



Presents:

Atlanta Industrial Market Overview

Third Quarter 2020

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The Atlanta Distribution Market

KING Industrial
Realty, Inc.



Let the
GHOUL
Times Roll!!!



The Atlanta Industrial Market



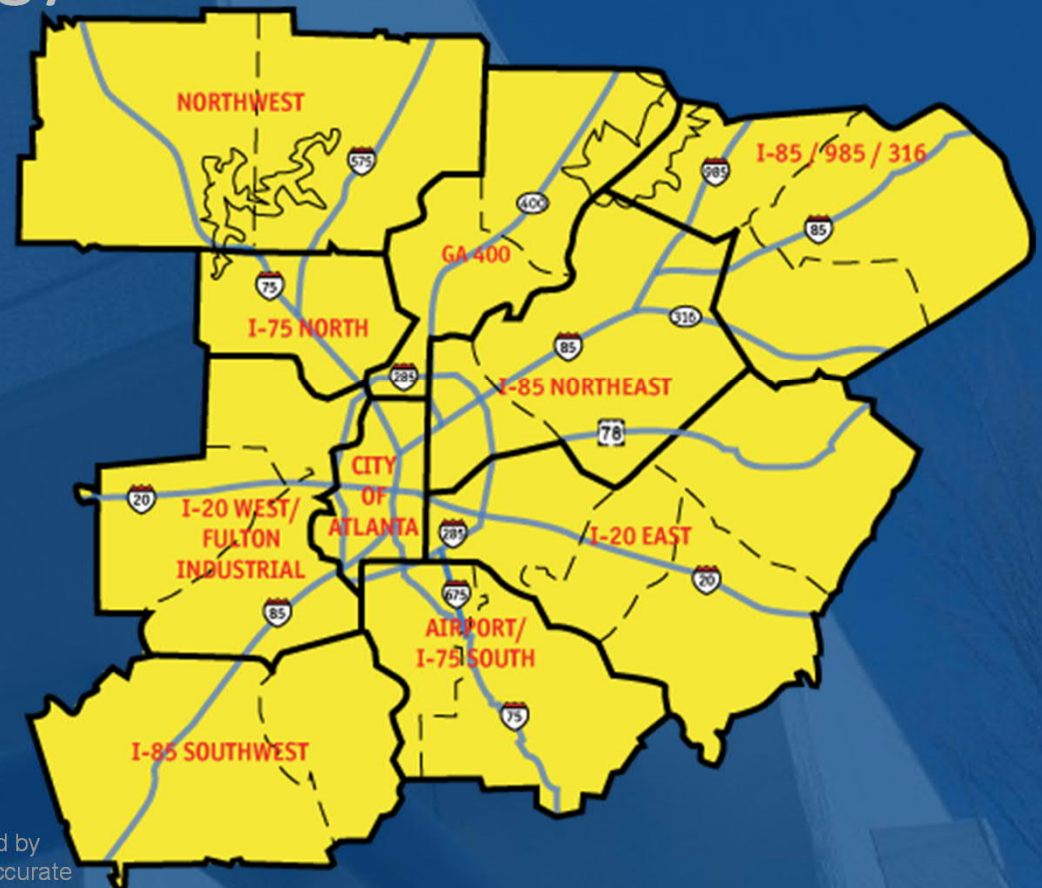
➤ PinPointsm Technology

- Custom designed
- Inventory every quarter

10 Regions

(distribution & service)

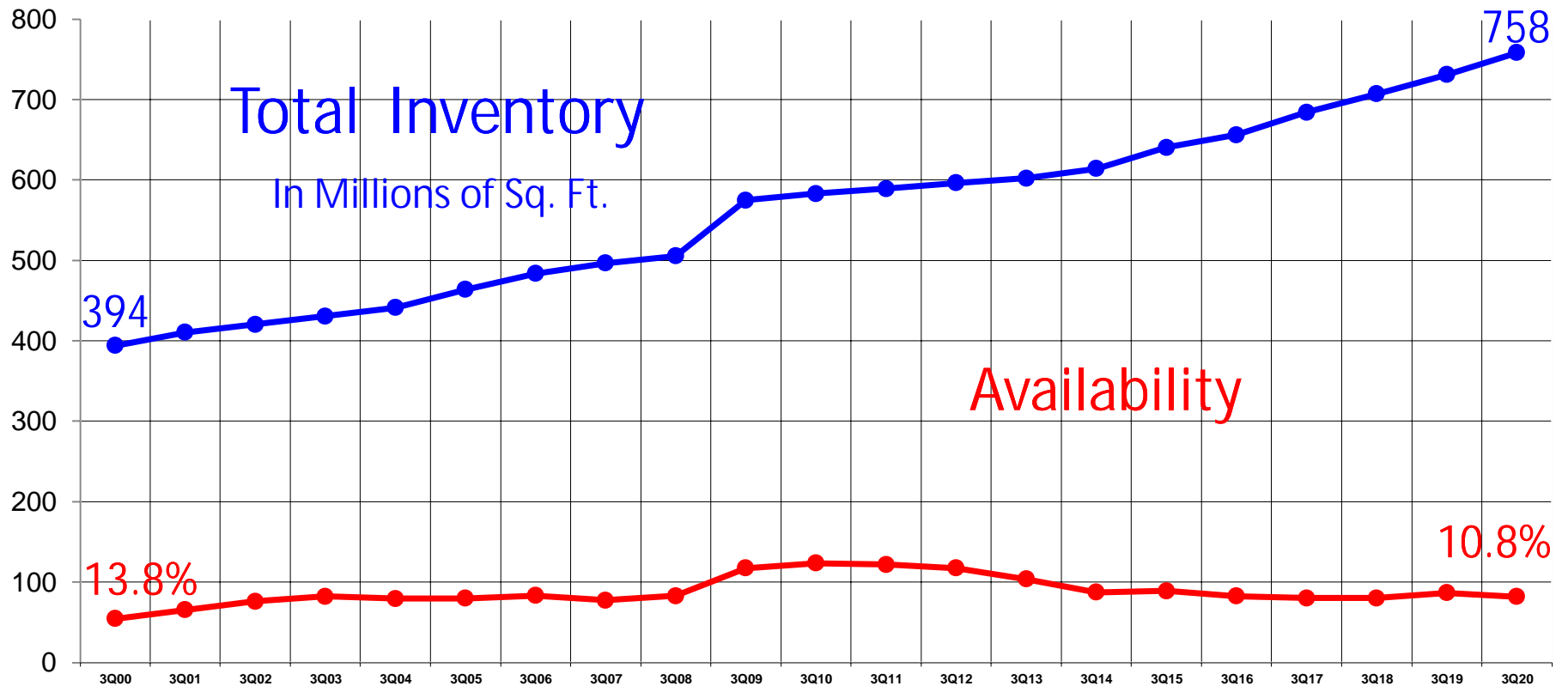
- 785 million sq. ft.
- 14,741 buildings
- 25,464 businesses



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

2000-2020



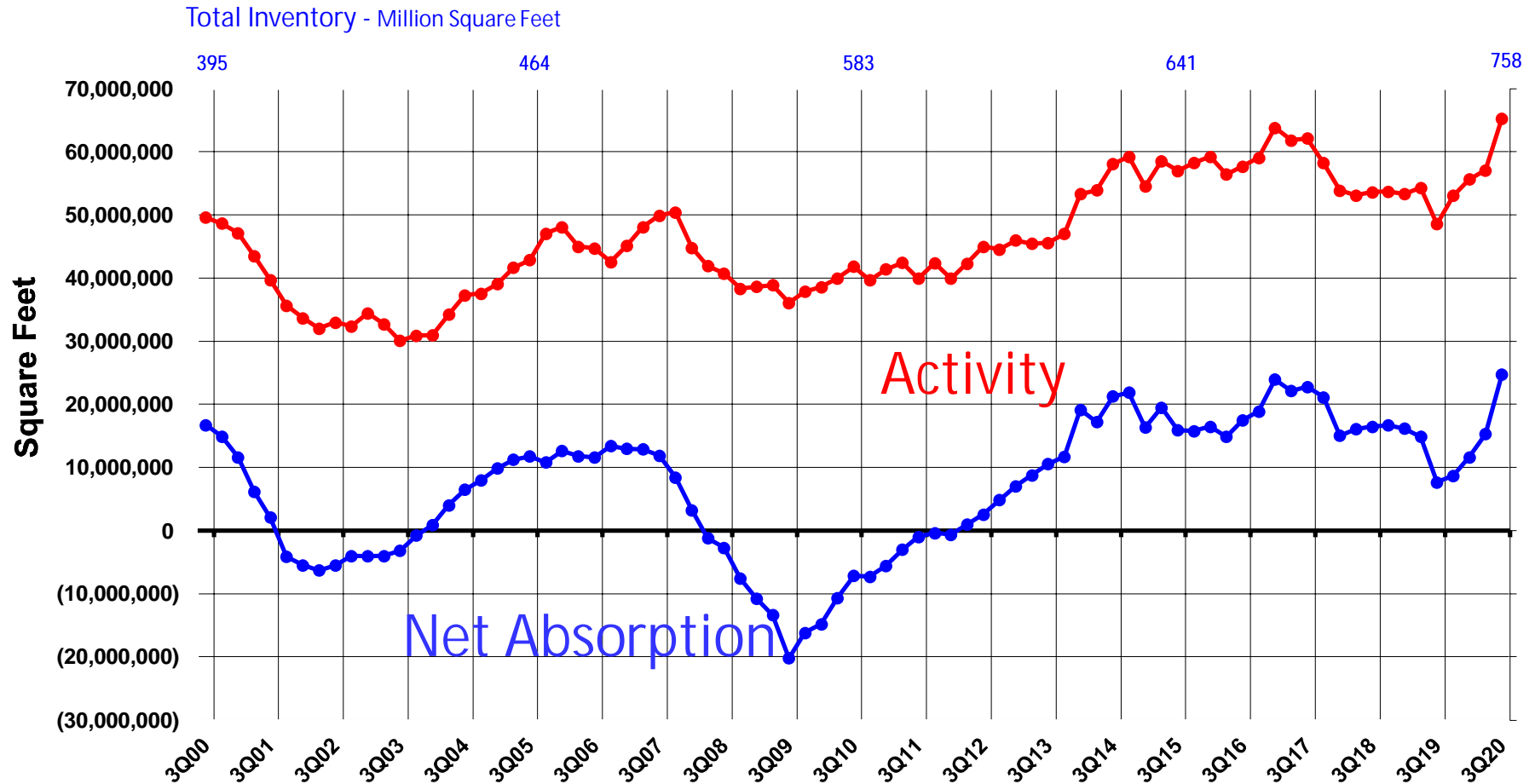
*

* Analysis expanded to include 8 additional counties.

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Absorption & Activity

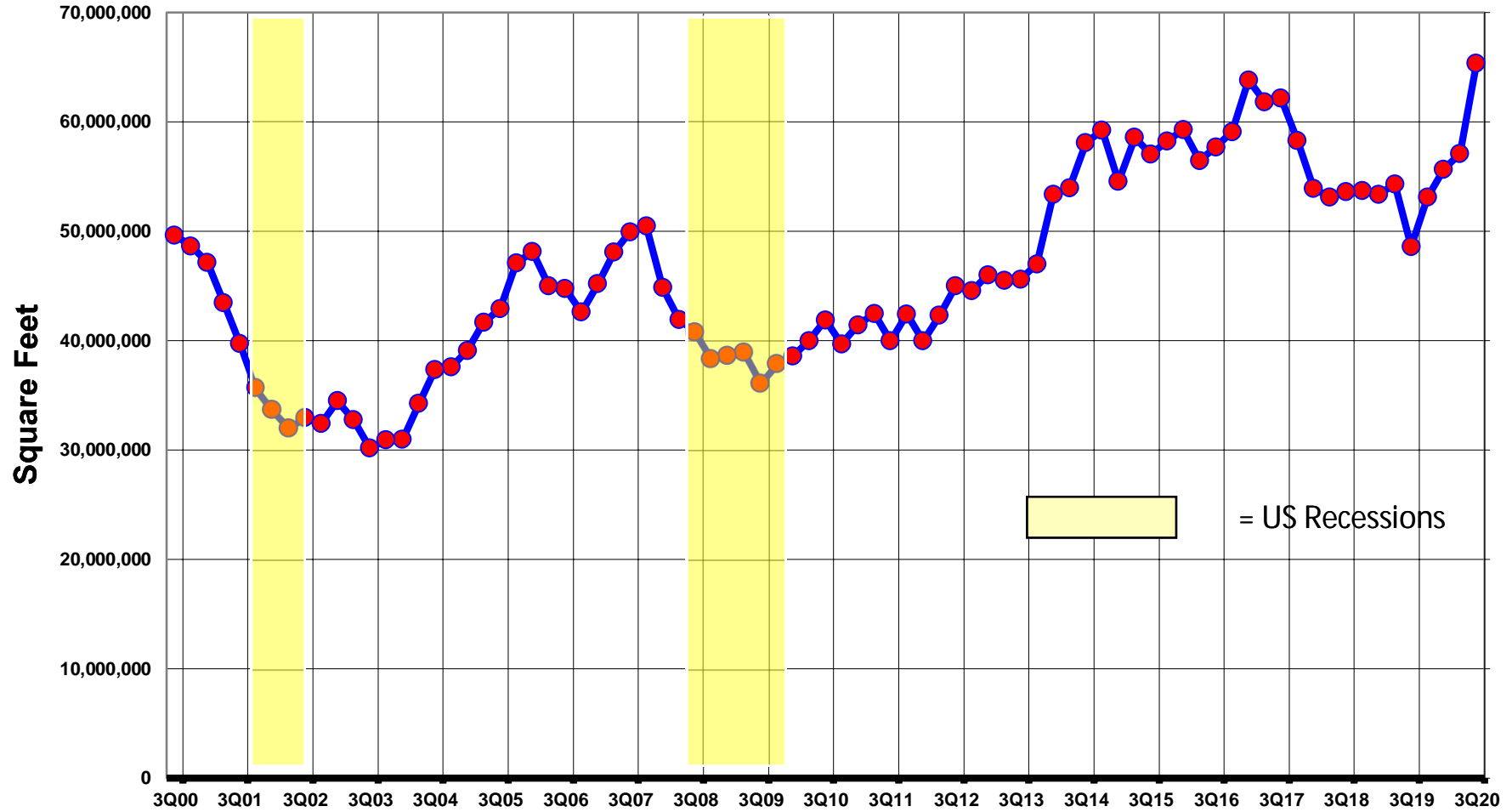
2000-2020



Numbers represent four rolling quarters.

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Activity 2000-2020

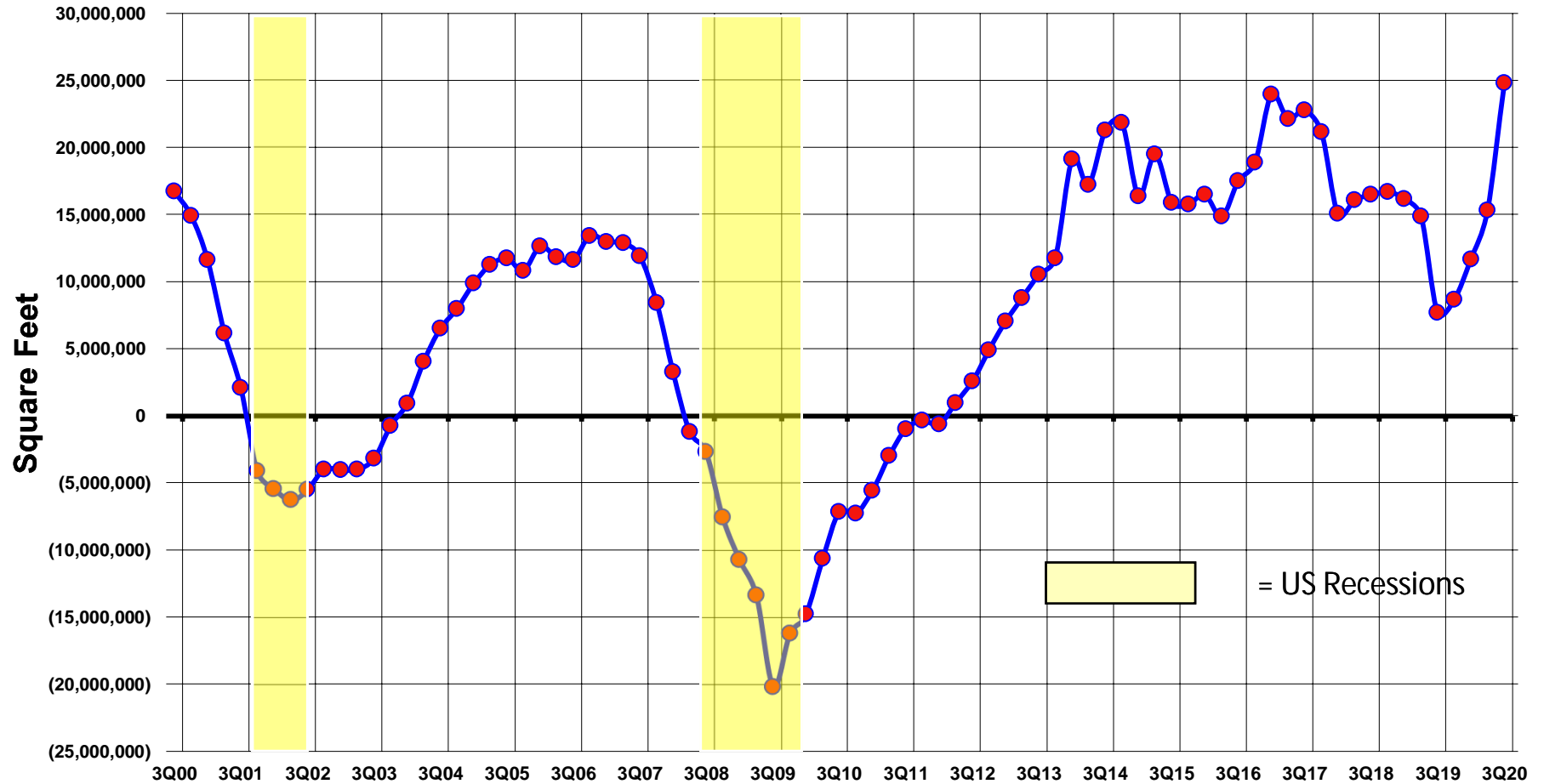


Numbers represent four rolling quarters.

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Absorption

2000-2020



Numbers represent four rolling quarters.

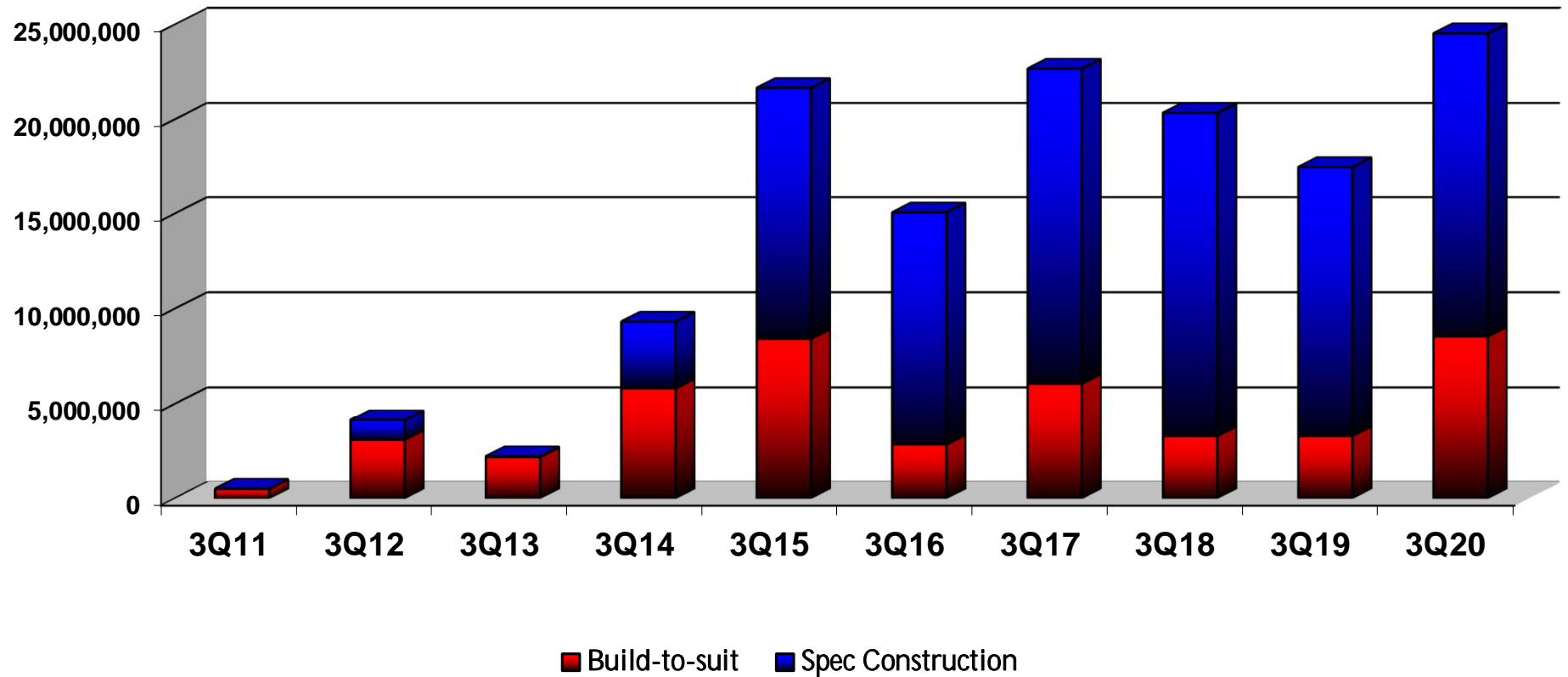
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New Construction

2011-2020



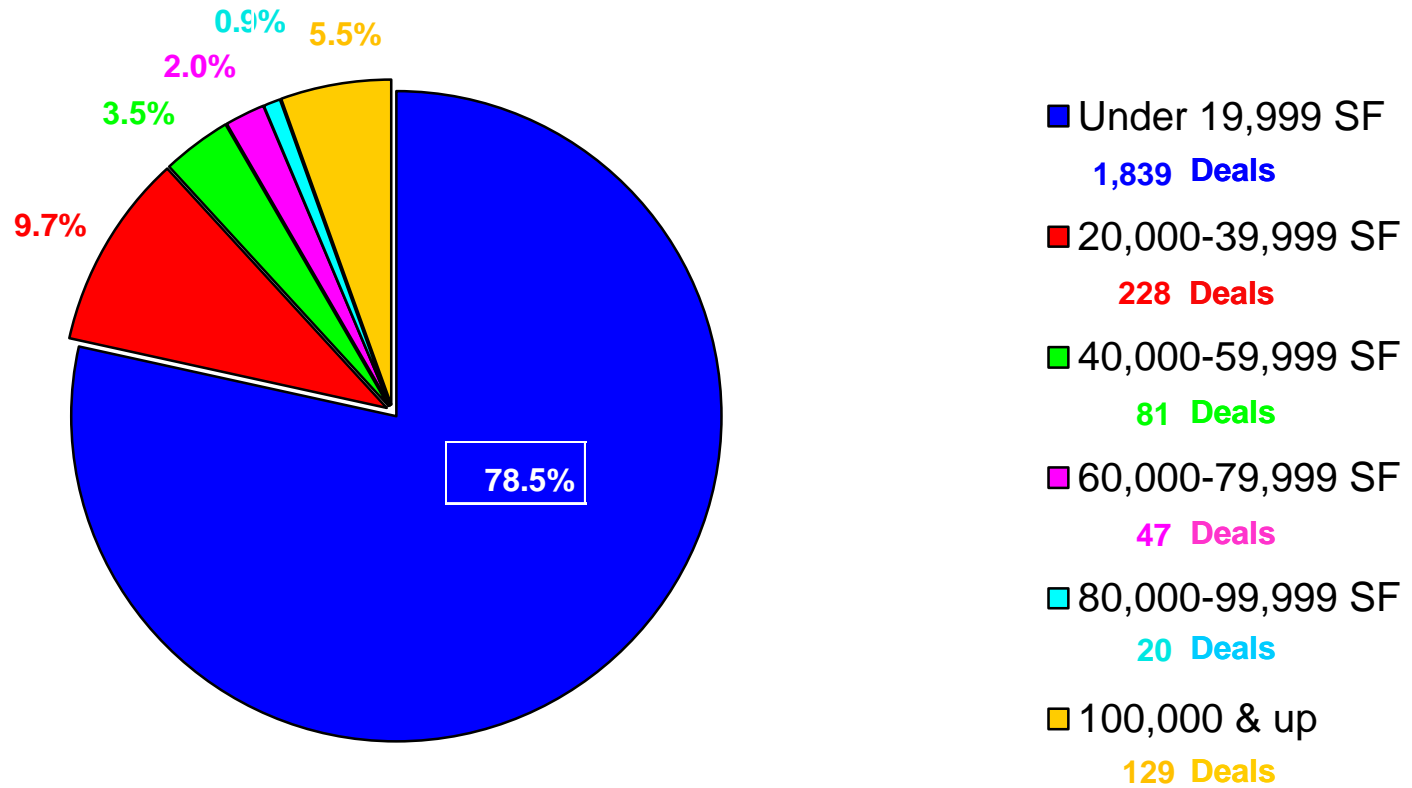
Square Feet



Numbers represent four rolling quarters.

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Deals Completed

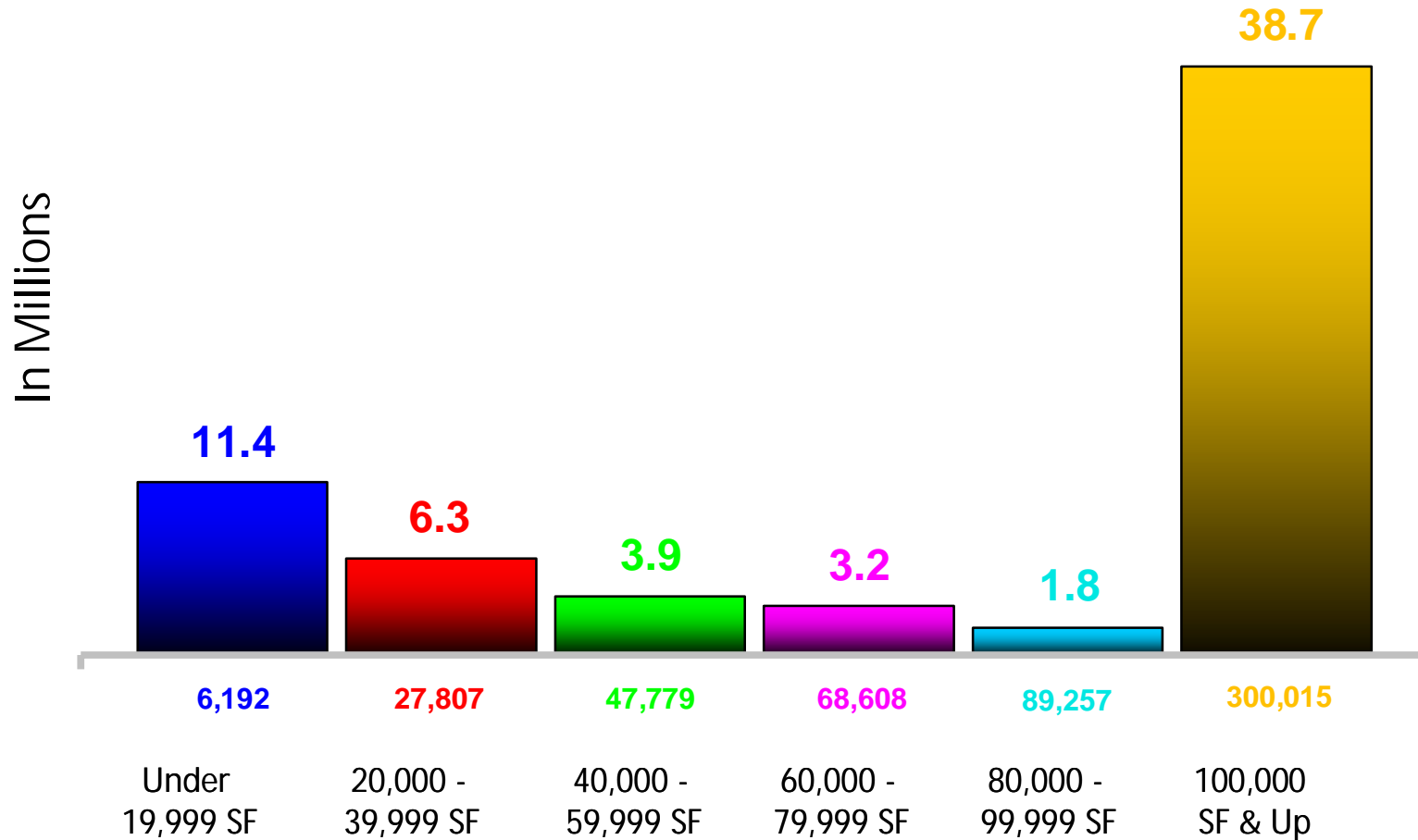


TOTAL # of DEALS:
2344

Numbers represent four rolling quarters as of 3Q2020.

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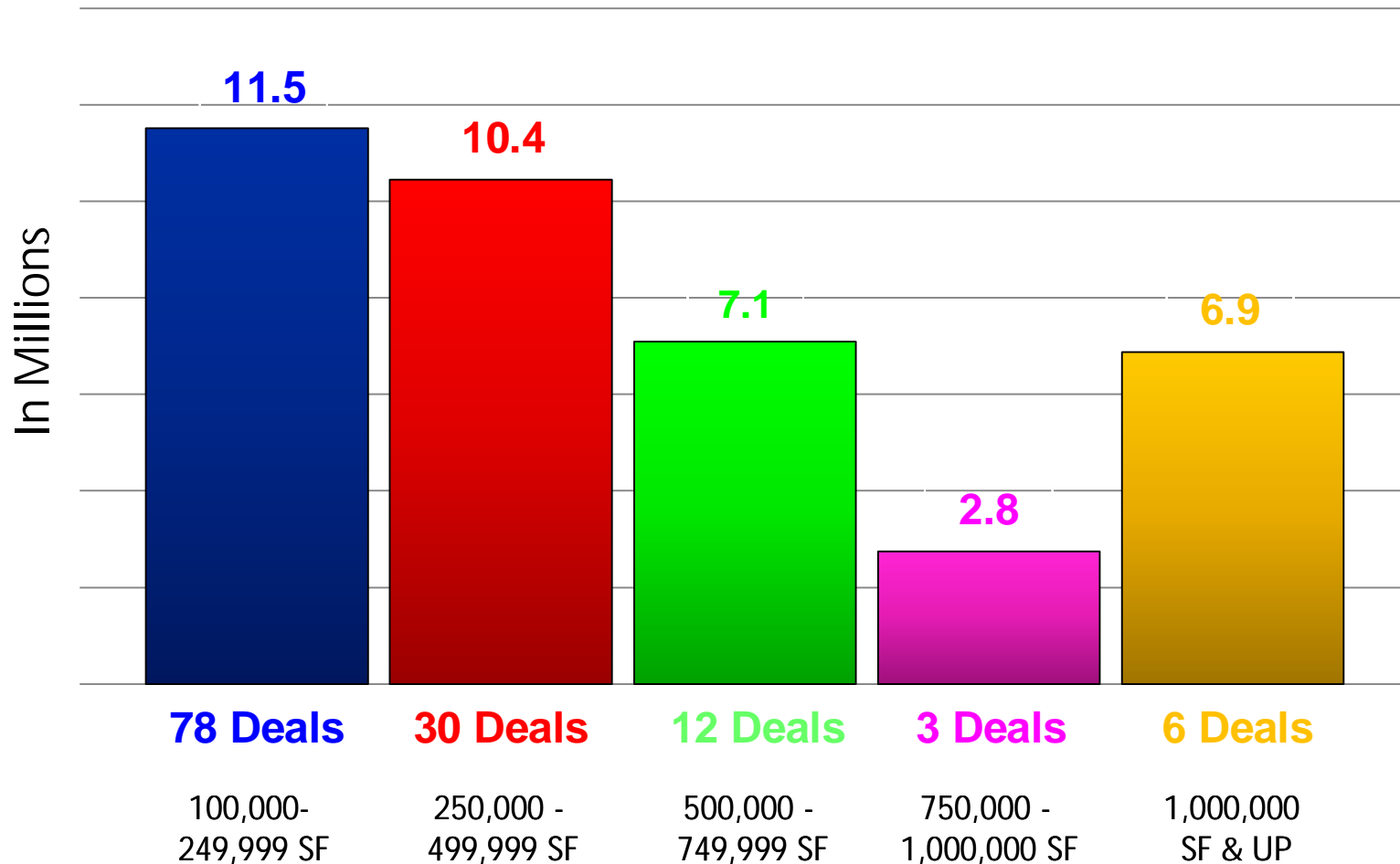
Square Feet Leased



Numbers represent four rolling quarters as of 3Q2020.

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Square Feet Leased 100,000 +

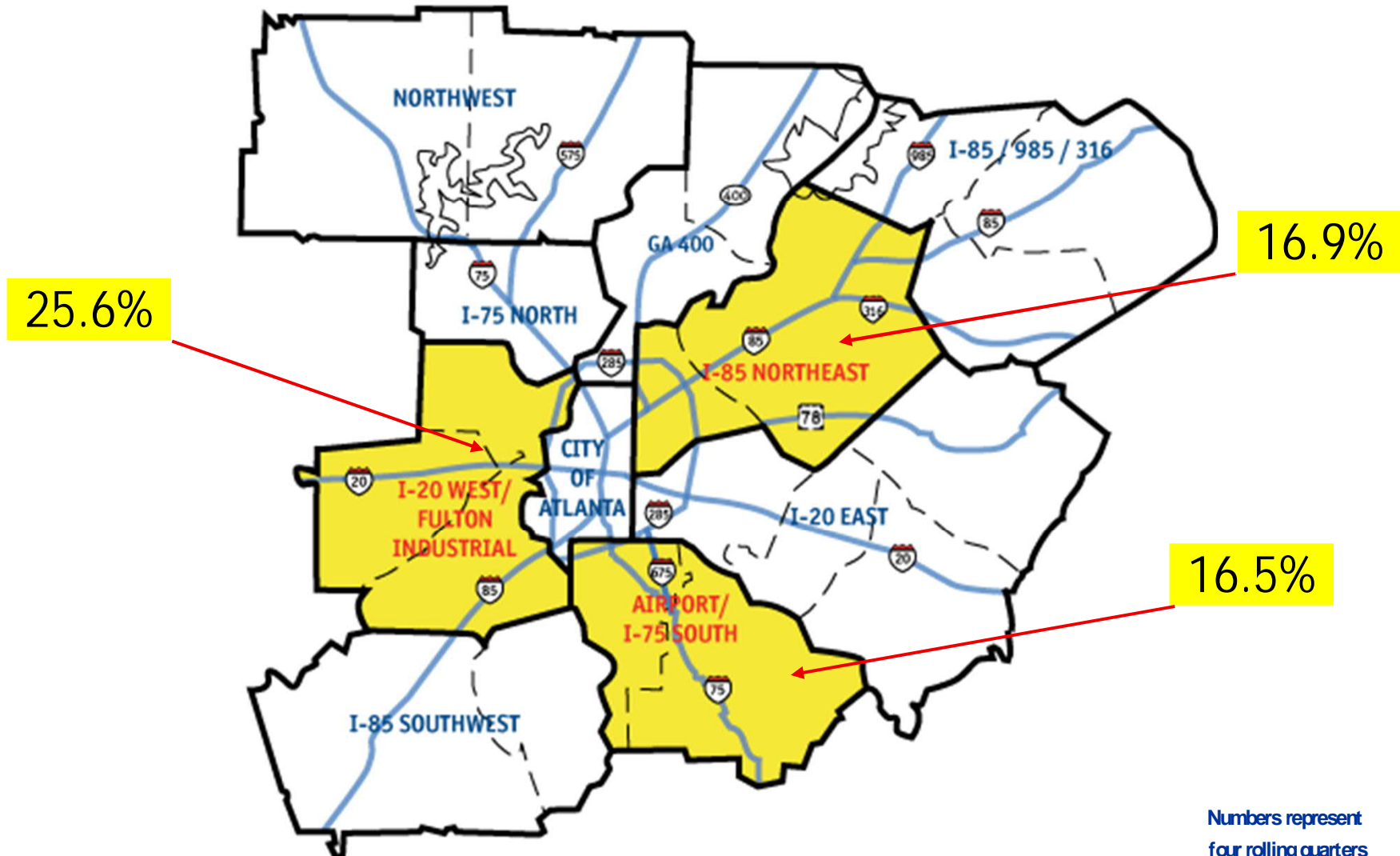


Numbers represent four rolling quarters as of 3Q2020.

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Distribution Hot Markets

2020 Activity

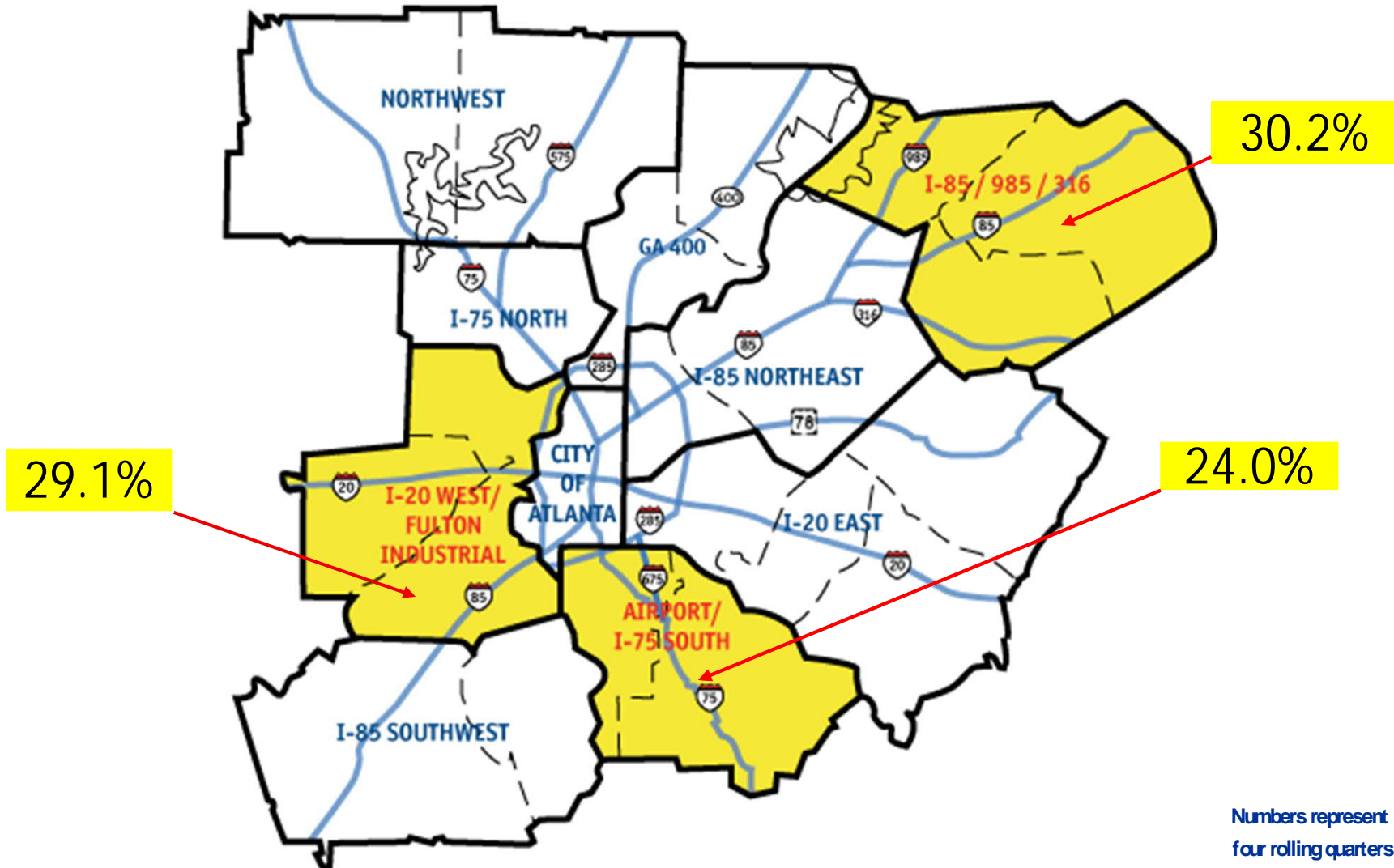


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Numbers represent
four rolling quarters
as of 3Q2020.

Distribution Hot Markets

2020 Net Absorption



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Conclusion



Let the GHOUL Times Roll!

- 65.3 million sf of activity (4 rolling quarters), up from the 48.6 million sf reported in 3Q19
- 24.8 million sf of net absorption (4 rolling quarters) up 17.1 million sf reported in 3Q19
- The 3rd quarter of 2020 saw 18.3 million sf of activity & 8.8 million sf of positive net absorption
- 24.5 million sf of new construction (4 rolling quarters) - 65% Spec, 35% BTS
- Availability rate fell from 11.2 last quarter to 10.8% this quarter
- Available Sublease space fell to 7% this quarter from 15% seen last quarter
- US jobs created during the 2nd quarter totaled 3.86M (1.8M July, 1.4M Aug & 661K in Sept)
- Unemployment rates – Atlanta 6.3%↓, Georgia 5.6%↓(ranked 8th) , US 7.9%↓fell from 10% in May and 14% in April (% as of August for Atlanta & GA and Sept for US from the Bureau of Labor Statistics)
- US Manufacturing index: 43.1 May, 52.6 June, 54.2 July, 56.0 Aug, 55.4 Sept -

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