



Presents:

# Atlanta Industrial Market

First Quarter 2022

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# The Atlanta Distribution Market





# The Atlanta Industrial Market

## ➤ PinPoint<sup>sm</sup> Technology

- Custom designed
- Inventory every quarter

## 10 Regions

(distribution & service)

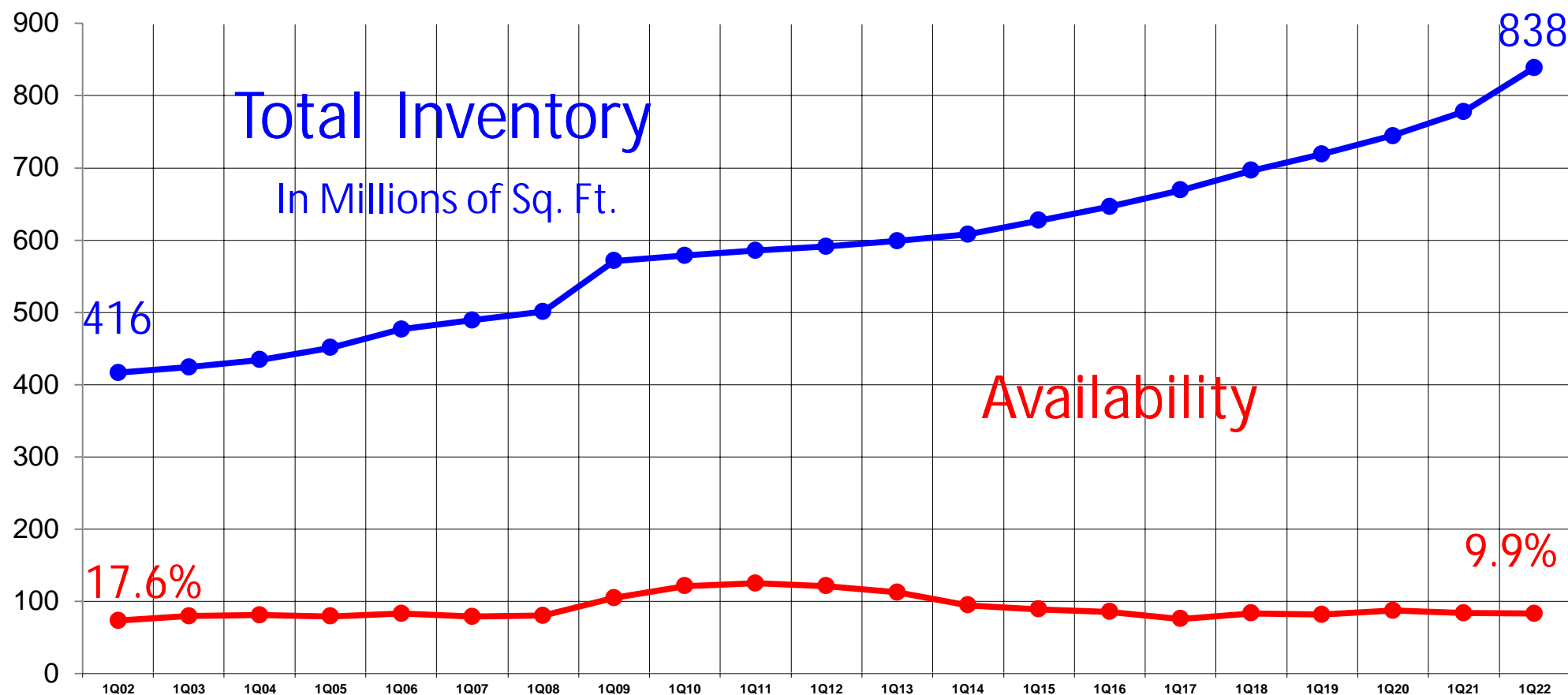
- 865 million sq. ft.
- 15,754 buildings
- 27,416 businesses



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

## 2002-2022



\*

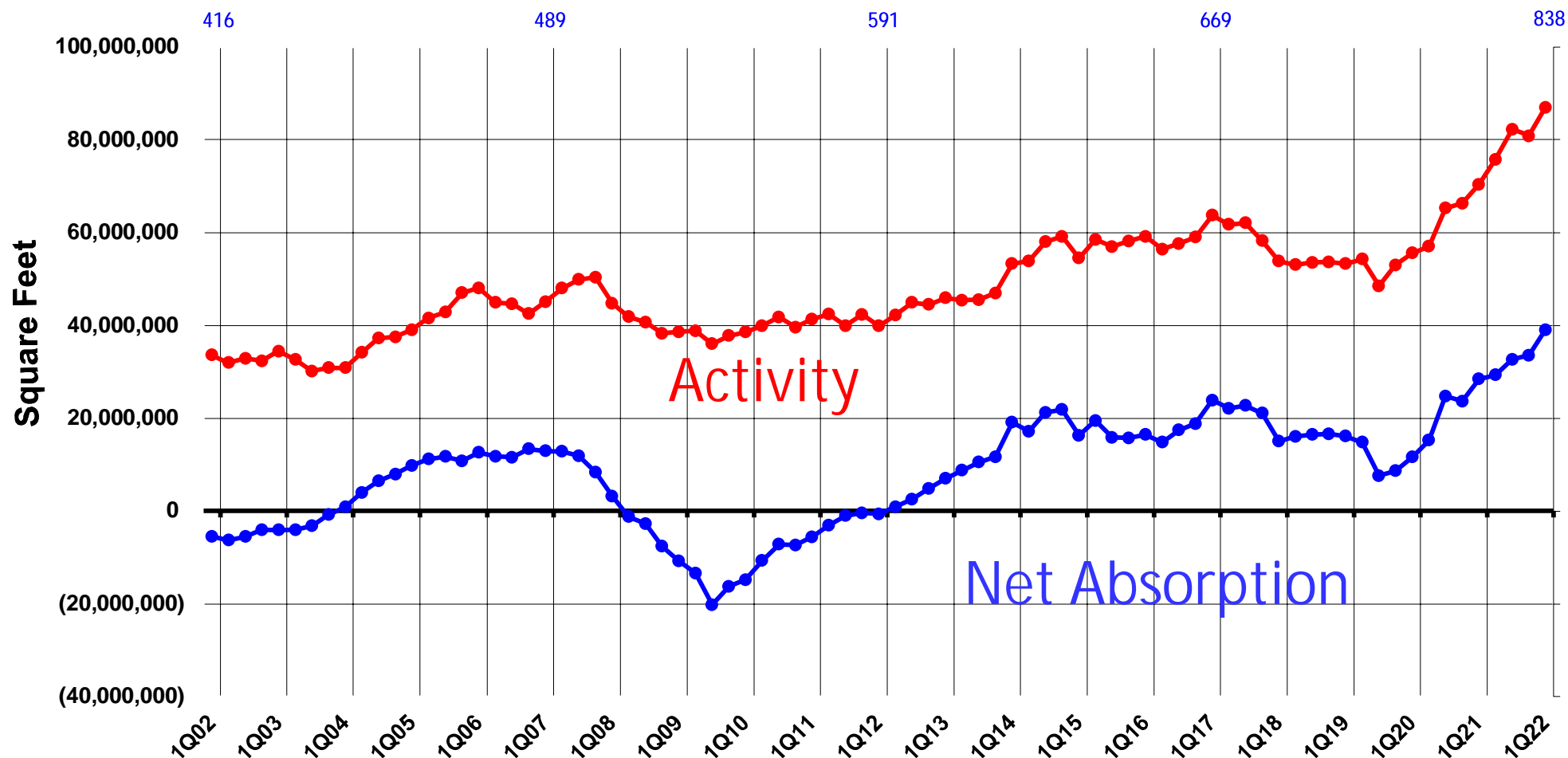
\* Analysis expanded to include 8 additional counties.

# Absorption & Activity

## 2002-2022



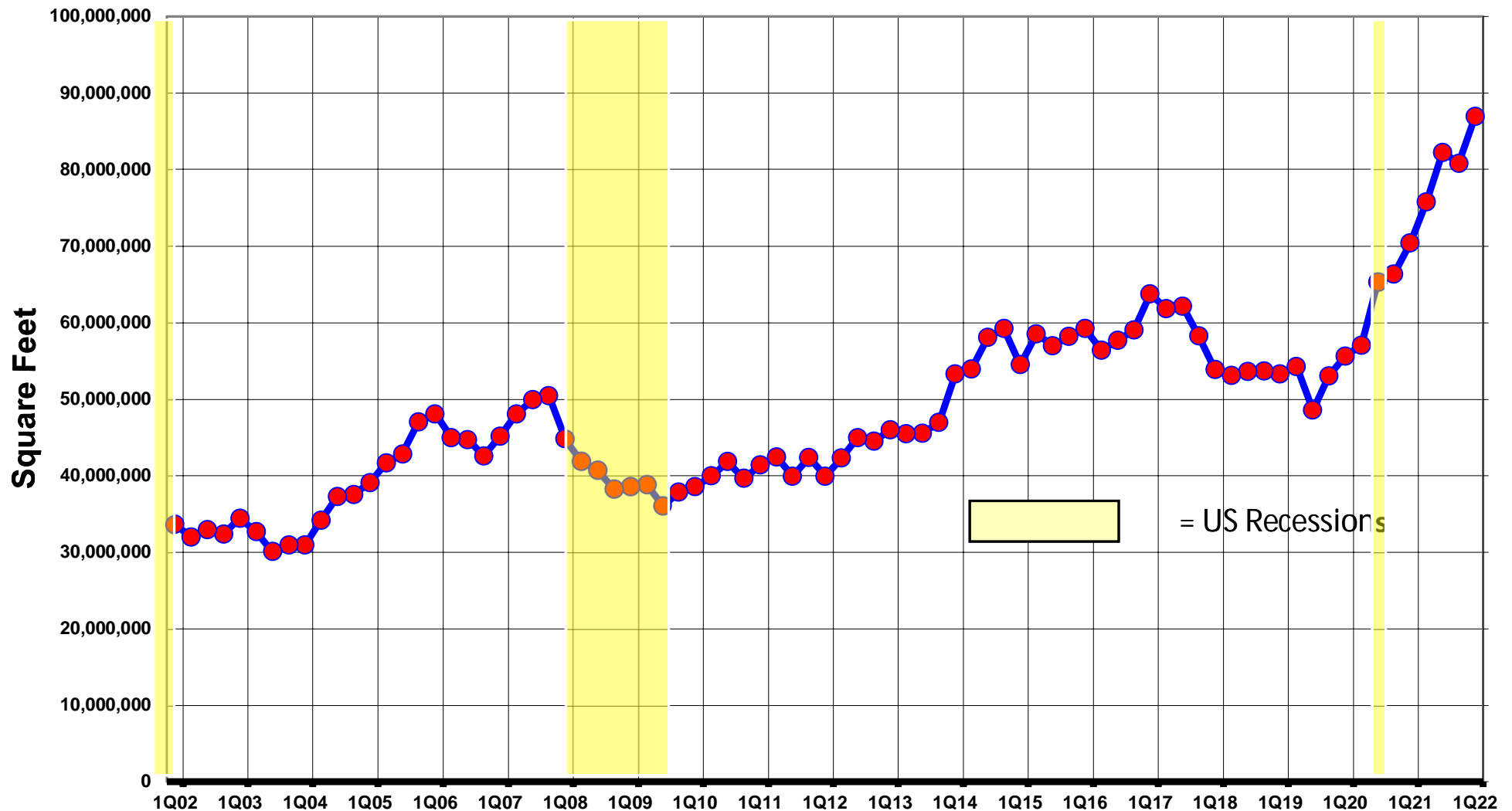
Total Inventory - Million Square Feet



Numbers represent four rolling quarters.

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# Activity 2002-2022

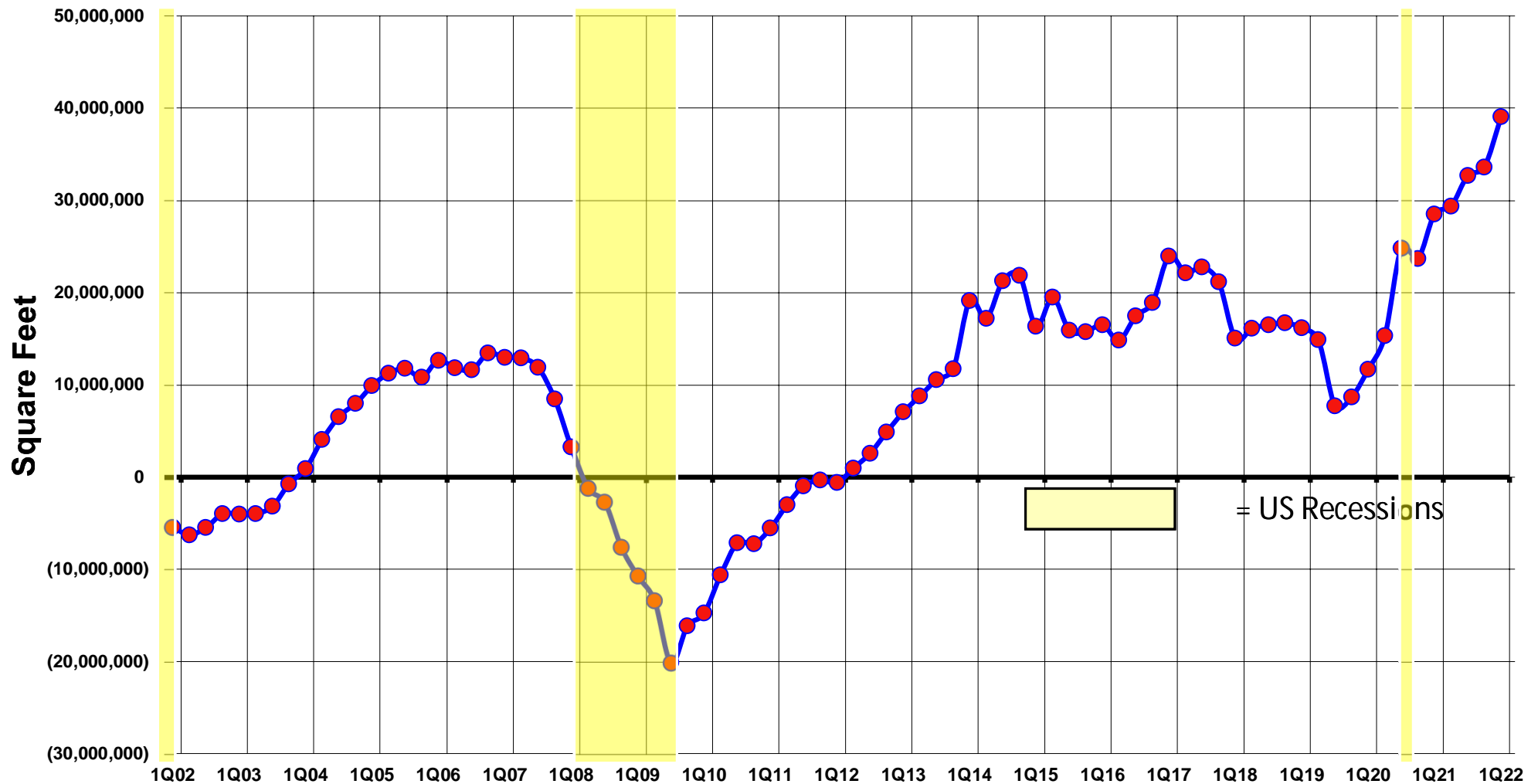


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# Absorption

## 2002-2022



Numbers represent four rolling quarters.

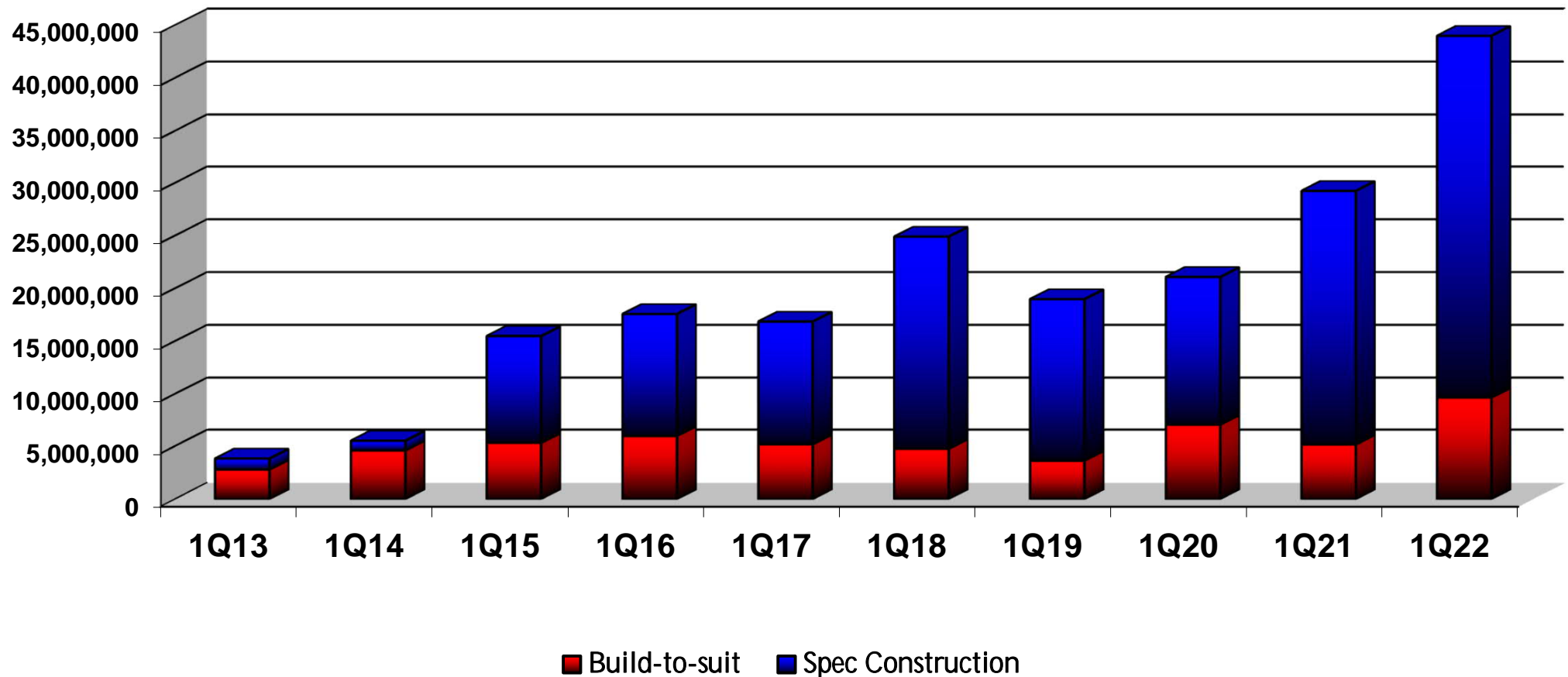
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# New Construction

## 2013-2022



Square Feet

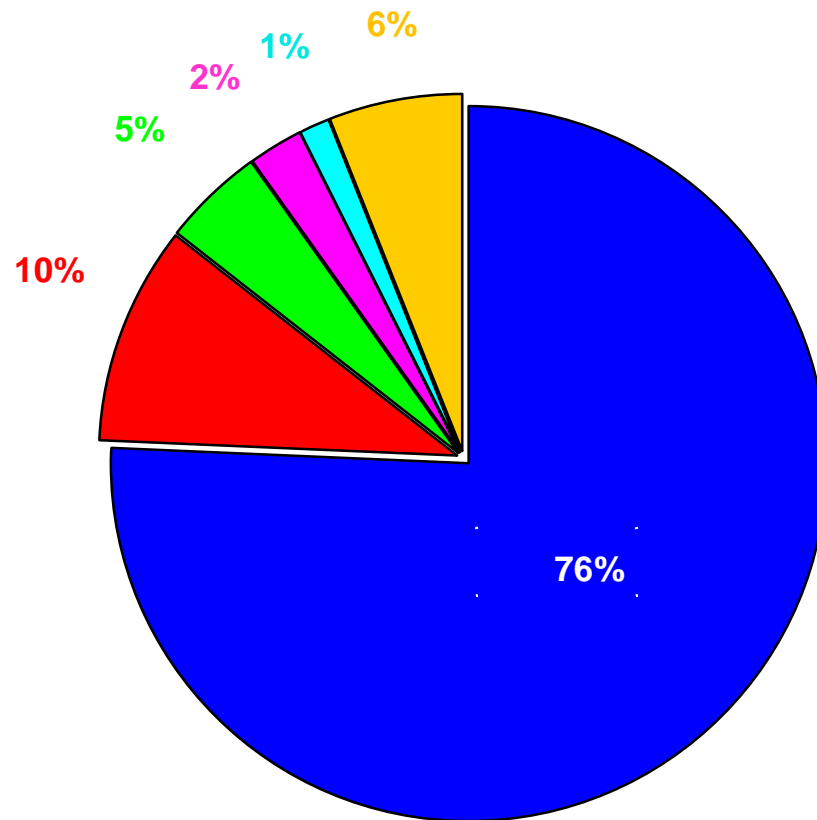


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# Deals Completed



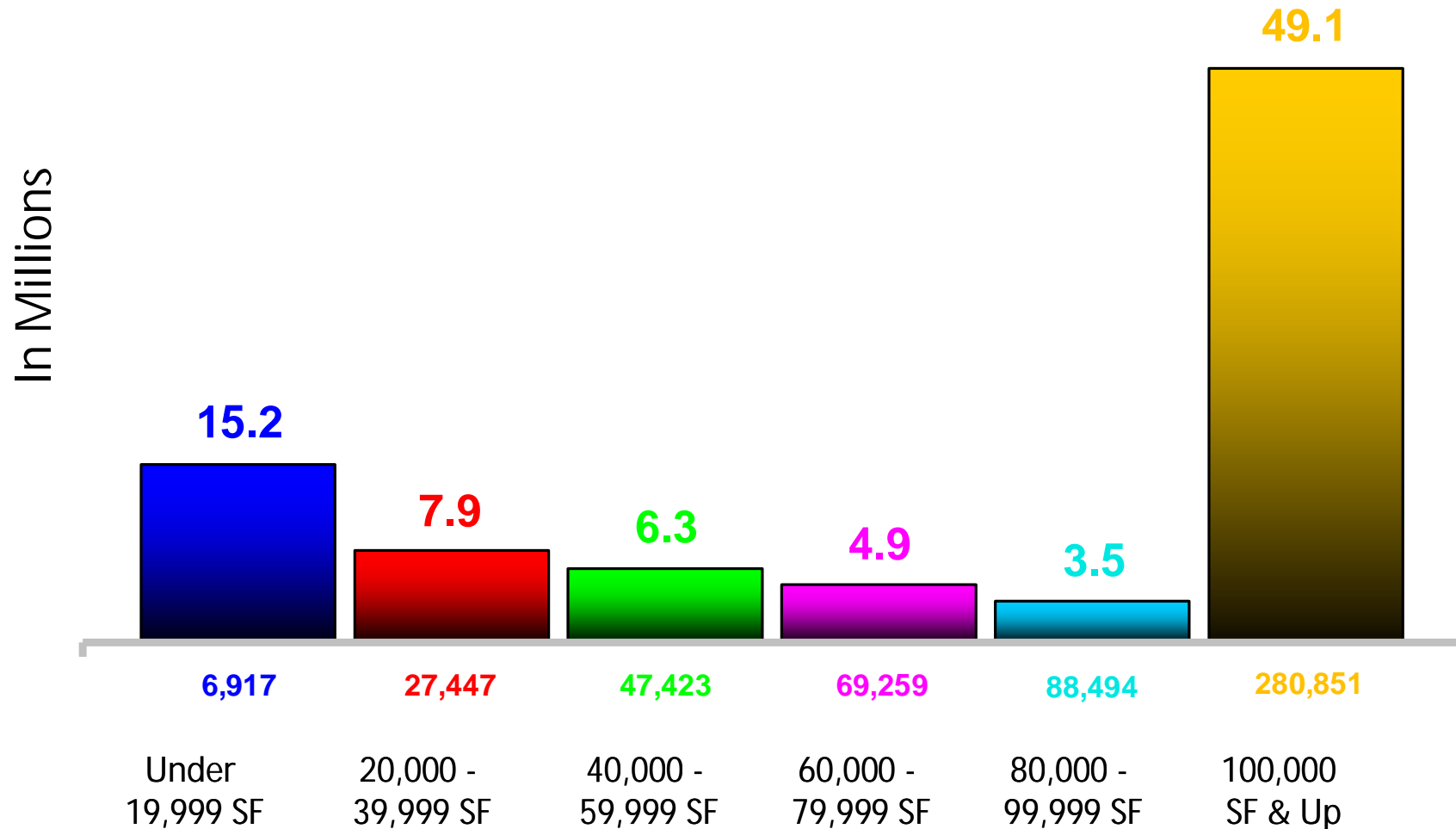
- Under 19,999 SF  
**2,199 Deals**
- 20,000-39,999 SF  
**287 Deals**
- 40,000-59,999 SF  
**133 Deals**
- 60,000-79,999 SF  
**71 Deals**
- 80,000-99,999 SF  
**40 Deals**
- 100,000 & up  
**175 Deals**

TOTAL # of DEALS:  
**2,905**

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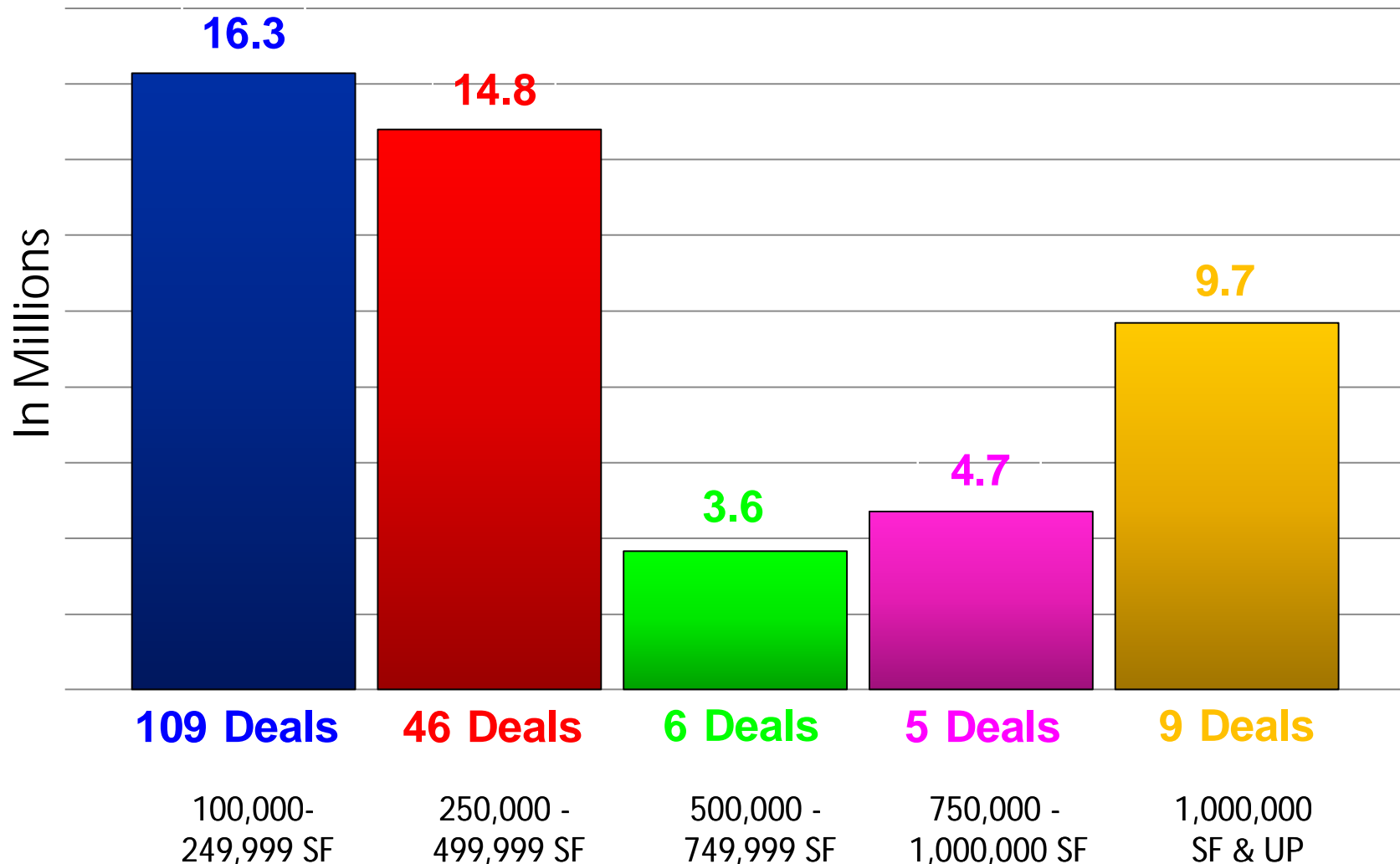
# Square Feet Leased



**Numbers represent four rolling quarters.**

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# Square Feet Leased 100,000 +



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# Largest Deals as of 1Q22

4 Rolling quarters

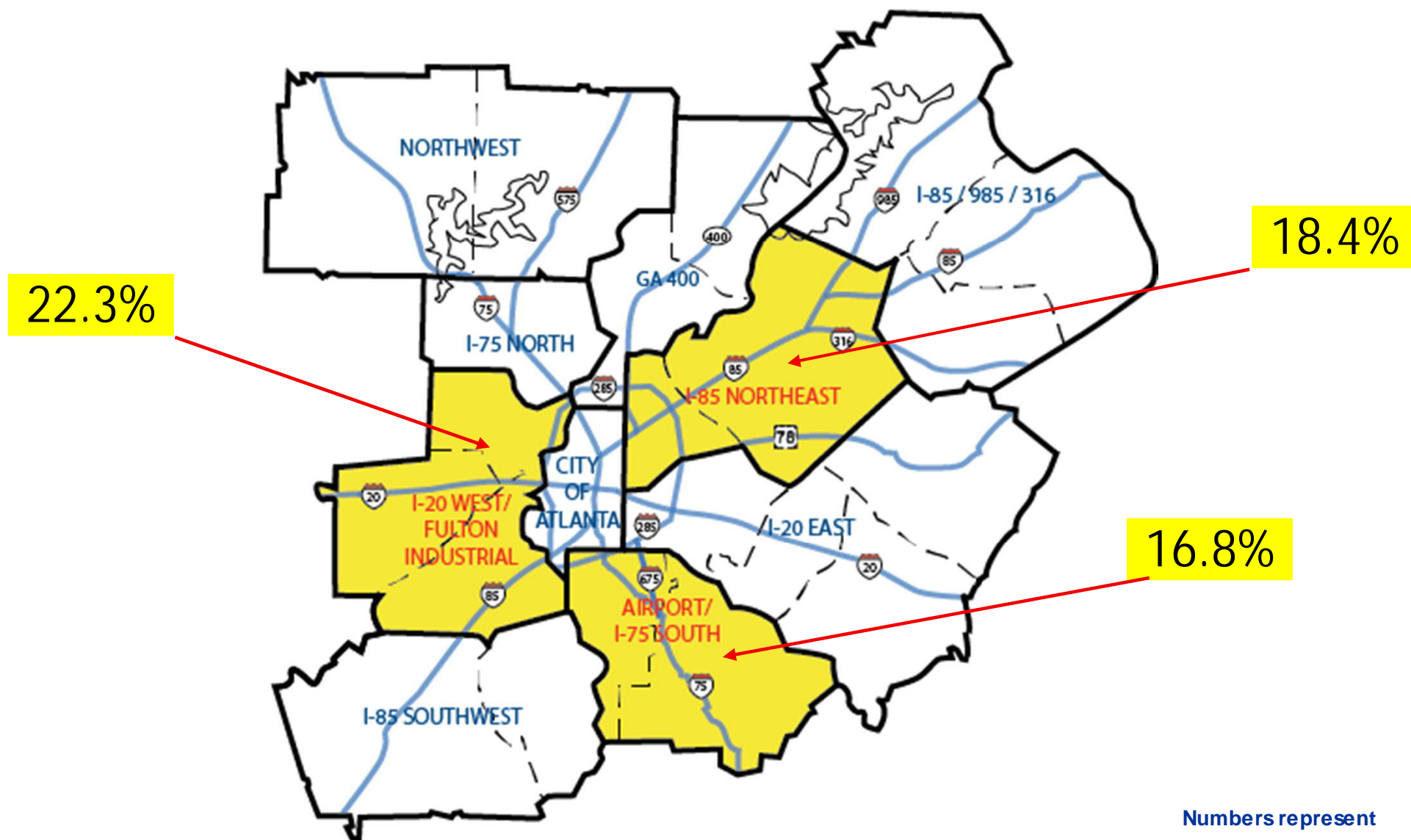


	Company	SF
1	Wal-Mart	1,550,000
2	Facebook	1,500,000
3	Kellogg's	1,400,000
4	Amazon	1,150,000
5	Ace	1,117,800
6	Amazon	1,108,990
7	CL Logistics	1,099,993
8	XPO	1,043,418
9	VanDerLande	973,218
10	Lidl	925,000
11	GXO	907,610
12	Costco	907,001



# Distribution Hot Markets

## 2022 Activity

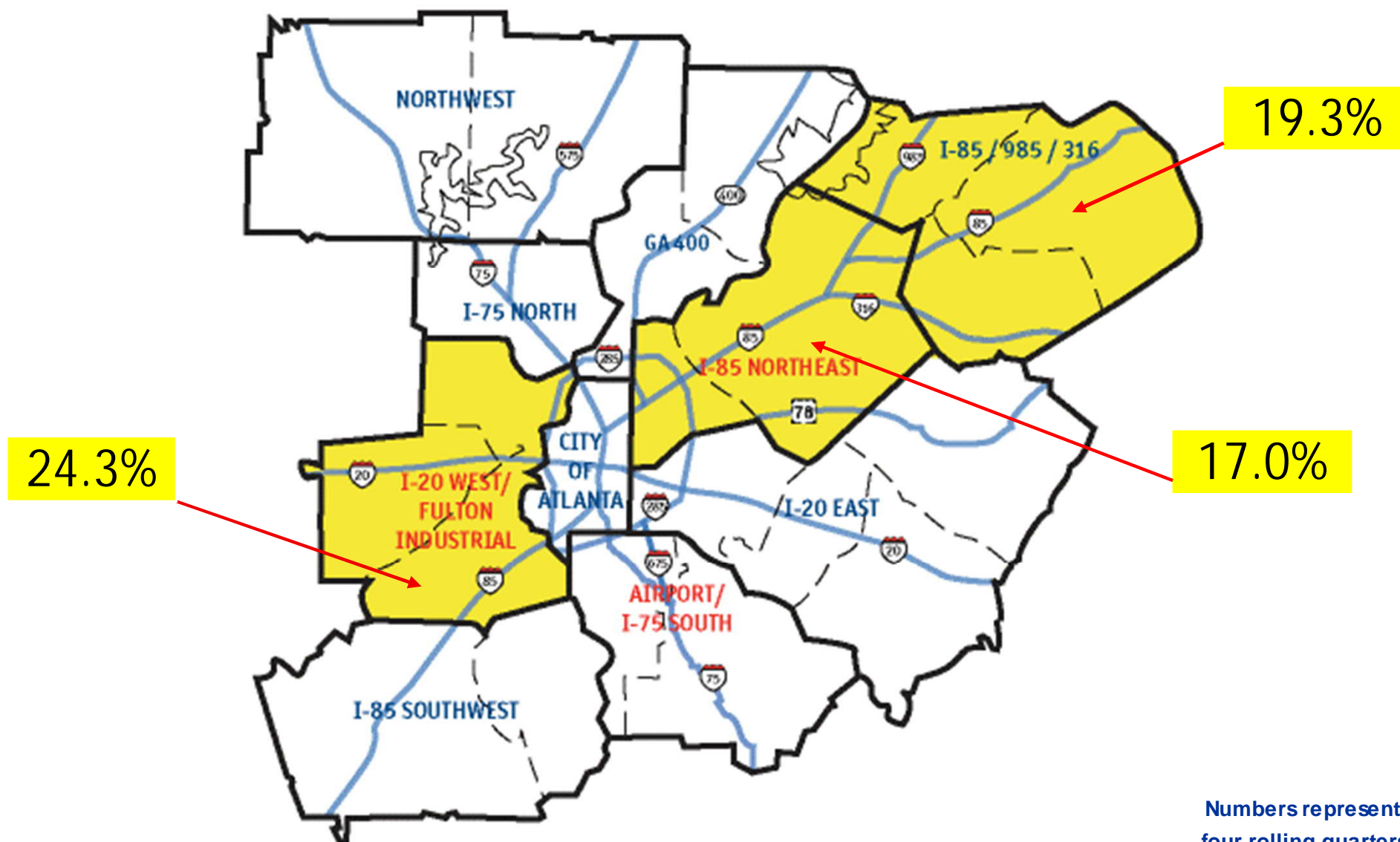


Numbers represent  
four rolling quarters  
as of 1Q 2022.



# Distribution Hot Markets

## 2022 Net Absorption



Numbers represent  
four rolling quarters  
as of 1Q 2022.

# Conclusion



## The Party Continues!

- Activity sets more new records - 26 million sf for 1Q22 – 87 million sf for 4 rolling quarters
- Net absorption sets more new records – 14.8 million sf for 2021 - 39.1 million sf for 4 rolling quarters
- New construction was 13.5 million sf for 1Q22, setting a new record of 44.0 million sf for 4 rolling quarters with 78% Spec, 22% BTS
- Availability rate fell 0.6% down to 9.9% - a record low despite all the new construction
- Over 188 million square feet of new construction over the last 8 years; availability rate dropped from 15.2% to 9.9% in the same time period
- Available sublease space rose slightly to 6.3% this quarter
- US jobs created during the 1<sup>st</sup> quarter totaled 1,559,000 (678K Jan, 450K Feb & 431K March)
- Unemployment rates – Atlanta 3.2% , Georgia 3.2% , US 3.6%   
(% as of Feb for Atlanta & Georgia , March for US from the Bureau of Labor Statistics)
- US Manufacturing index: 57.6 Jan, 57.3 Feb & 58.8 March (from Trading Economics)

# Contact Information



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