



Presents:

Atlanta Industrial Market Overview

Fourth Quarter 2020

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The Atlanta Distribution Market



Welcome to
2021!

GOODBYE
& GOOD
RIDDANCE
2020

The Atlanta Industrial Market



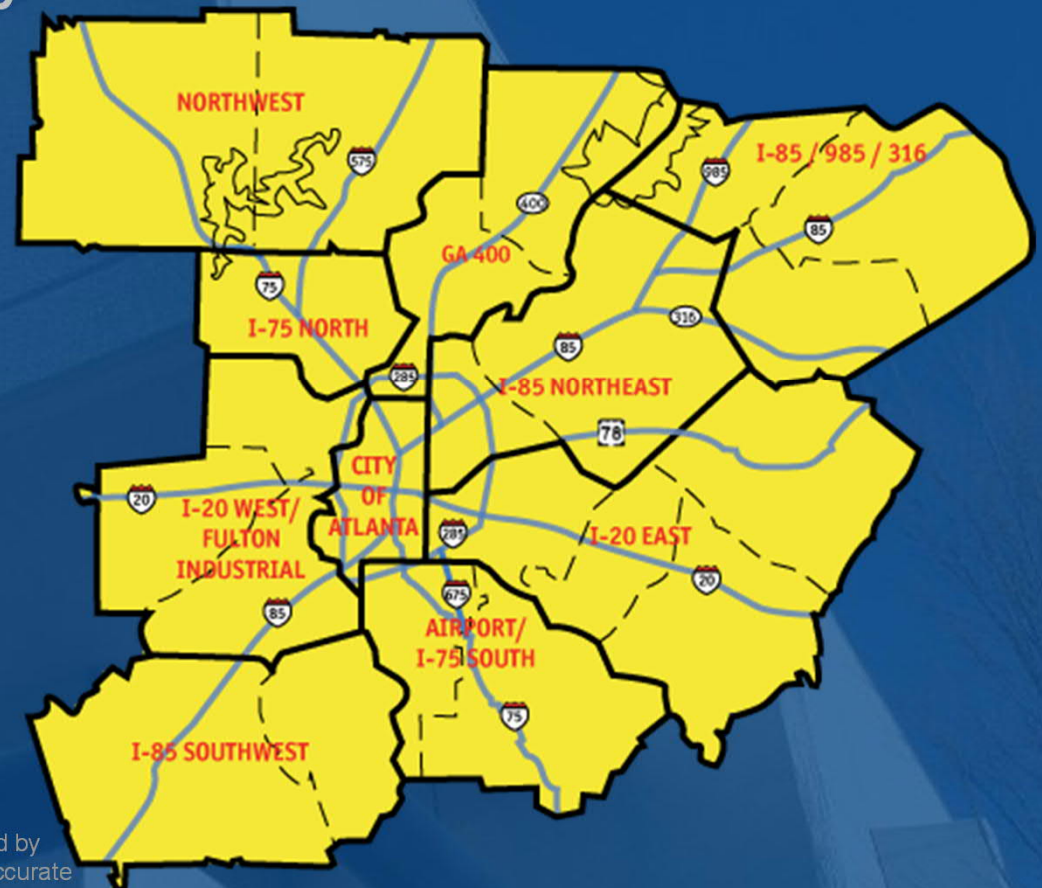
➤ PinPointsm Technology

- Custom designed
- Inventory every quarter

10 Regions

(distribution & service)

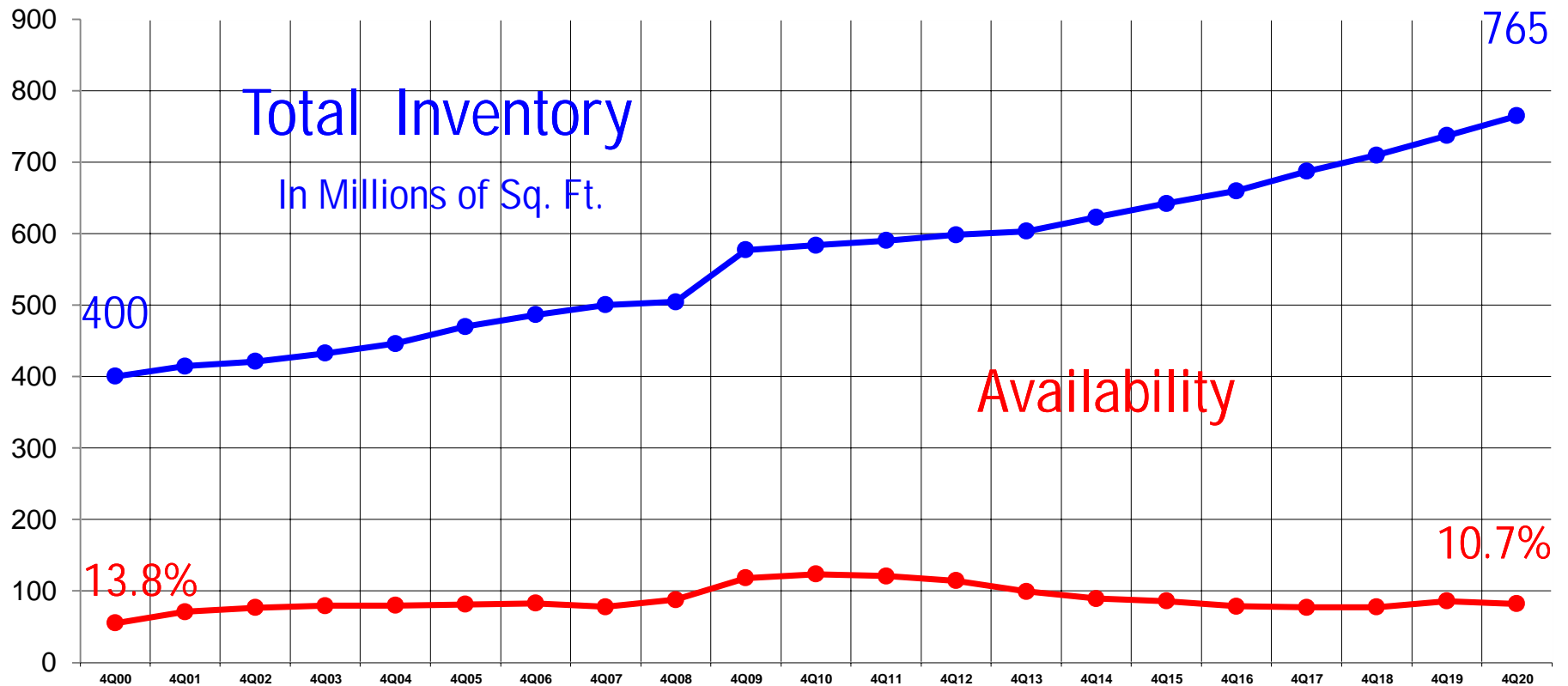
- 792 million sq. ft.
- 14,790 buildings
- 25,506 businesses



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



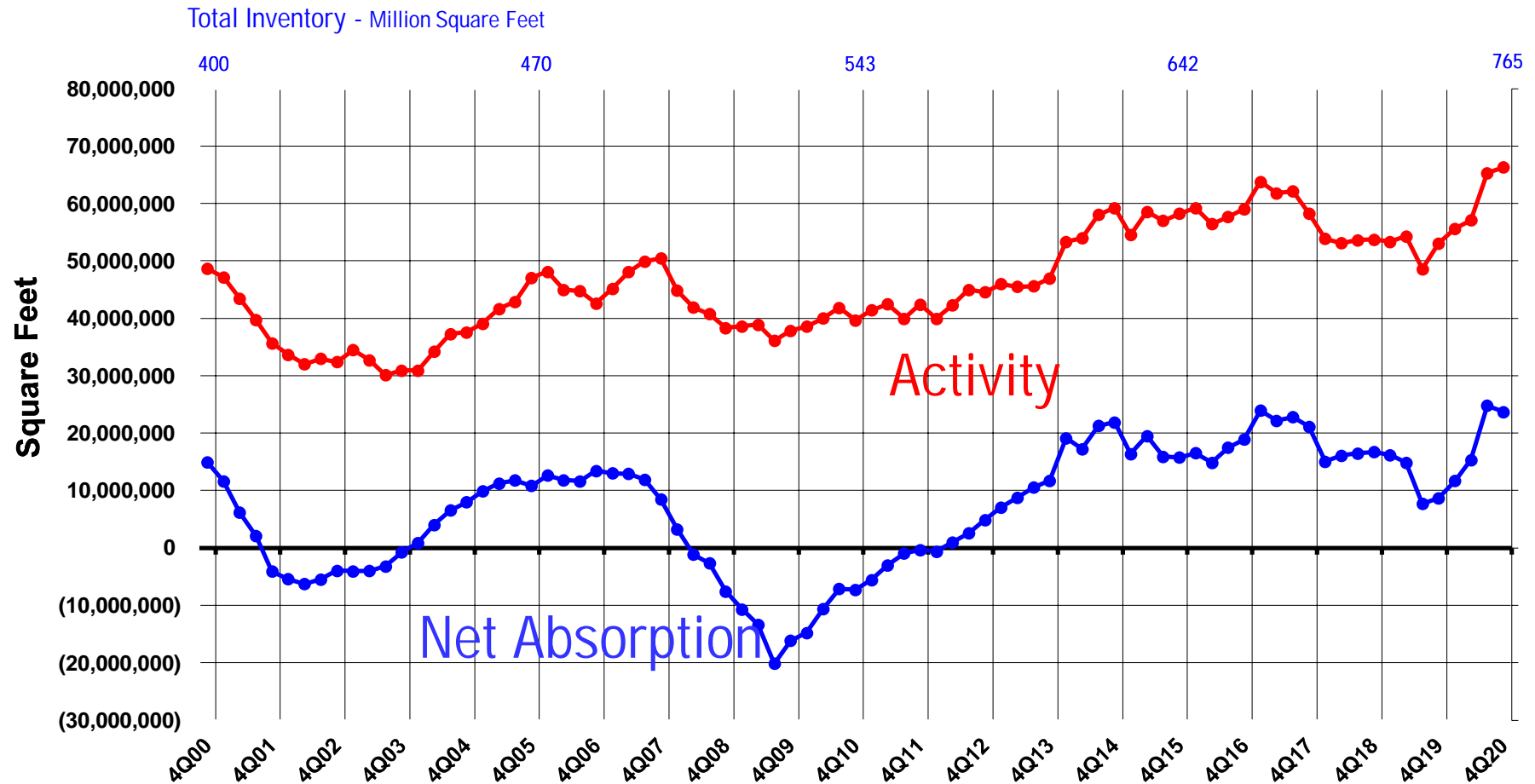
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* Analysis expanded to include 8 additional counties.

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Absorption & Activity

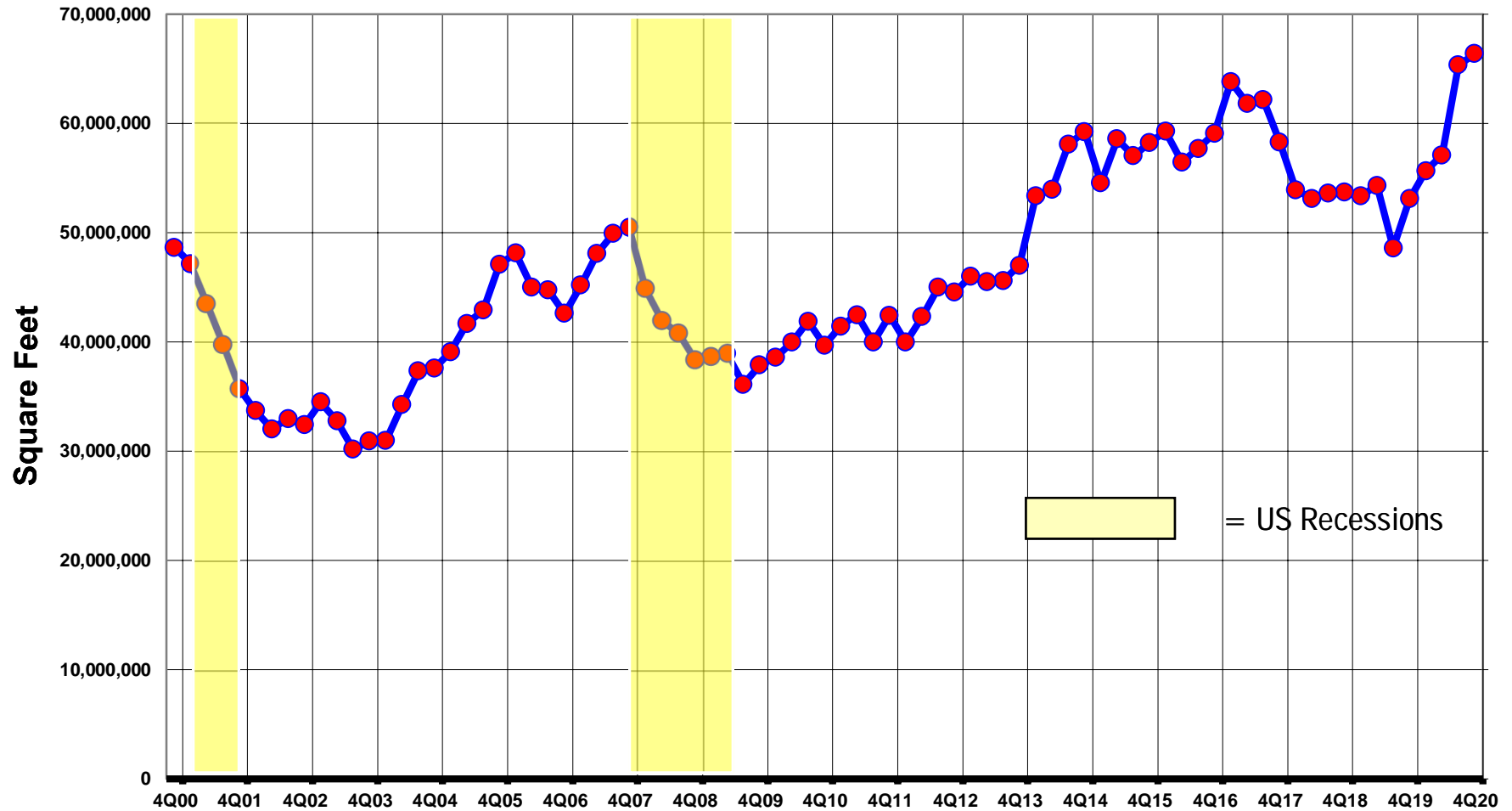
2000-2020



Numbers represent four rolling quarters.

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Activity 2000-2020

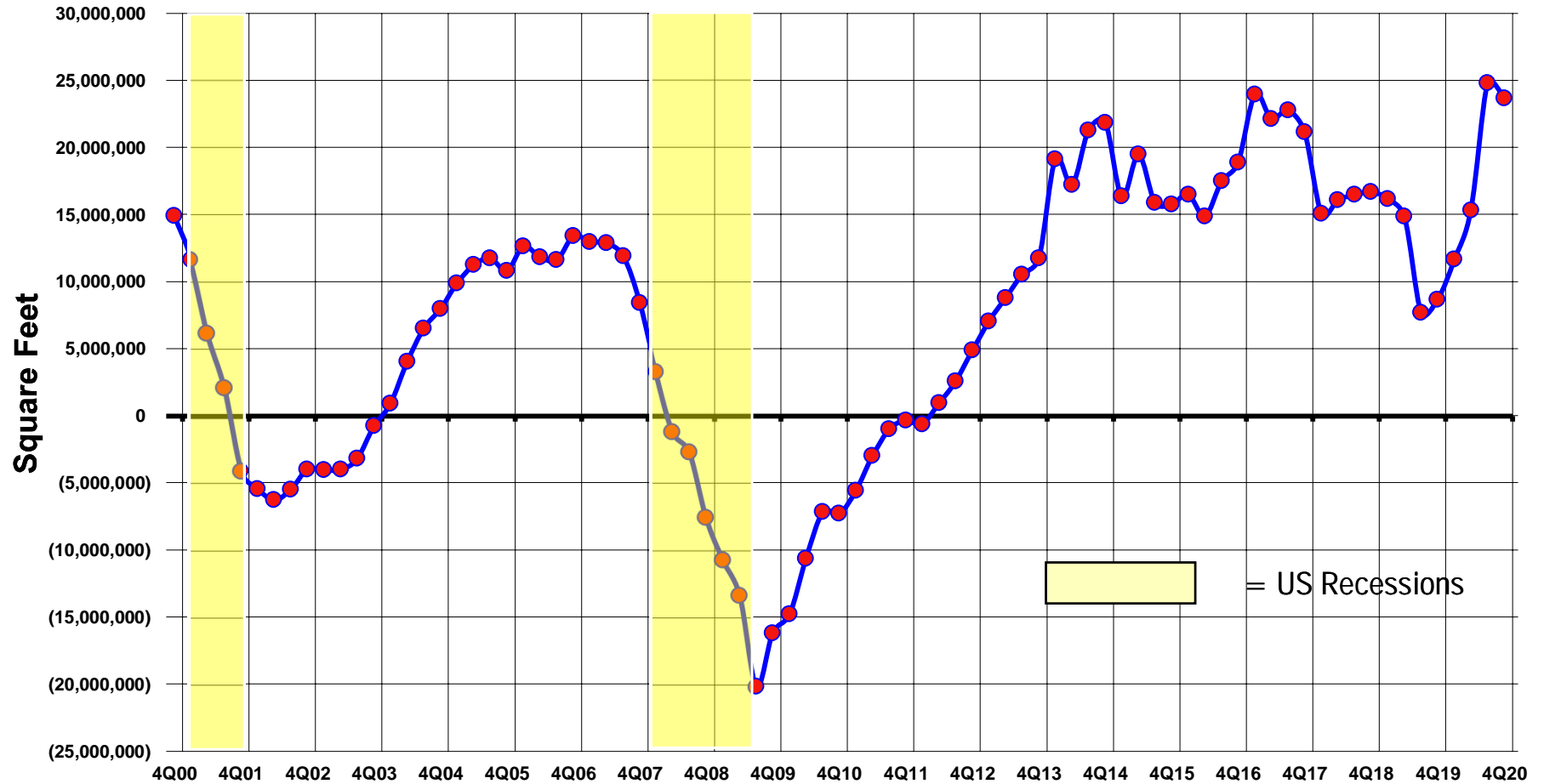


Numbers represent four rolling quarters.

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Absorption

2000-2020



Numbers represent four rolling quarters.

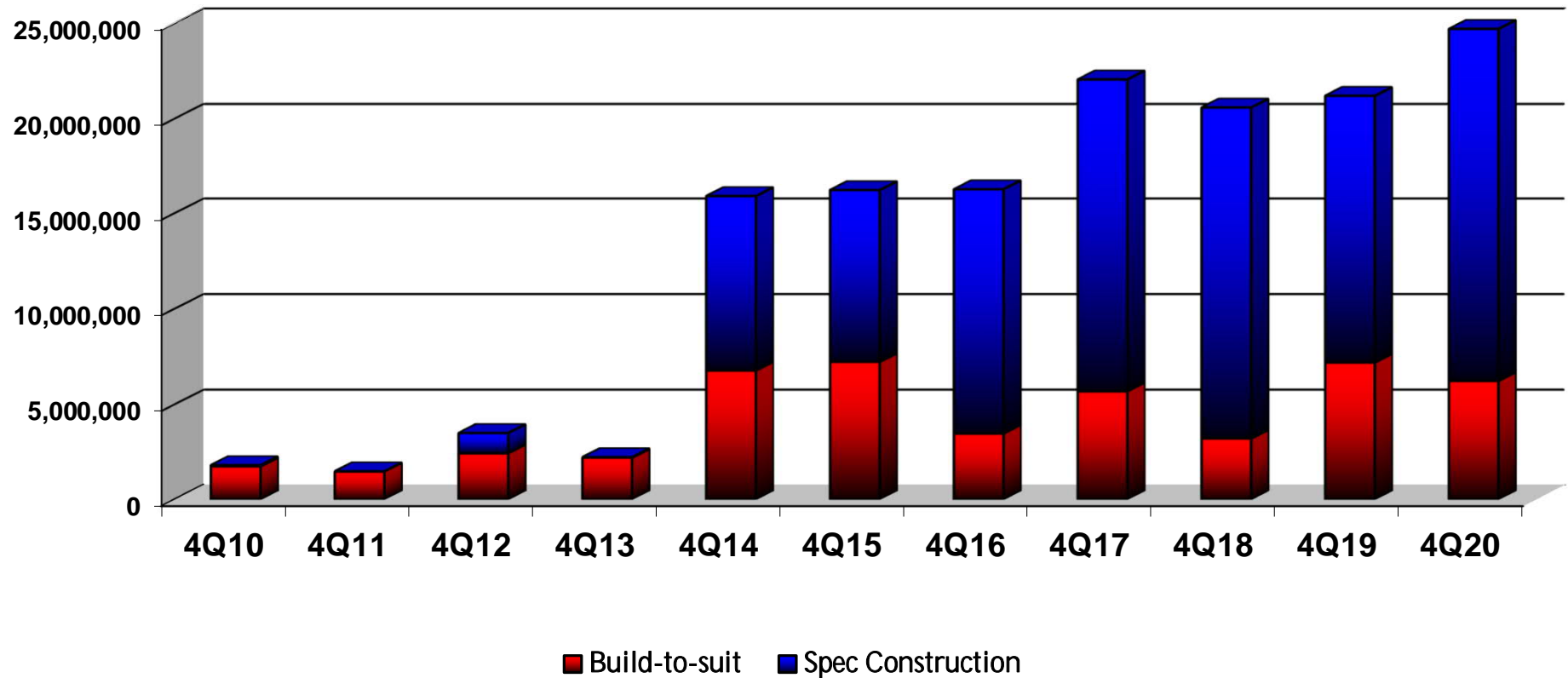
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New Construction

2010-2020



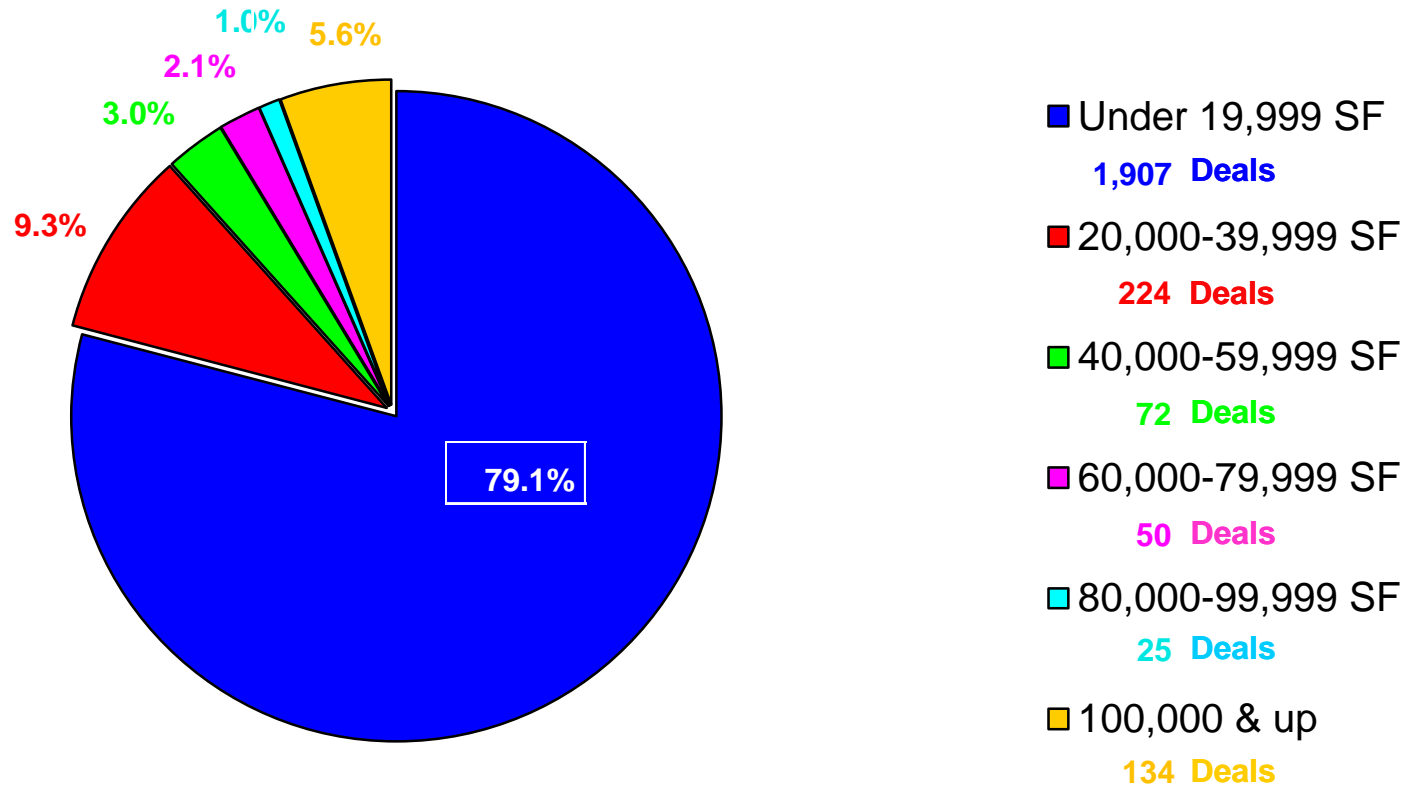
Square Feet



Numbers represent four rolling quarters.

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Deals Completed

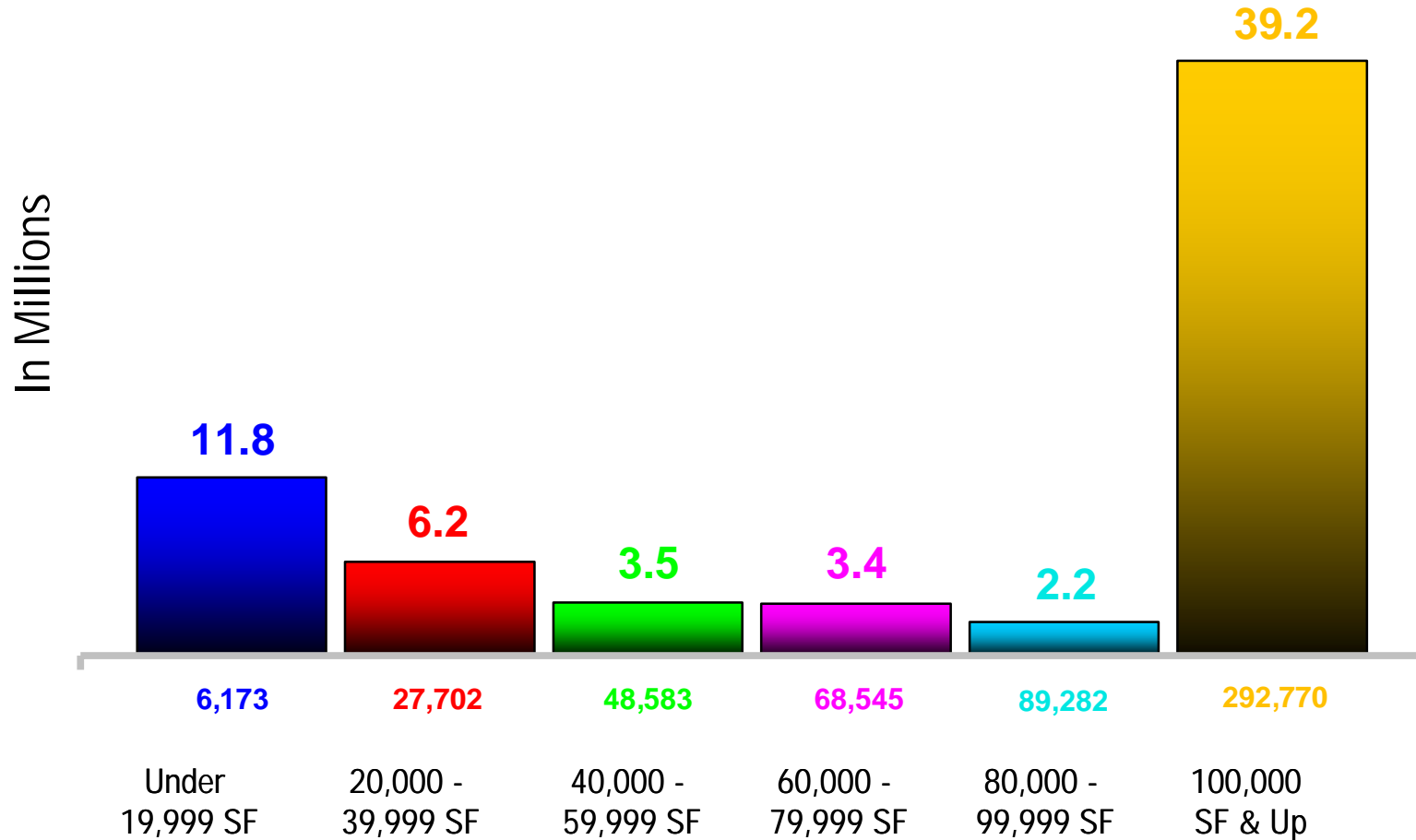


TOTAL # of DEALS:
2412

Numbers represent four rolling quarters as of 4Q 2020.

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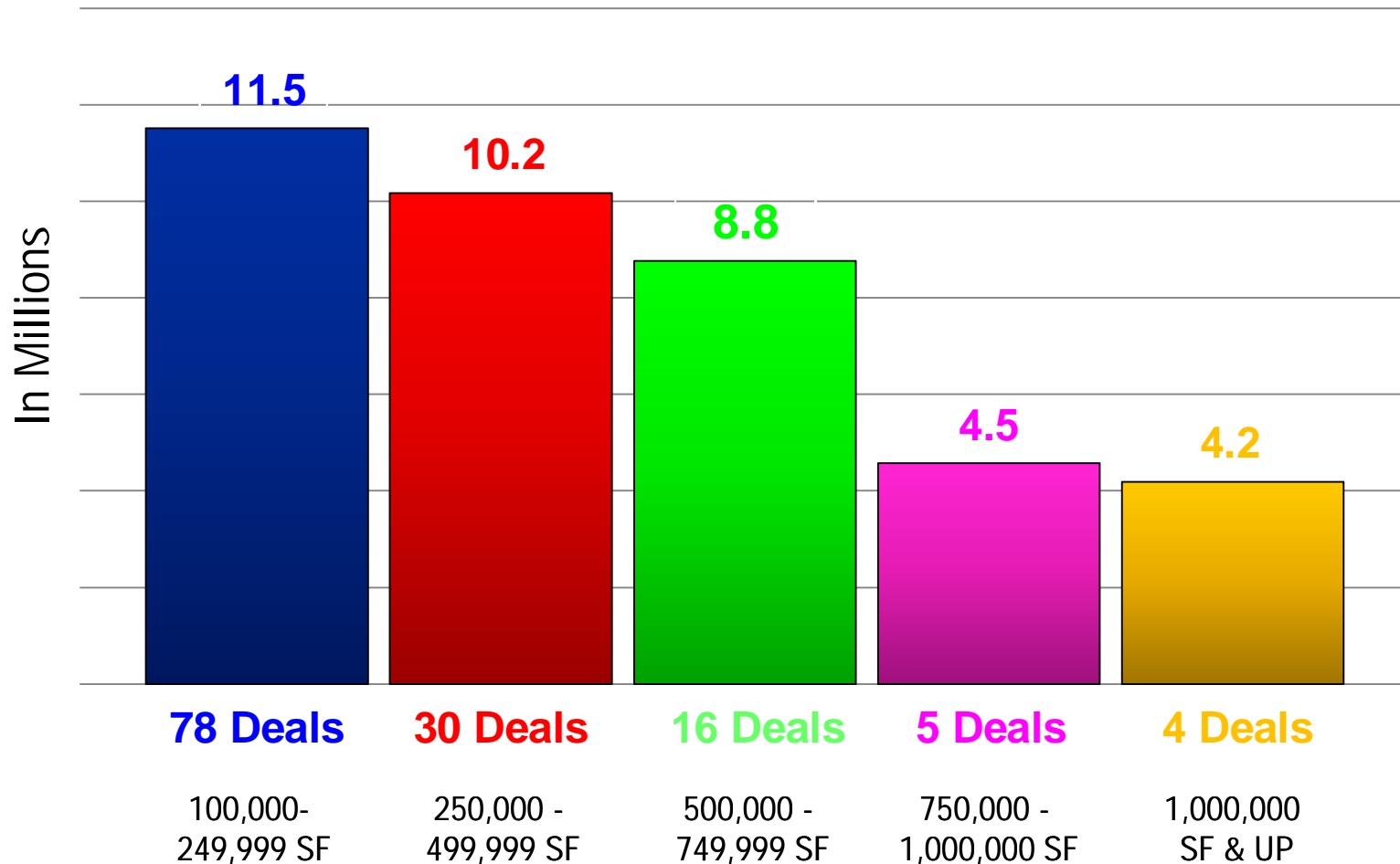
Square Feet Leased



Numbers represent four rolling quarters as of 4Q 2020.

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Square Feet Leased 100,000 +

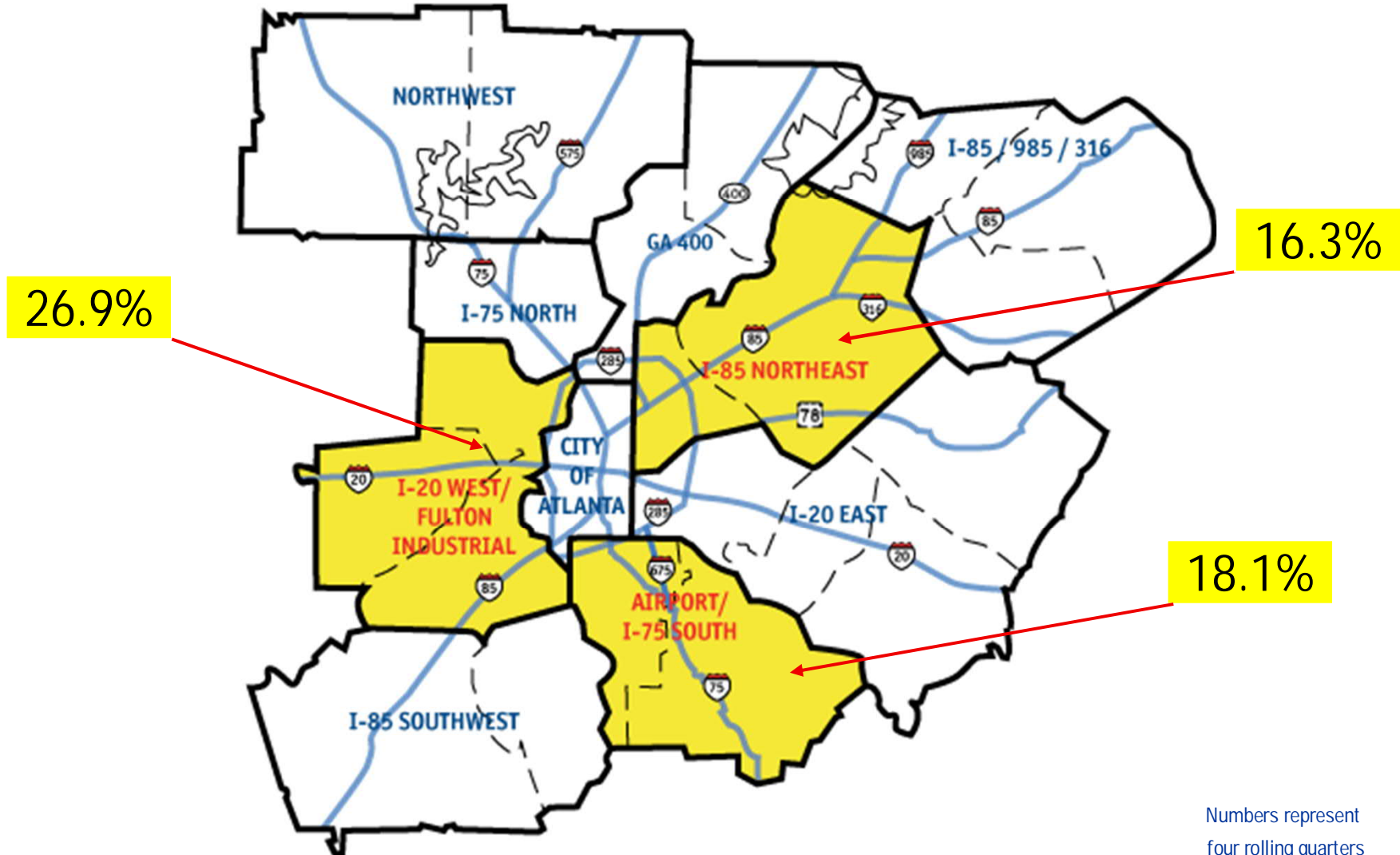


Numbers represent four rolling quarters as of 4Q 2020.

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Distribution Hot Markets

2020 Activity

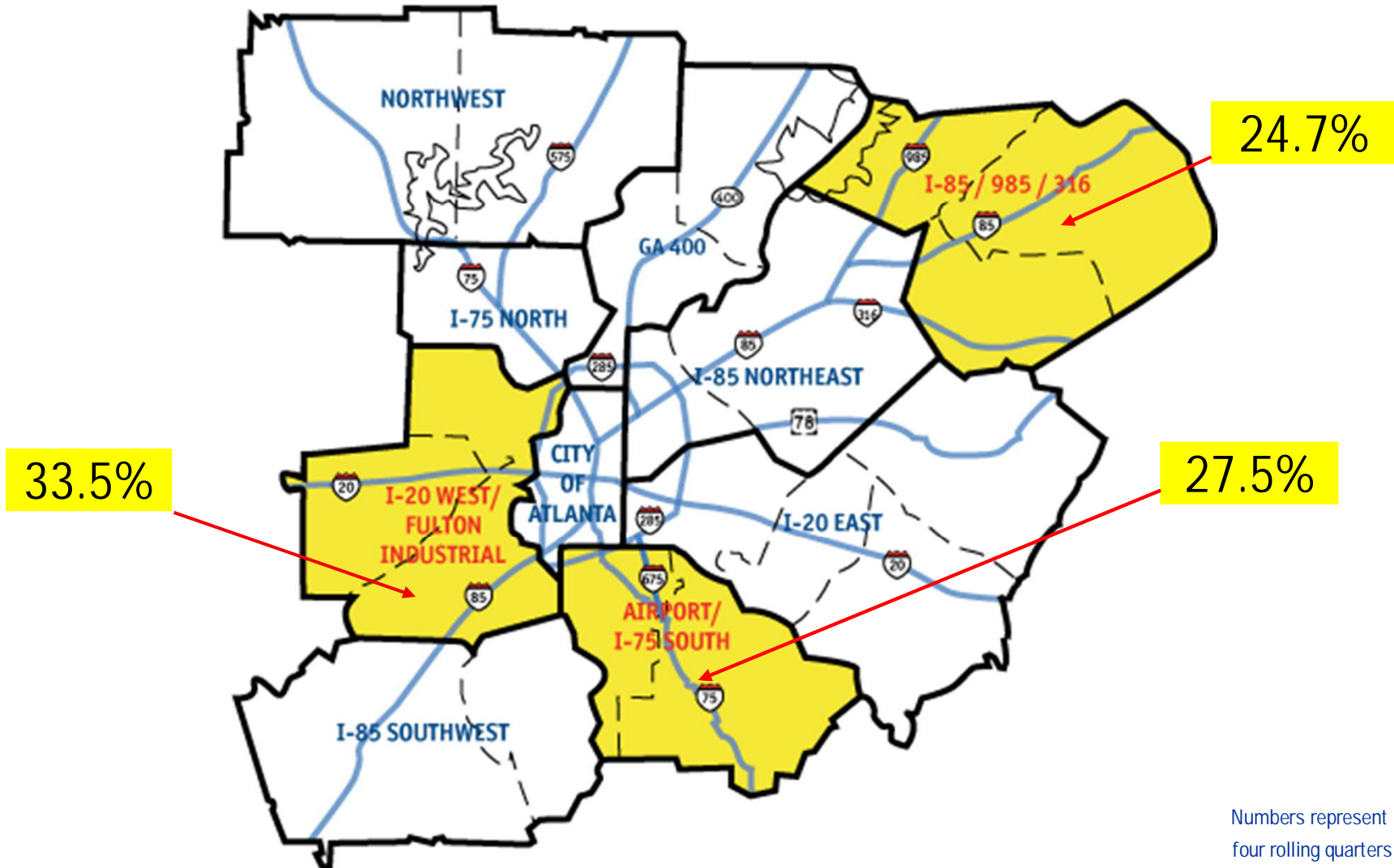


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Numbers represent four rolling quarters as of 4Q 2020.

Distribution Hot Markets

2020 Net Absorption



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Numbers represent four rolling quarters as of 4Q 2020.

Conclusion



Good Riddance 2020, Welcome to 2021!

- A record 66.4 million sf of activity (4 rolling quarters)
- The third highest net absorption of 23.7 million sf was recorded (4 rolling quarters)
- The 4th quarter of 2020 saw 17.0 million sf of activity & 4.1 million sf of positive net absorption
- 24.7 million sf of new construction (4 rolling quarters) 2nd highest recorded - 75% Spec, 25% BTS
- Availability rate fell from 10.8% last quarter to 10.7% this quarter
- Available sublease space rose 2% to 9% this quarter
- US jobs created during the 4th quarter totaled 743K (638K Oct, 245K Nov & -140K Dec)
- Unemployment rates – Atlanta 5.6%↓, Georgia 5.7%↑ (ranked 8th) , US 6.7%↓
(% as of Nov for Atlanta & GA and Sept for US from the Bureau of Labor Statistics)
- US Manufacturing index: 59.3 October, 57.5 November & 60.7 December

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