



Presents:

Atlanta Industrial Market

Fourth Quarter 2021

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The Atlanta Distribution Market



The Atlanta Industrial Market

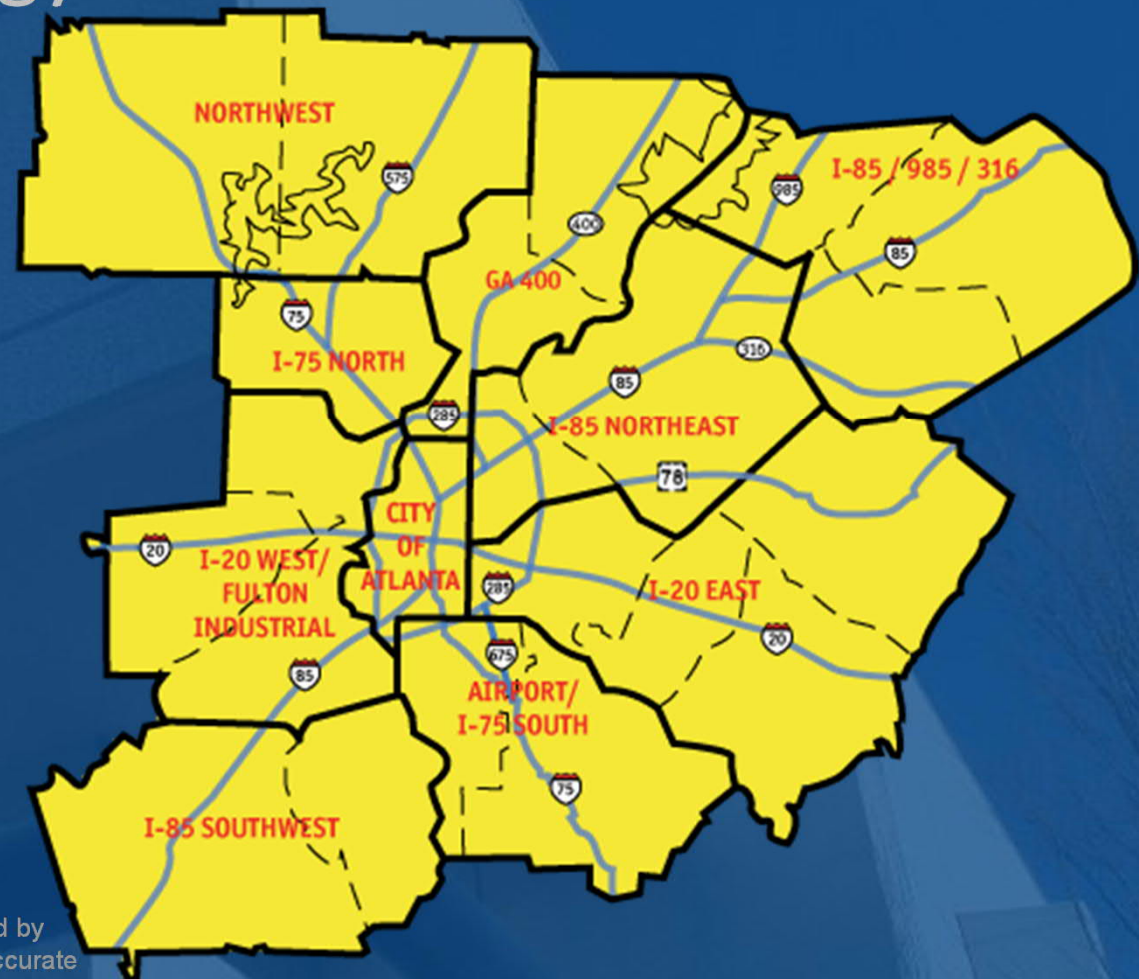
➤ PinPointsm Technology

- Custom designed
- Inventory every quarter

10 Regions

(distribution & service)

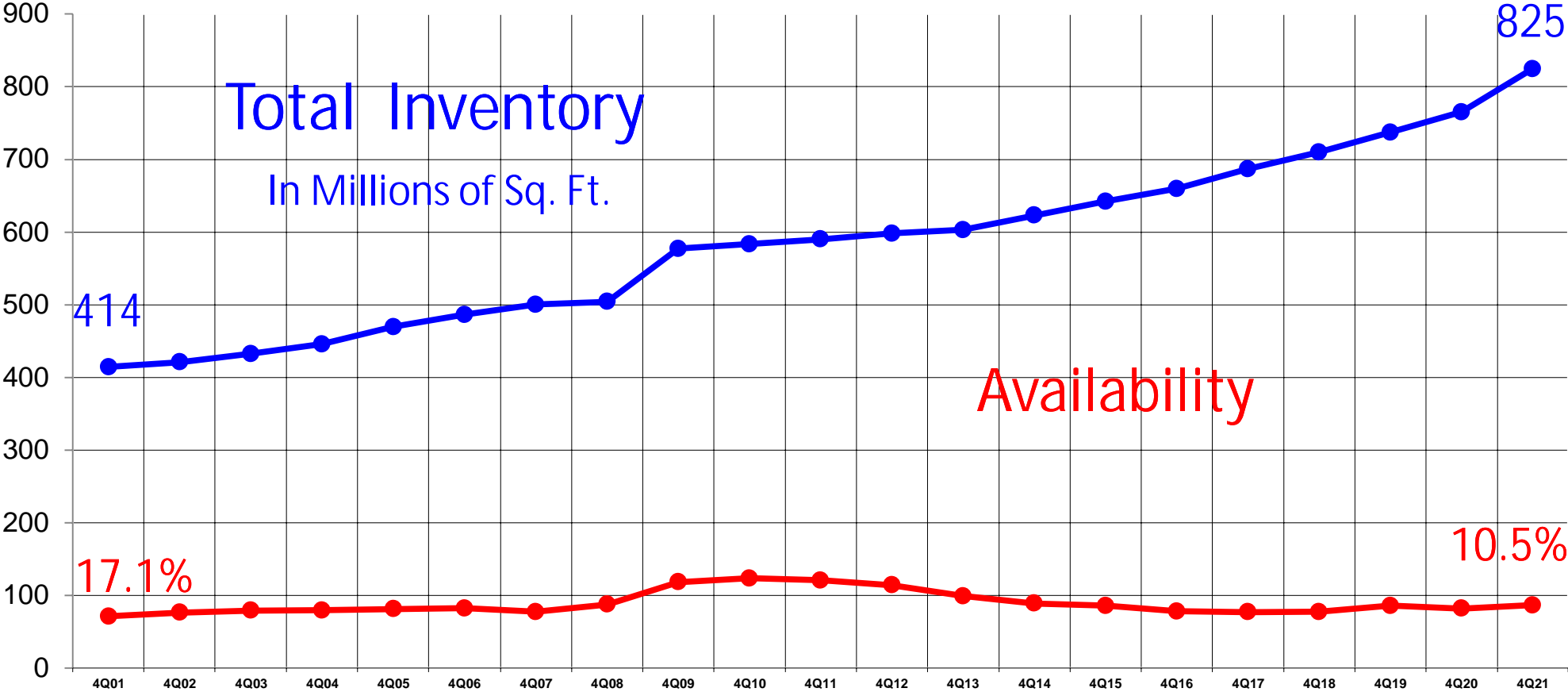
- 847 million sq. ft.
- 15,720 buildings
- 27,181 businesses



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



*

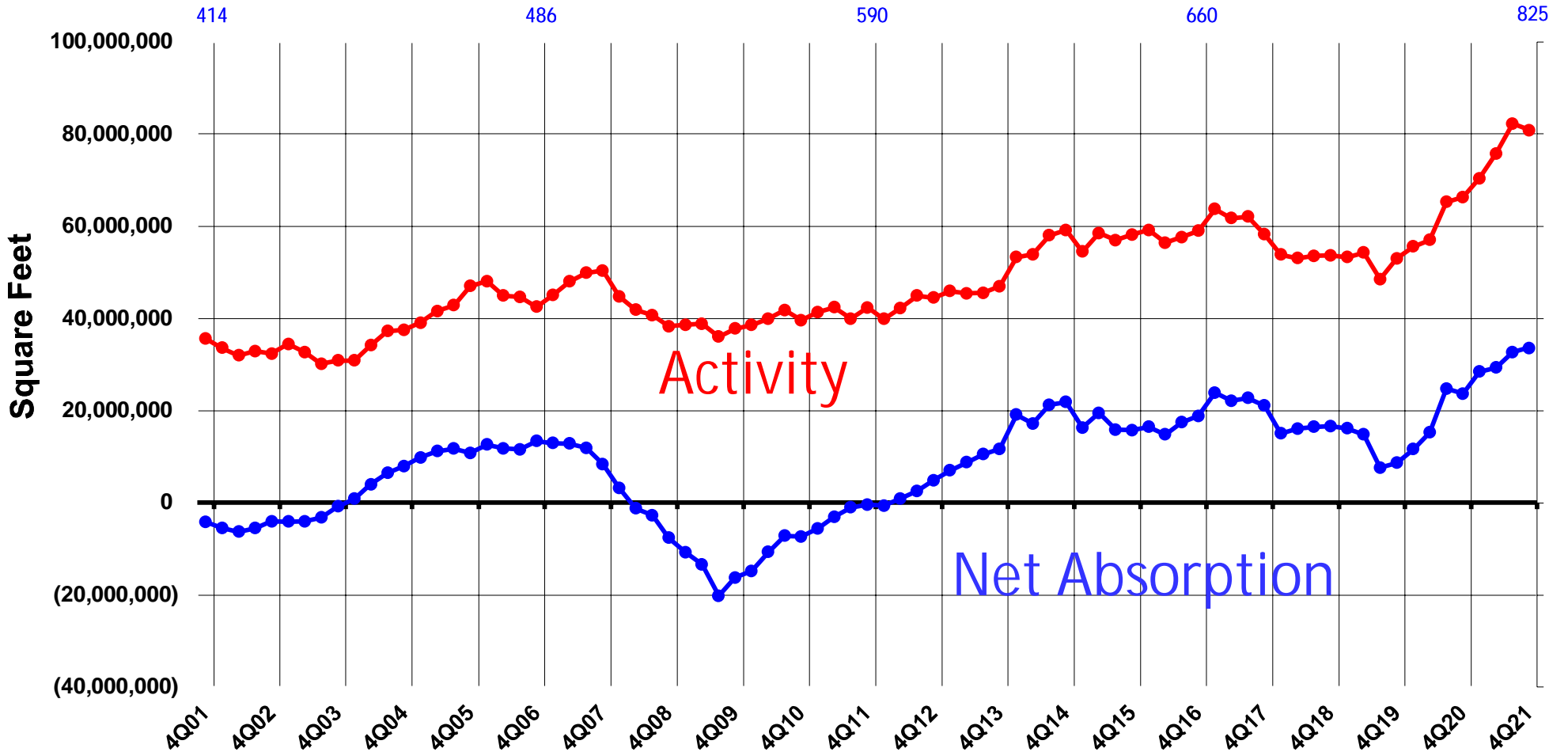
* Analysis expanded to include 8 additional counties.

Absorption & Activity

2001-2021



Total Inventory - Million Square Feet

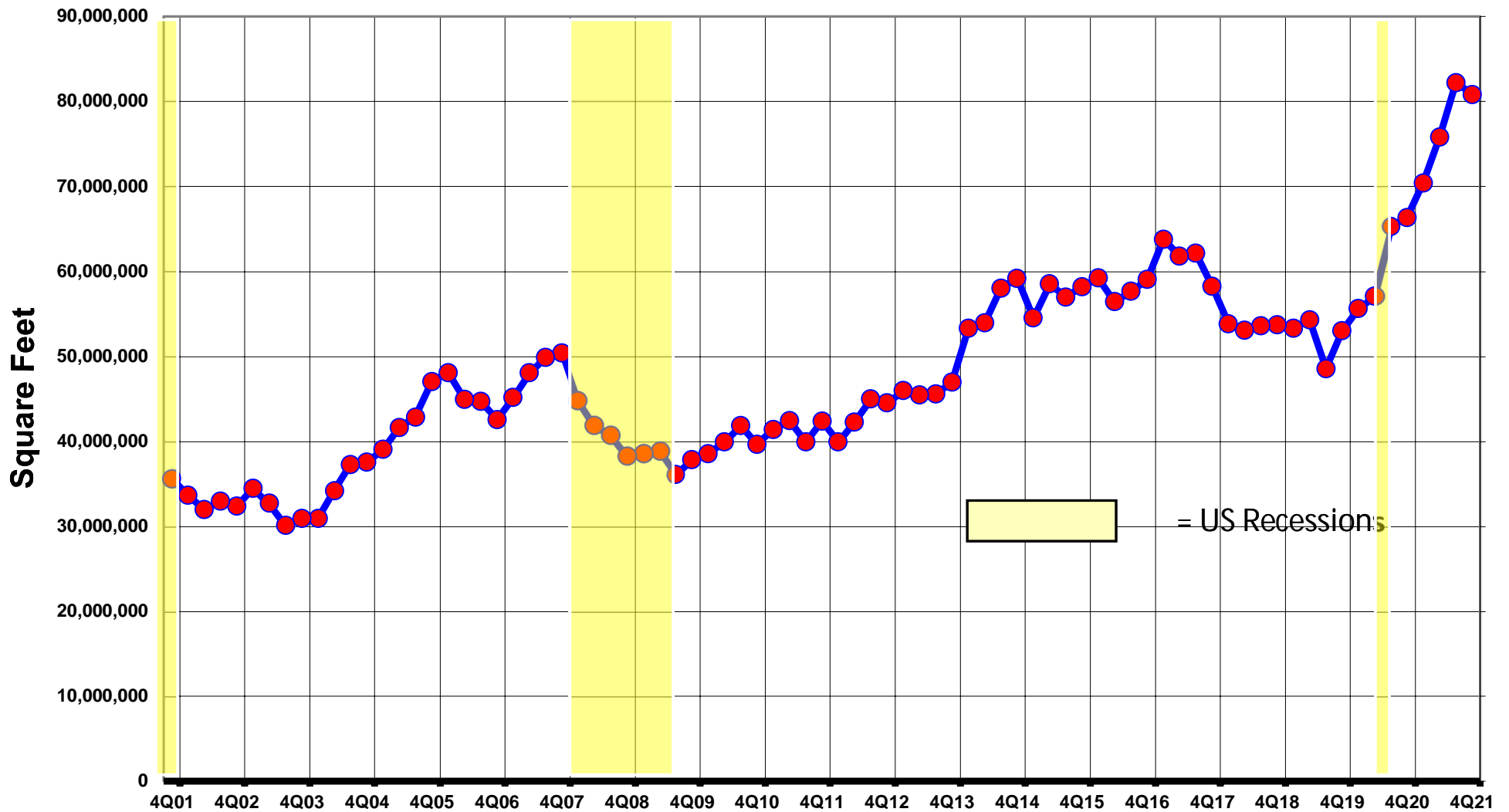


Numbers represent four rolling quarters.

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Activity

2001-2021

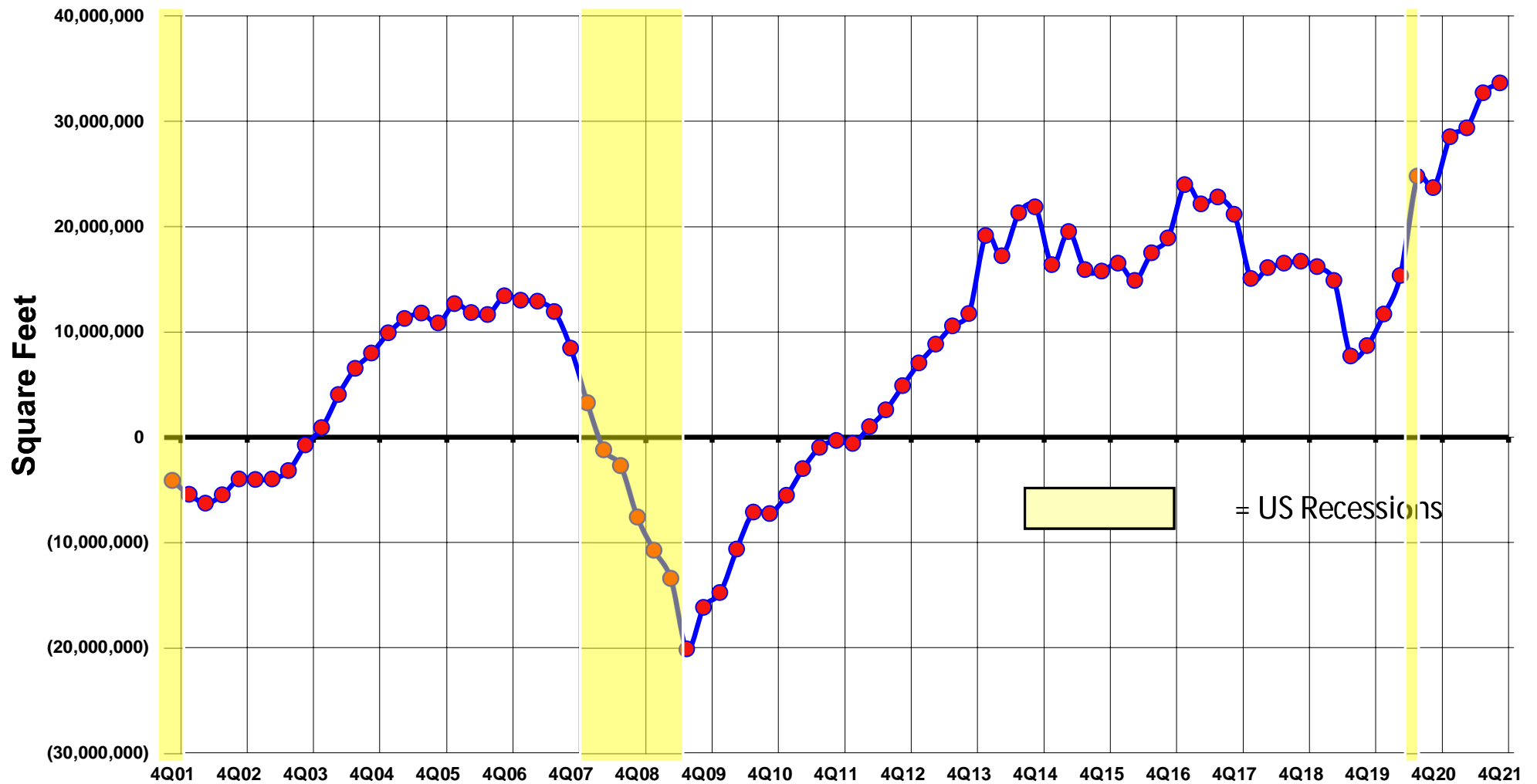


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Absorption

2001-2021



Numbers represent four rolling quarters.

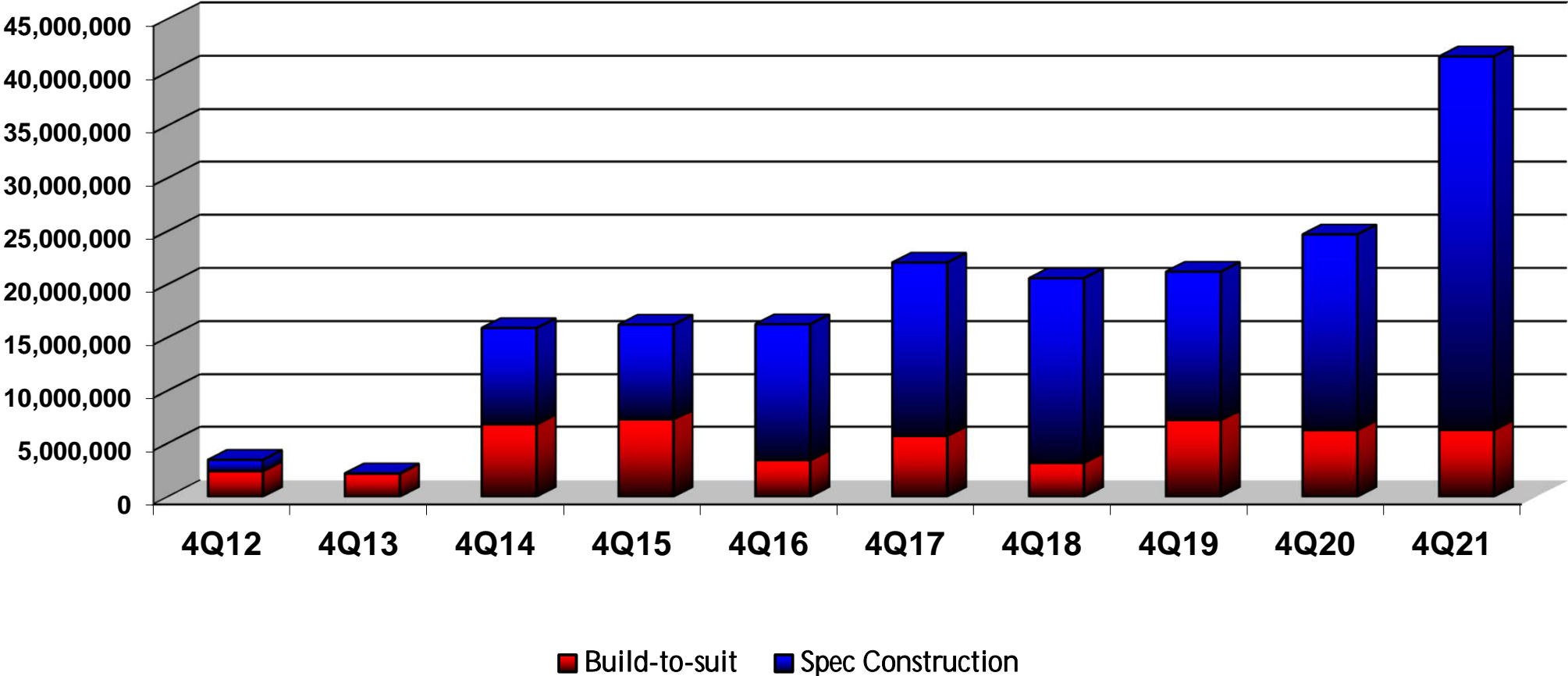
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New Construction

2012-2021



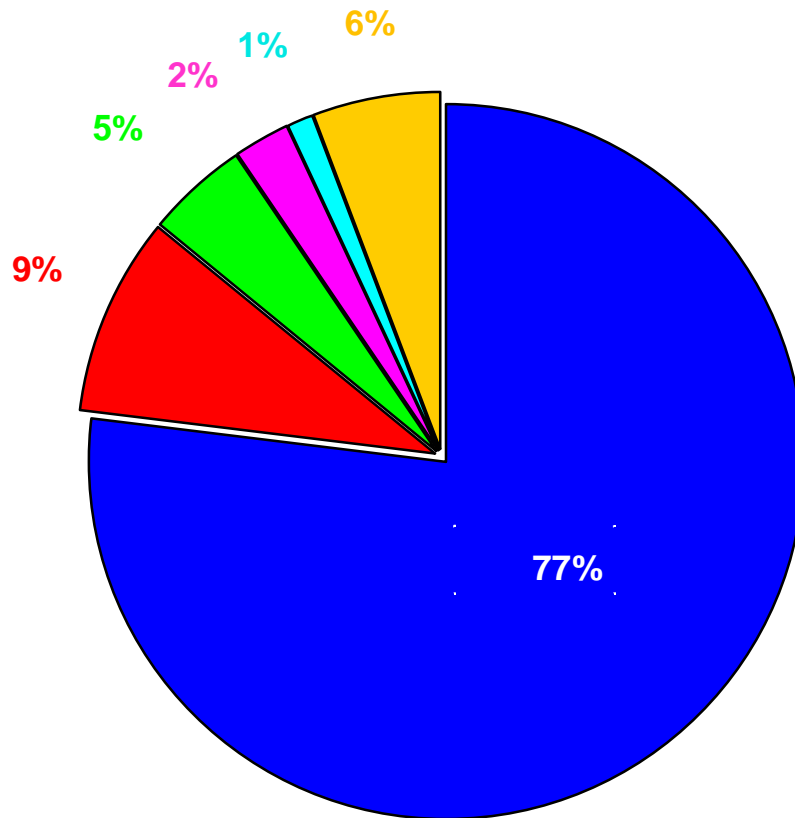
Square Feet



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Deals Completed

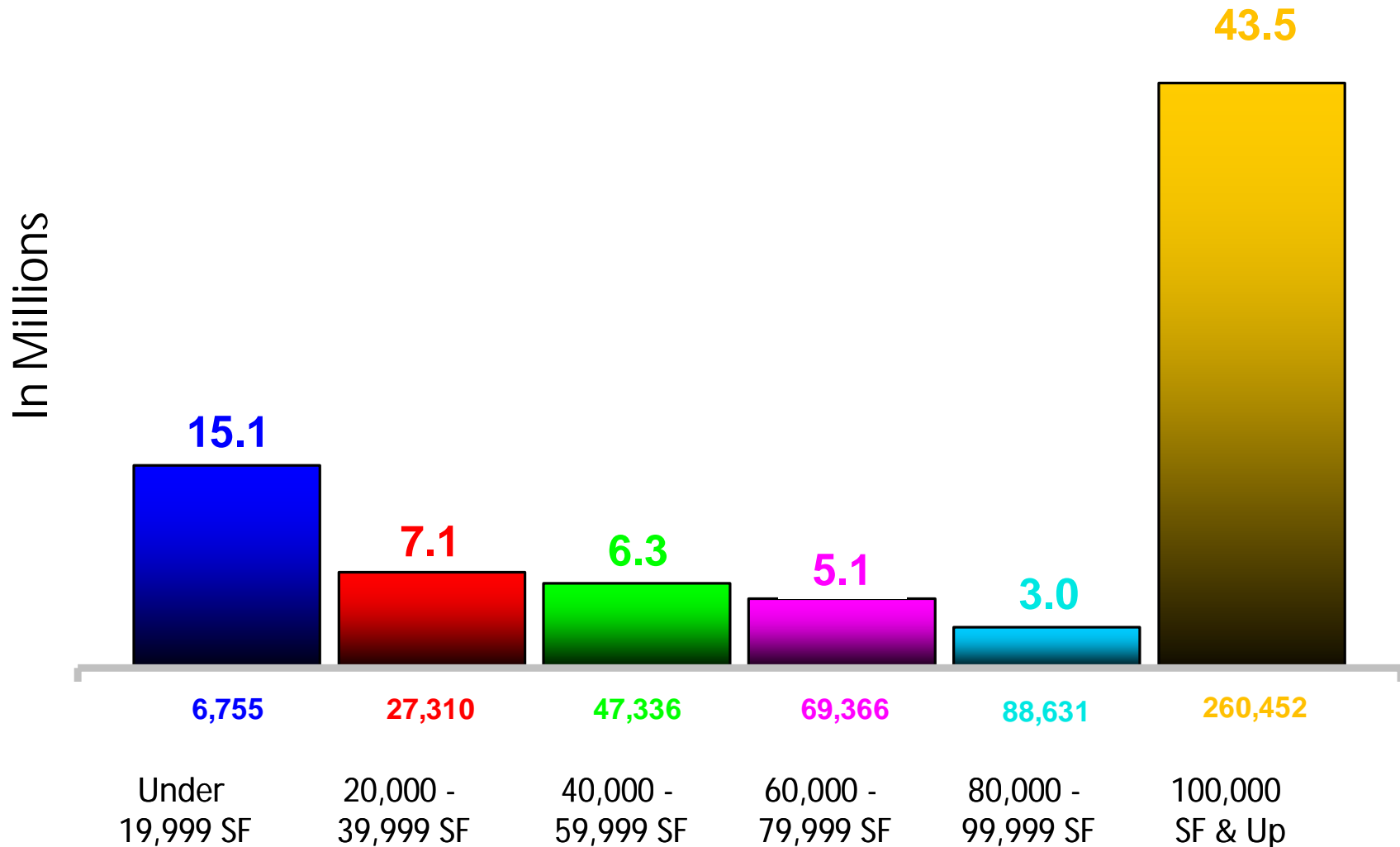


- Under 19,999 SF
2,228 Deals
- 20,000-39,999 SF
260 Deals
- 40,000-59,999 SF
133 Deals
- 60,000-79,999 SF
74 Deals
- 80,000-99,999 SF
34 Deals
- 100,000 & up
167 Deals

TOTAL # of DEALS:
2,896

Numbers represent four rolling quarters.

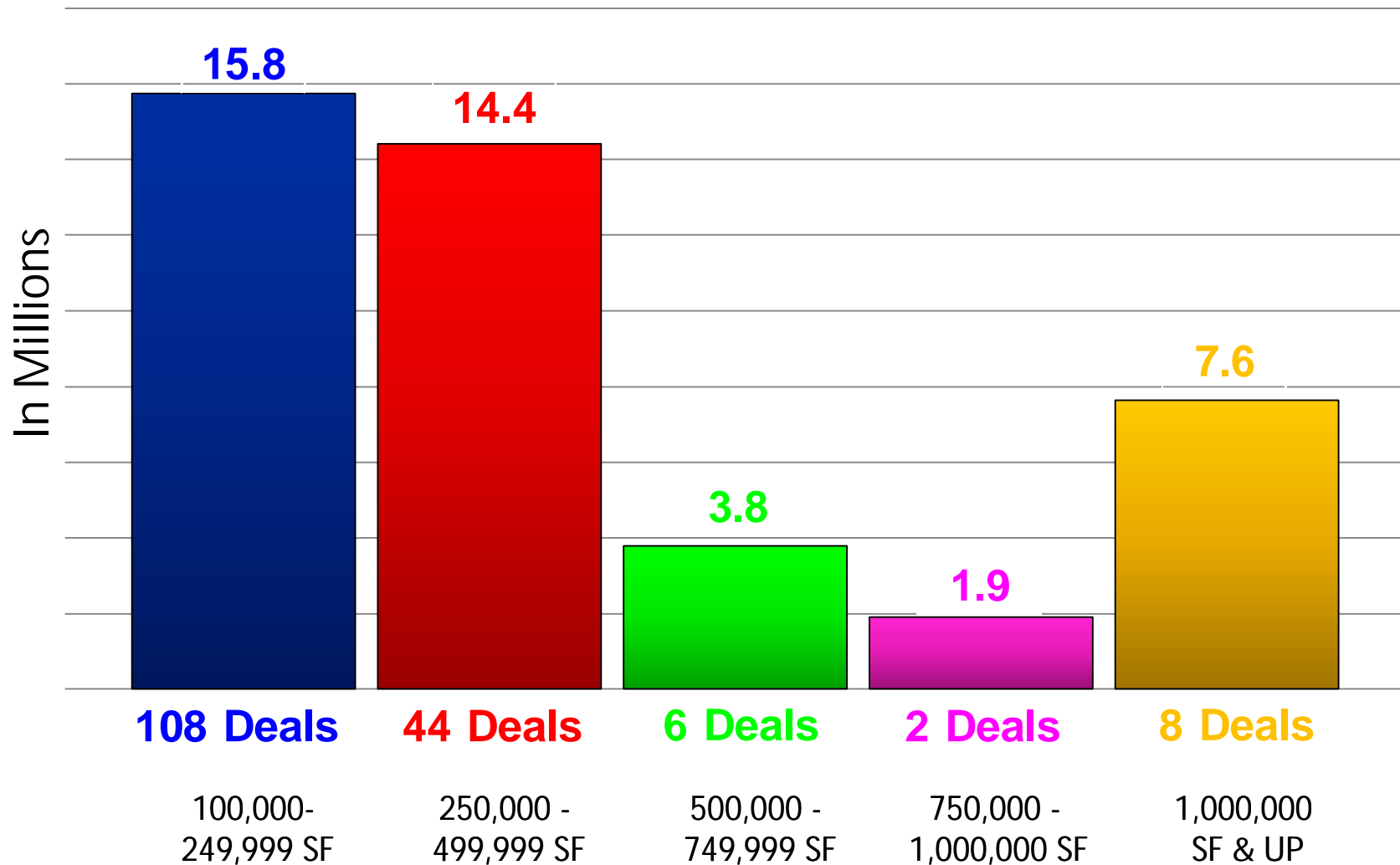
Square Feet Leased



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Square Feet Leased 100,000 +

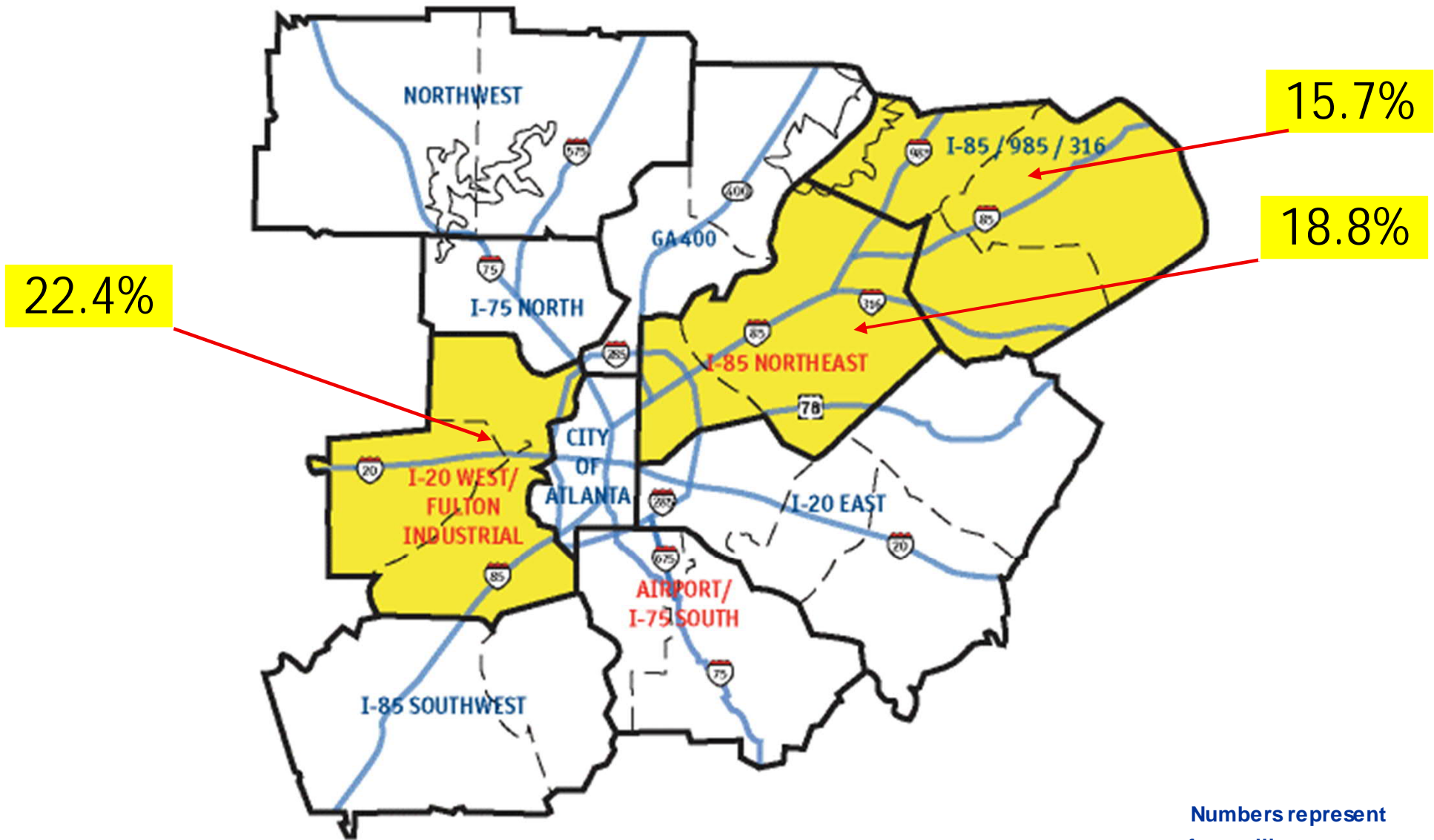


Numbers represent four rolling quarters.

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Distribution Hot Markets

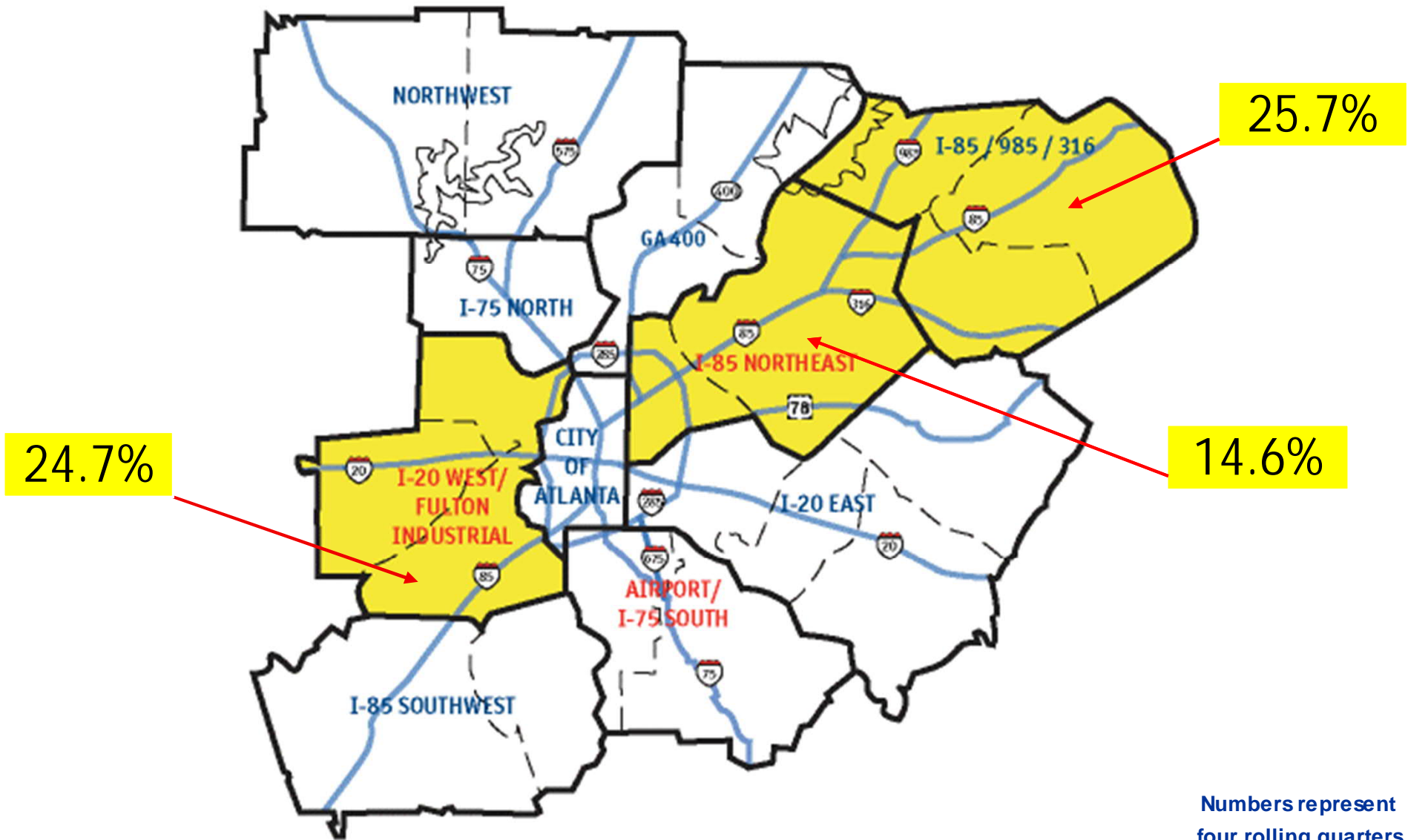
2021 Activity



Numbers represent four rolling quarters as of 4Q 2021.

Distribution Hot Markets

2021 Net Absorption



Numbers represent four rolling quarters as of 4Q 2021.

Conclusion

WOW - What a Year!!!

- 80.9 million sf of activity for 2021 - the highest recorded for a calendar year
- A record setting 33.6 million sf of net absorption for 2021 - highest recorded for a calendar year
- 41.5 million sf of new construction for 2021 - the highest recorded for a calendar year
- 85% Spec, 15% BTS
- Availability rate fell 0.2% from 2020 down to 10.5% this 2021
- Over 179 million square feet of new construction over the last 8 years; availability rate dropped from 14.3% to 10.5% in the same time period
- Available sublease space remained steady at 6% this quarter
- US jobs created during the 4th quarter totaled 1,096,000 (648K Oct, 249K Nov & 199K Dec)
- Unemployment rates – Atlanta 22% ↓, Georgia 2.8% ↓, US 3.9% ↓
(% as of November for Atlanta and Georgia, December US from the Bureau of Labor Statistics)
- US Manufacturing index: 60.8 Oct, 61.1 Nov & 58.7 Dec (from Trading Economics)

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