



SIGNIFICANT LEASE DEALS

Building	Tenant	Submarket	Size (SF)
Midland Logistics Center	S&S Activewear	S Clayton/Henry Co	505,000
Camp Creek 3201 (Renewal)	CEVA Logistics	Airport/N Clayton	404,700
DCT North Satellite Dis Ctr	Integrated Supply Network	Duluth/Suwanee/Buford	226,878

SIGNIFICANT BUILDING SALES

Building(s)	Price	Submarket	Size (SF)
Southeast Ind. Portfolio (5 Properties)	\$116.4 M	South Atlanta	1,912,490
Georgia Ind. Portfolio (19 Properties)	\$72.0 M	Northeast & Northwest Atlanta	1,047,030
440 Interstate West Pkwy	\$43.0 M	I-20 W/Douglasville	781,440

ALL CONSTRUCTION ACTIVITY

Market	# Bldgs	Total RBA	Preleased SF	Preleased %	Available SF
South Atlanta	19	11,426,771	1,148,485	10.1%	10,278,286
I-20 W/Fulton	5	2,284,795	1,447,500	63.4%	837,295
Northeast Atlanta	10	1,551,828	8,400	0.5%	1,543,428
Snappinger/I-20 East	3	1,480,000	1,000,000	67.6%	480,000
Northwest Atlanta	2	321,875	9,375	2.9%	312,500
Central Atlanta	1	80,000	80,000	100.0%	0
Chattahoochee	1	24,740	0	0.0%	24,740
North Central Atlanta	2	22,600	9,030	40.0%	13,570
Totals	43	17,192,609	3,702,790	21.5%	13,489,819

VACANCY



6.4%

Over 40.5 million square feet of vacant industrial space

▼
from previous qtr
▼
from previous year

NET ABSORPTION



4,083,728 SF

YTD net absorption reached 20 million square feet

▲
from previous qtr
▲
from previous year

LEASING ACTIVITY



5,014,822 SF

A 39% decrease from the previous quarter

▼
from previous qtr
▼
from previous year

AVERAGE RENTAL RATE



\$4.79 PSF

A 6.4% increase from the previous quarter (\$4.50/SF)

▲
from previous qtr
▲
from previous year

DELIVERIES



2,039,768 SF

11 Buildings completed

▼
from previous qtr
▼
from previous year

UNDER CONSTRUCTION



17,192,609 SF

43 Buildings in progress

▲
from previous qtr
▲
from previous year

LARGEST DELIVERIES

King Mill Distribution Park Phase II: 760,256 SF

South Atlanta | 0% Occupied | Delivered Q4'17

Dollar General Distribution Center: 1,200,000 SF

South Atlanta | 100% Occupied | Delivered Q3'17

LARGEST UNDER CONSTRUCTION

Lambert Farms Logistics Park, Bldg B1: 1,555,200 SF

South Atlanta | 65% Pre-leased | Delivers Q1'18

Southwest 85 Logistics Center: 1,300,000 SF

South Atlanta | 0% Pre-leased | Delivers Q2'18

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	270	13,286,291	669,766	0	669,766	5.0%	140,018	20,000	80,000	251,569
Chattahoochee	386	19,869,730	371,826	31,600	403,426	2.0%	567,563	173,707	24,740	377,569
I-20 W/Fulton	982	98,813,652	6,800,499	260,137	7,060,636	7.1%	2,380,891	2,674,427	1,862,832	4,334,975
North Central Atlanta	517	27,098,113	1,431,600	71,436	1,503,036	5.5%	412,960	147,278	0	979,771
Northeast Atlanta	2,147	161,133,742	8,802,587	238,884	9,041,471	5.6%	3,271,354	1,985,534	537,496	7,261,704
Northwest Atlanta	1,041	68,410,940	3,133,951	144,084	3,278,035	4.8%	2,119,216	1,054,550	0	3,100,123
Snappinger/I-20 East	526	44,161,305	970,625	0	970,625	2.2%	174,154	0	1,480,000	1,335,124
South Atlanta	1,375	176,556,986	15,706,525	527,285	16,233,810	9.2%	10,561,745	8,519,319	7,122,006	10,463,198
Stone Mountain	466	25,323,326	1,391,110	0	1,391,110	5.5%	354,295	0	0	831,398
Totals	7,710	634,654,085	39,278,489	1,273,426	40,551,915	6.4%	19,982,196	14,574,815	11,107,074	28,935,431

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	59	2,007,645	54,262	0	54,262	2.7%	42,717	20,000	80,000	52,919
Chattahoochee	74	3,584,048	121,080	0	121,080	3.4%	83,328	117,906	0	100,559
I-20 W/Fulton	63	4,049,830	92,216	0	92,216	2.3%	878,801	808,355	0	134,762
North Central Atlanta	151	7,204,182	579,105	13,436	592,541	8.2%	60,768	0	0	336,158
Northeast Atlanta	406	15,121,029	1,671,948	53,089	1,725,037	11.4%	125,788	0	0	1,066,451
Northwest Atlanta	184	7,693,439	407,639	23,400	431,039	5.6%	245,464	0	0	389,627
Snappinger/I-20 East	62	1,890,879	173,180	0	173,180	9.2%	14,457	0	0	16,807
South Atlanta	135	4,102,049	166,467	0	166,467	4.1%	109,896	0	0	196,134
Stone Mountain	82	2,729,115	239,233	0	239,233	8.8%	161,087	0	0	59,220
Totals	1,216	48,382,216	3,505,130	89,925	3,595,055	7.4%	1,722,306	946,261	80,000	2,352,637

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	44	1,962,440	17,350	0	17,350	0.9%	(17,350)	0	0	7,250
Chattahoochee	30	1,199,967	0	0	0	0.0%	0	0	0	0
I-20 W/Fulton	250	16,223,261	1,156,280	6,400	1,162,680	7.2%	15,935	0	1,200,000	318,639
North Central Atlanta	103	5,394,302	361,554	0	361,554	6.7%	(18,270)	0	0	137,225
Northeast Atlanta	514	28,447,040	1,341,696	6,000	1,347,696	4.7%	200,194	55,000	0	1,376,405
Northwest Atlanta	208	11,904,150	275,893	14,120	290,013	2.4%	725,465	592,800	0	553,666
Snappinger/I-20 East	111	6,632,860	315,273	0	315,273	4.8%	13,893	0	0	155,734
South Atlanta	254	24,992,166	1,590,373	119,846	1,710,219	6.8%	1,827,198	0	0	676,594
Stone Mountain	164	7,305,637	341,374	0	341,374	4.7%	190,896	0	0	369,923
Totals	1,678	104,061,823	5,399,793	146,366	5,546,159	5.3%	2,937,961	647,800	1,200,000	3,595,436

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	9,316,206	598,154	0	598,154	6.4%	114,651	0	0	191,400
Chattahoochee	282	15,085,715	250,746	31,600	282,346	1.9%	484,235	55,801	24,740	277,010
I-20 W/Fulton	669	78,540,561	5,552,003	253,737	5,805,740	7.4%	1,486,155	1,866,072	662,832	3,881,574
North Central Atlanta	263	14,499,629	490,941	58,000	548,941	3.8%	370,462	147,278	0	506,388
Northeast Atlanta	1,227	117,565,673	5,788,943	179,795	5,968,738	5.1%	2,945,372	1,930,534	537,496	4,818,848
Northwest Atlanta	649	48,813,351	2,450,419	106,564	2,556,983	5.2%	1,148,287	461,750	0	2,156,830
Snappinger/I-20 East	353	35,637,566	482,172	0	482,172	1.4%	145,804	0	1,480,000	1,162,583
South Atlanta	986	147,462,771	13,949,685	407,439	14,357,124	9.7%	8,624,651	8,519,319	7,122,006	9,590,470
Stone Mountain	220	15,288,574	810,503	0	810,503	5.3%	2,312	0	0	402,255
Totals	4,816	482,210,046	30,373,566	1,037,135	31,410,701	6.5%	15,321,929	12,980,754	9,827,074	22,987,358

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