



Presents:

Atlanta Industrial Market

Third Quarter 2021

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The Atlanta Distribution Market

KING Industrial
Realty, Inc.



**Atlanta
Launches
New
Records
Again!**

The Atlanta Industrial Market



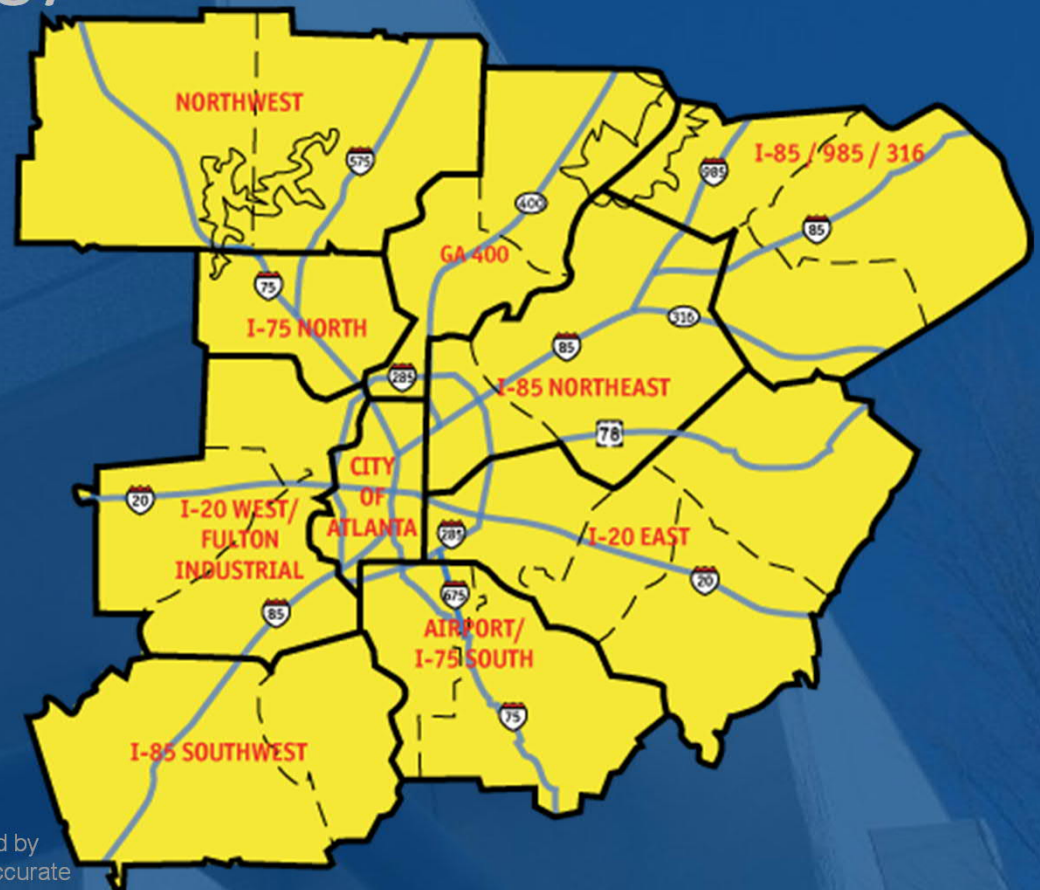
➤ PinPointsm Technology

- Custom designed
- Inventory every quarter

10 Regions

(distribution & service)

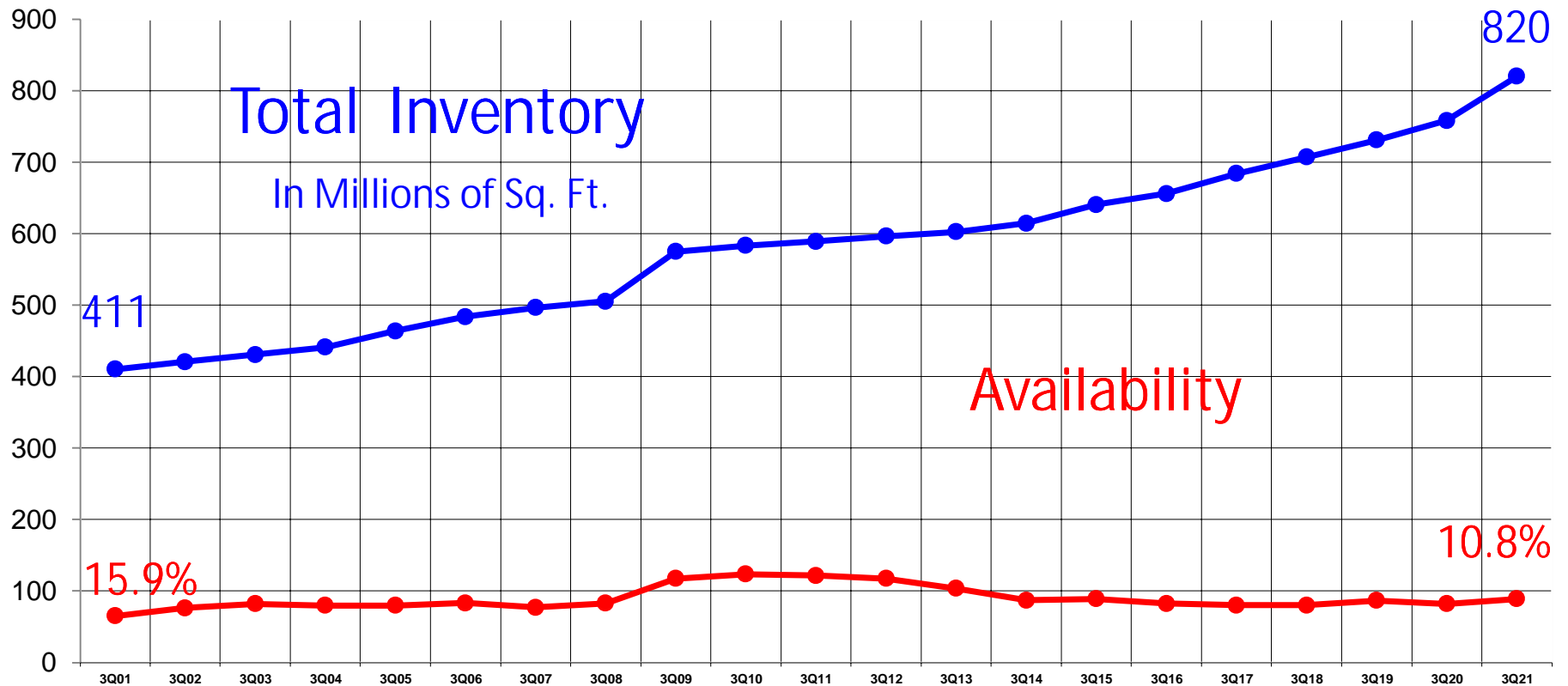
- 847 million sq. ft.
- 15,617 buildings
- 27,013 businesses



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

2001-2021



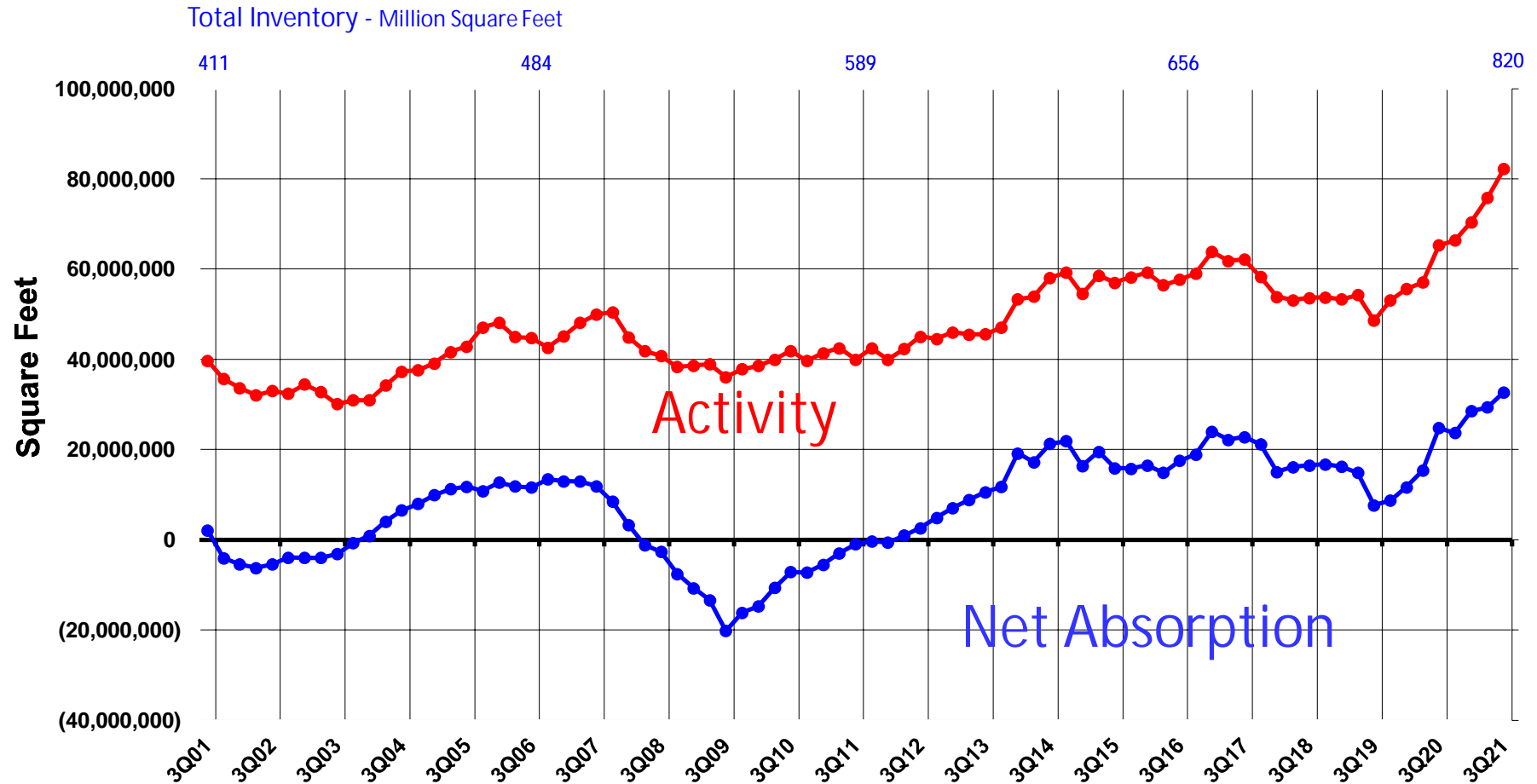
*

* Analysis expanded to include 8 additional counties.

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Absorption & Activity

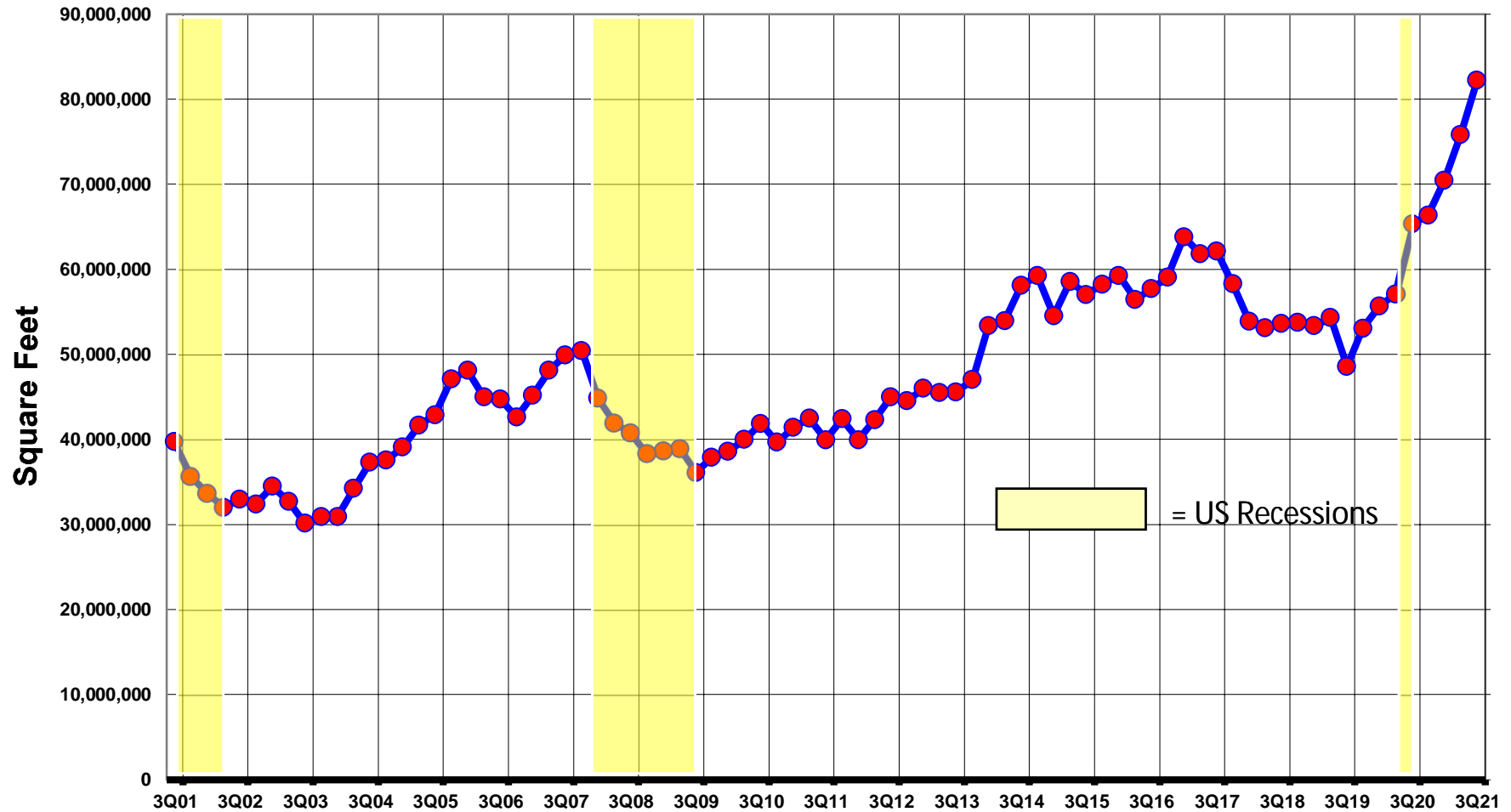
2001-2021



Numbers represent four rolling quarters.

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Activity 2001-2021

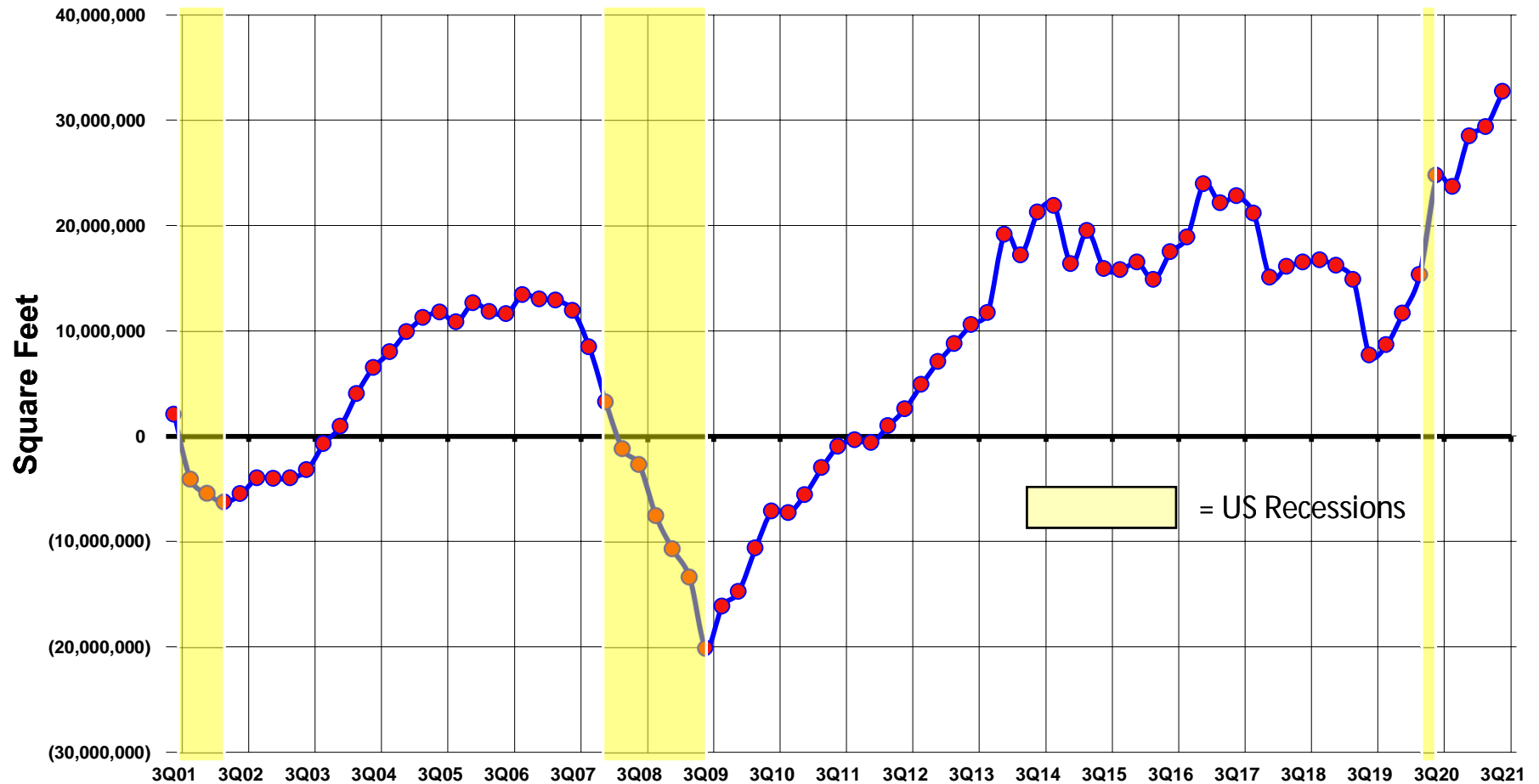


Numbers represent four rolling quarters.

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Absorption

2001-2021



Numbers represent four rolling quarters.

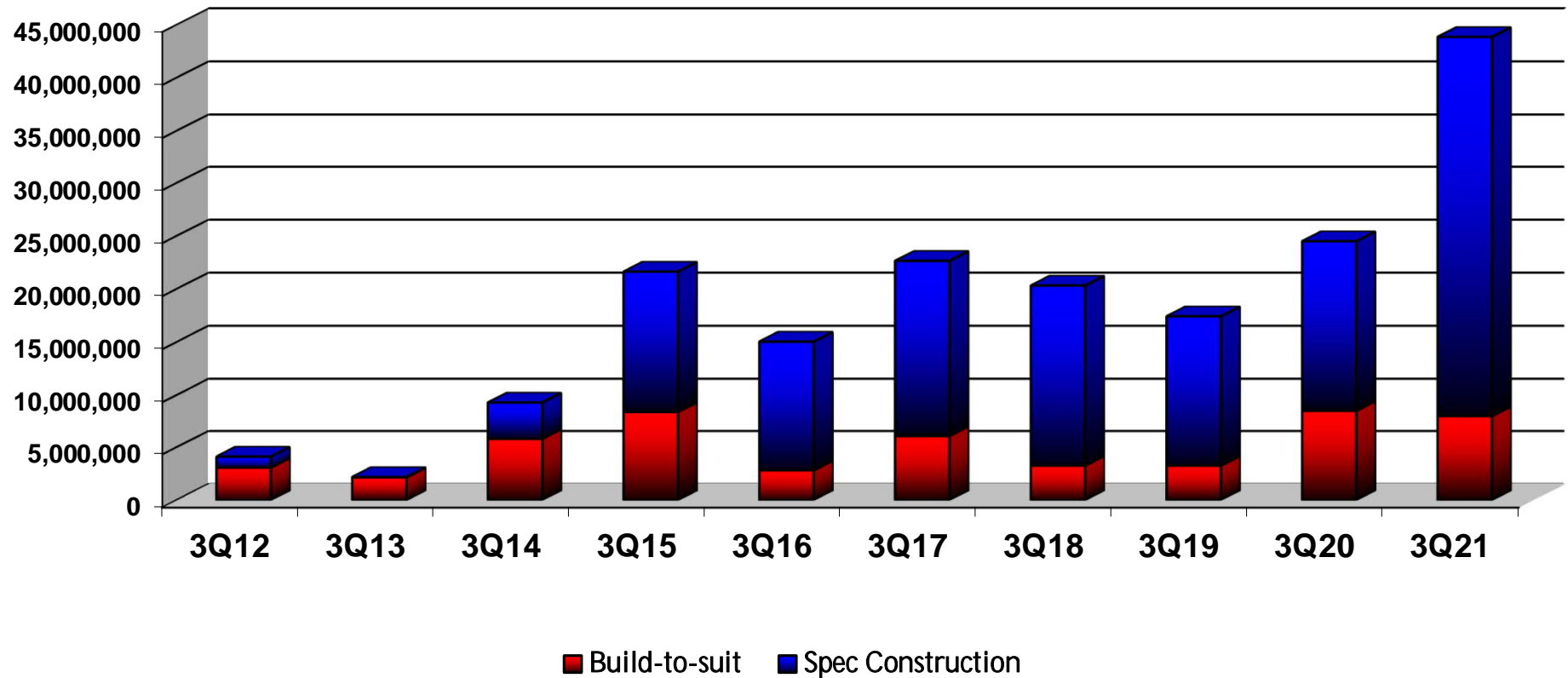
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New Construction

2012-2021



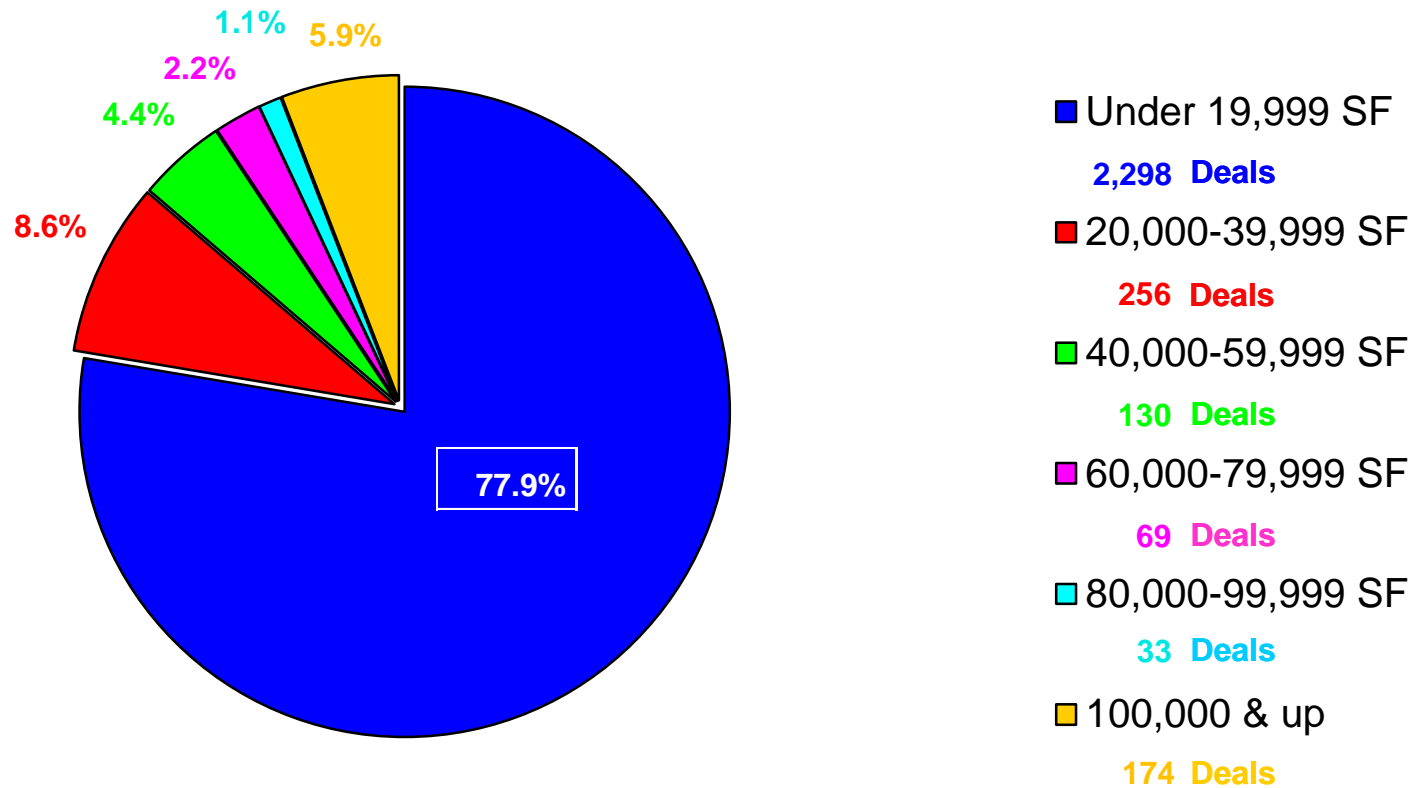
Square Feet



Numbers represent four rolling quarters.

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Deals Completed

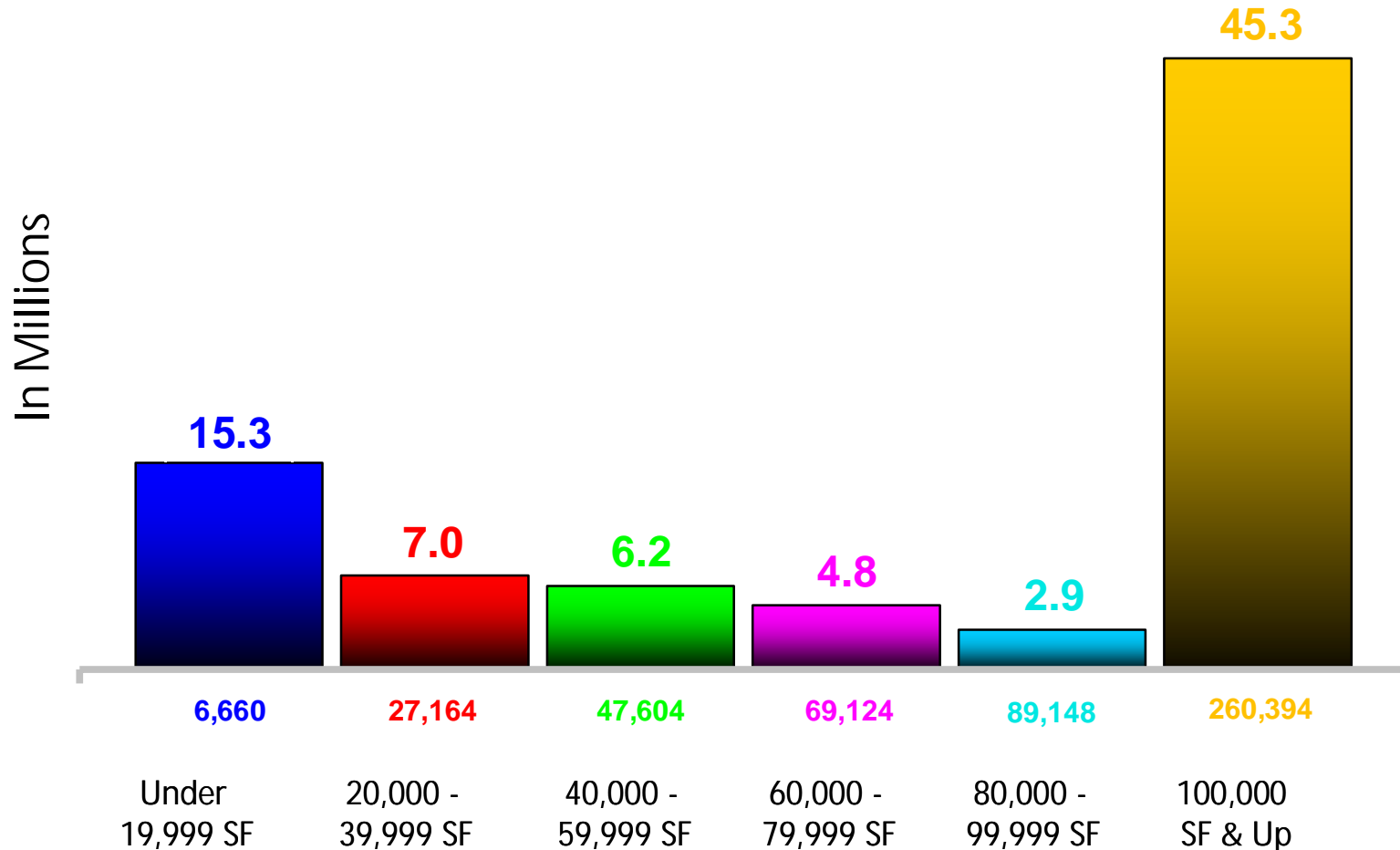


TOTAL # of DEALS:
2,960

Numbers represent four rolling quarters as of 3Q 2021.

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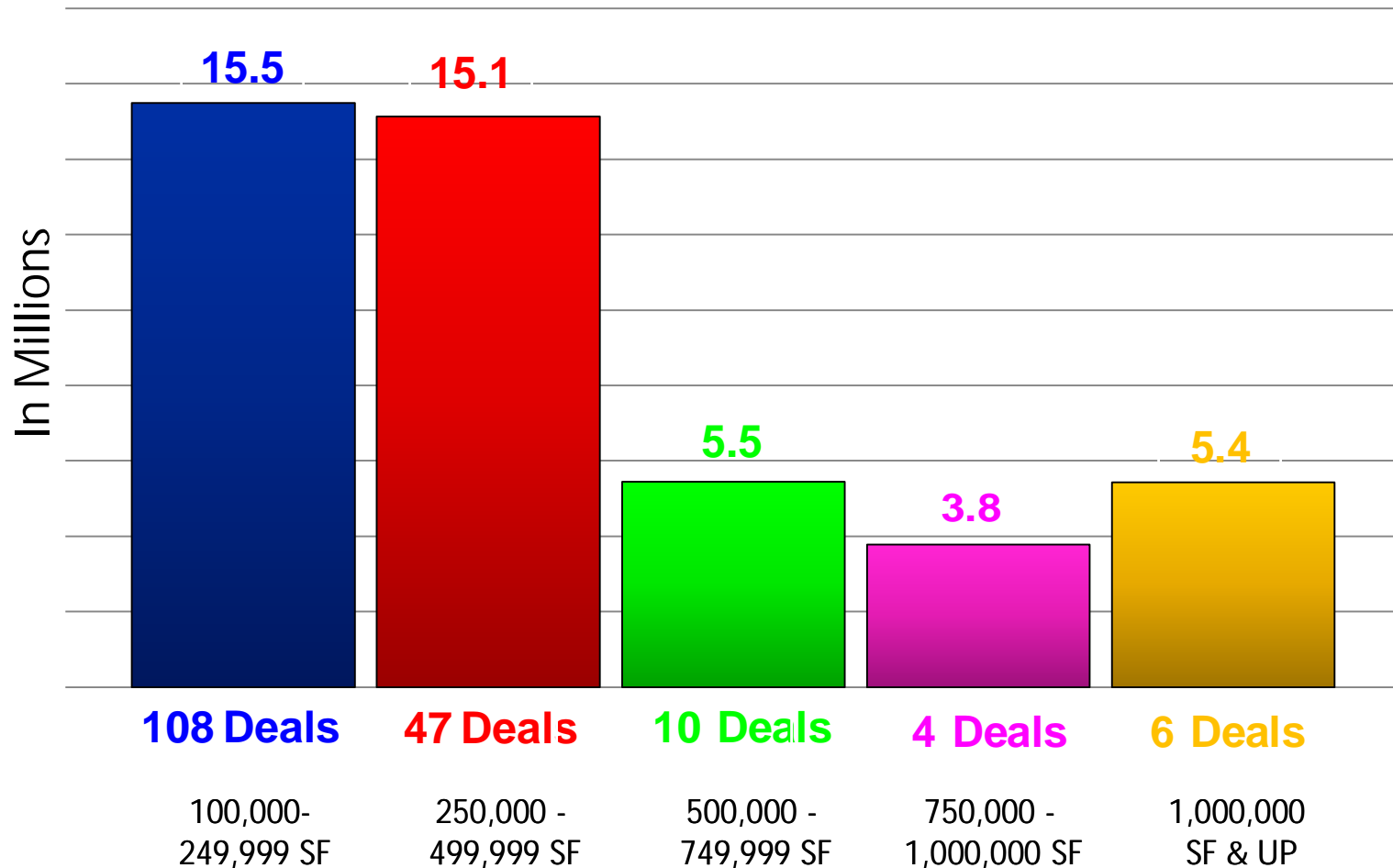
Square Feet Leased



Numbers represent four rolling quarters as of 3Q 2021.

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Square Feet Leased 100,000 +

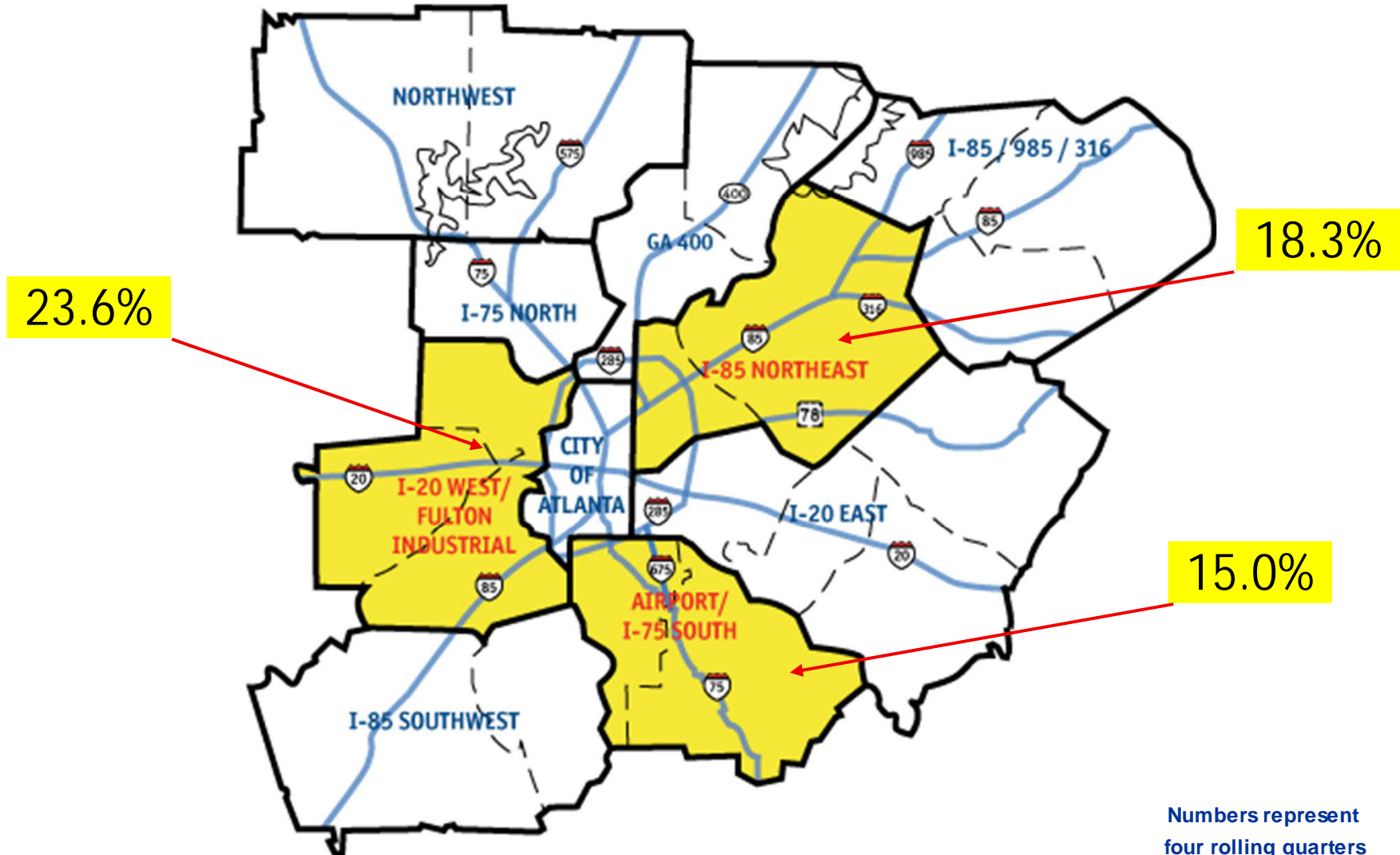


Numbers represent four rolling quarters as of 3Q 2021.

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Distribution Hot Markets

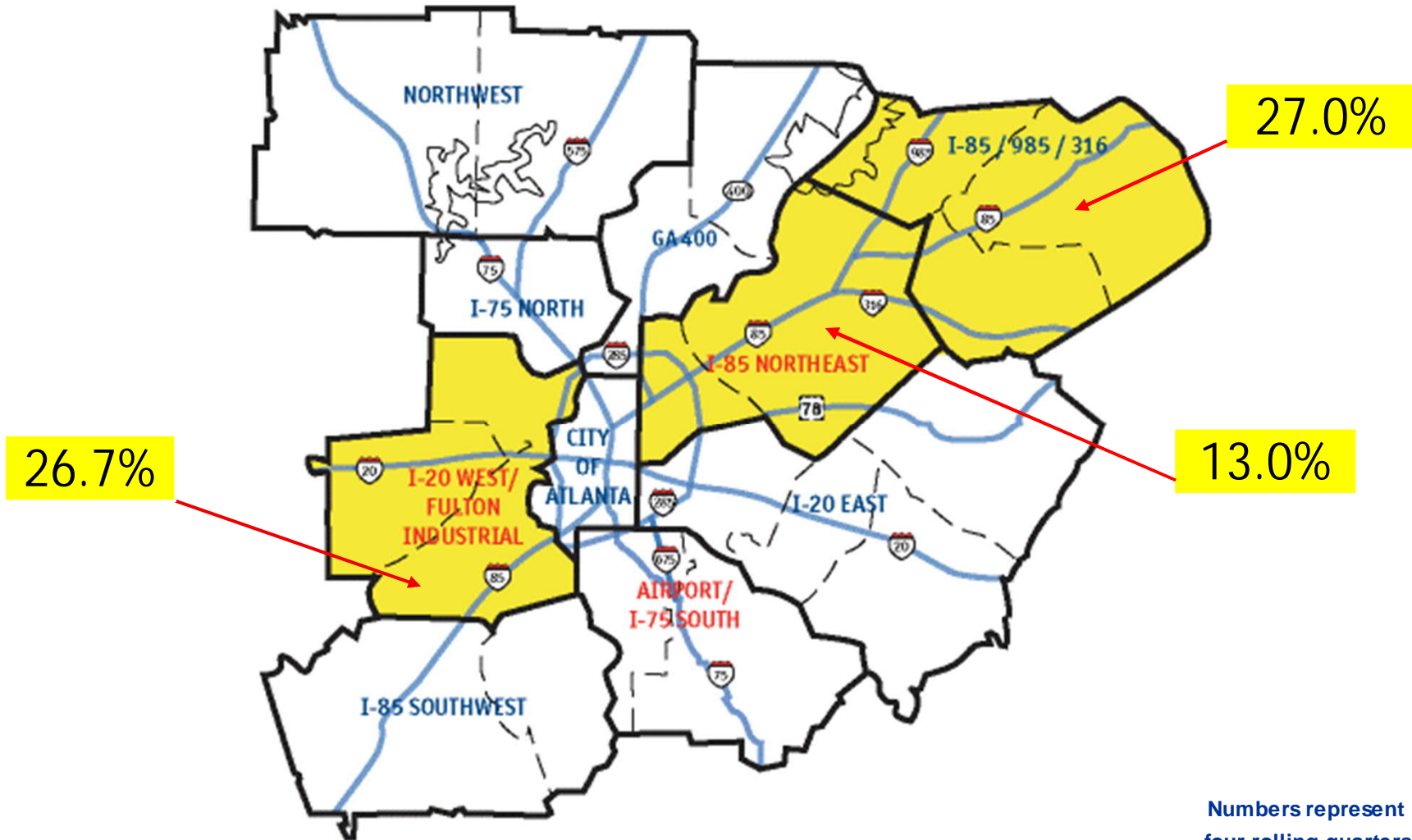
2021 Activity



Numbers represent four rolling quarters as of 3Q 2021.

Distribution Hot Markets

2021 Net Absorption



Numbers represent four rolling quarters as of 3Q 2021.

Conclusion



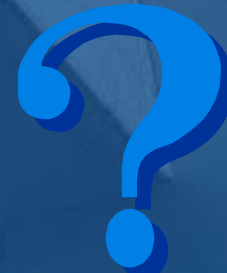
Atlanta Launches New Records Again!

- A record 82.2 million sf of activity (4 rolling quarters), up 16.9 million sf from 3Q20
- A record 32.7 million sf of net absorption (4 rolling quarters) up 7.9 million sf from 3Q20
- A record 43.9 million sf of new construction (4 rolling quarters) - 82% Spec, 18% BTS
- Availability rate fell 0.4% to 10.8% this quarter
- Over 170 million square feet of new construction over the last 7 years; availability rate dropped from 15.2% to 10.8% in the same time period
- Available sublease space fell 10% to 6% this quarter
- US jobs created during the 3rd quarter totaled 1,372,000 (943K July, 235K Aug & 194K Sept)
- Unemployment rates – Atlanta 3.1%↓ (ranked 3rd), Georgia 3.5%↓, US 4.8%↓
(% as of August for Atlanta and Georgia, September US from the Bureau of Labor Statistics)
- US Manufacturing index: 63.4 July, 61.1 Aug & 60.7 Sept (from Trading Economics)

Discussion

KING Industrial
Realty, Inc.

Q & A



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