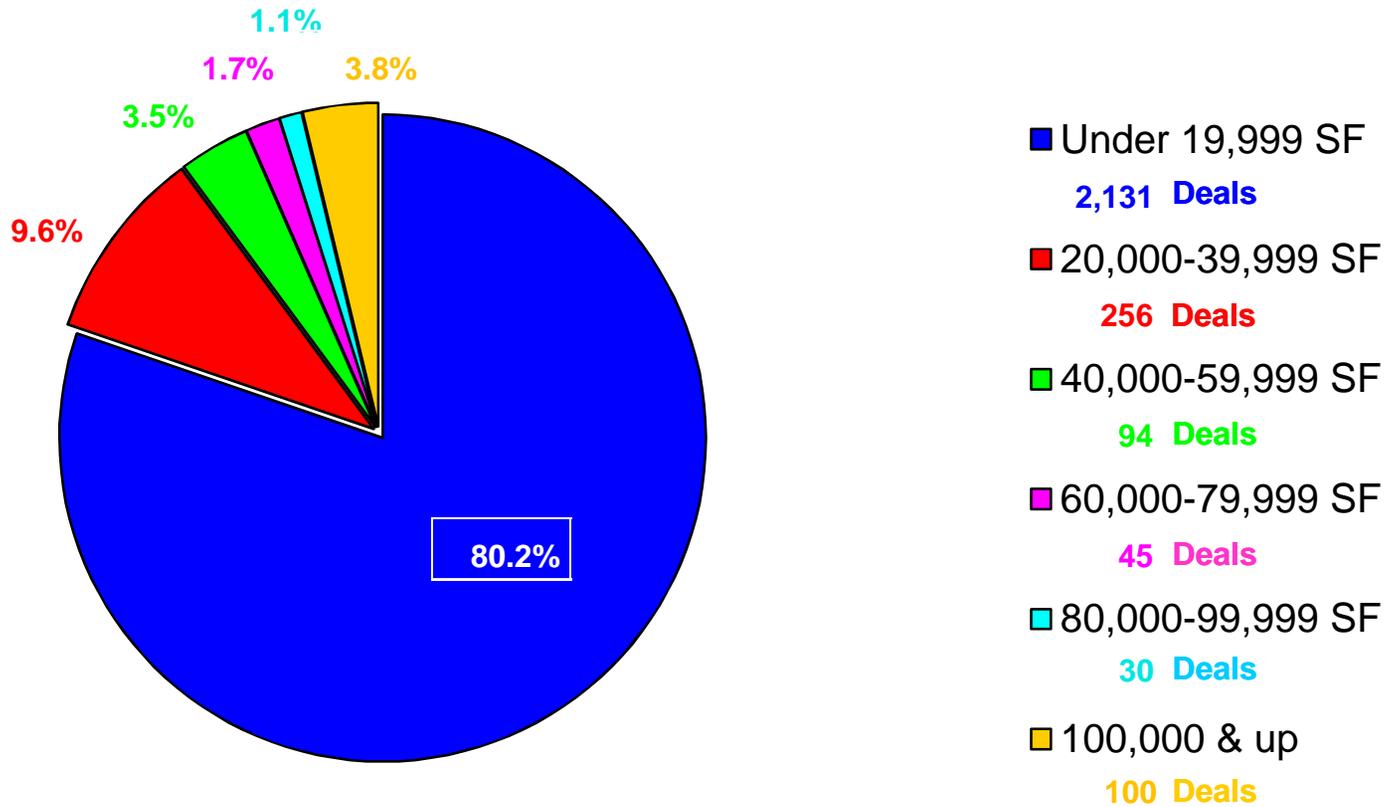
Square Feet



Numbers represent four rolling quarters.

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Deals Completed

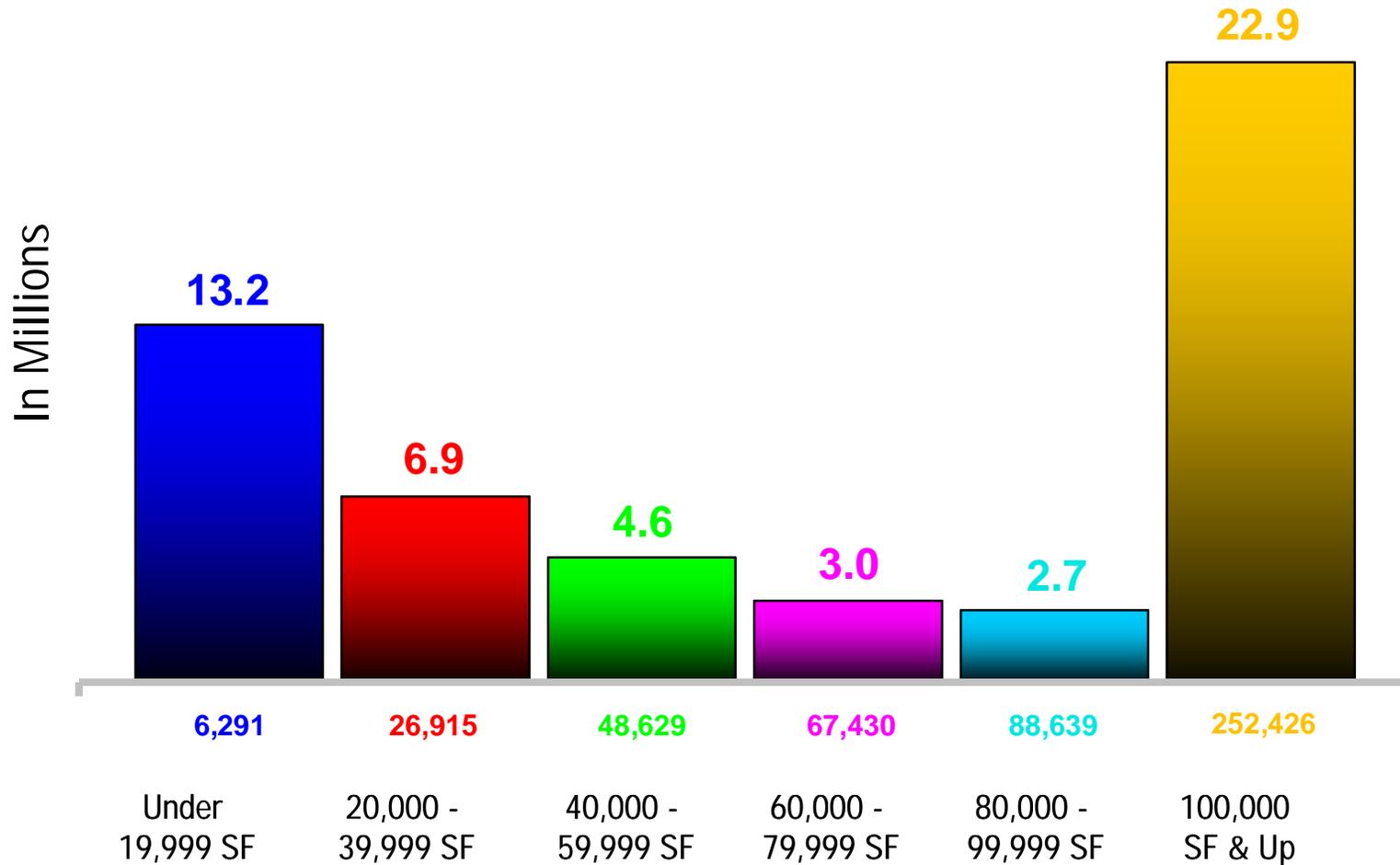


TOTAL # of DEALS:
2,656

Numbers represent four rolling quarters as of 1Q 2019.

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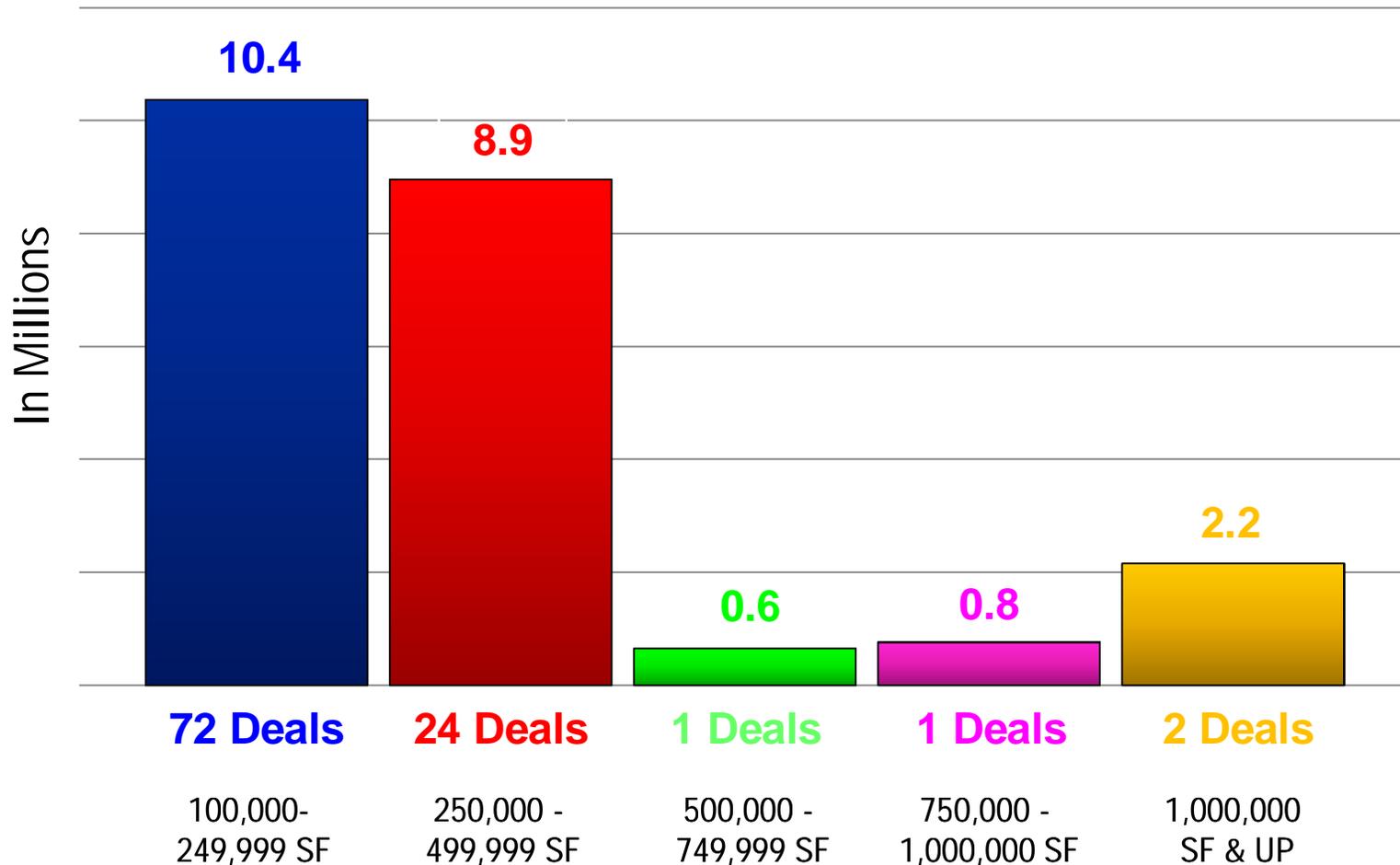
Square Feet Leased



Numbers represent four rolling quarters as of 1Q 2019.

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Square Feet Leased 100,000 +

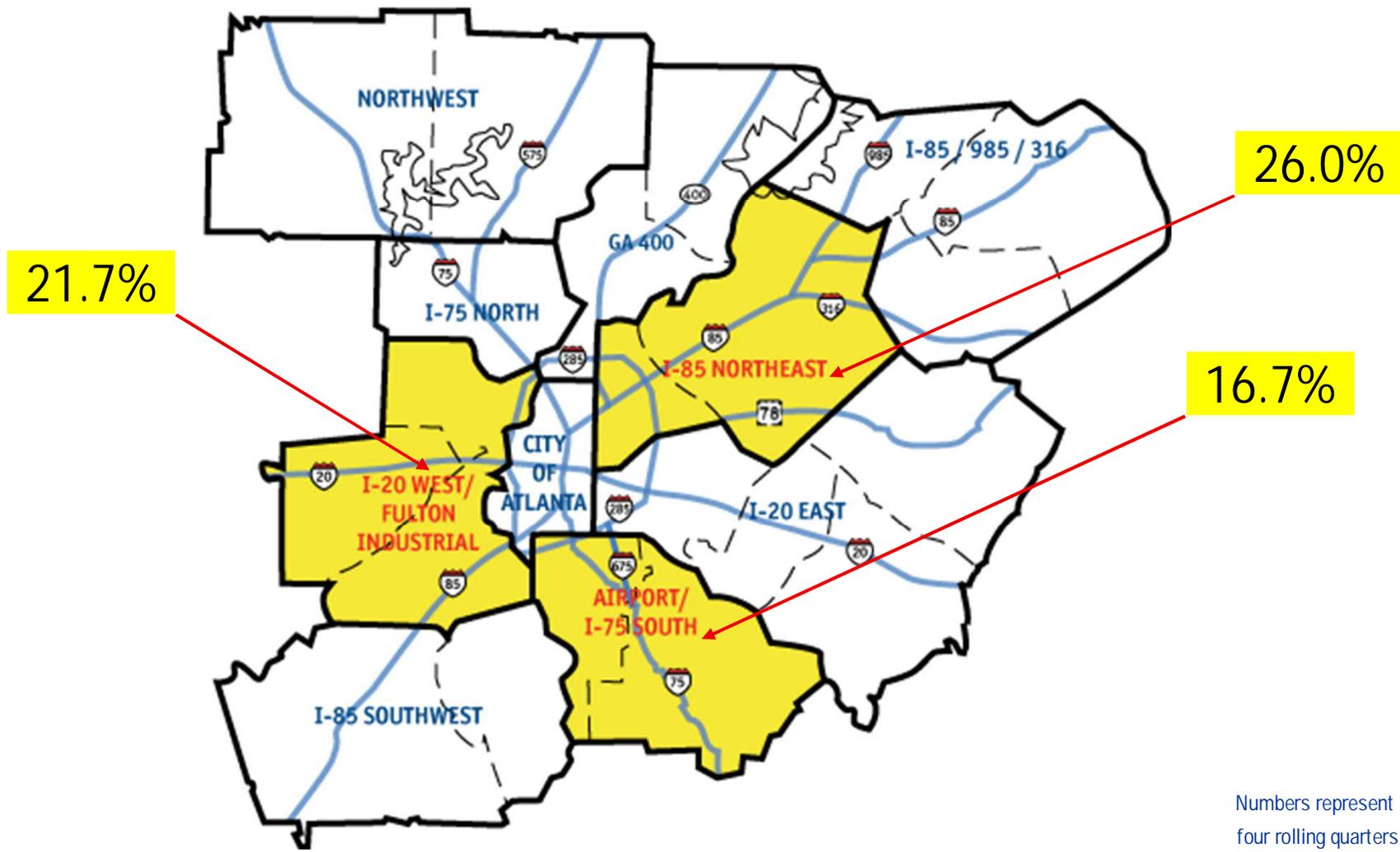


Numbers represent four rolling quarters as of 1Q 2019.

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Distribution Hot Markets

2019 Activity



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Numbers represent four rolling quarters as of 1Q 2019.

Distribution Hot Markets

2019 Net Absorption

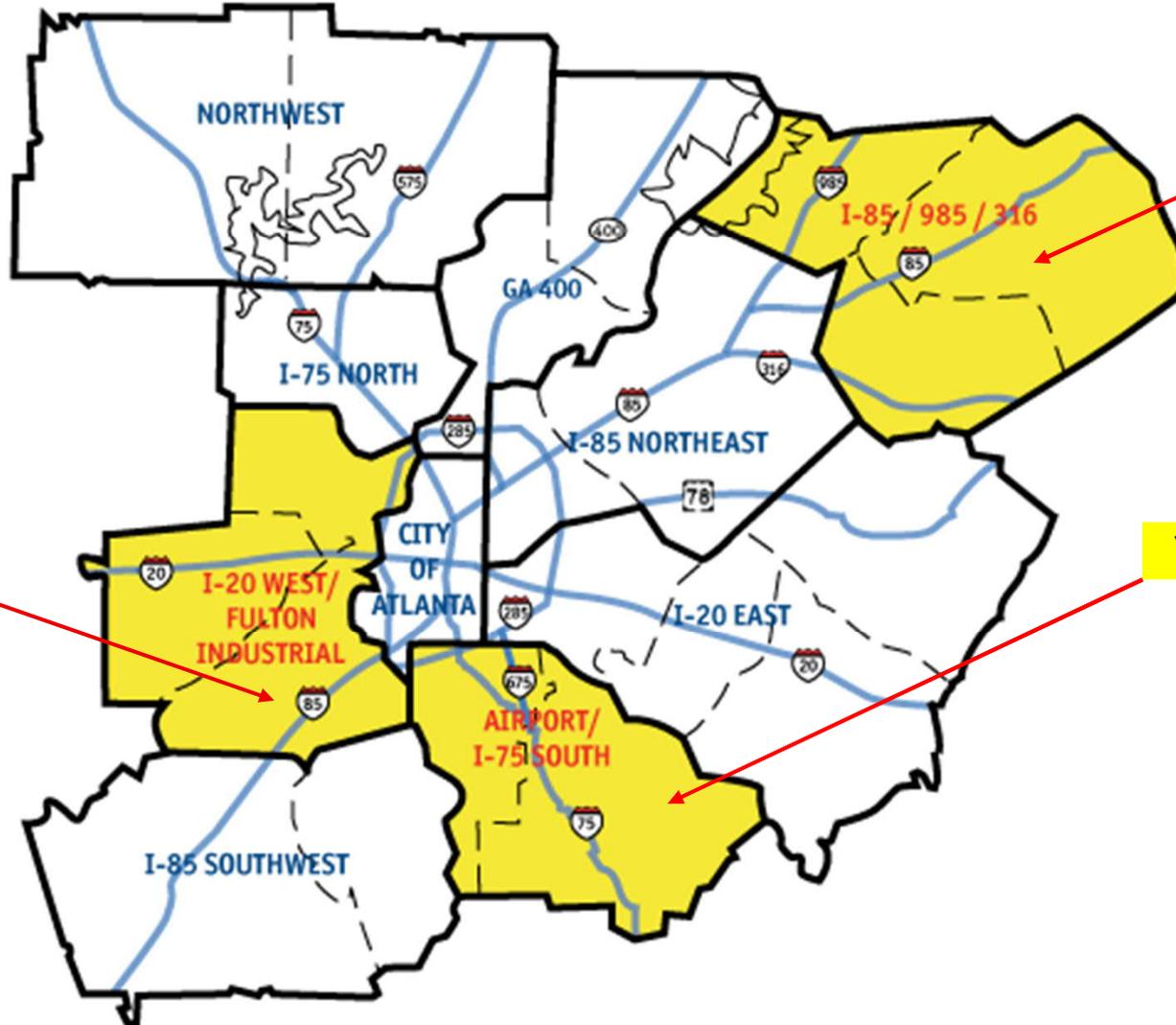


I-85
Northeast
came in a
close 4th
with 15.4%

27.1%

18.7%

16.5%



Numbers represent
four rolling quarters
as of 1Q 2019.

Conclusion



KEEP CALM and CARRY ON!

- 53.3 million sf of activity (4 rolling quarters), 21 consecutive quarters 53+ million sf
- 16.2 million sf of net absorption (4 rolling quarters) - 1.5 million sf for 1Q19, 28 consecutive quarters of positive net absorption
- 19.0 million sf of new construction (4 rolling quarters) - 81% Spec, 19% BTS
- Availability rate rose to 11.4% after last quarter's record setting low of 10.9%
- Over five years of record numbers in activity, absorption & strong construction
- Sublease spaces 4.5% of all available space
- Lending environment is business friendly
- Unemployment rates – Atlanta 3.8%[↑], Georgia 3.9%[↑], US 3.8%[↓]
(Atlanta & GA - February reports, US - March report from the Bureau of Labor Statistics)
- US Manufacturing index fell 1.4% from last quarter to 52.4% (March)- Business confidence picked up from Feb – attributed to new product development and efforts to increase productivity)
- US GDP decreased 1.2% during the first quarter of 2019 to 2.2%.

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