

King

***Industrial
Realty, Inc.***

CORFAC
INTERNATIONAL

Presents:

Atlanta Industrial Market

Third Quarter 2023

Property of King Industrial Realty, Inc. The information is for your personal and non-commercial use and may not be duplicated, modified, distributed or published without prior consent of King Industrial Realty, Inc.

The Atlanta Distribution Market

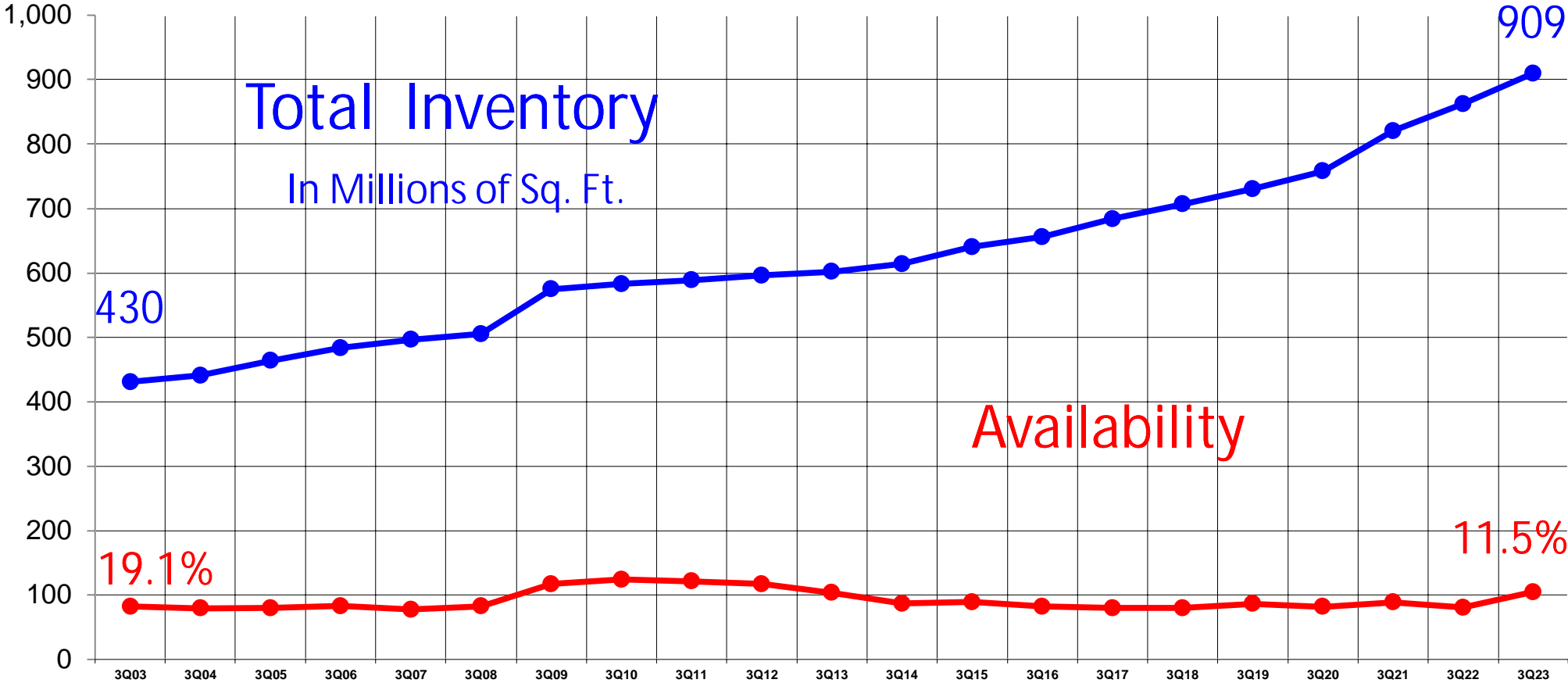


Scary Halloween Antics in Atlanta



Distribution Inventory

2003-2023

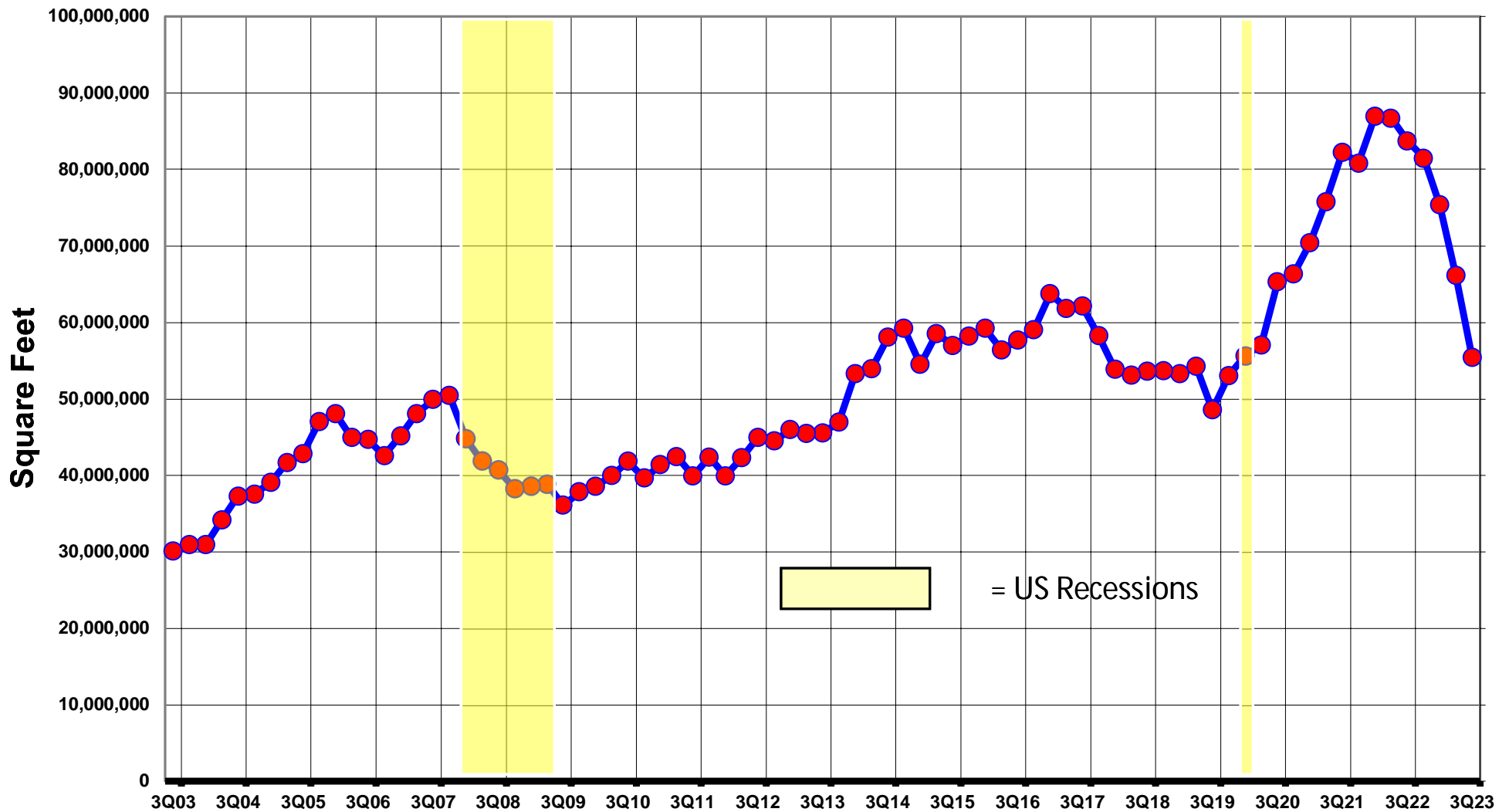


*

* Analysis expanded to include 8 additional counties.

Activity

2003-2023

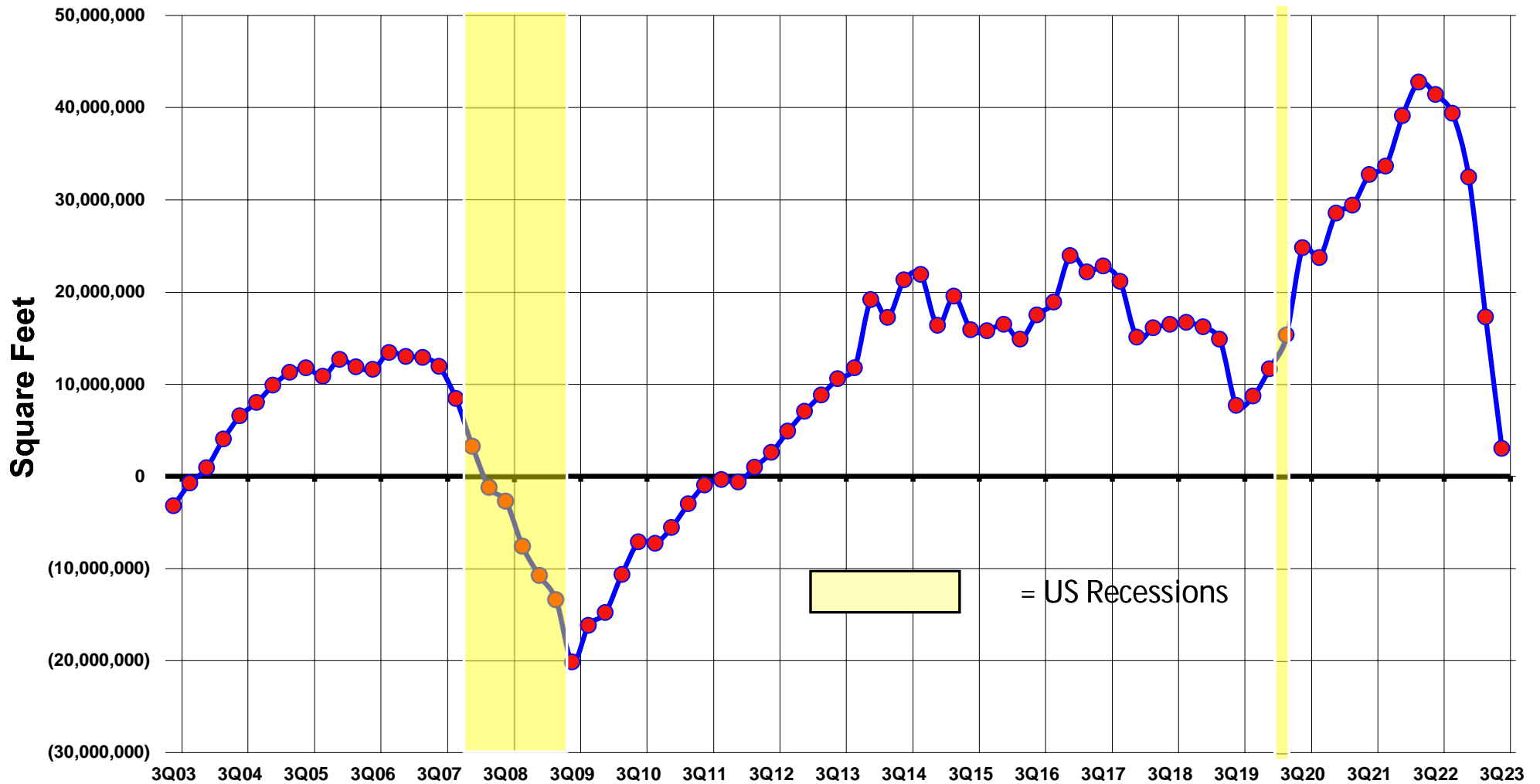


Numbers represent four rolling quarters.

Property of King Industrial Realty, Inc. The information is for your personal and non-commercial use and may not be duplicated, modified, distributed or published without prior consent of King Industrial Realty, Inc.

Absorption

2003-2023



Numbers represent four rolling quarters.

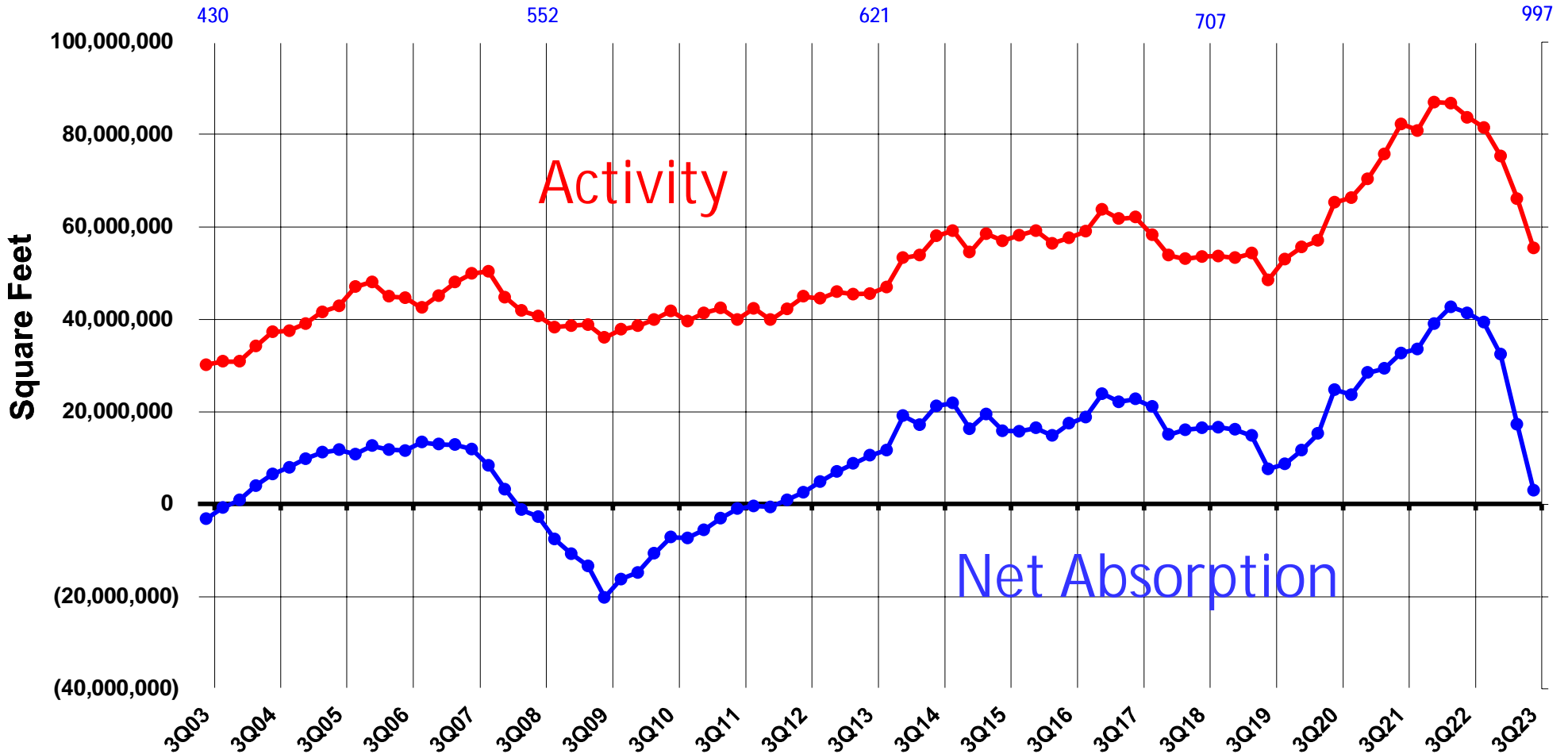
Property of King Industrial Realty, Inc. The information is for your personal and non-commercial use and may not be duplicated, modified, distributed or published without prior consent of King Industrial Realty, Inc.

Absorption & Activity

2003-2023



Total Inventory - Million Square Feet



Numbers represent four rolling quarters.

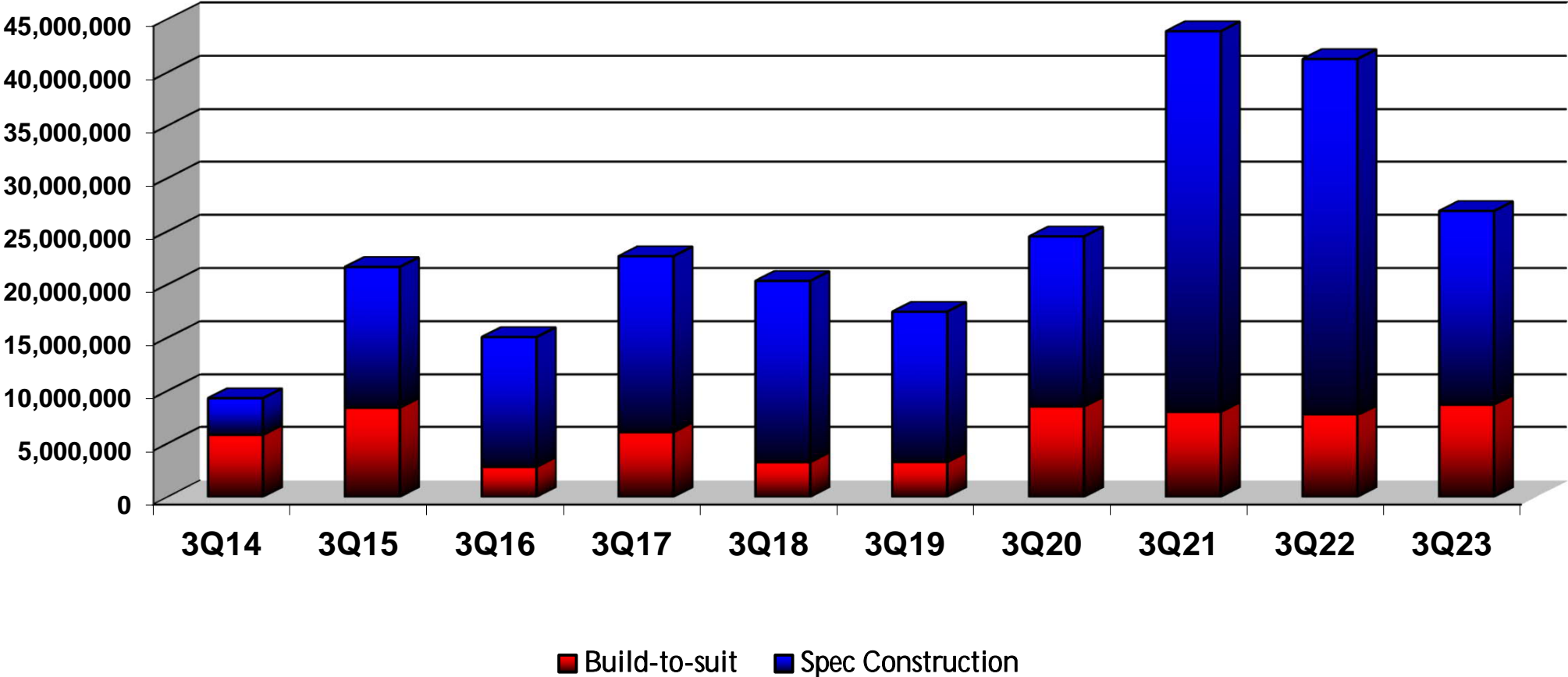
Property of King Industrial Realty, Inc. The information is for your personal and non-commercial use and may not be duplicated, modified, distributed or published without prior consent of King Industrial Realty, Inc.

New Construction

2014-2023



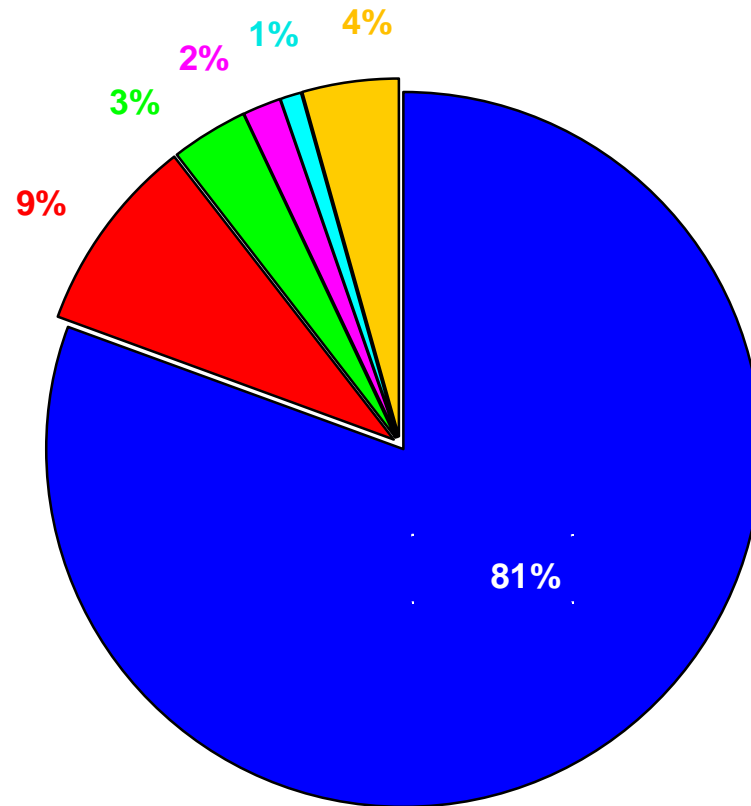
Square Feet



Numbers represent four rolling quarters.

Property of King Industrial Realty, Inc. The information is for your personal and non-commercial use and may not be duplicated, modified, distributed or published without prior consent of King Industrial Realty, Inc.

Deals Completed



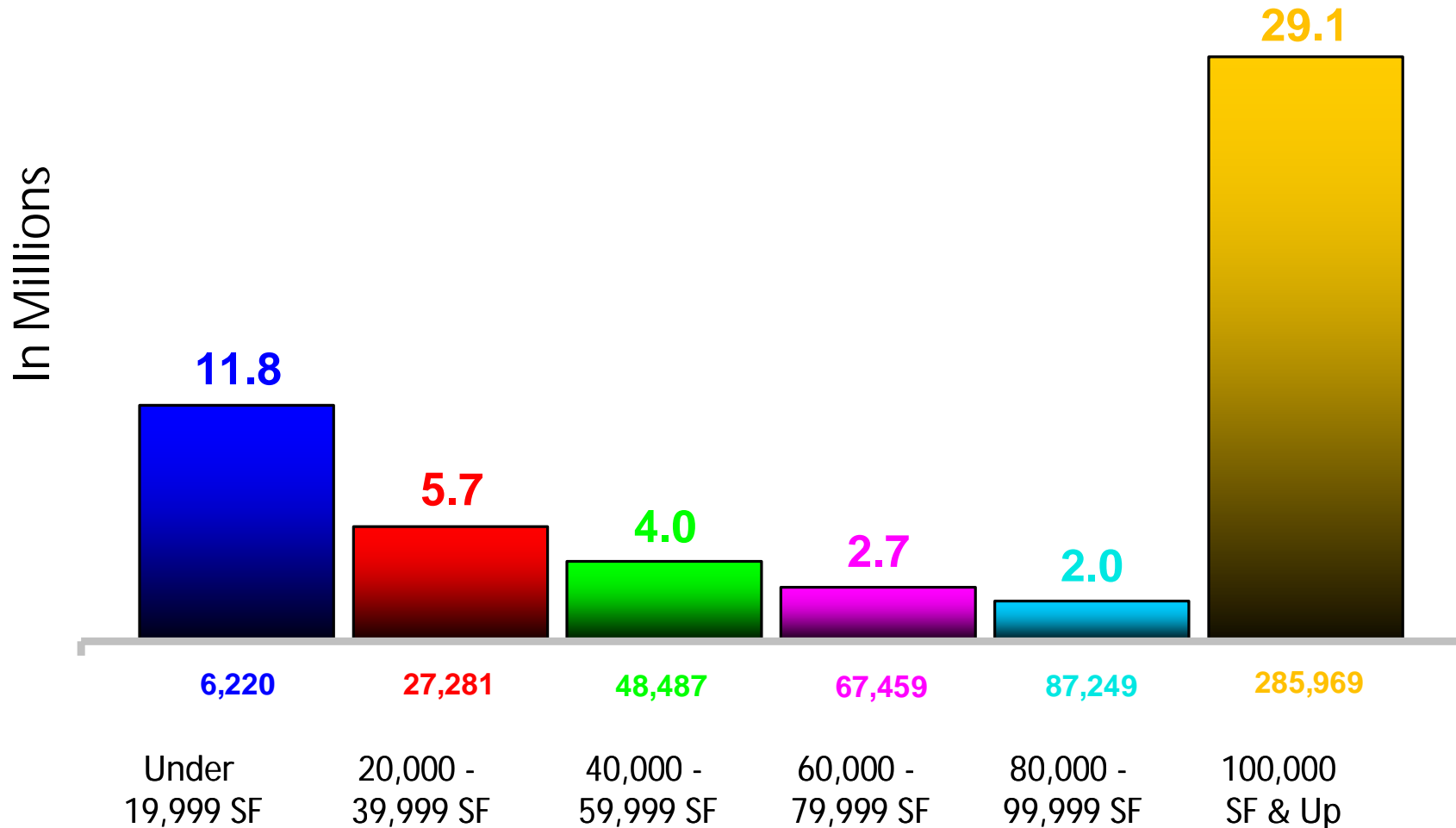
- Under 19,999 SF
1,895 Deals
- 20,000-39,999 SF
210 Deals
- 40,000-59,999 SF
82 Deals
- 60,000-79,999 SF
40 Deals
- 80,000-99,999 SF
23 Deals
- 100,000 & up
102 Deals

**TOTAL # of DEALS:
2,352**

Numbers represent four rolling quarters.

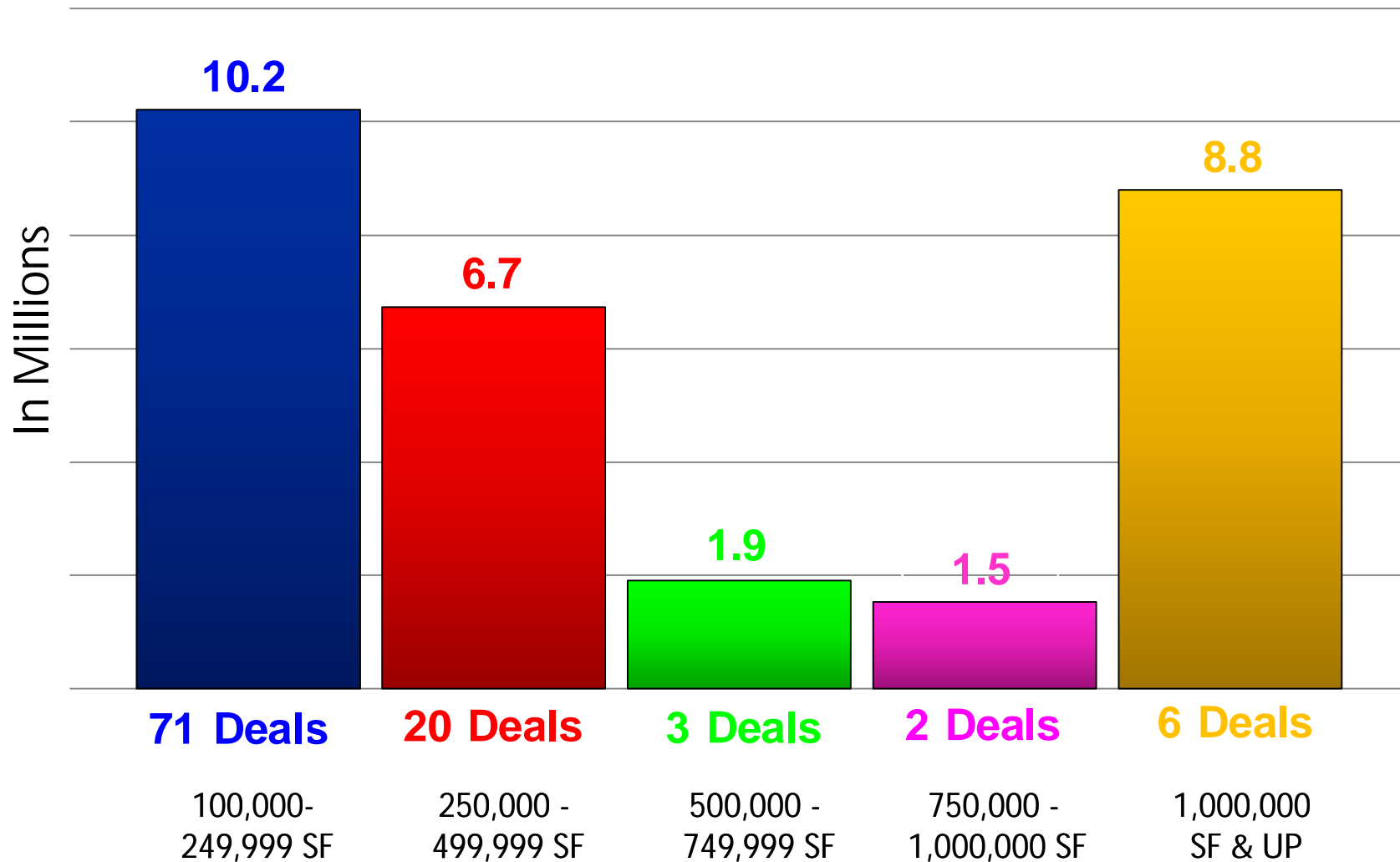
Property of King Industrial Realty, Inc. The information is for your personal and non-commercial use and may not be duplicated, modified, distributed or published without prior consent of King Industrial Realty, Inc.

Square Feet Leased



Numbers represent four rolling quarters.

Square Feet Leased 100,000 +

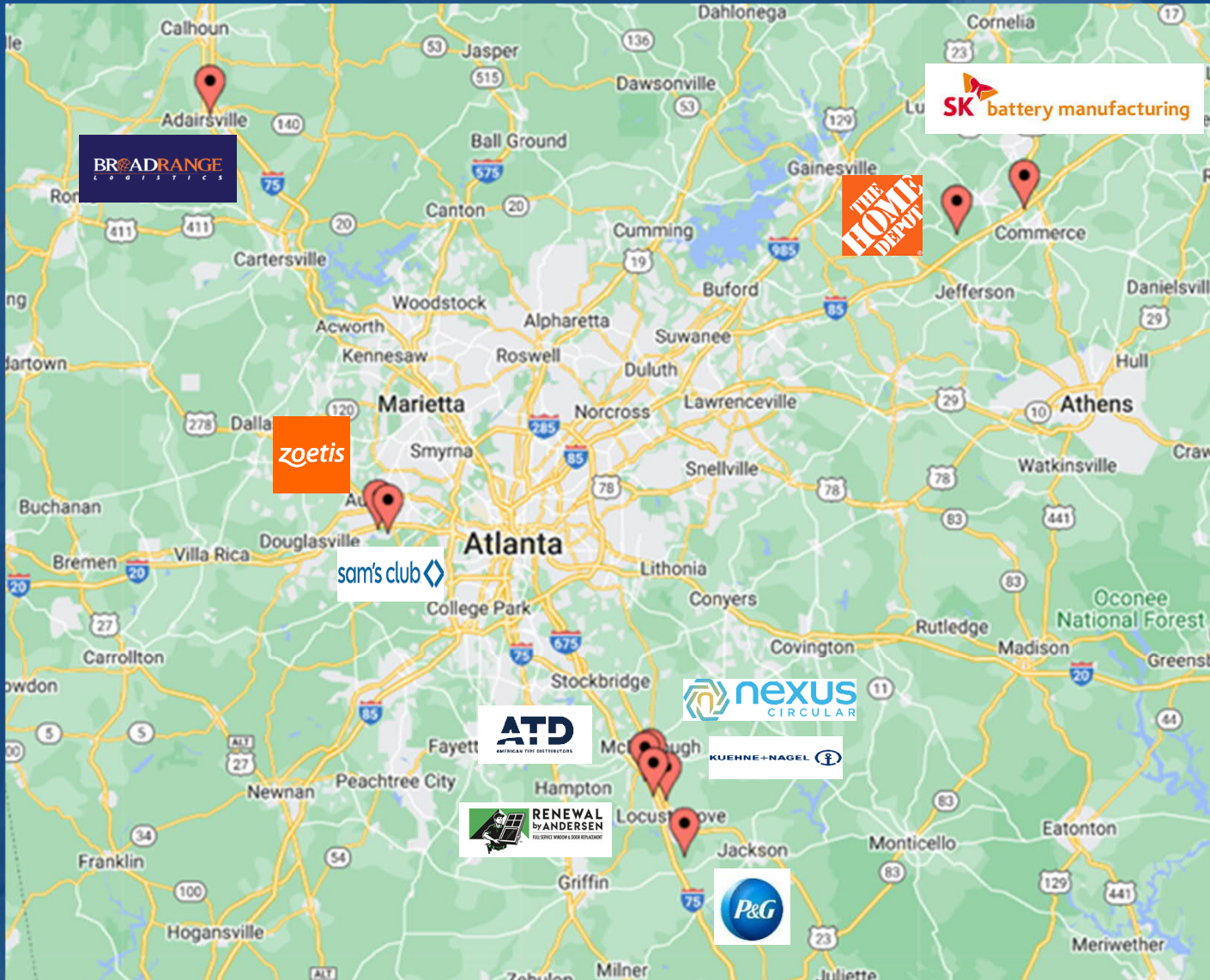


Numbers represent four rolling quarters.

Property of King Industrial Realty, Inc. The information is for your personal and non-commercial use and may not be duplicated, modified, distributed or published without prior consent of King Industrial Realty, Inc.

Largest Deals as of 3Q23

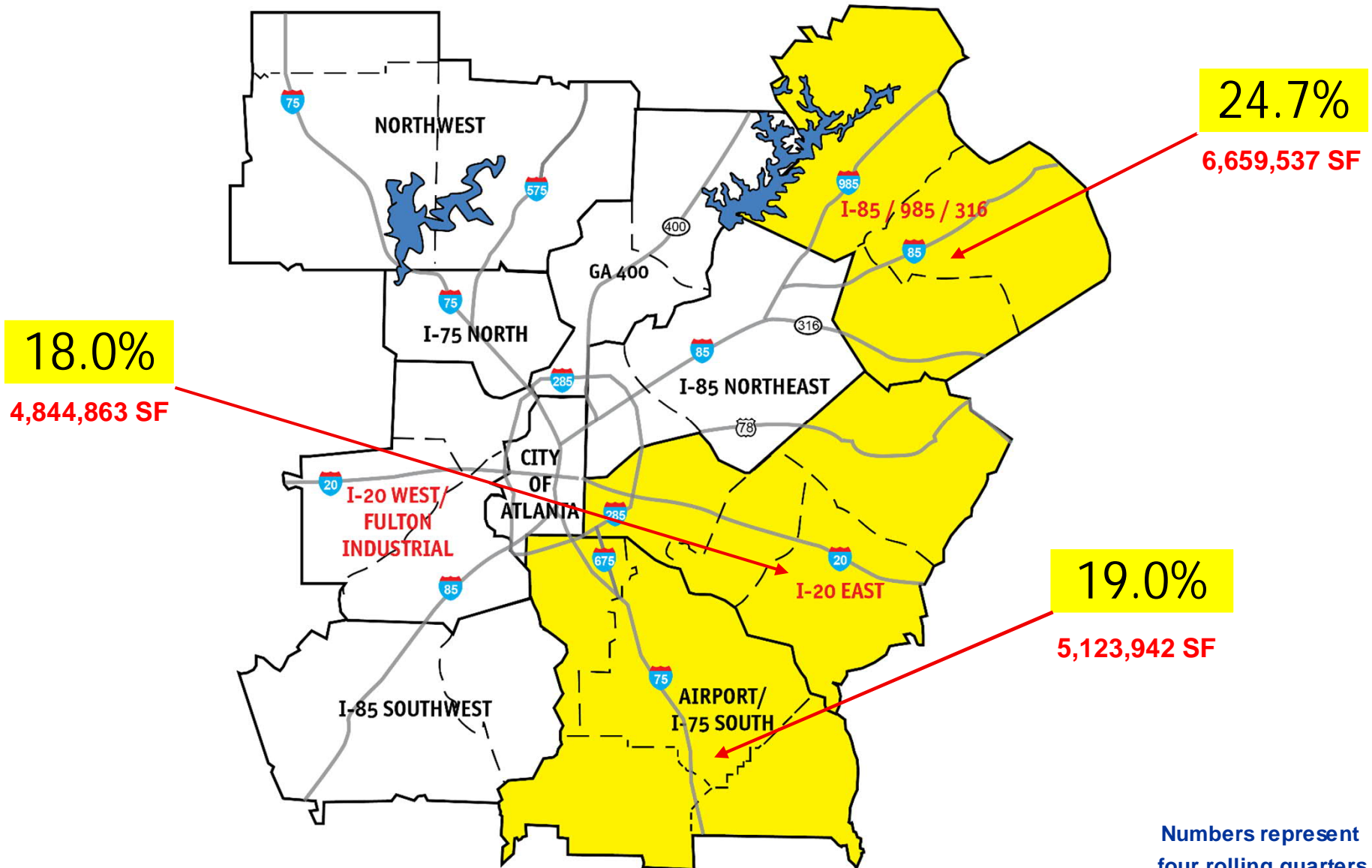
4 Rolling quarters



Company	SF
SK Battery America, Inc	1,630,000
Renewal By Anderson, LLC	1,180,000
Sam's Club	1,111,040
Proctor & Gamble	1,100,000
Kuehne + Nagel	1,003,954
Home Depot	772,200
American Tire Distributors	759,300
BroadRange Logistics	691,667
Zoetis Animal Health	644,040
Nexus Circular	570,586

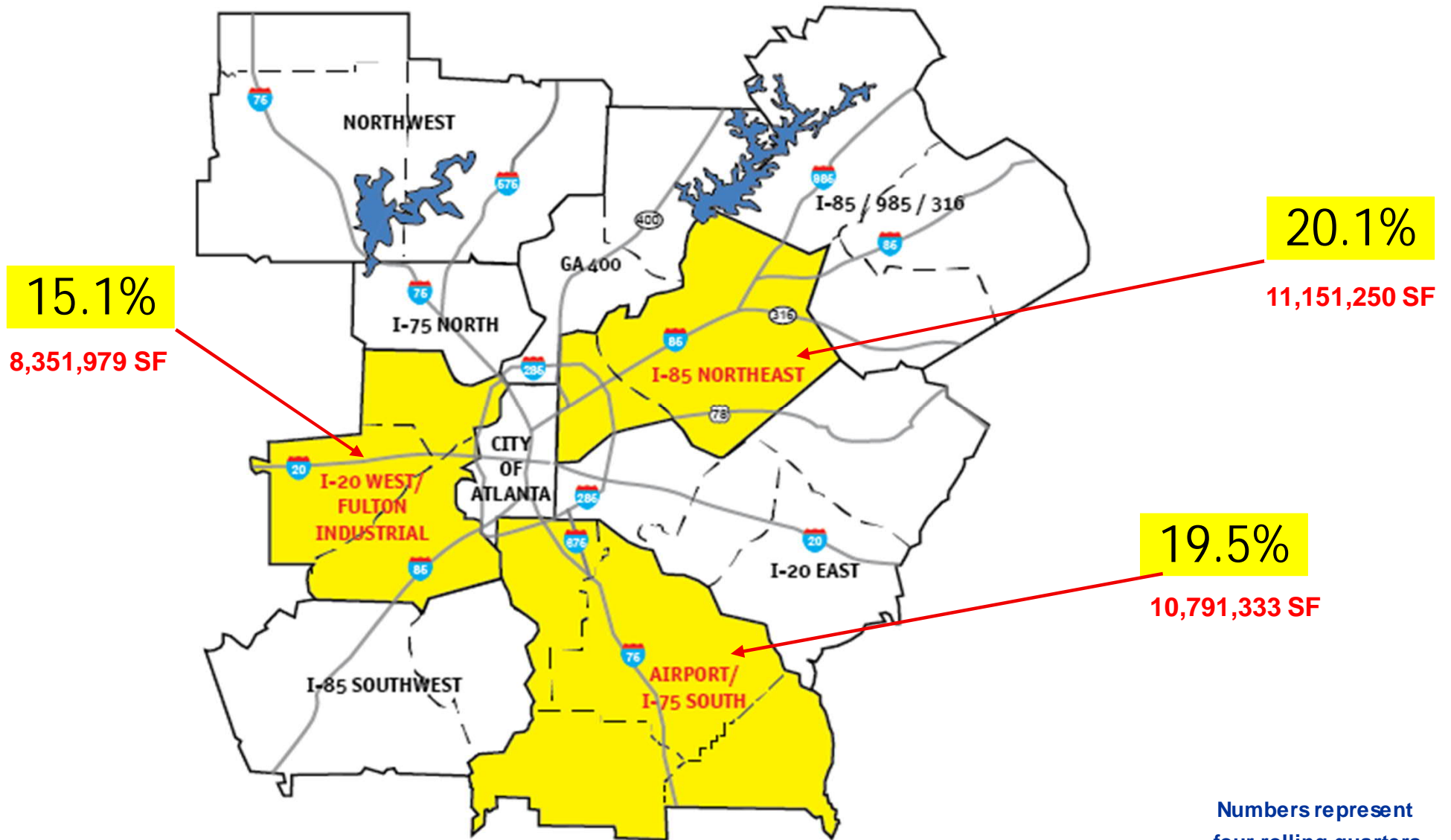
Distribution Hot Markets

4 Rolling Quarters Construction



Distribution Hot Markets

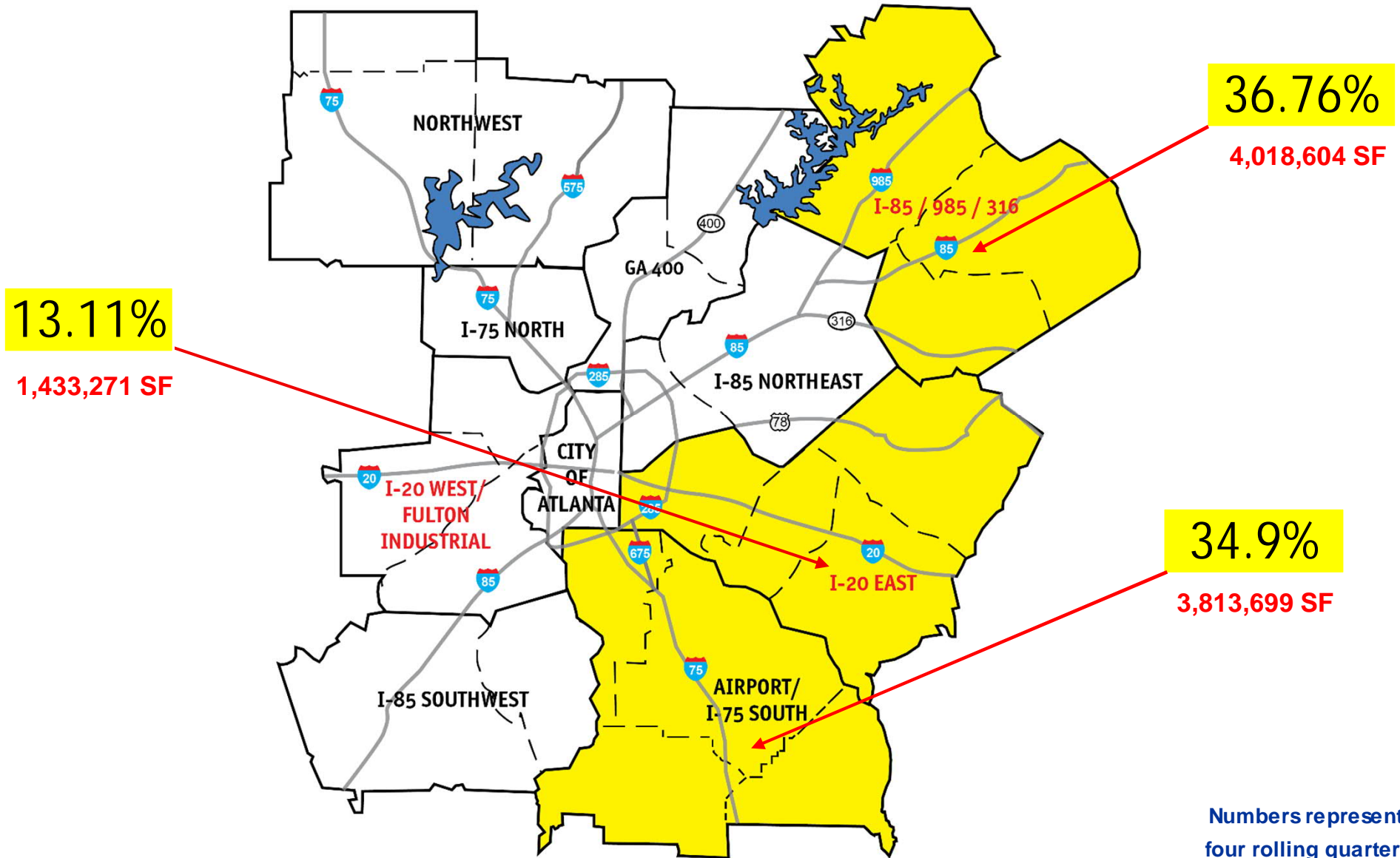
2023 Activity



Numbers represent four rolling quarters as of 3Q 2023.

Distribution Hot Markets

2023 Net Absorption



Numbers represent four rolling quarters as of 3Q 2023.

Conclusion

- ❖ Activity dropped another 10.7 million sf (20 million sf past 2 qtrs.) down to 55.4 million sf
- ❖ Net absorption has decreased 14.2 million sf during the past 2 qtrs. down to 3.0 million sf
- ❖ New construction was only 2.6 million sf for the third quarter, the 4 rolling quarters went down again to 26.9 million sf: 68% Spec, 32% BTS
- ❖ Availability rate rose another 0.5% up to 11.5% - with 104.7 million sf of available space
- ❖ There was over 217 million square feet of new construction over the last 8 years; availability rate dropped from 13.9% to 11.5% in the same time period
- ❖ Available sublease space rose 1.4% up to 12.0% this quarter
- ❖ US jobs created during the 3rd quarter totaled 710,000 (187K July, 187K Aug & 336K Sept)
- ❖ Unemployment rates – Atlanta 3.7% ↑, Georgia 3.3% ↑, US 3.8% ↑
(% August projection for Atlanta & Georgia; August for US from the Bureau of Labor Statistics)
- ❖ US Manufacturing index: 46.4% July, 47.9% Aug & 49.8% Sept (from Trading Economics)



Contact Information



King Industrial Realty / CORFAC International

Industrial, Commercial & Investment

www.kingindustrial.com

*"We Build Relationships...
Industrial Strength."*

Please contact us at any of our 6 convenient locations:

Atlanta Office

1920 Monroe Drive
Atlanta, GA 30324
Tel / Fax: 404-942-2000

Buford Office

4295 Hamilton Mill Road, Suite 100
Buford, GA 30518
Tel / Fax: 404-942-2000

Loganville Office

7718-B Hampton Place
Loganville, GA 30052
Tel / Fax: 404-942-2000

McDonough Office

115 Westridge Industrial Blvd, Suite 320F
McDonough, GA 30253
Tel / Fax: 404-942-2000

Northwest Office

3375 Chastain Gardens Drive, Suite 140
Kennesaw, GA 30144
Tel / Fax: 404-942-2000

Southwest Atlanta Office

210 The Bluffs, Suite B
Austell, GA 30168
Tel / Fax: 404-942-2000

"Converting Market Knowledge to Client Advantage."