



Presents:

# Atlanta Industrial Market Overview

Fourth Quarter 2019

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# The Atlanta Industrial Market



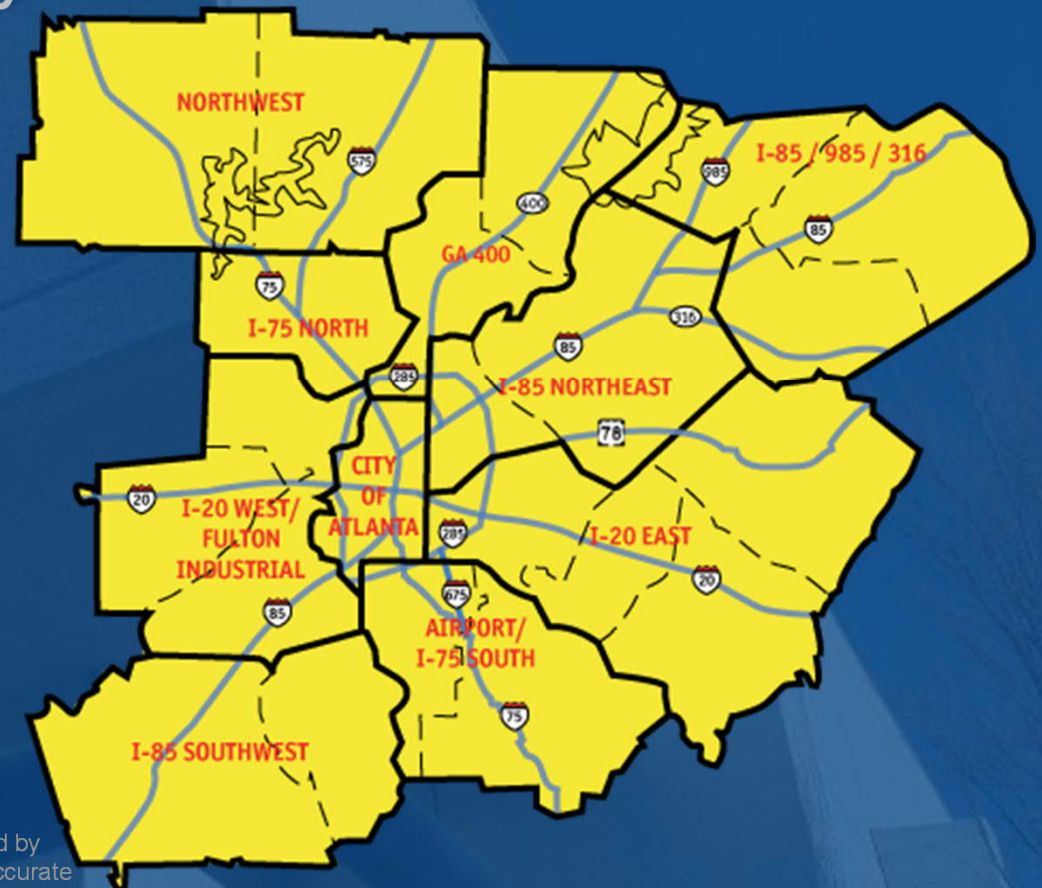
## ➤ PinPoint<sup>sm</sup> Technology

- Custom designed
- Inventory every quarter

## 10 Regions

(distribution & service)

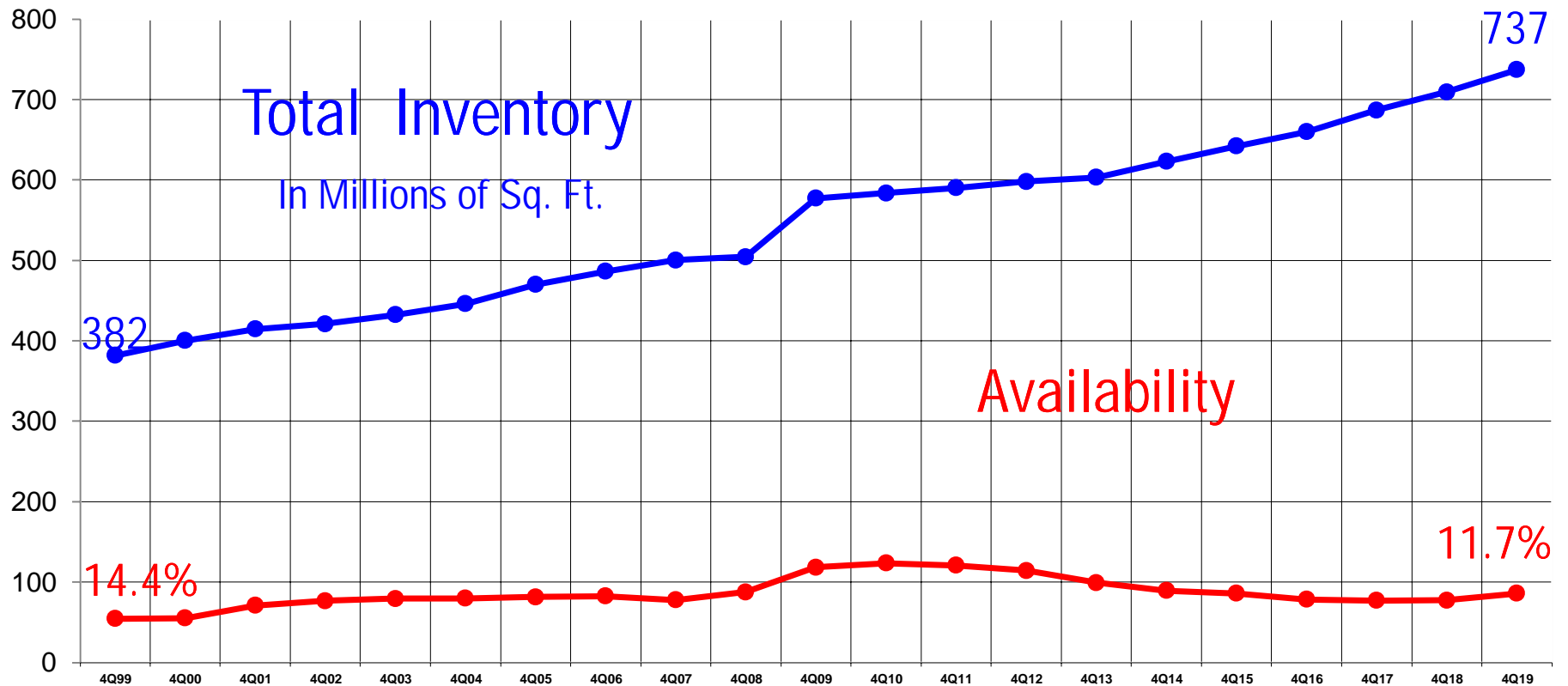
- 763 million sq. ft.
- 14,523 buildings
- 25,176 businesses



Source data compiled from PinPoint<sup>sm</sup>, 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



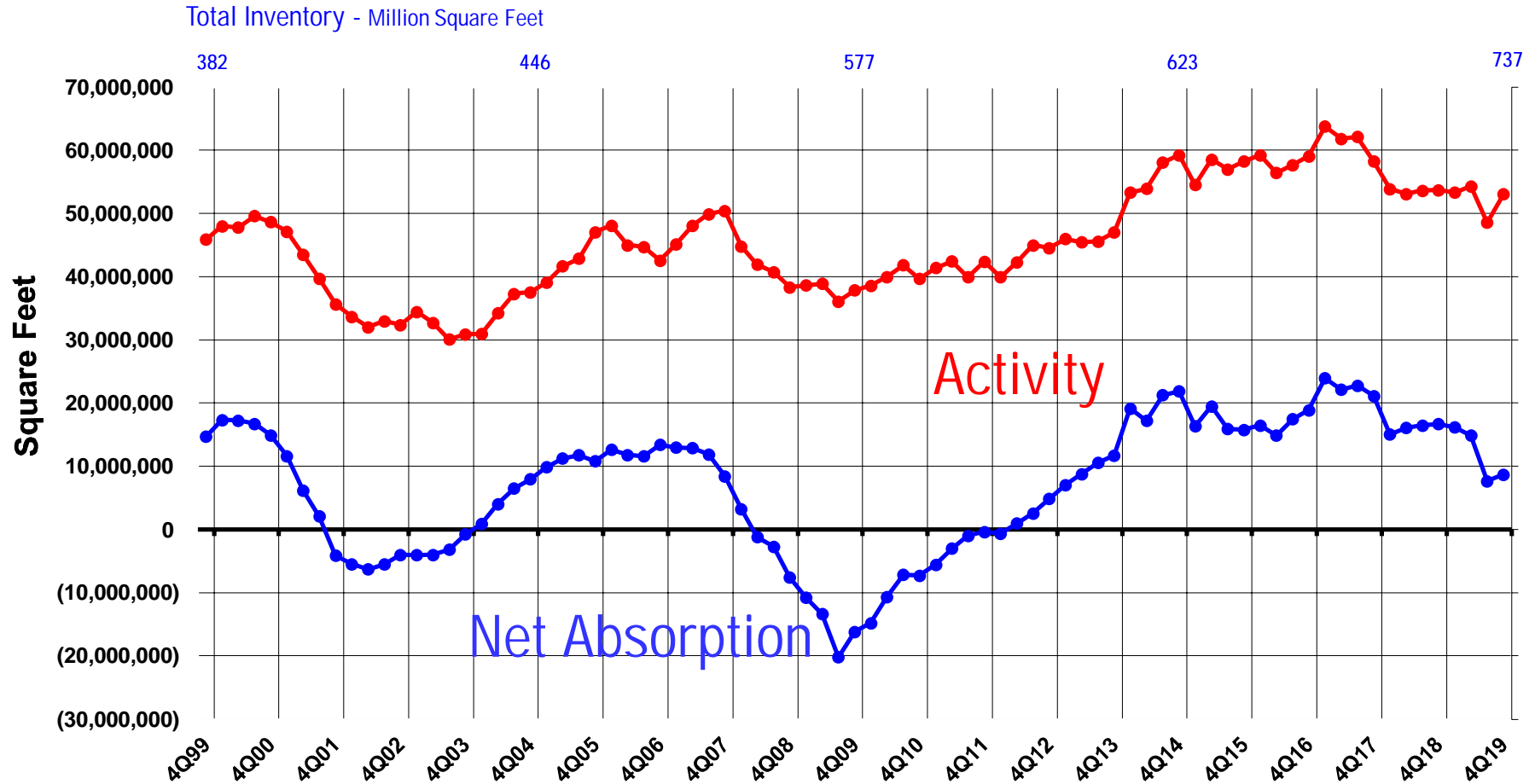
\*

\* Analysis expanded to include 8 additional counties.

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# Absorption & Activity

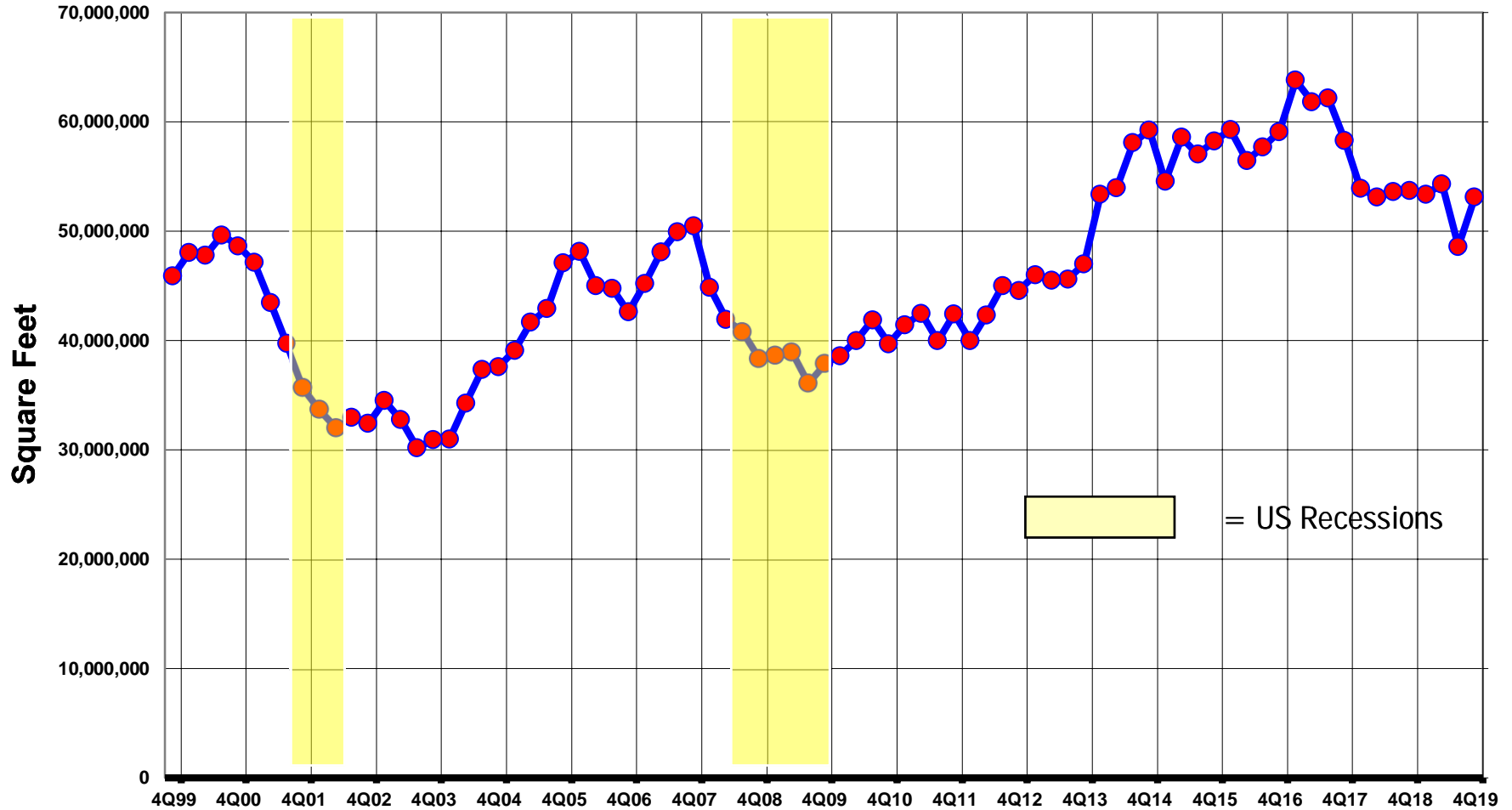
## 1999-2019



Numbers represent four rolling quarters.

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# Activity 1999-2019

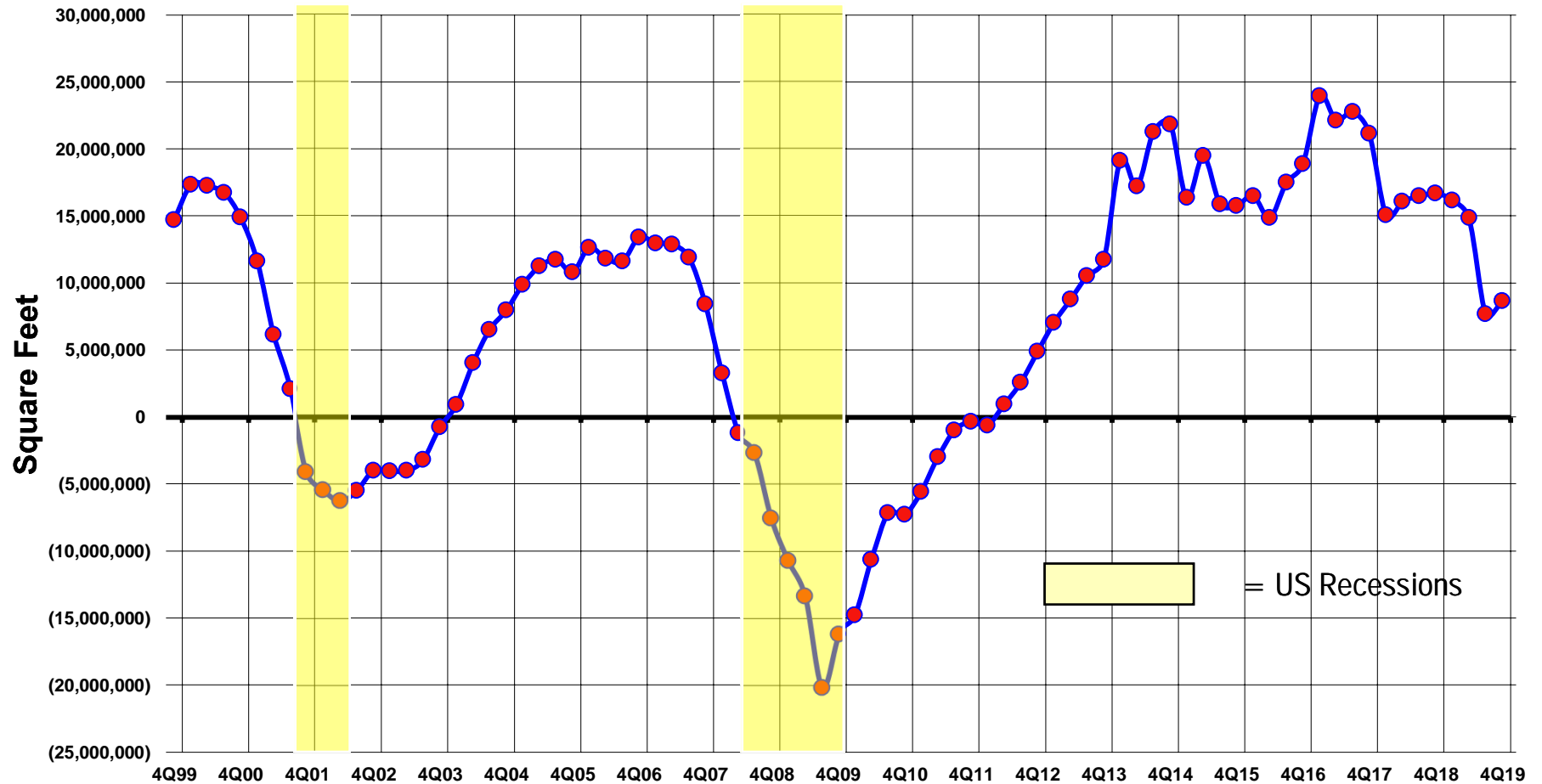


Numbers represent four rolling quarters.

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# Absorption

## 1999-2019



Numbers represent four rolling quarters.

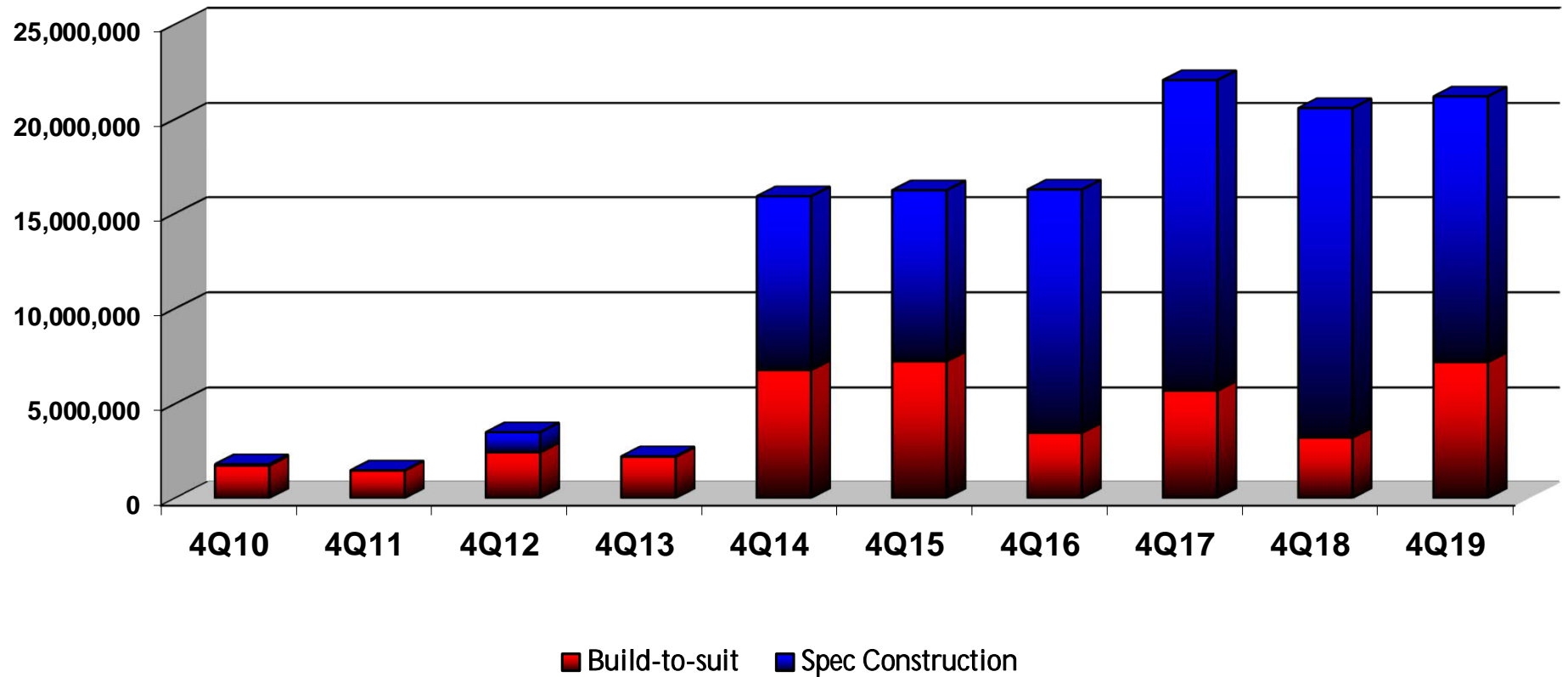
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# New Construction

## 2010-2019



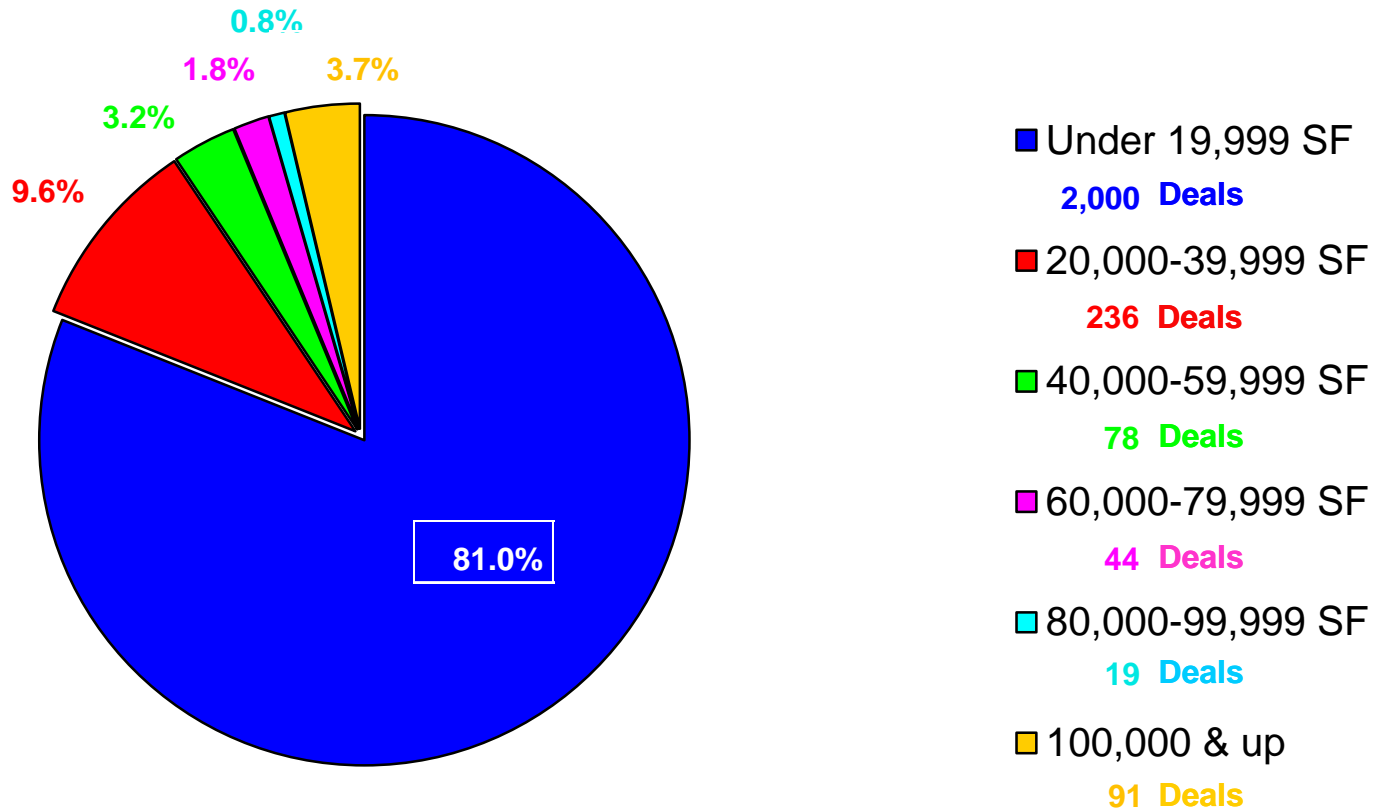
Square Feet



Numbers represent four rolling quarters.

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# Deals Completed



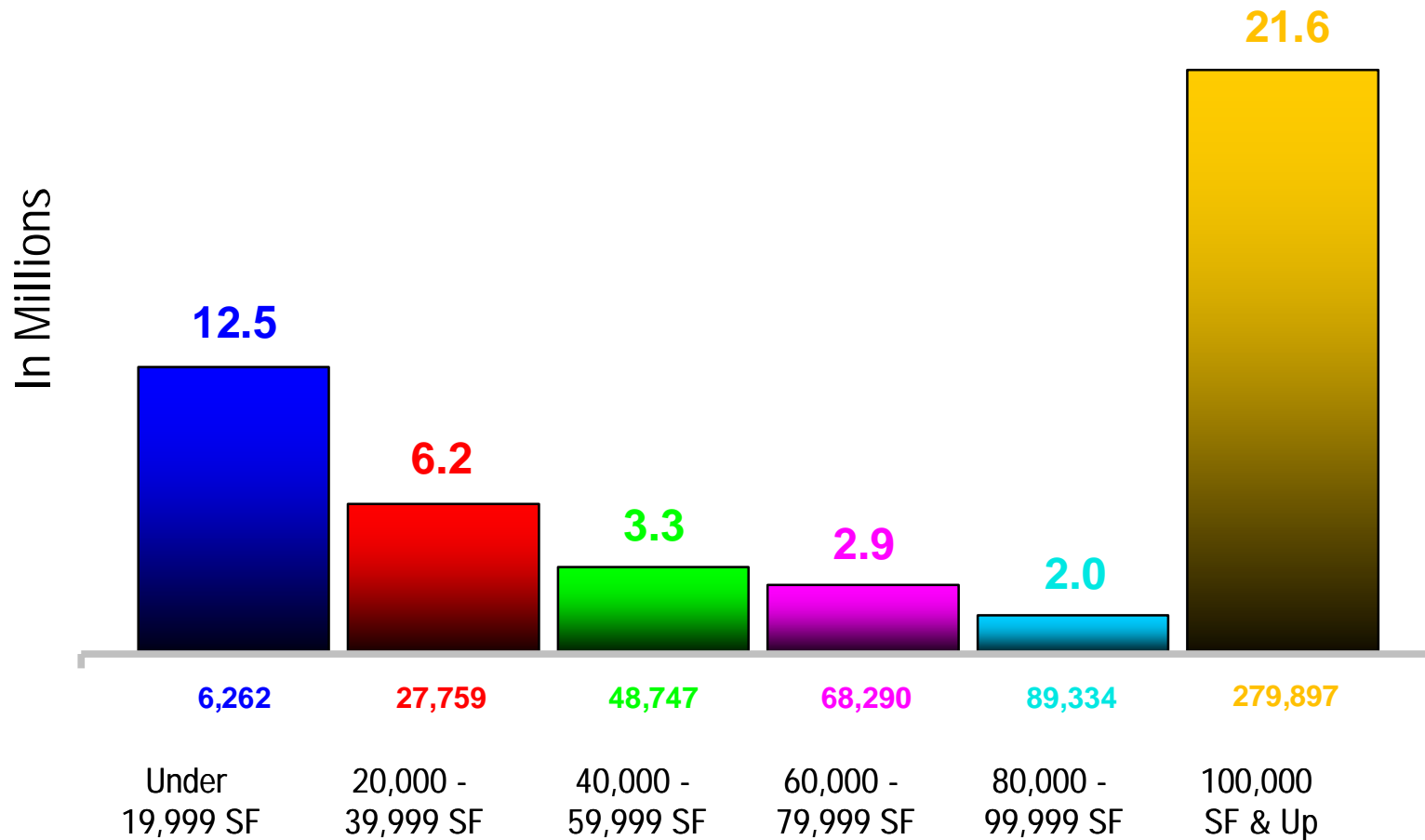
TOTAL # of DEALS:  
**2,468**

Numbers represent four rolling quarters as of 4Q 2019.

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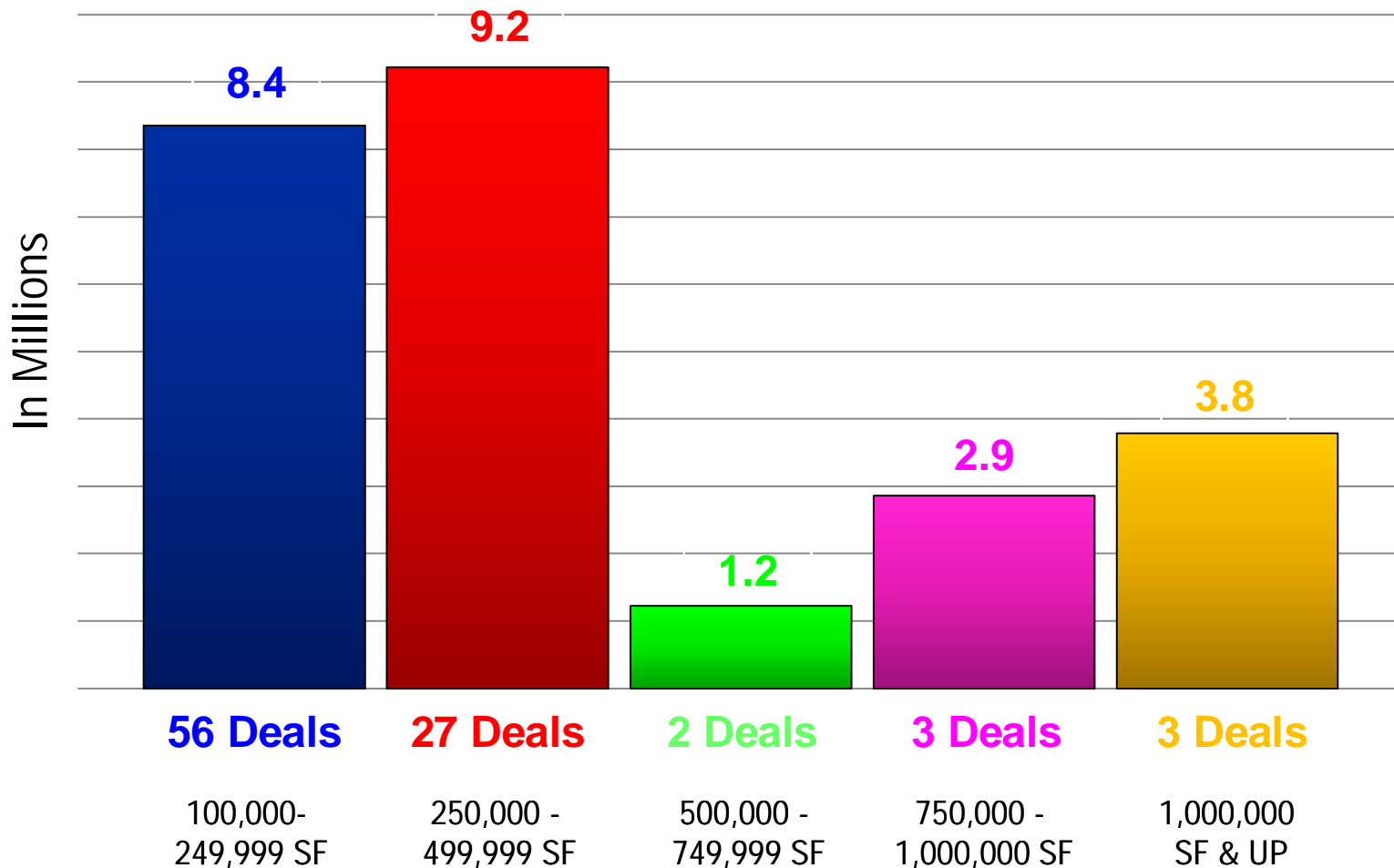
# Square Feet Leased



Numbers represent four rolling quarters as of 4Q 2019.

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# Square Feet Leased 100,000 +

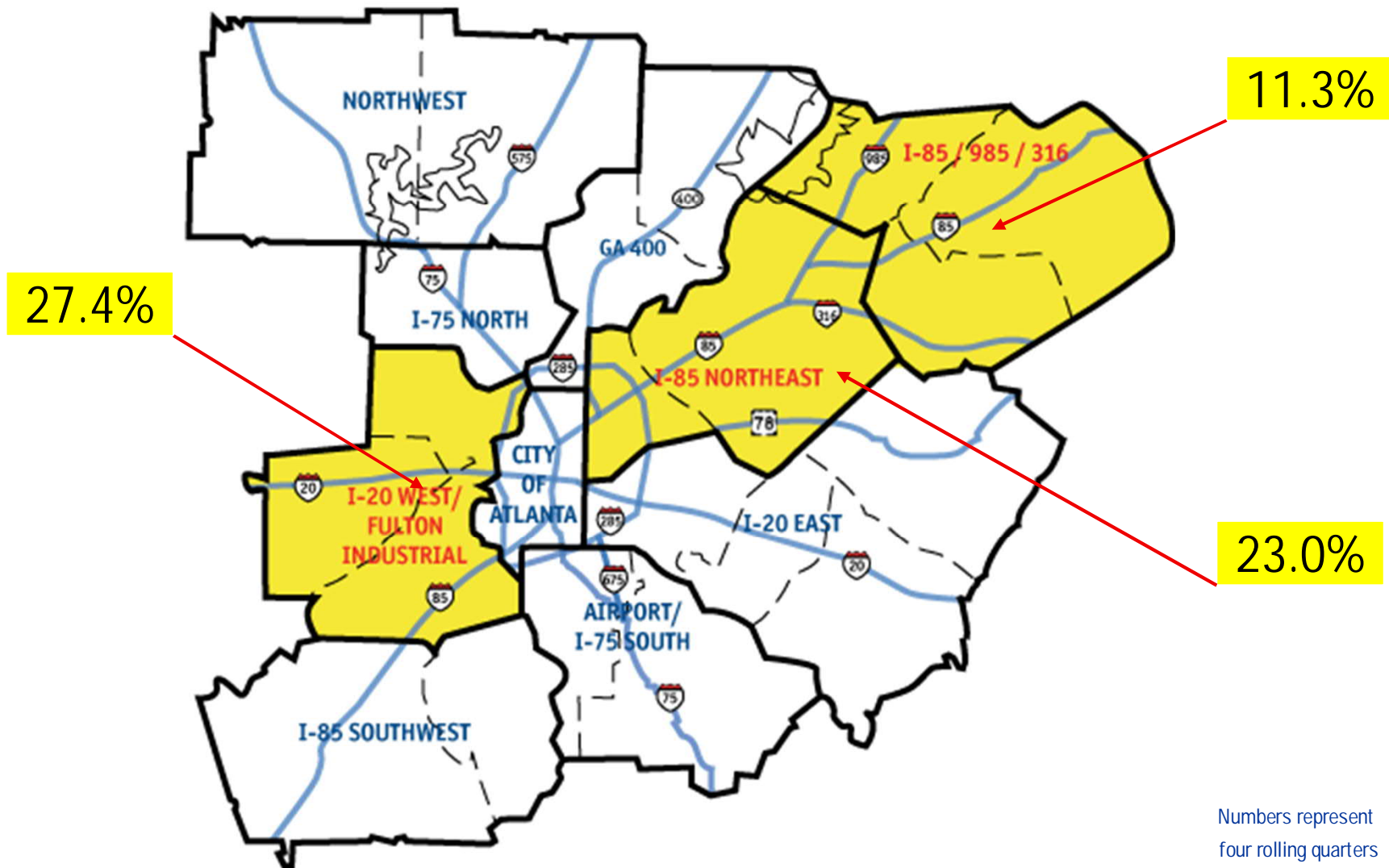


Numbers represent four rolling quarters as of 4Q 2019.

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# Distribution Hot Markets

## 2019 Activity

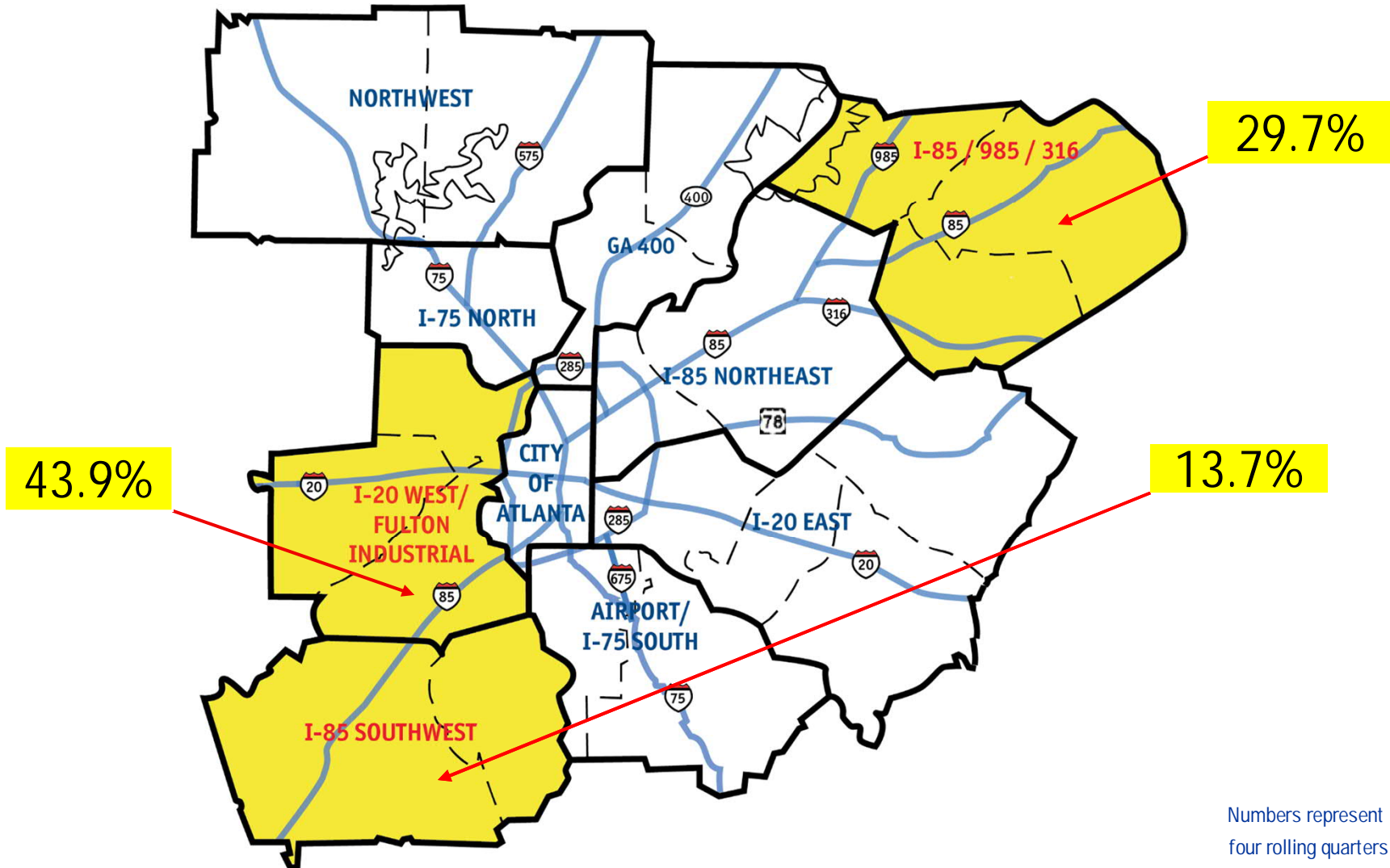


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Numbers represent four rolling quarters as of 4Q 2019.

# Distribution Hot Markets

## 2019 Net Absorption



Numbers represent  
four rolling quarters  
as of 4Q 2019.

# Conclusion



## Smooth Sailing!

- 53.0 million sf of activity (4 rolling quarters), up from the 48.5 million sf reported in 3Q19
- 8.6 million sf of net absorption (4 rolling quarters) – almost ½ of the 16.7 million sf recorded in 4Q18 due to the 3<sup>rd</sup> quarter's negative net absorption of 634,431 sf
- The 4<sup>th</sup> quarter of 2019 saw 15.9 million sf of activity & 5.2 million sf of positive net absorption
- 21.2 million sf of new construction (4 rolling quarters) - 66% Spec, 34% BTS
- Availability rate dropped 0.1% to 11.7%
- Sublease spaces dropped this quarter, from 6.5% to 6.1% of all available space
- US jobs created during the fourth quarter totaled 563,000 (152K Oct, 256K Nov, 145K Dec)
- Unemployment rates – Atlanta 2.9%↓, Georgia 3.3%↓, US 3.5% ↔  
(Atlanta & GA - Nov reports, US – Oct report from the Bureau of Labor Statistics)
- US Manufacturing index: 47.8% Sept, 51.3% Oct, 52.6% Nov & 52.4% in Dec 2019
- US GDP increased 2.1% during the third quarter of 2019
- Debt and equity are available for industrial real estate investment and development

# Contact Information



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