



Presents:

# Atlanta Industrial Market

## First Quarter 2021

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# The Atlanta Distribution Market

**KING** Industrial  
Realty, Inc.

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# The Atlanta Industrial Market



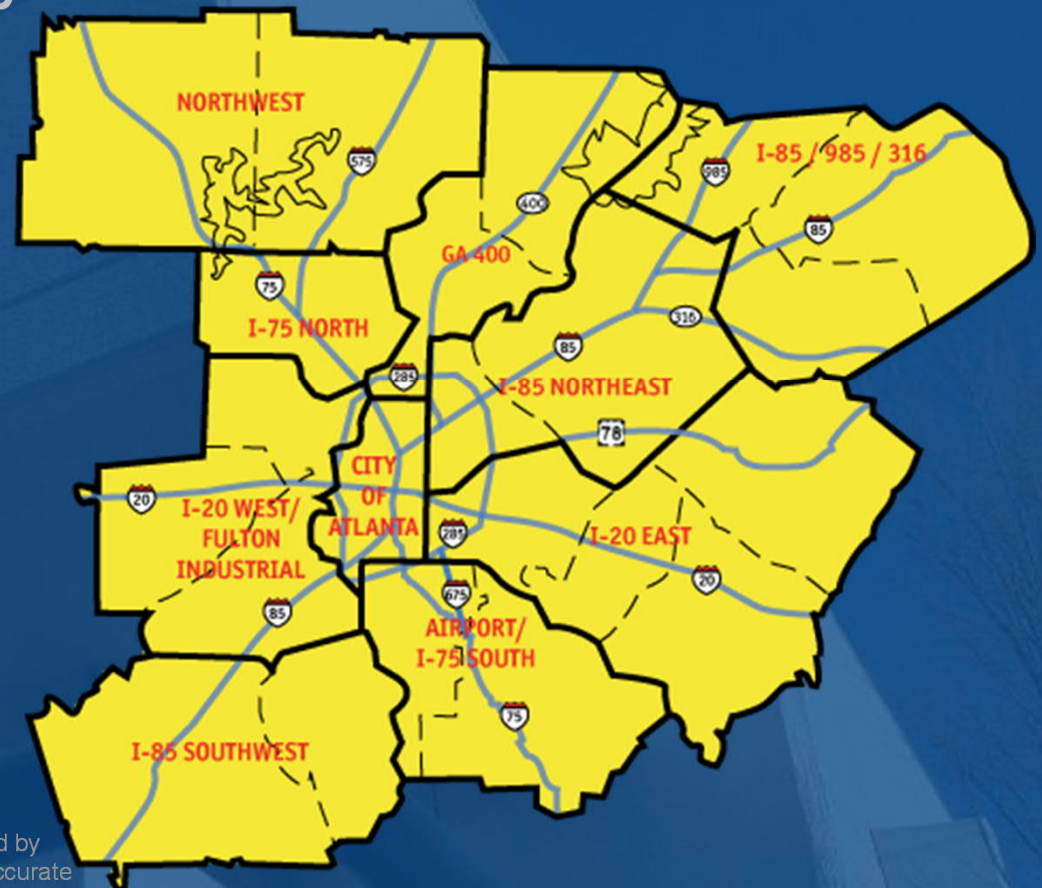
## ➤ PinPoint<sup>sm</sup> Technology

- Custom designed
- Inventory every quarter

## 10 Regions

(distribution & service)

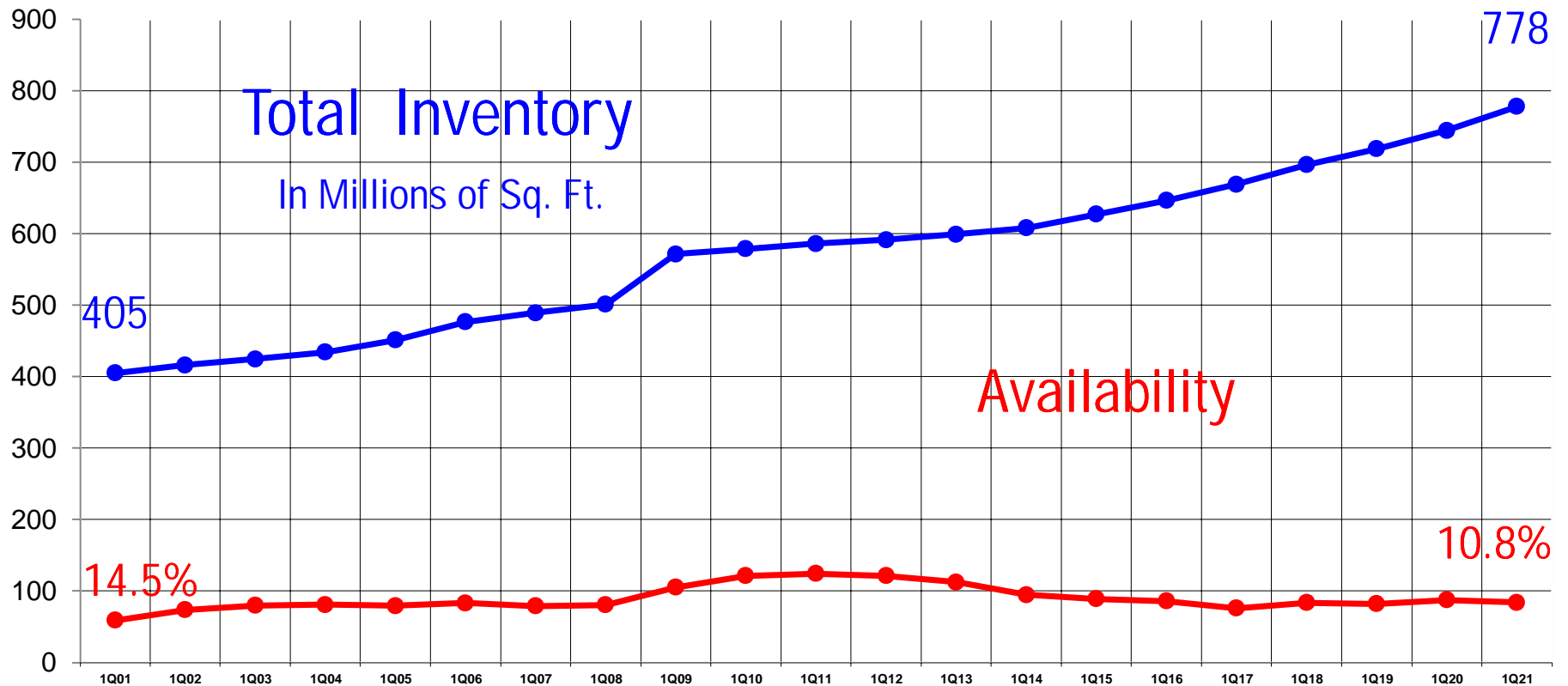
- 804 million sq. ft.
- 14,861 buildings
- 25,676 businesses



Source data compiled from PinPoint<sup>sm</sup>, 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

2001-2021



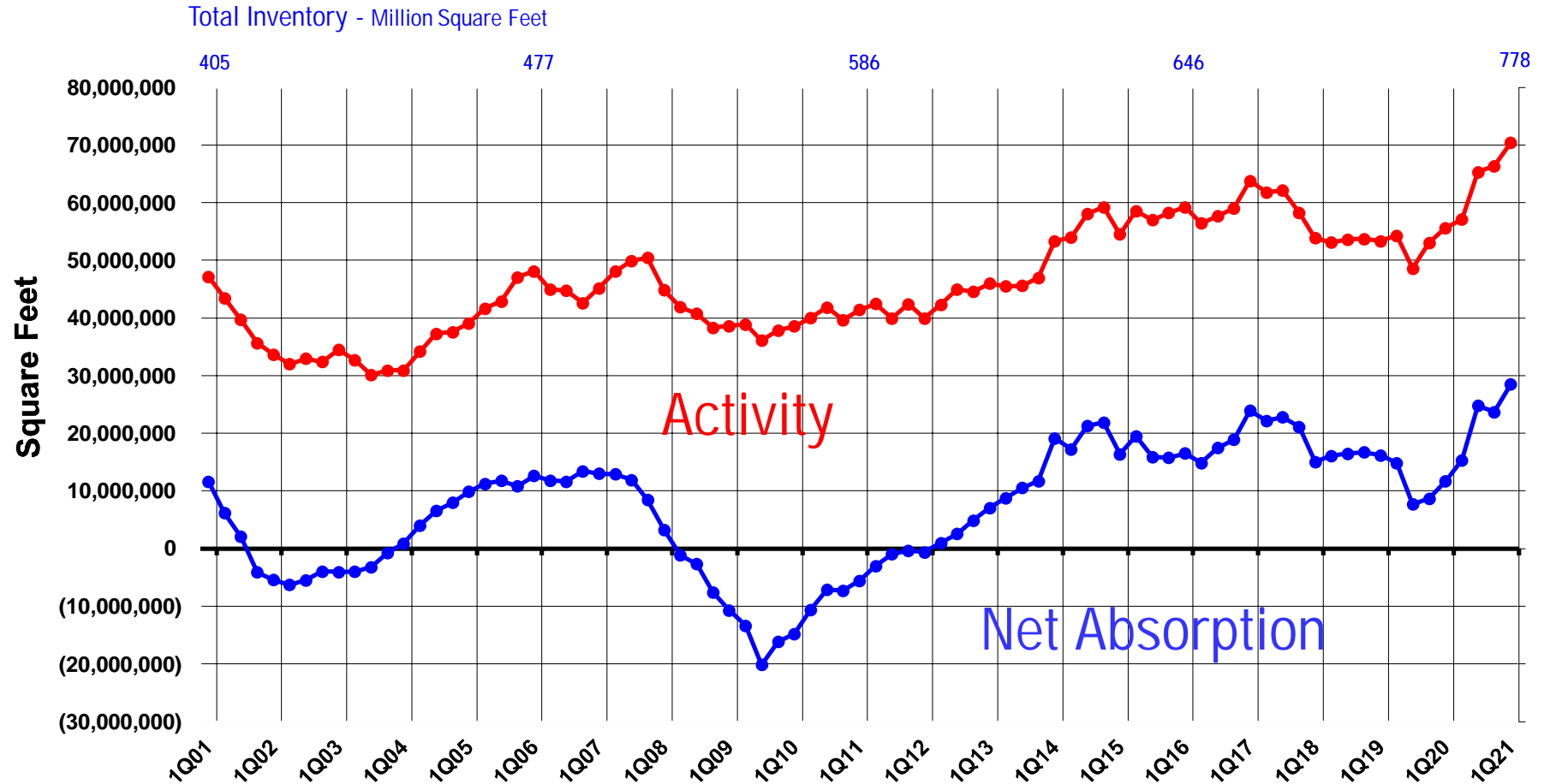
\*

\* Analysis expanded to include 8 additional counties.

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# Absorption & Activity

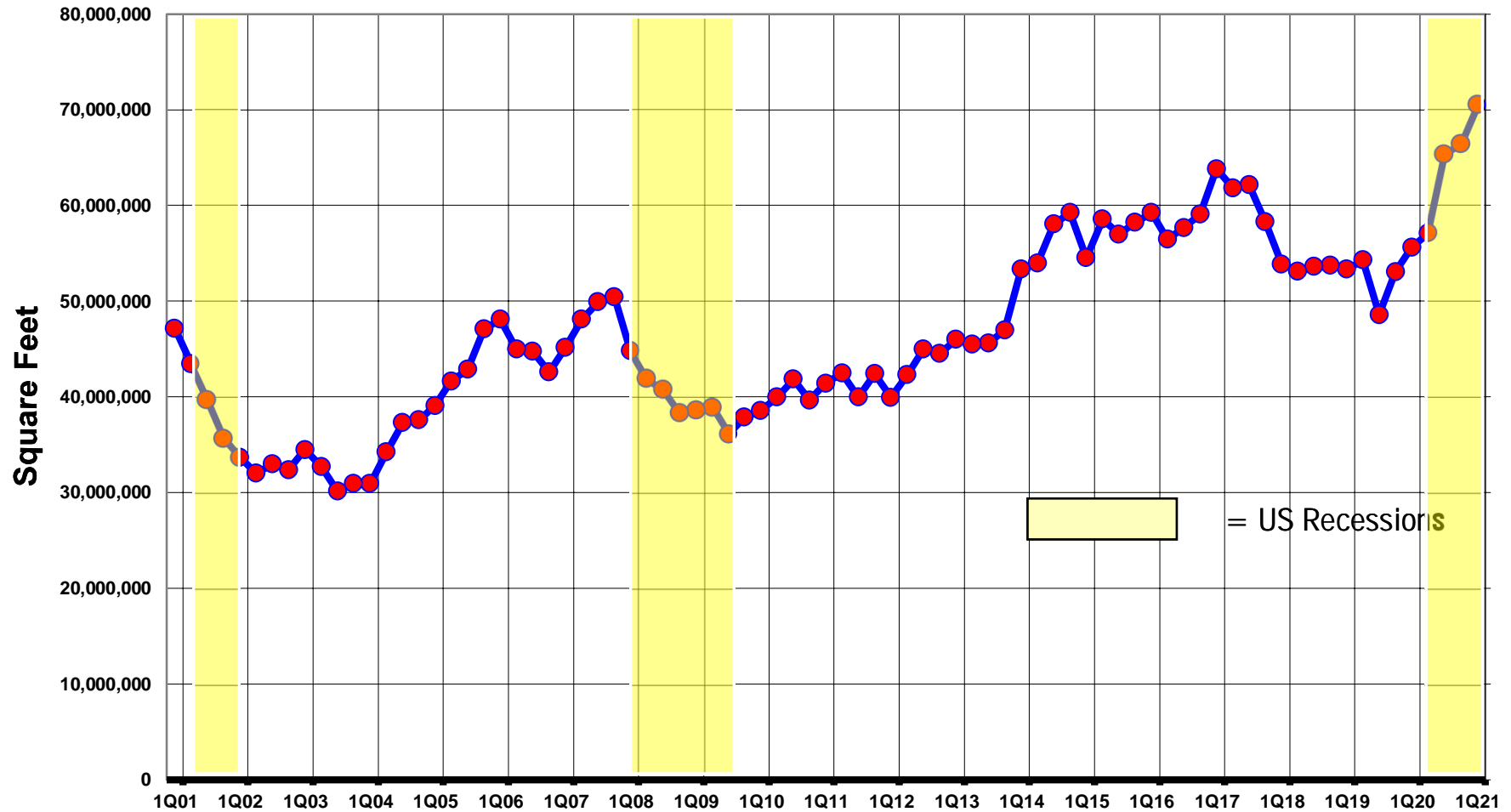
## 2001-2021



Numbers represent four rolling quarters.

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# Activity 2001-2021

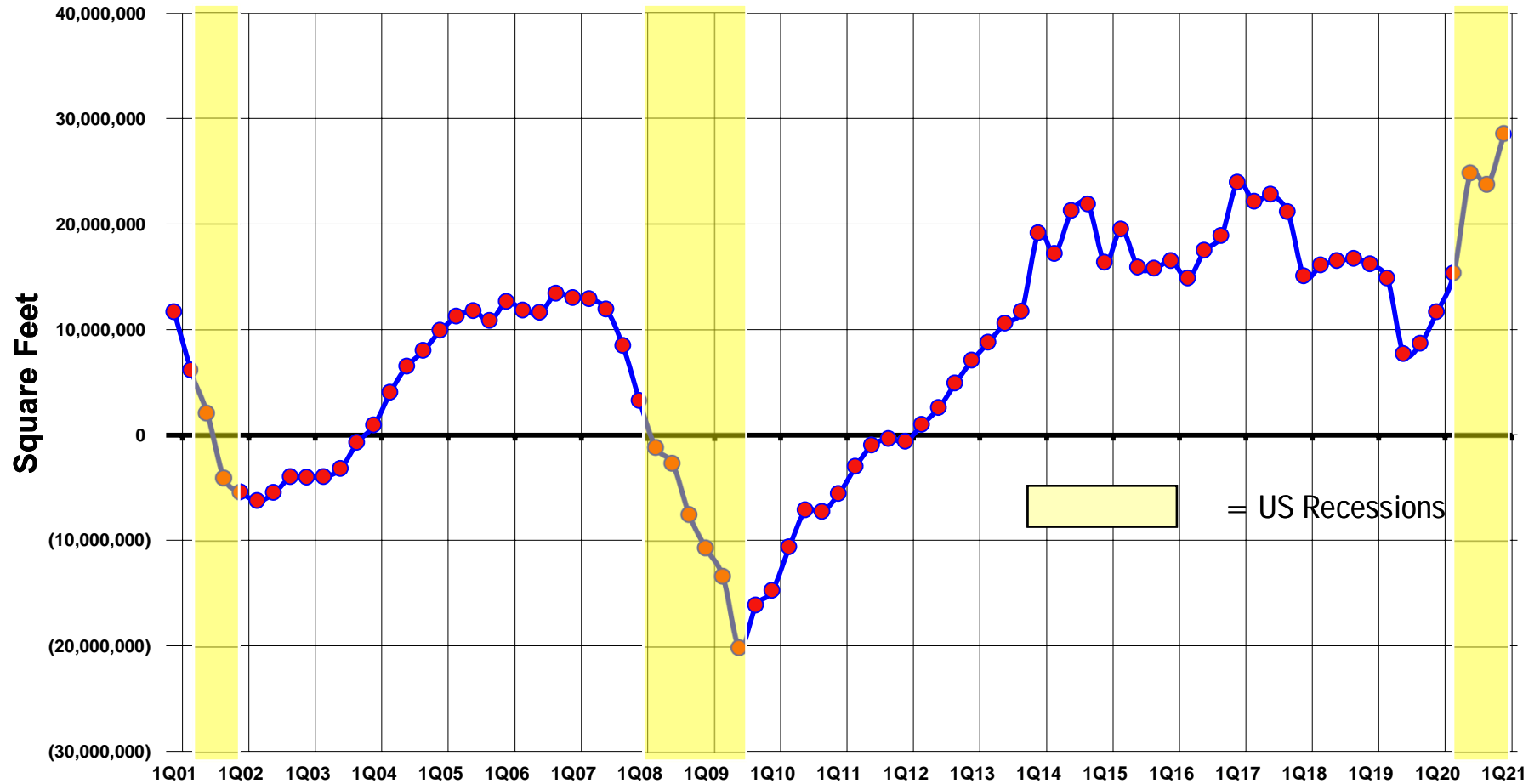


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# Absorption

## 2001-2021



Numbers represent four rolling quarters.

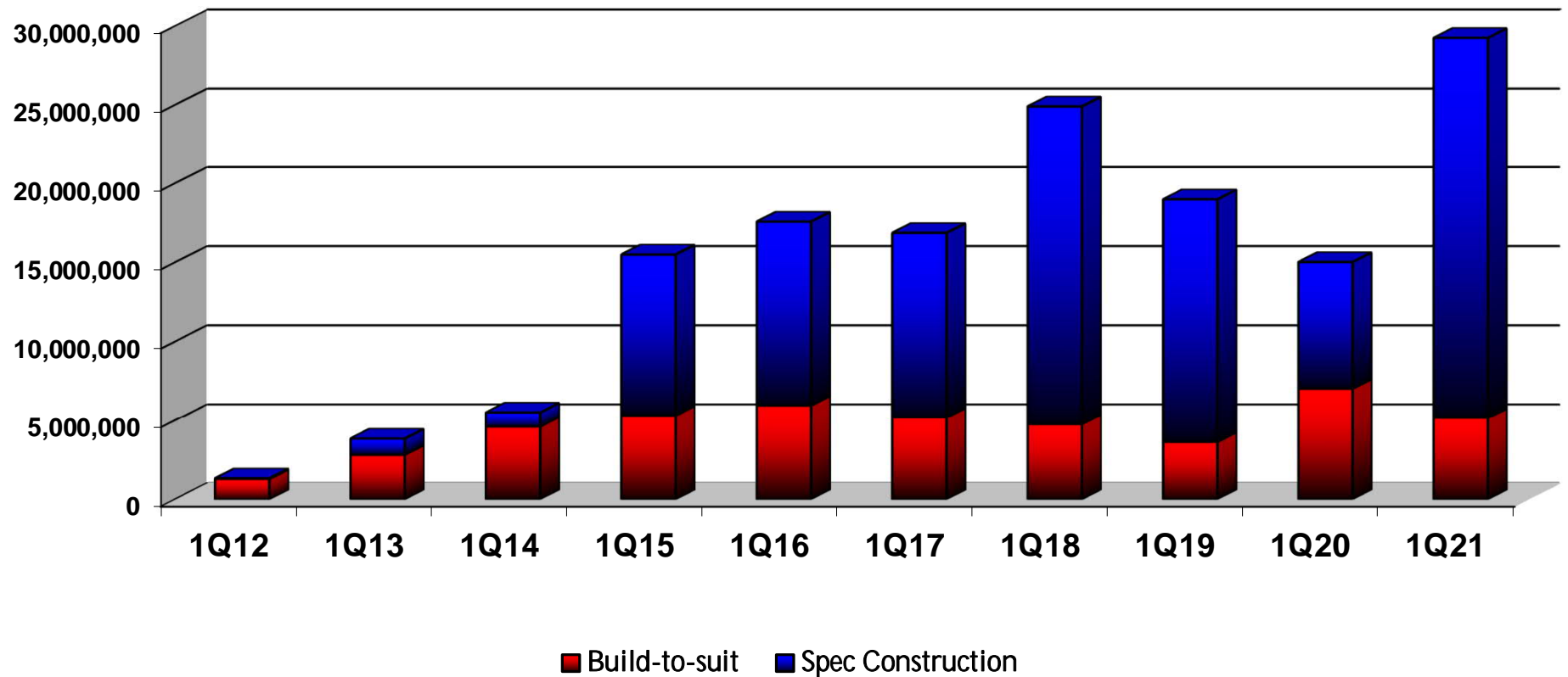
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# New Construction

## 2012-2021



Square Feet

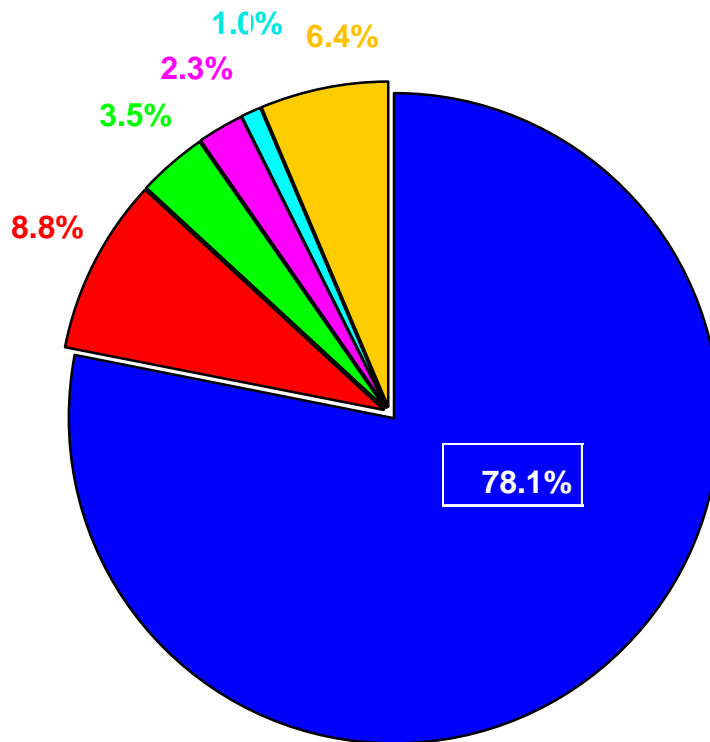


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# Deals Completed



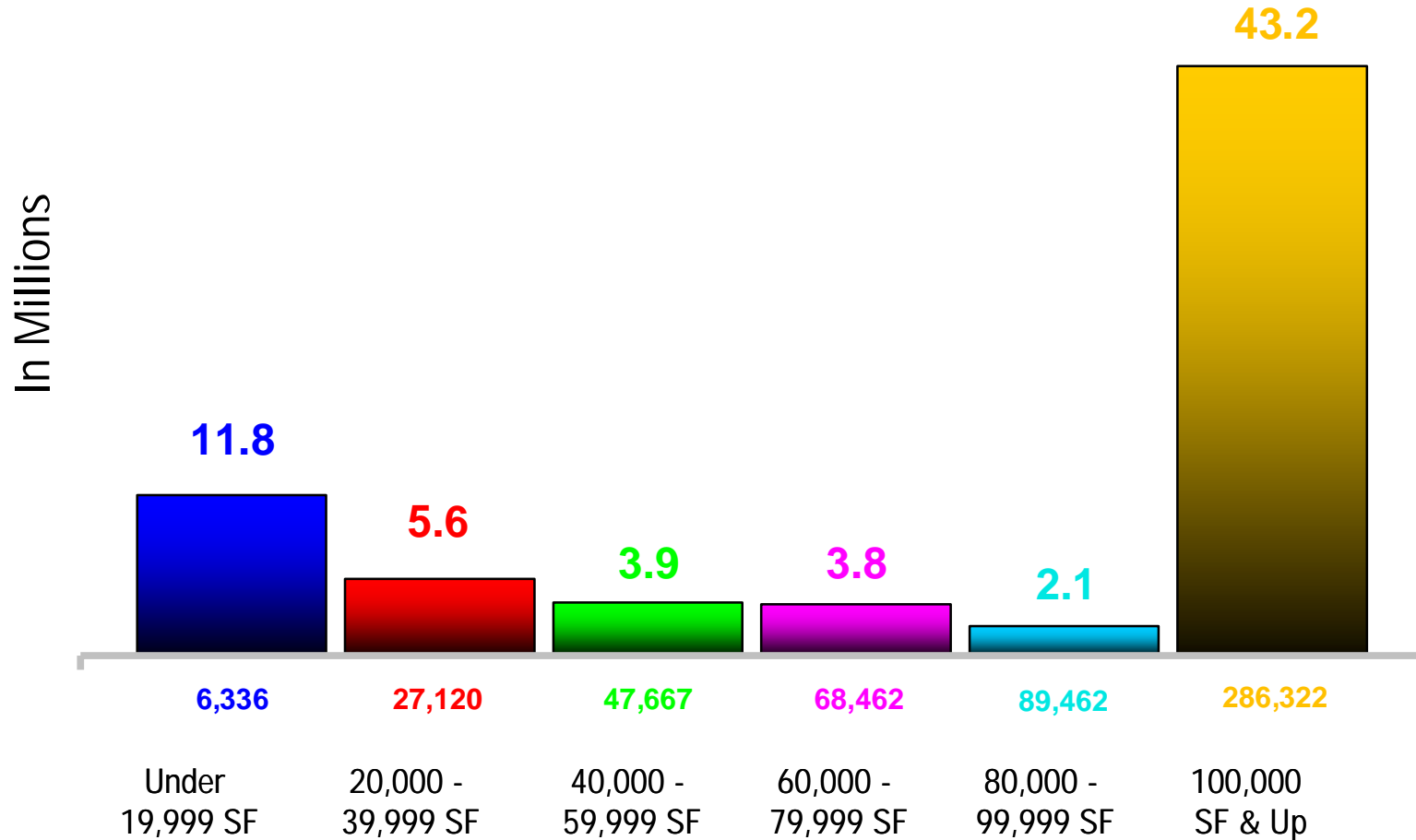
- Under 19,999 SF  
**1,855 Deals**
- 20,000-39,999 SF  
**208 Deals**
- 40,000-59,999 SF  
**82 Deals**
- 60,000-79,999 SF  
**55 Deals**
- 80,000-99,999 SF  
**24 Deals**
- 100,000 & up  
**151 Deals**

**TOTAL # of DEALS:**  
**2375**

Numbers represent four rolling quarters as of 1Q 2021.

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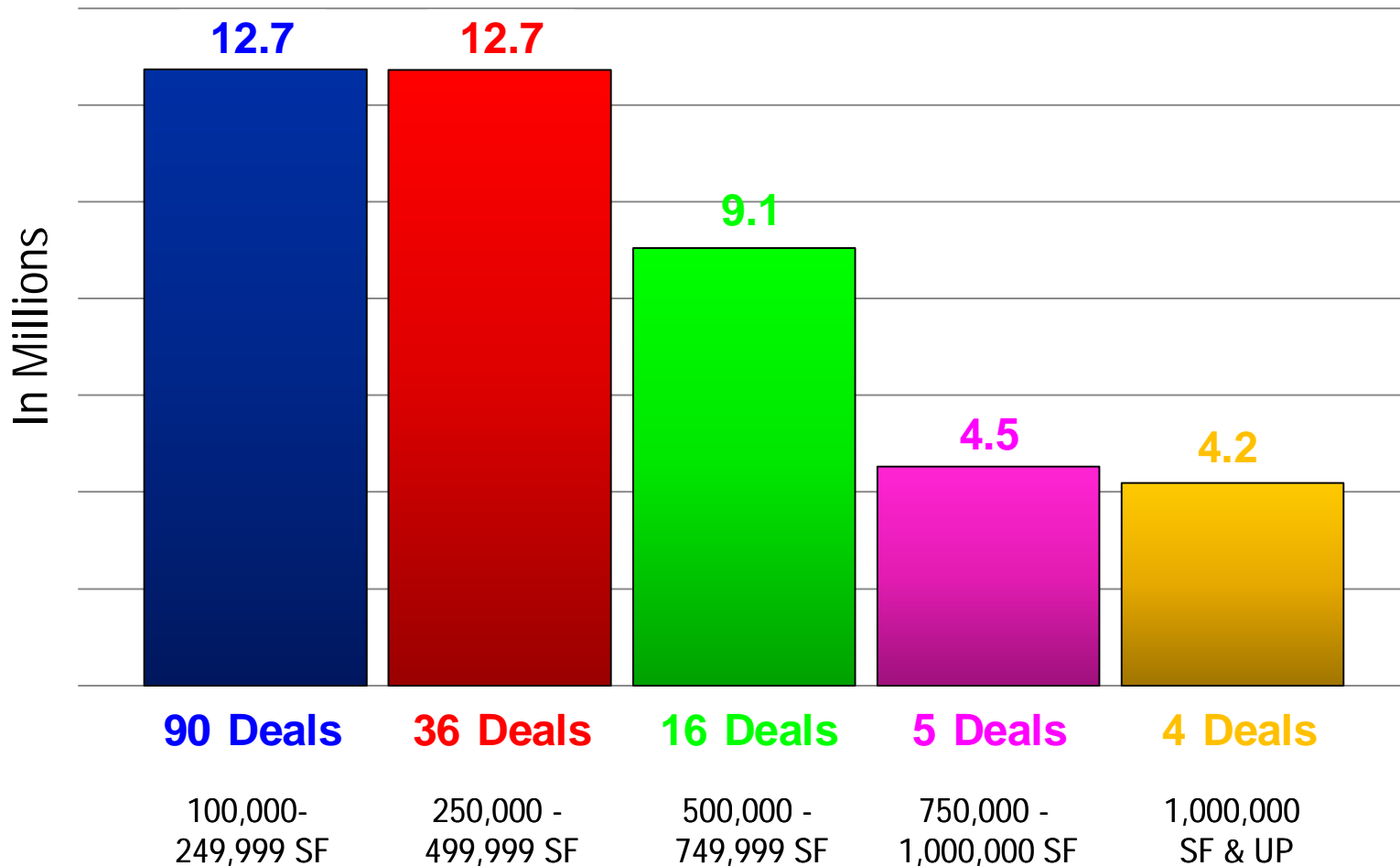
# Square Feet Leased



Numbers represent four rolling quarters as of 1Q 2021.

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# Square Feet Leased 100,000 +

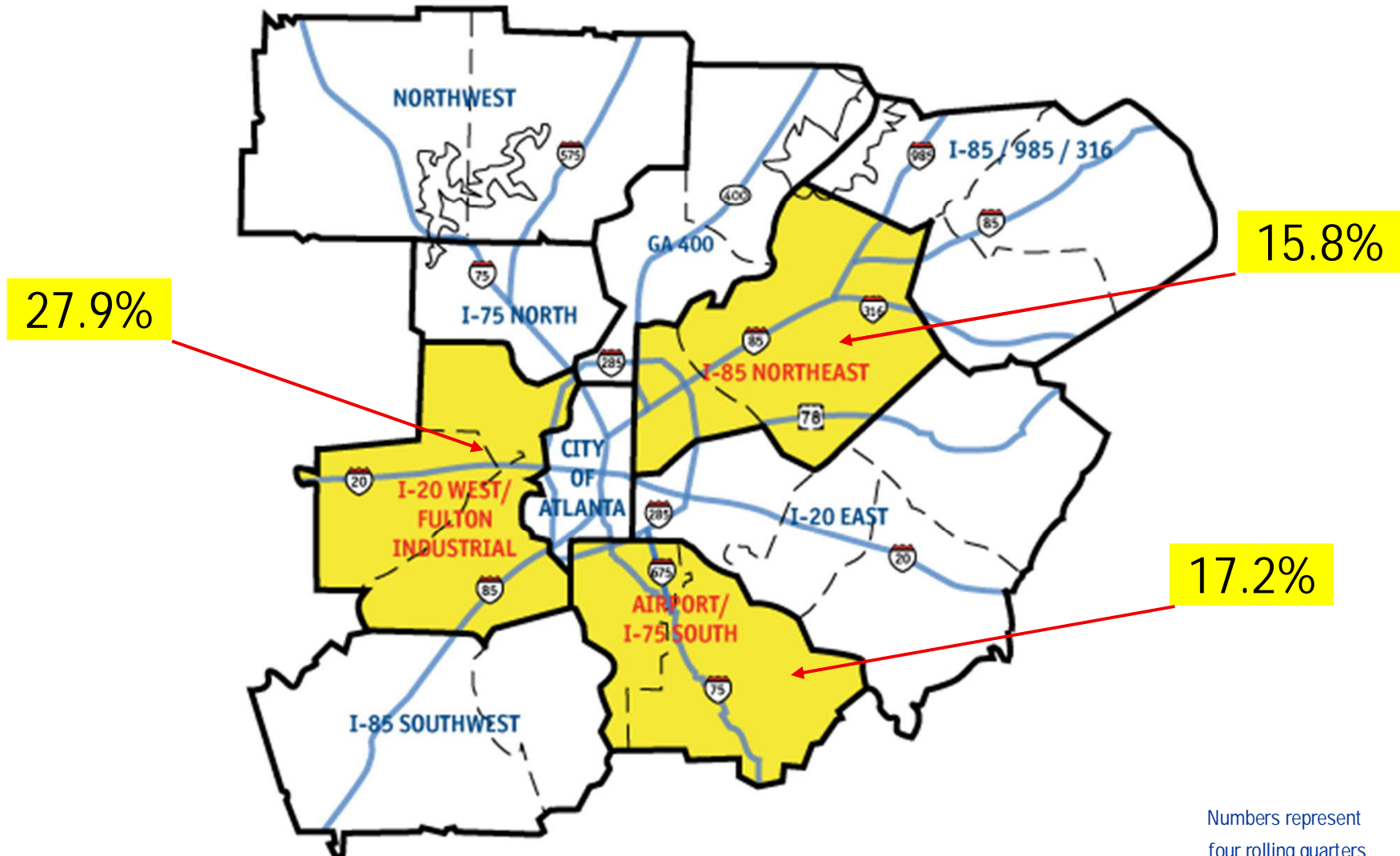


Numbers represent four rolling quarters as of 1Q 2021.

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# Distribution Hot Markets

## 2021 Activity

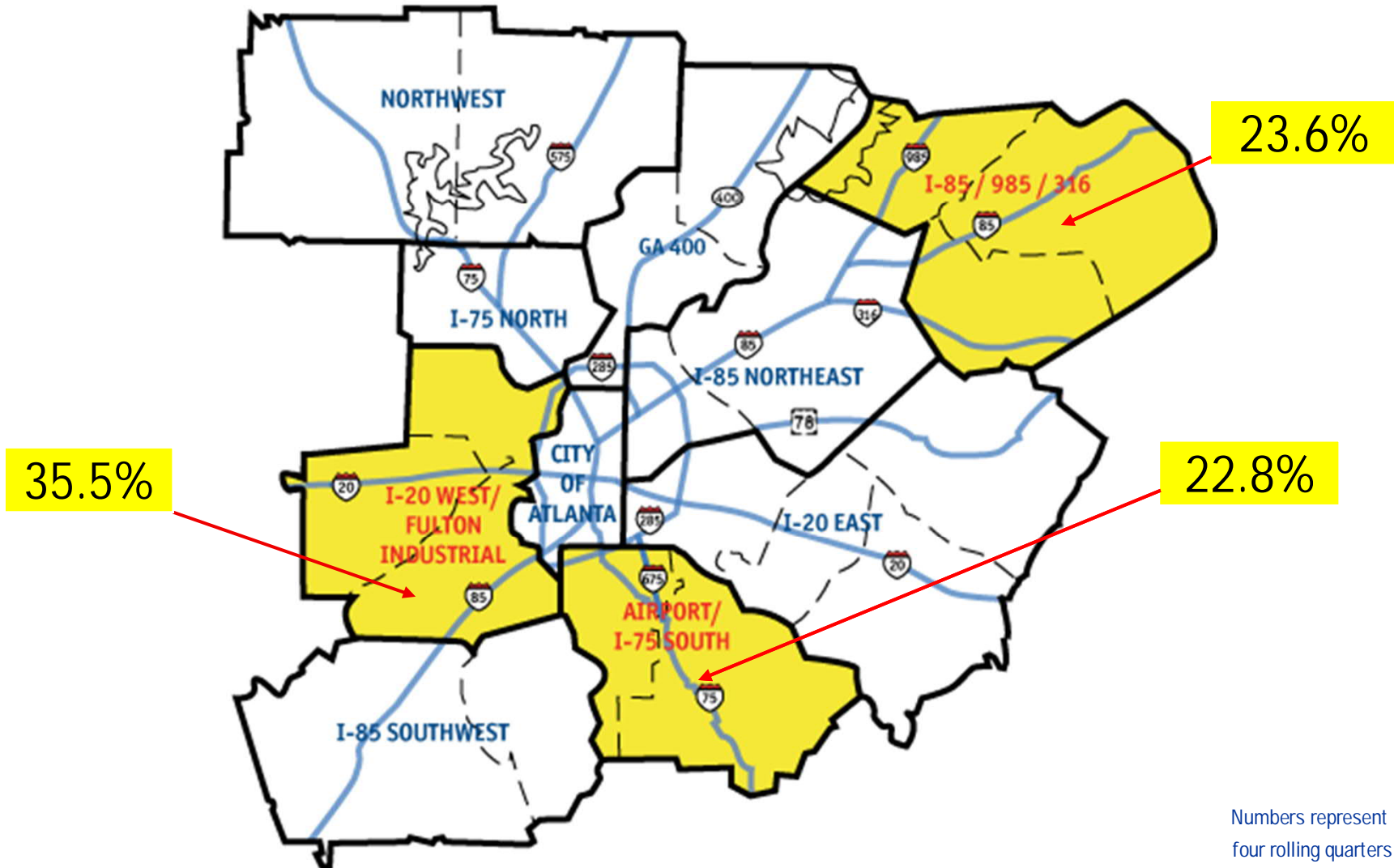


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Numbers represent  
four rolling quarters  
as of 1Q 2021.

# Distribution Hot Markets

## 2021 Net Absorption



Numbers represent  
four rolling quarters  
as of 10Q 2021.

# Conclusion



## The GOAT!

- A record 70.5 million sf of activity (4 rolling quarters), up 14.8 million sf from 1Q20
- A record 28.5 million sf of net absorption (4 rolling quarters) up 16.9 million sf from 1Q20
- A record 29.3 million sf of new construction (4 rolling quarters) - 82% Spec, 18% BTS
- Availability rate rose 0.1% to 10.8% this quarter
- Over 144 million square feet of new construction over the last 7 years; availability rate dropped from 15.2% to 10.8%
- Available sublease space doubled to 18% this quarter
- US jobs created during the 1st quarter totaled 1,344,000 (49K Jan, 379K Feb & 916K Mar)
- Unemployment rates – Atlanta 4.5%↓, Georgia 4.8%↓ (ranked 8<sup>th</sup>), US 6.0%↓  
(% as of Feb for Atlanta & GA and Mar for US from the Bureau of Labor Statistics)
- US Manufacturing index: 58.7 January, 60.8 February & 64.7 March – highest since Dec 1983  
(from Institute for Supply Management)

# Contact Information



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