



VACANCY BY SUBMARKET

### SIGNIFICANT LEASE DEALS

Building	Tenant	Submarket	Size (SF)
Skyline/20 West	Mars	I-20 W/Douglasville	604,852
Gillem Logistics Center Bldg 200	Kuehne + Nagel Inc.	Airport/N Clayton	406,625
2750 Barrett Lakes Blvd	Atlanta Bonded Warehouse	Kennesaw/Acworth	368,931

### SIGNIFICANT BUILDING SALES

Building(s)	Price	Size (SF)	Submarket
Fulton Industrial Distribution	\$3.3 M	100,111	I-20 W/Fulton District
Atlanta Gateway Ind (6105 Xavier Dr SW)	\$3.2 M	133,283	I-20 W/Fulton District
1484 NW Northside Dr	\$2.7 M	5,854	Chattahoochee

### ALL CONSTRUCTION ACTIVITY

Market	# Bldgs	Total RBA	Preleased SF	Preleased %	Available SF
South Atlanta	14	9,018,413	3,103,697	34.4%	5,914,716
Snappfinger/I-20 East	3	1,480,000	1,000,000	67.6%	480,000
I-20 W/Fulton	4	1,412,875	174,802	12.4%	1,238,073
Northeast Atlanta	7	1,183,443	294,557	24.9%	888,886
Northwest Atlanta	13	931,725	854,925	91.8%	76,800
Chattahoochee	1	117,906	60,132	51.0%	57,774
North Central Atlanta	1	98,297	0	0.0%	98,297
Central Atlanta	1	80,000	80,000	100.0%	0
<b>Totals</b>	<b>44</b>	<b>14,322,659</b>	<b>5,568,113</b>	<b>38.9%</b>	<b>8,754,546</b>

#### VACANCY



**7.9%**

8.1 Million square feet of vacant industrial space



to previous qtr



from previous year

#### NET ABSORPTION



**28,496 SF**

YTD net absorption reached 6.7 million square feet



from previous qtr



from previous year

#### LEASING ACTIVITY



**514,695 SF**

A 50.2% decrease from the previous quarter



from previous qtr



from previous year

#### AVERAGE RENTAL RATE



**\$4.49 PSF**

A 1.8% increase from the previous quarter (\$4.41/SF)



from previous qtr



from previous year

#### DELIVERIES



**5,299,133 SF**

17 Buildings completed



from previous qtr



from previous year

#### UNDER CONSTRUCTION



**14,322,659 SF**

44 Buildings in progress



from previous qtr



from previous year

### LARGEST DELIVERIES

**Majestic Airport Center IV - Bldg A: 1,039,570 SF**

South Atlanta | 0% Occupied | Delivered Q1'17

**Google Data Center Expansion: 808,355 SF**

I-20 W/Fulton | 100% Occupied | Delivered Q1'17

### LARGEST UNDER CONSTRUCTION

**Gillem Logistics Center - Bldg 150: 1,471,260 SF**

South Atlanta | 31% Pre-leased | Delivers Q1'18

**Dollar General Distribution Center: 1,200,000 SF**

South Atlanta | 100% Pre-leased | Delivers Q3'17

**TOTAL ATLANTA INDUSTRIAL MARKET STATISTICS**

Market	Existing Inventory		Vacancy				YTD Net Absorption	YTD Deliveries	Under Const SF	Leasing Activity
	# Bldgs	Total RBA	Direct SF	Sublease SF	Total SF	Vac%				
Central Atlanta	268	13,353,831	959,196	0	959,196	7.2%	11,863	0	80,000	16,200
Chattahoochee	395	20,189,999	783,111	22,000	805,111	4.0%	296,666	55,801	117,906	30,284
I-20 W/Fulton	977	97,566,852	5,409,800	66,801	5,476,601	5.6%	2,481,969	1,258,355	1,412,875	503,138
North Central Atlanta	515	26,767,684	1,803,865	11,200	1,815,065	6.8%	38,734	48,981	98,297	144,158
Northeast Atlanta	2,137	158,328,560	11,255,596	478,498	11,734,094	7.4%	(13,221)	969,862	1,070,603	977,710
Northwest Atlanta	1,035	67,350,050	3,859,865	377,637	4,237,502	6.3%	389,635	180,050	861,300	836,199
Snapfinger/I-20 East	529	44,317,194	1,861,142	0	1,861,142	4.2%	(441,581)	0	1,480,000	86,527
South Atlanta	1,372	170,820,370	16,682,994	1,132,226	17,815,220	10.4%	3,963,024	2,722,823	8,213,333	1,171,167
Stone Mountain	469	25,390,719	1,886,732	0	1,886,732	7.4%	(22,758)	0	0	302,080
<b>Totals</b>	<b>7,697</b>	<b>624,085,259</b>	<b>44,502,301</b>	<b>2,088,362</b>	<b>46,590,663</b>	<b>7.5%</b>	<b>6,704,331</b>	<b>5,235,872</b>	<b>13,334,314</b>	<b>4,067,463</b>

**FLEX MARKET STATISTICS**

Market	Existing Inventory		Vacancy				YTD Net Absorption	YTD Deliveries	Under Const SF	Leasing Activity
	# Bldgs	Total RBA	Direct SF	Sublease SF	Total SF	Vac%				
Central Atlanta	58	1,987,235	82,189	0	82,189	4.1%	(5,210)	0	80,000	0
Chattahoochee	76	3,529,142	94,838	0	94,838	2.7%	(8,336)	0	117,906	21,484
I-20 W/Fulton	62	4,032,394	165,142	0	165,142	4.1%	805,875	808,355	0	20,952
North Central Atlanta	151	7,219,992	699,982	0	699,982	9.7%	(46,673)	0	0	52,724
Northeast Atlanta	406	15,133,889	2,283,095	34,257	2,317,352	15.3%	(68,291)	0	0	97,412
Northwest Atlanta	185	7,751,143	699,954	34,467	734,421	9.5%	(35,826)	0	0	58,094
Snapfinger/I-20 East	64	1,943,412	248,272	0	248,272	12.8%	(412)	0	0	0
South Atlanta	136	4,200,484	336,782	0	336,782	8.0%	29,093	0	0	38,813
Stone Mountain	85	2,861,137	460,539	0	460,539	16.1%	46,810	0	0	0
<b>Totals</b>	<b>1,223</b>	<b>48,658,828</b>	<b>5,070,793</b>	<b>68,724</b>	<b>5,139,517</b>	<b>10.6%</b>	<b>717,030</b>	<b>808,355</b>	<b>197,906</b>	<b>289,479</b>

**SHALLOW-BAY DISTRIBUTION MARKET STATISTICS**

Market	Existing Inventory		Vacancy				YTD Net Absorption	YTD Deliveries	Under Const SF	Leasing Activity
	# Bldgs	Total RBA	Direct SF	Sublease SF	Total SF	Vac%				
Central Atlanta	43	1,946,212	20,846	0	20,846	1.1%	(20,846)	0	0	6,000
Chattahoochee	31	1,227,917	0	0	0	0.0%	0	0	0	0
I-20 W/Fulton	250	16,232,625	1,240,429	0	1,240,429	7.6%	(16,703)	0	0	20,400
North Central Atlanta	103	5,392,302	376,360	11,200	387,560	7.2%	(44,276)	0	0	4,815
Northeast Atlanta	518	28,590,238	1,769,972	17,533	1,787,505	6.3%	(216,656)	0	65,931	150,908
Northwest Atlanta	206	11,233,623	408,774	8,940	417,714	3.7%	(14,893)	0	592,800	36,715
Snapfinger/I-20 East	112	6,662,796	260,599	0	260,599	3.9%	68,567	0	0	57,817
South Atlanta	255	24,303,207	2,936,320	608,765	3,545,085	14.6%	150,708	0	1,054,500	101,495
Stone Mountain	165	7,309,967	421,715	0	421,715	5.8%	122,595	0	0	136,545
<b>Totals</b>	<b>1,683</b>	<b>102,898,887</b>	<b>7,435,015</b>	<b>646,438</b>	<b>8,081,453</b>	<b>7.9%</b>	<b>28,496</b>	<b>0</b>	<b>1,713,231</b>	<b>514,695</b>

**WAREHOUSE MARKET STATISTICS**

Market	Existing Inventory		Vacancy				YTD Net Absorption	YTD Deliveries	Under Const SF	Leasing Activity
	# Bldgs	Total RBA	Direct SF	Sublease SF	Total SF	Vac%				
Central Atlanta	167	9,420,384	856,161	0	856,161	9.1%	37,919	0	0	10,200
Chattahoochee	288	15,432,940	688,273	22,000	710,273	4.6%	305,002	55,801	0	8,800
I-20 W/Fulton	665	77,301,833	4,004,229	66,801	4,071,030	5.3%	1,692,797	450,000	1,412,875	461,786
North Central Atlanta	261	14,155,390	727,523	0	727,523	5.1%	129,683	48,981	98,297	86,619
Northeast Atlanta	1,213	114,604,433	7,202,529	426,708	7,629,237	6.7%	271,726	969,862	1,004,672	729,390
Northwest Atlanta	644	48,365,284	2,751,137	334,230	3,085,367	6.4%	440,354	180,050	268,500	741,390
Snapfinger/I-20 East	353	35,710,986	1,352,271	0	1,352,271	3.8%	(509,736)	0	1,480,000	28,710
South Atlanta	981	142,316,679	13,409,892	523,461	13,933,353	9.8%	3,783,223	2,722,823	7,158,833	1,030,859
Stone Mountain	219	15,219,615	1,004,478	0	1,004,478	6.6%	(192,163)	0	0	165,535
<b>Totals</b>	<b>4,791</b>	<b>472,527,544</b>	<b>31,996,493</b>	<b>1,373,200</b>	<b>33,369,693</b>	<b>7.1%</b>	<b>5,958,805</b>	<b>4,427,517</b>	<b>11,423,177</b>	<b>3,263,289</b>