



Presents:

Atlanta Industrial Market Overview

Second Quarter 2019

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

KING Industrial
Realty, Inc.



The Atlanta Industrial Market



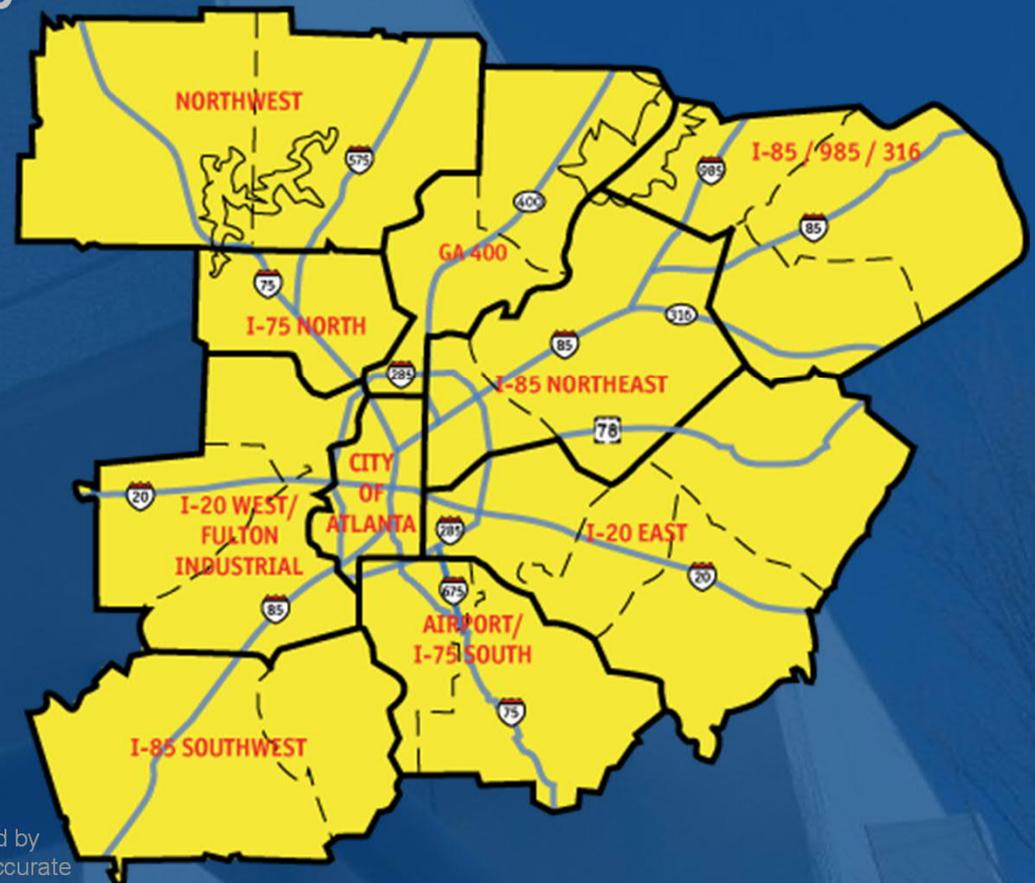
➤ PinPointsm Technology

- Custom designed
- Inventory every quarter

10 Regions

(distribution & service)

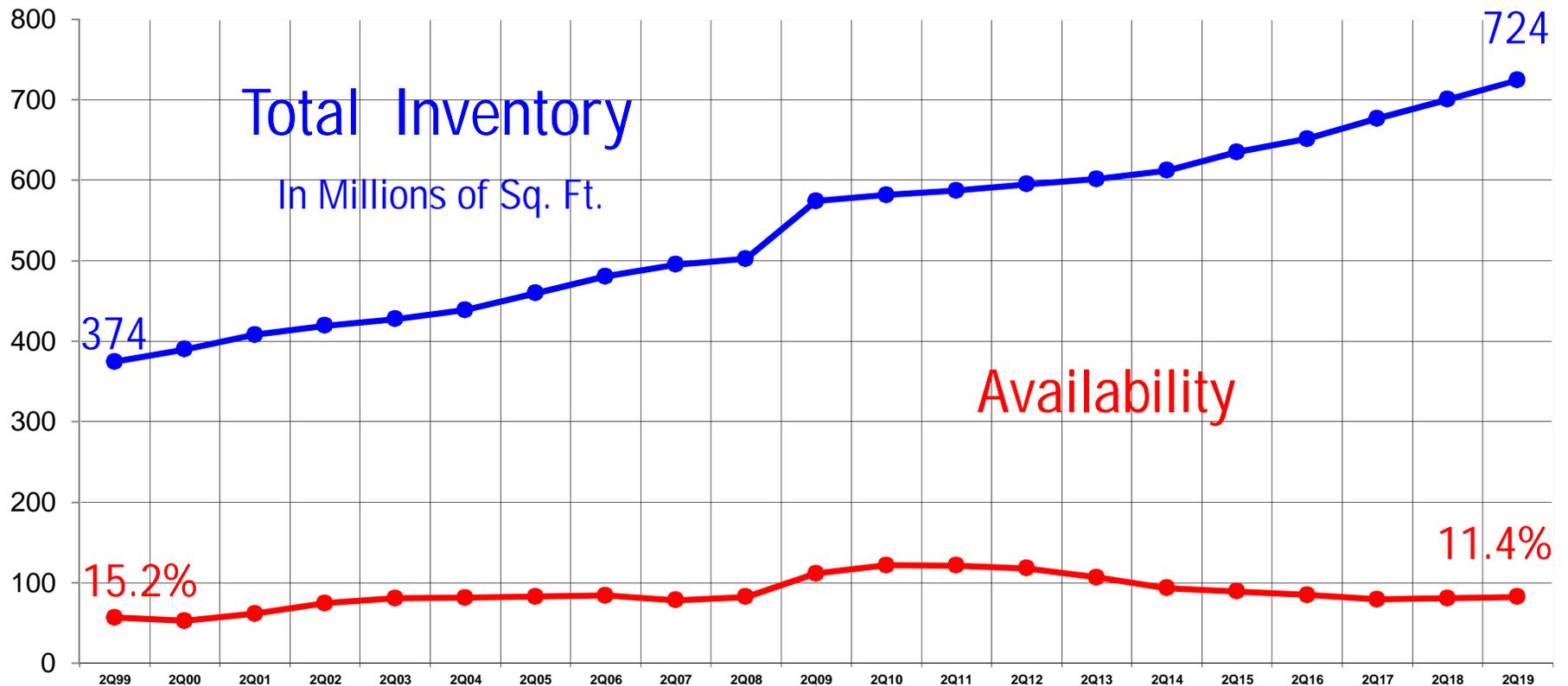
- 750 million sq. ft.
- 14,451 buildings
- 25,095 businesses



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



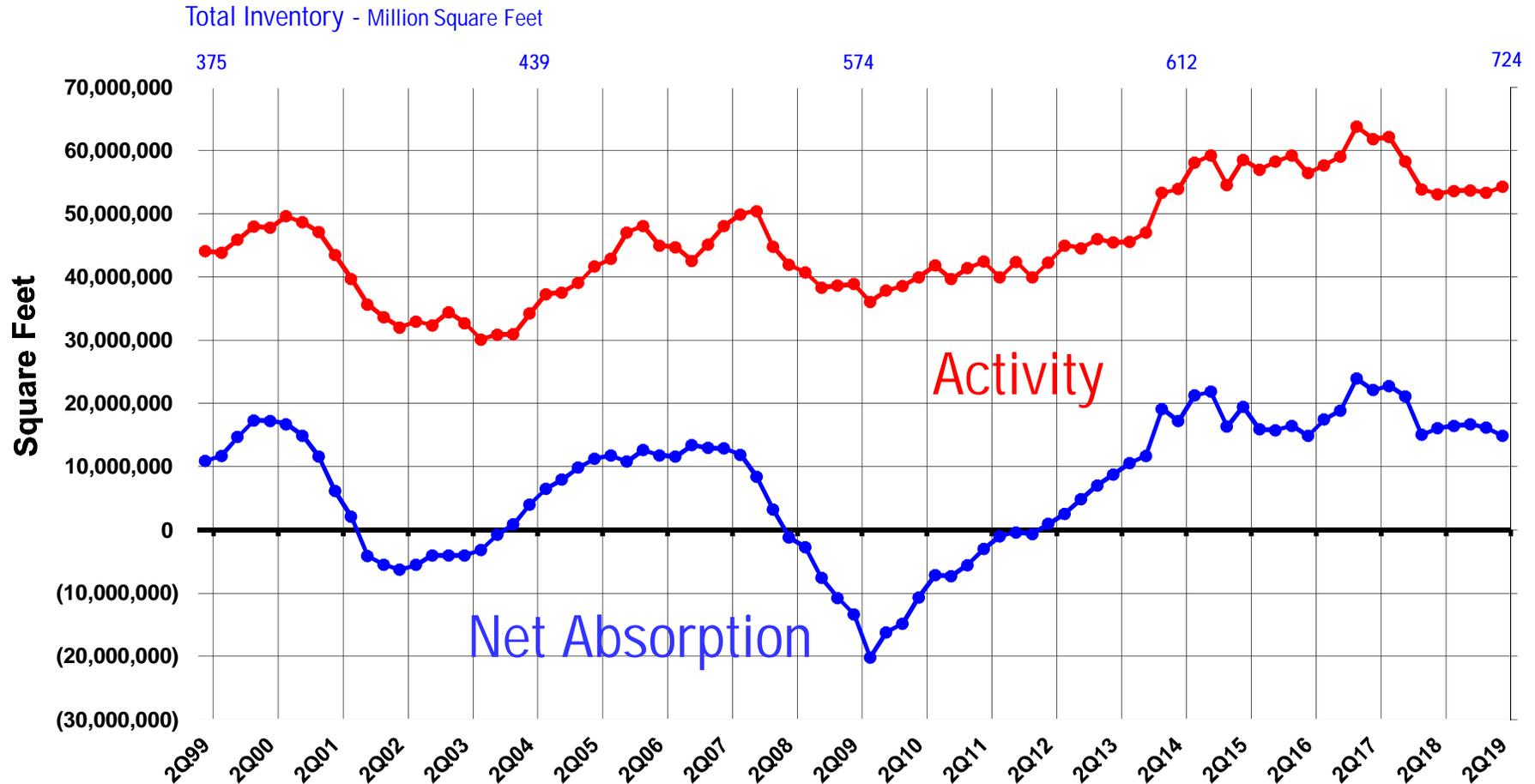
*

* Analysis expanded to include 8 additional counties.

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

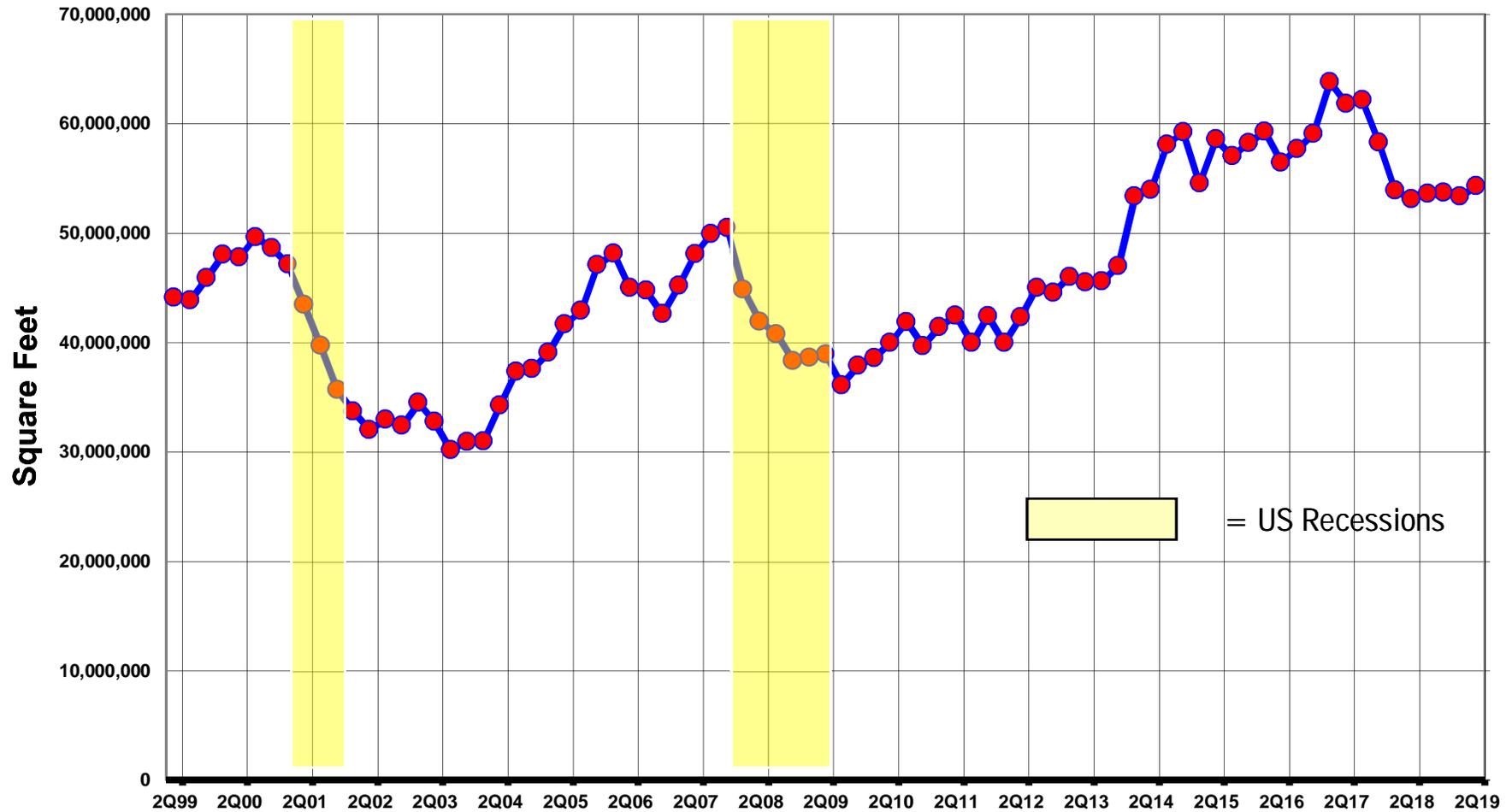
1999-2019



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.

Activity 1999-2019

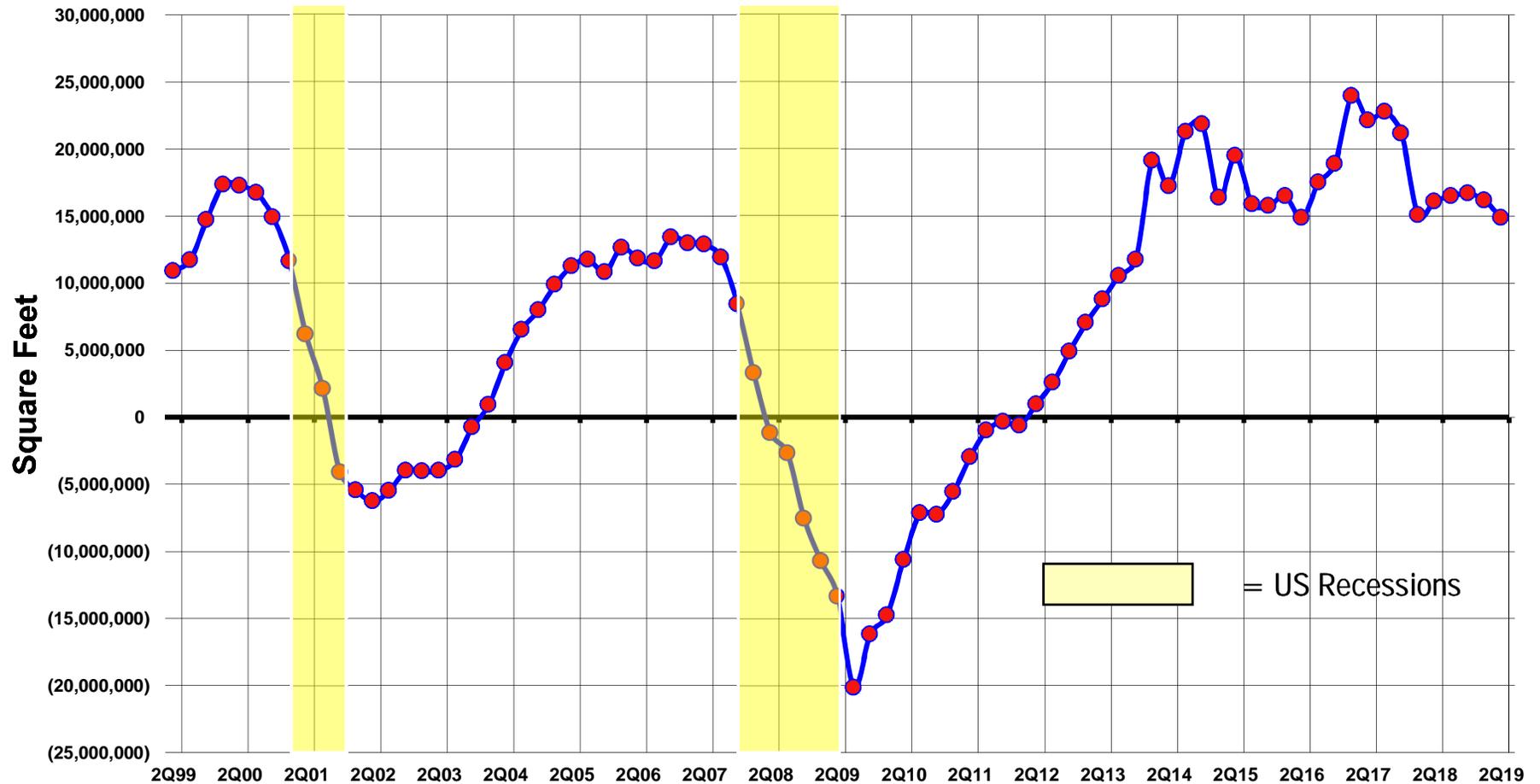


Numbers represent four rolling quarters.

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

1999-2019



Numbers represent four rolling quarters.

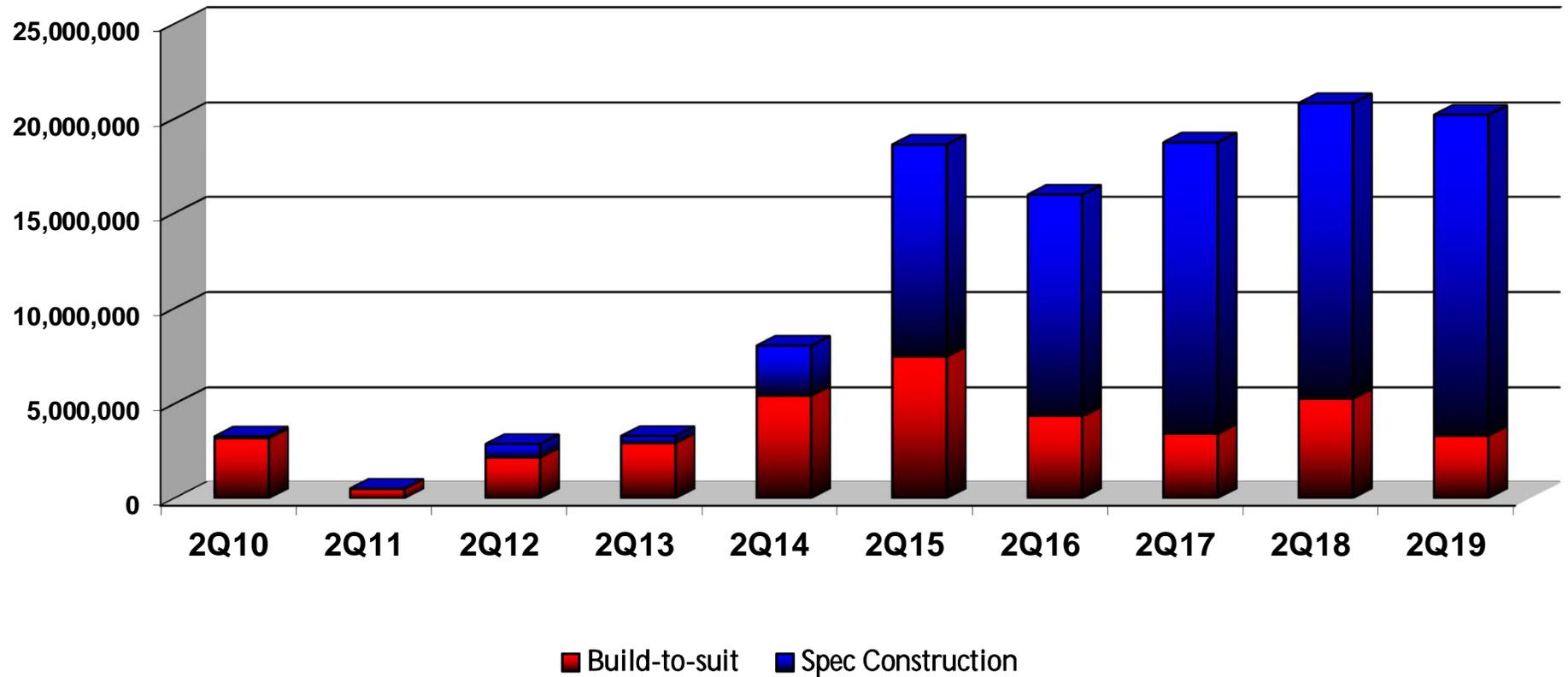
Property of King Industrial Realty, Inc. The information is for your personal and non-commercial use and may not be duplicated, modified, distributed or published without prior consent of King Industrial Realty, Inc.

New Construction

2010-2019



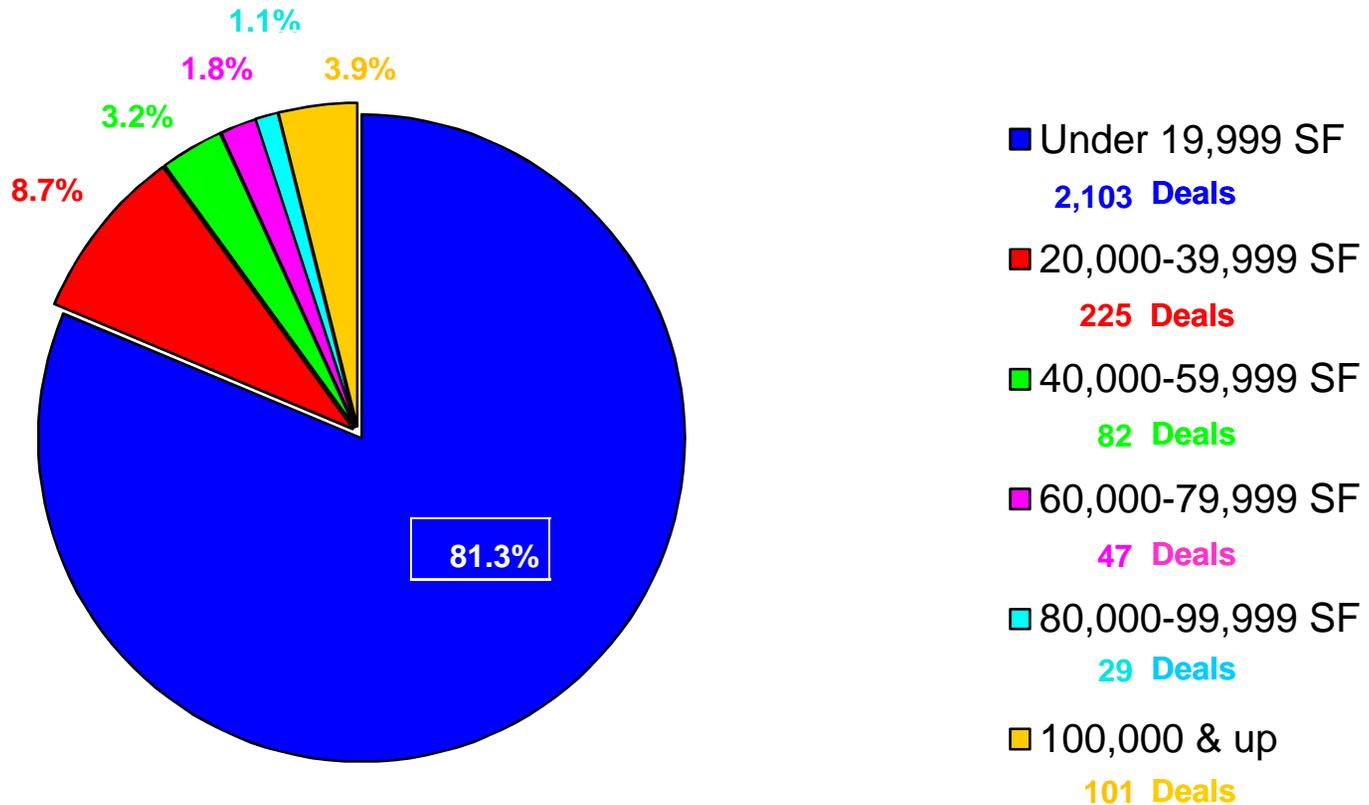
Square Feet



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

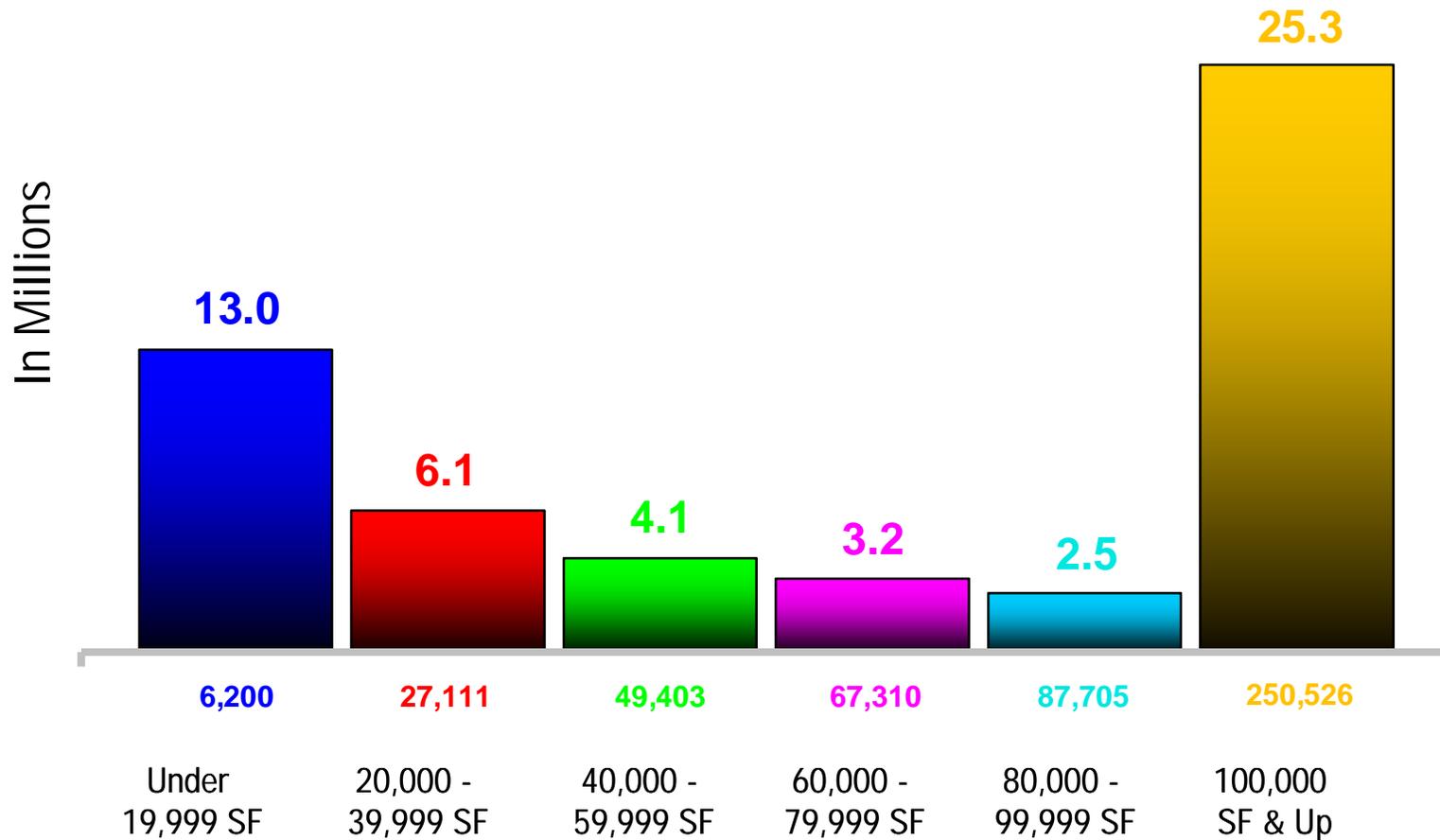


TOTAL # of DEALS:
2,587

Numbers represent four rolling quarters as of 2Q 2019.

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.

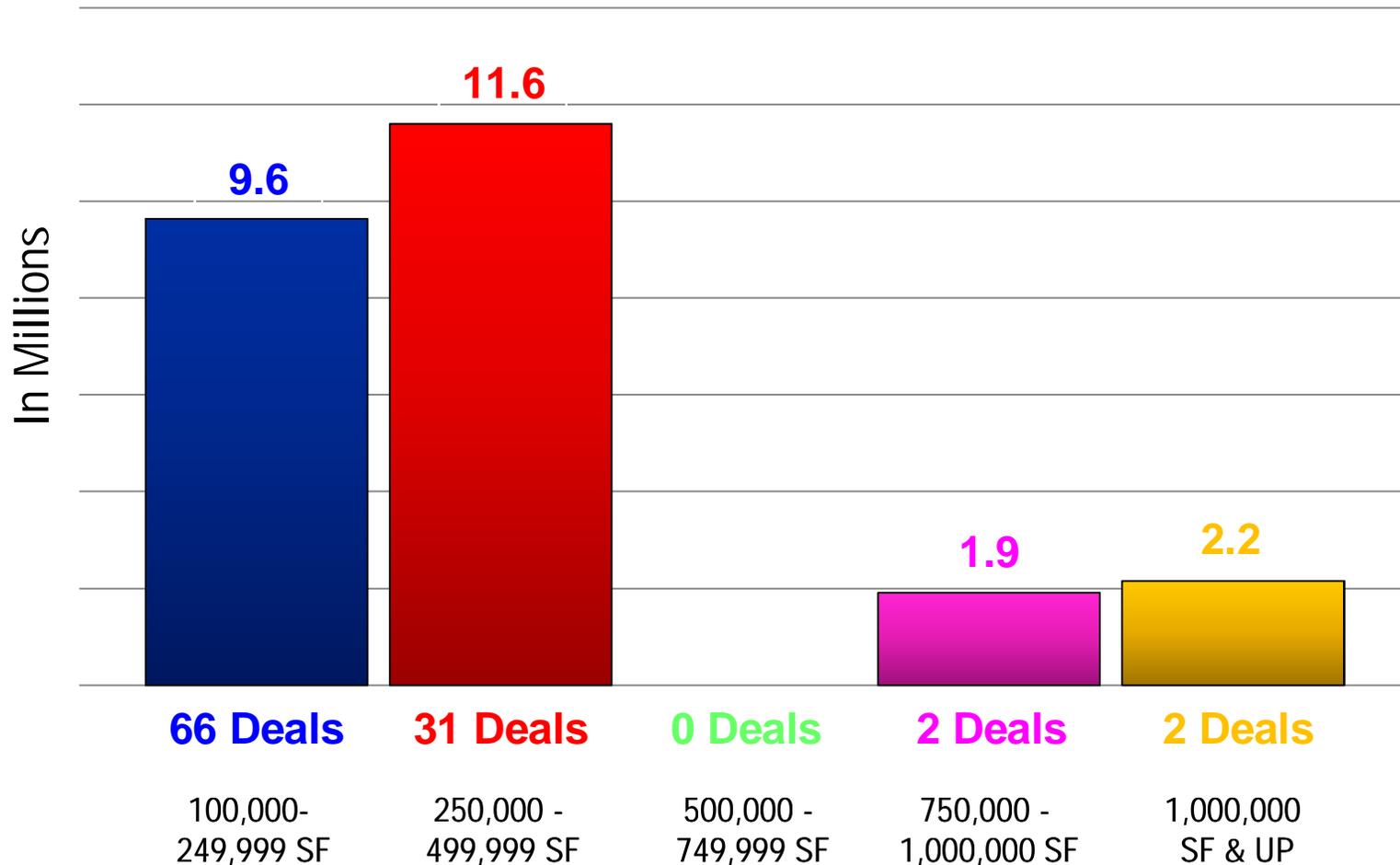
Square Feet Leased



Numbers represent four rolling quarters as of 2Q 2019.

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 100,000 +

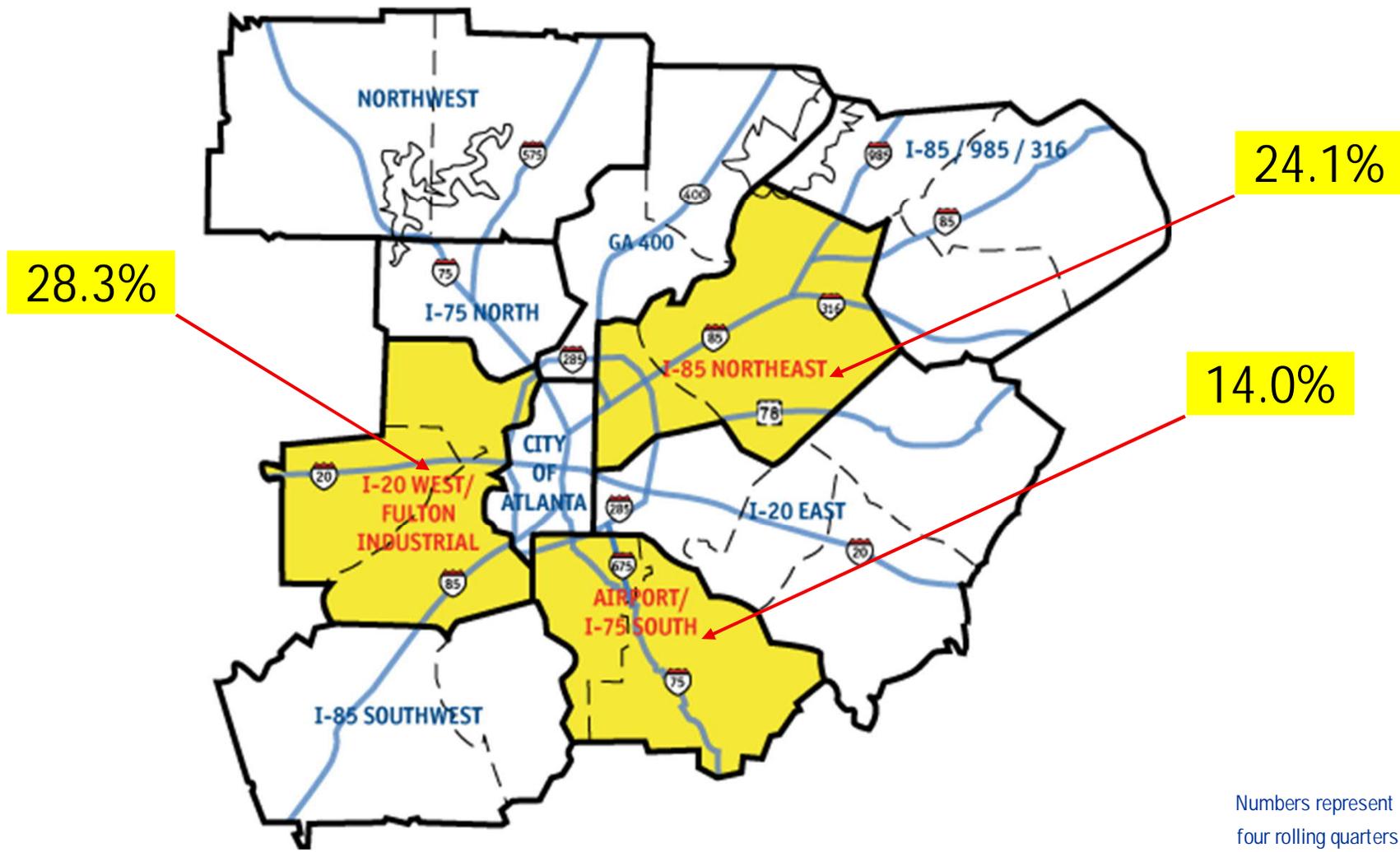


Numbers represent four rolling quarters as of 2Q 2019.

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.

Distribution Hot Markets

2019 Activity



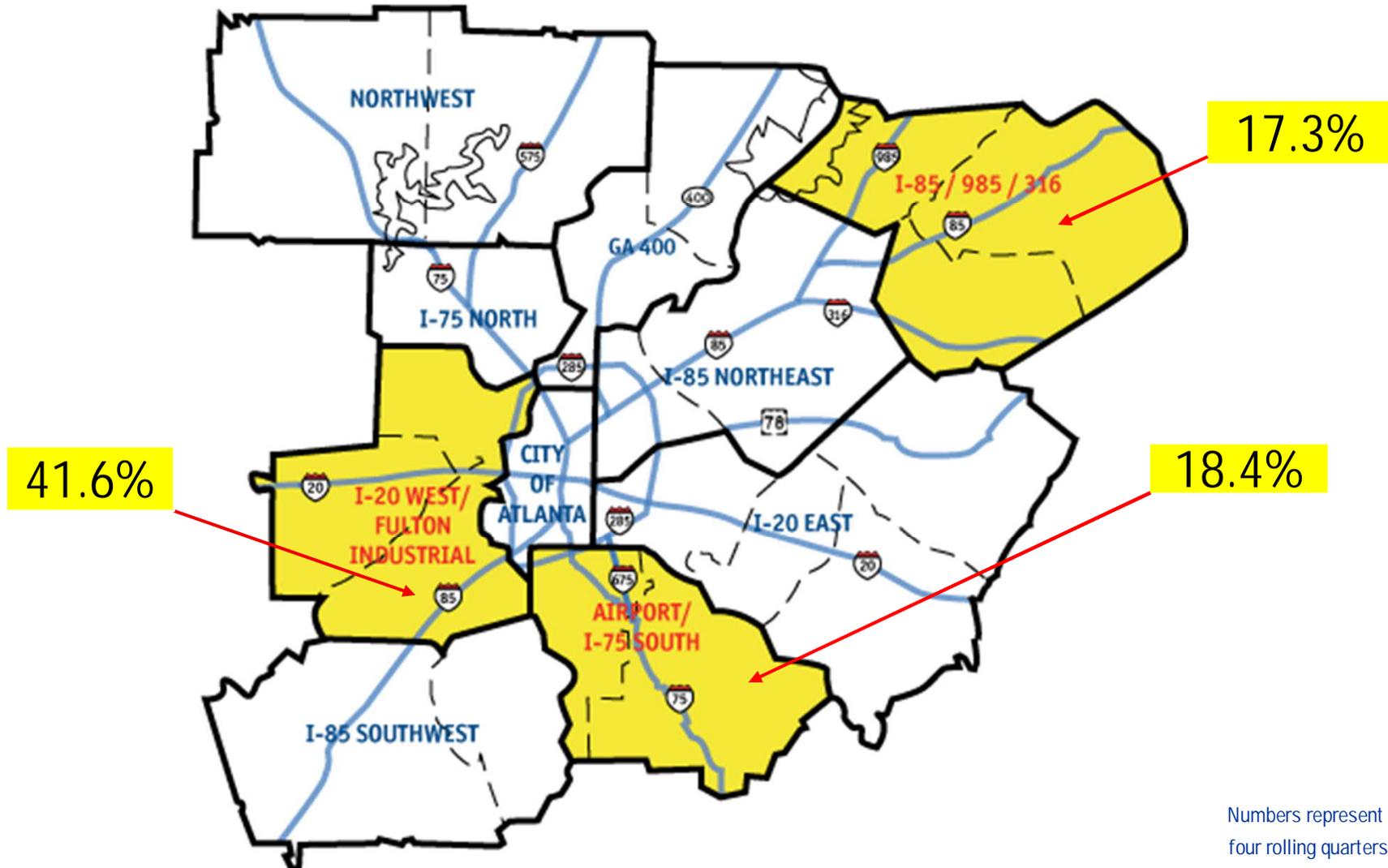
Property of King Industrial Realty, Inc. The information is for your personal and non-commercial use and may not be duplicated, modified, distributed or published without prior consent of King Industrial Realty, Inc.

Numbers represent
four rolling quarters
as of 2Q 2019.

Distribution Hot Markets

2019 Net Absorption

KING Industrial
Realty, Inc.



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.

Numbers represent
four rolling quarters
as of 2Q 2019.

Conclusion



Future's So Bright, We Gotta Wear Shades!

- 54.3 million sf of activity (4 rolling quarters), 22 consecutive quarters 53+ million sf
- 14.9 million sf of net absorption (4 rolling quarters) - 29 consecutive quarters of positive net absorption
- 20.2 million sf of new construction (4 rolling quarters) - 84% Spec, 16% BTS
- Availability rate held steady at 11.4%
- Over five years of record numbers in activity, absorption & strong construction
- Sublease spaces rose from 4.5% to 5.6% of all available space
- Lending environment is business friendly (equity & debt available)
- US jobs created during the second quarter totaled 512,000 (avg. 171,000 per month)
- Unemployment rates – Atlanta 3.0%↓, Georgia 3.8%↓, US 3.7%↓
(Atlanta & GA - April reports, US - June report from the Bureau of Labor Statistics)
- US Manufacturing index 52.4% (April), 50.5% (May) and 50.6% (June)
- US GDP increased during the first quarter of 2019 to 3.1%.

Contact Information



Please Contact:

Sim Doughtie, CCIM, SIOR, MCR, SLCR
President
Direct / Fax: 404-942-2002
Mobile: 404-281-9487
SDoughtie@KingIndustrial.com

King Industrial Realty / CORFAC International
Industrial, Commercial & Investment
www.kingindustrial.com

Our convenient locations:

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

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

McDonough Office
12 North Zack Hinton Parkway
Suite 300D
McDonough, GA 30253
Tel / Fax: 404.942.2000

Northwest Office
3375 Chastain Gardens Dr.
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

"We Build Relationships... Industrial Strength."