



Presents:

Atlanta Industrial Market

Third Quarter 2022

Property of King Industrial Realty, Inc. The information is for your personal and non-commercial use and may not be duplicated, modified, distributed or published without prior consent of King Industrial Realty, Inc.

The Atlanta Distribution Market



King Industrial
Realty, Inc.

- Custom designed
- Inventory every quarter

(distribution & service)

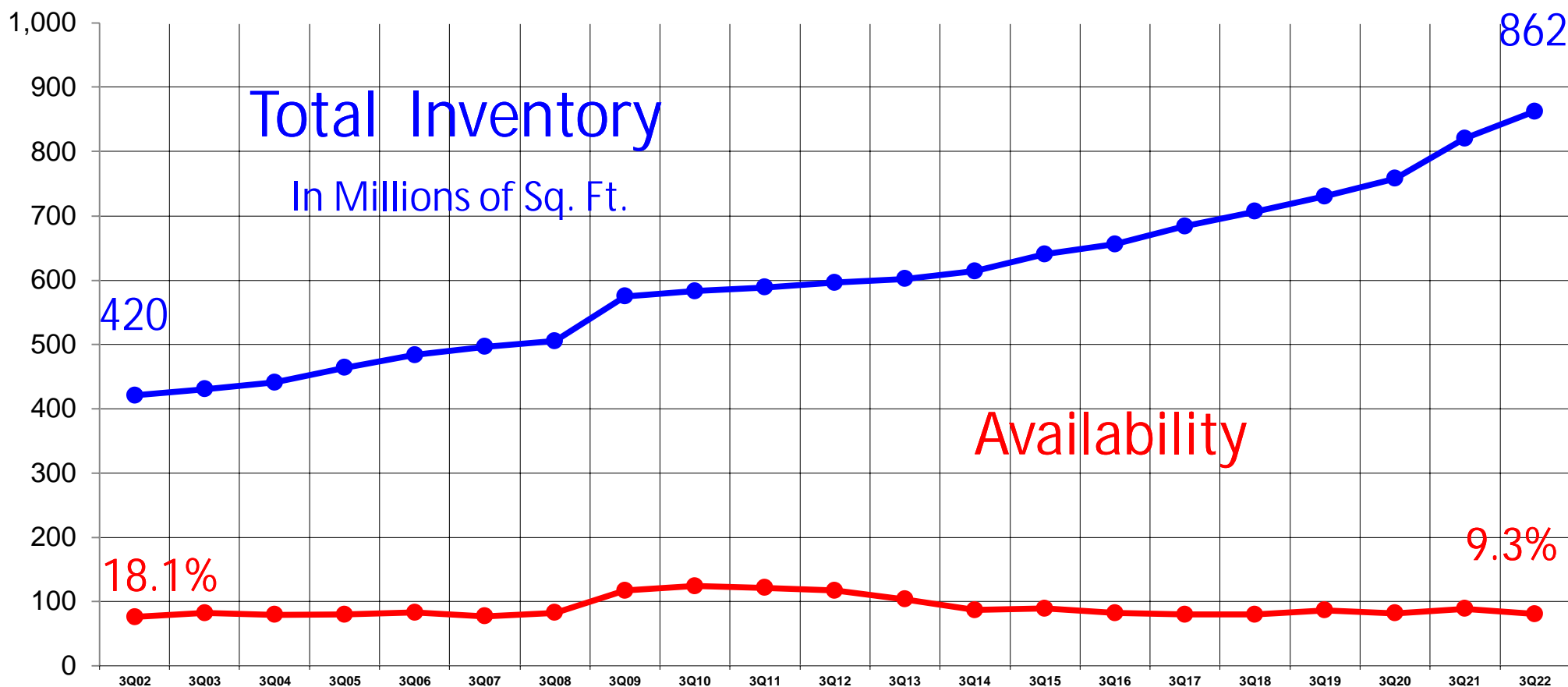
- 890 million sq. ft.
- 15,900 buildings
- 27,917 businesses



Source data compiled from PinPointssm, 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



*

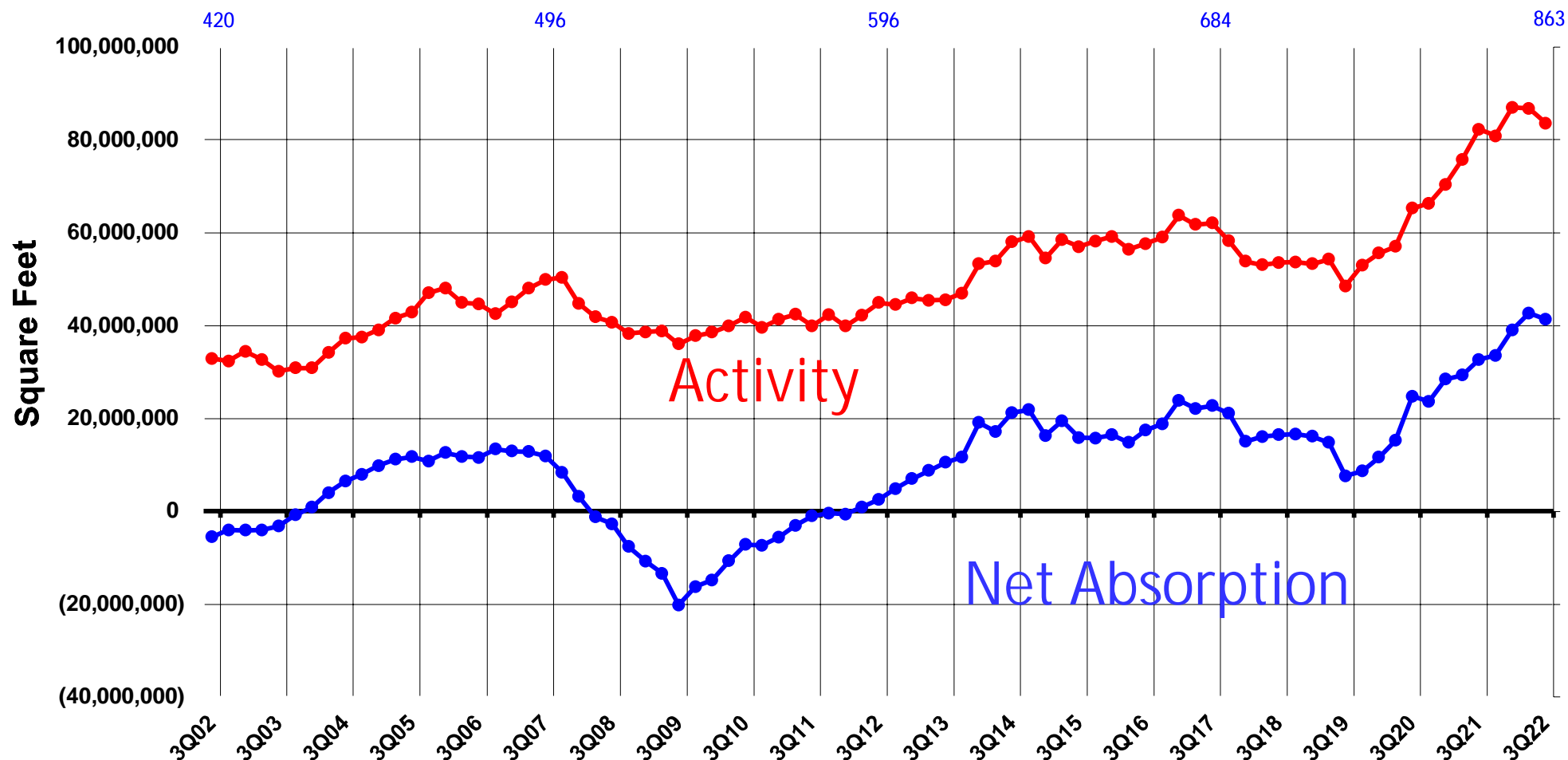
* Analysis expanded to include 8 additional counties.

Absorption & Activity

2002-2022



Total Inventory - Million Square Feet

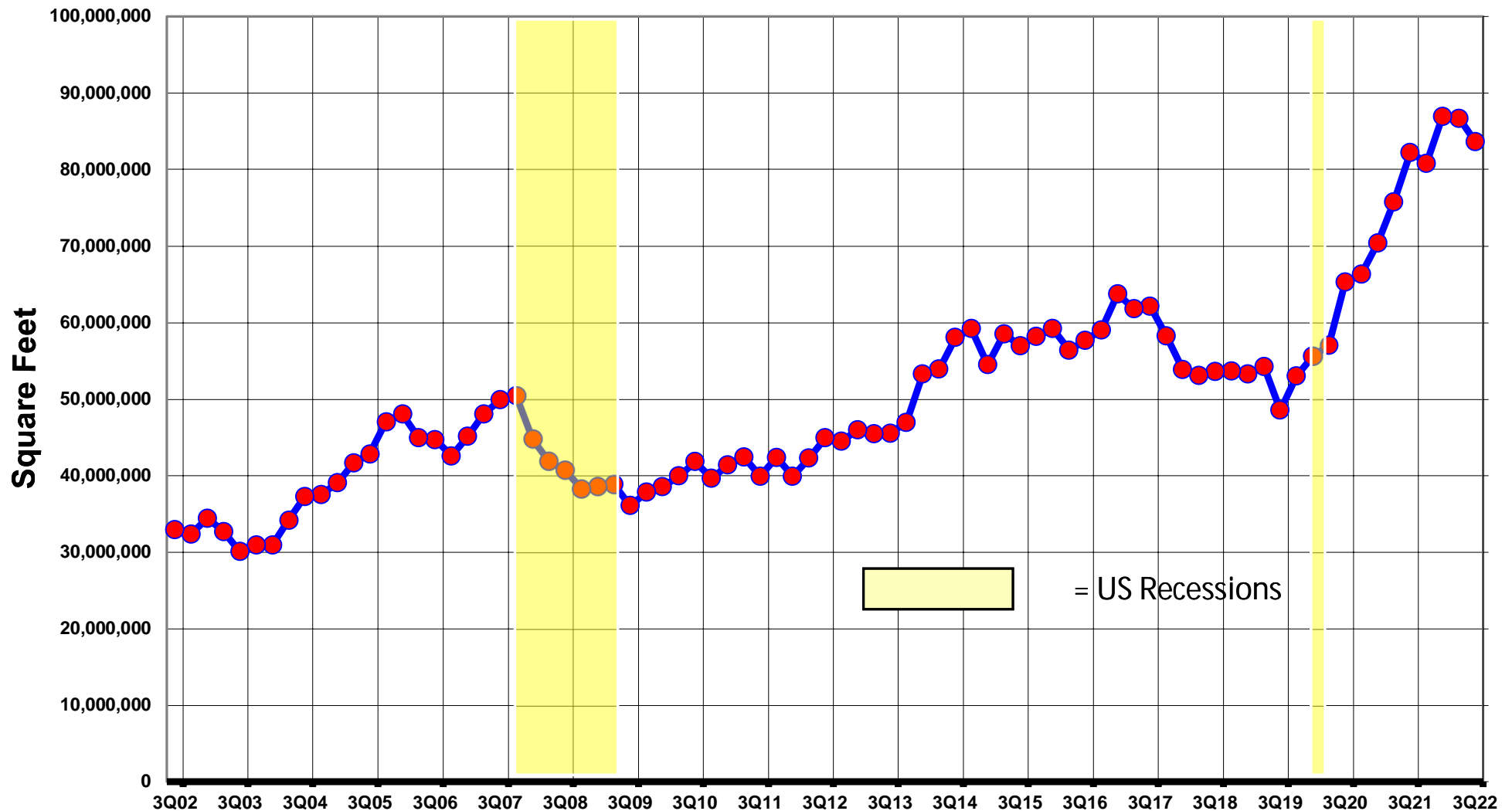


Numbers represent four rolling quarters.

Property of King Industrial Realty, Inc. The information is for your personal and non-commercial use and may not be duplicated, modified, distributed or published without prior consent of King Industrial Realty, Inc.

Activity

2002-2022

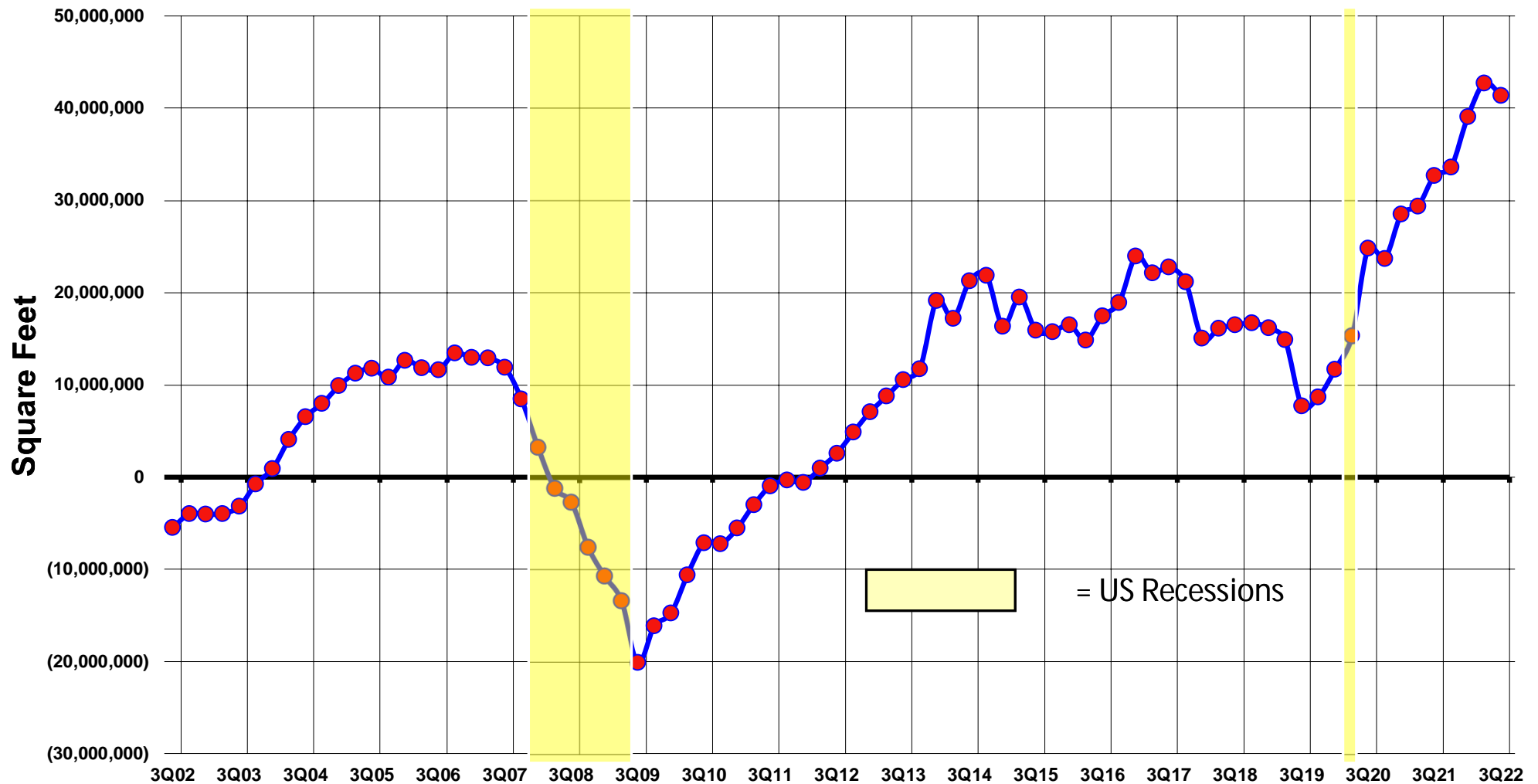


Numbers represent four rolling quarters.

Property of King Industrial Realty, Inc. The information is for your personal and non-commercial use and may not be duplicated, modified, distributed or published without prior consent of King Industrial Realty, Inc.

Absorption

2002-2022



Numbers represent four rolling quarters.

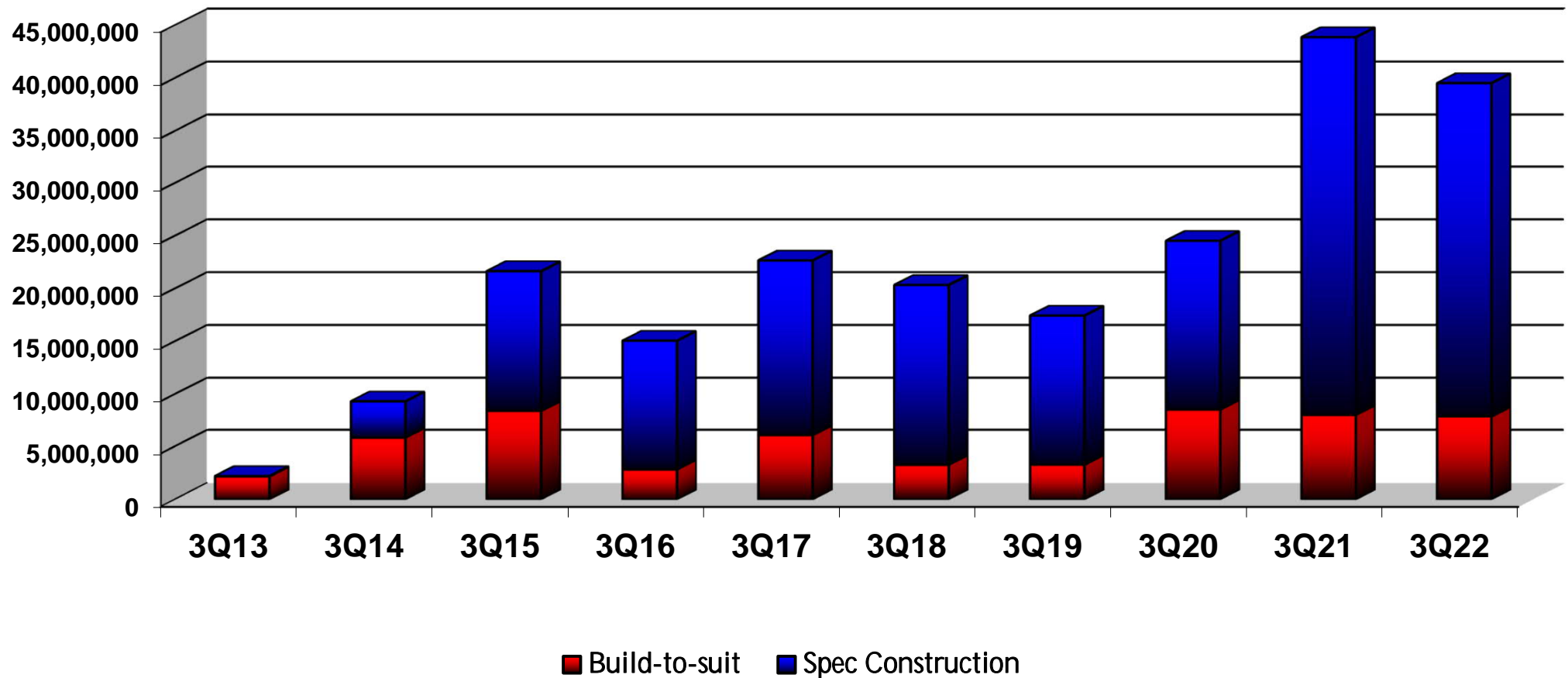
Property of King Industrial Realty, Inc. The information is for your personal and non-commercial use and may not be duplicated, modified, distributed or published without prior consent of King Industrial Realty, Inc.

New Construction

2013-2022



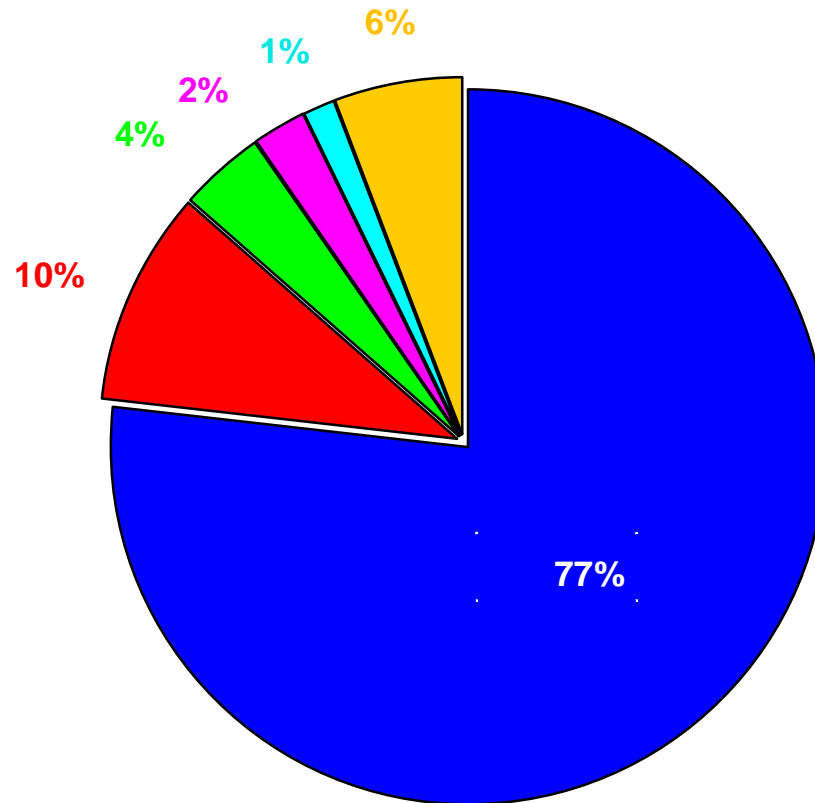
Square Feet



Numbers represent four rolling quarters.

Property of King Industrial Realty, Inc. The information is for your personal and non-commercial use and may not be duplicated, modified, distributed or published without prior consent of King Industrial Realty, Inc.

Deals Completed



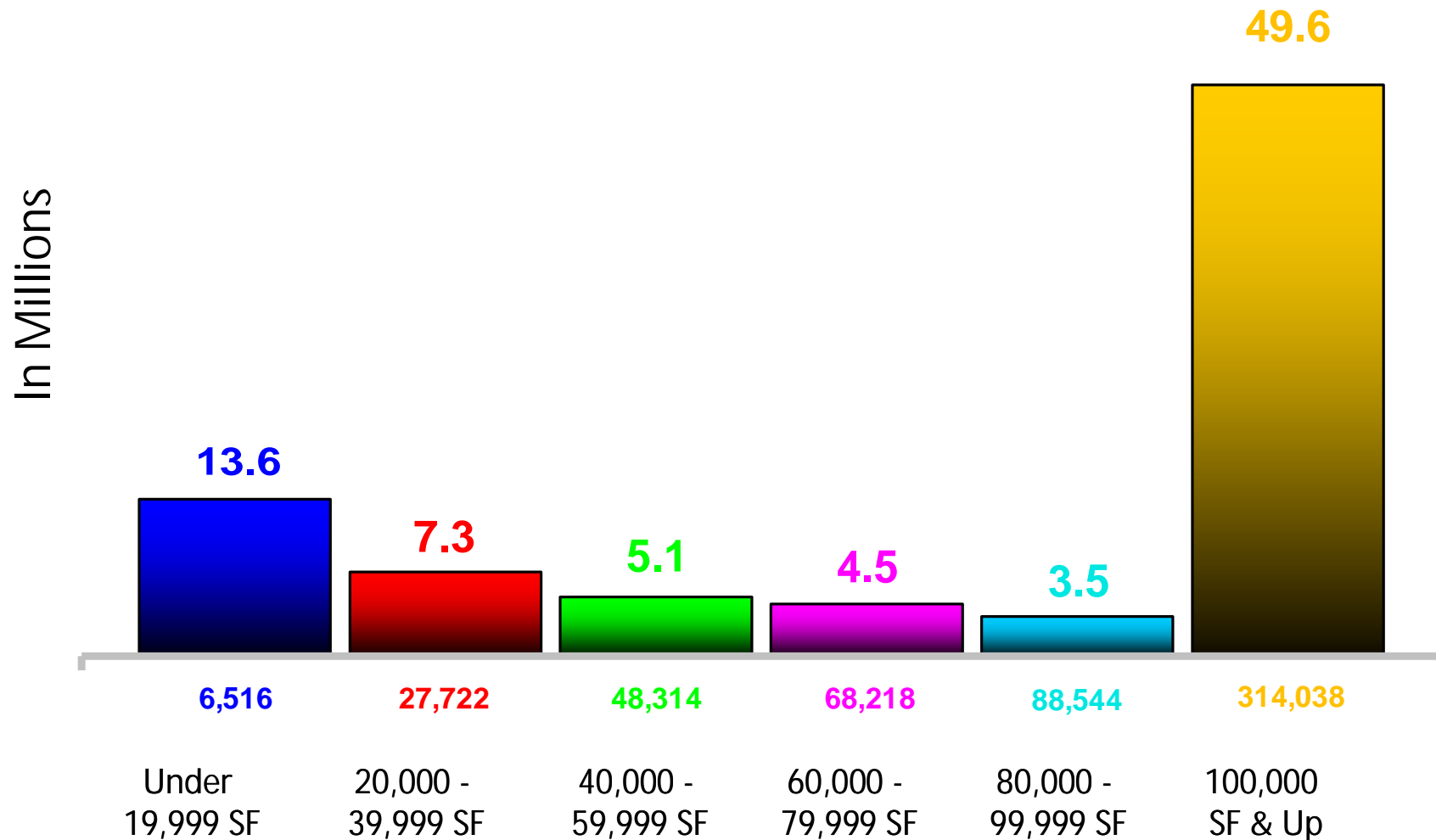
- Under 19,999 SF
2,094 Deals
- 20,000-39,999 SF
264 Deals
- 40,000-59,999 SF
106 Deals
- 60,000-79,999 SF
66 Deals
- 80,000-99,999 SF
39 Deals
- 100,000 & up
158 Deals

TOTAL # of DEALS:
2,727

Numbers represent four rolling quarters.

Property of King Industrial Realty, Inc. The information is for your personal and non-commercial use and may not be duplicated, modified, distributed or published without prior consent of King Industrial Realty, Inc.

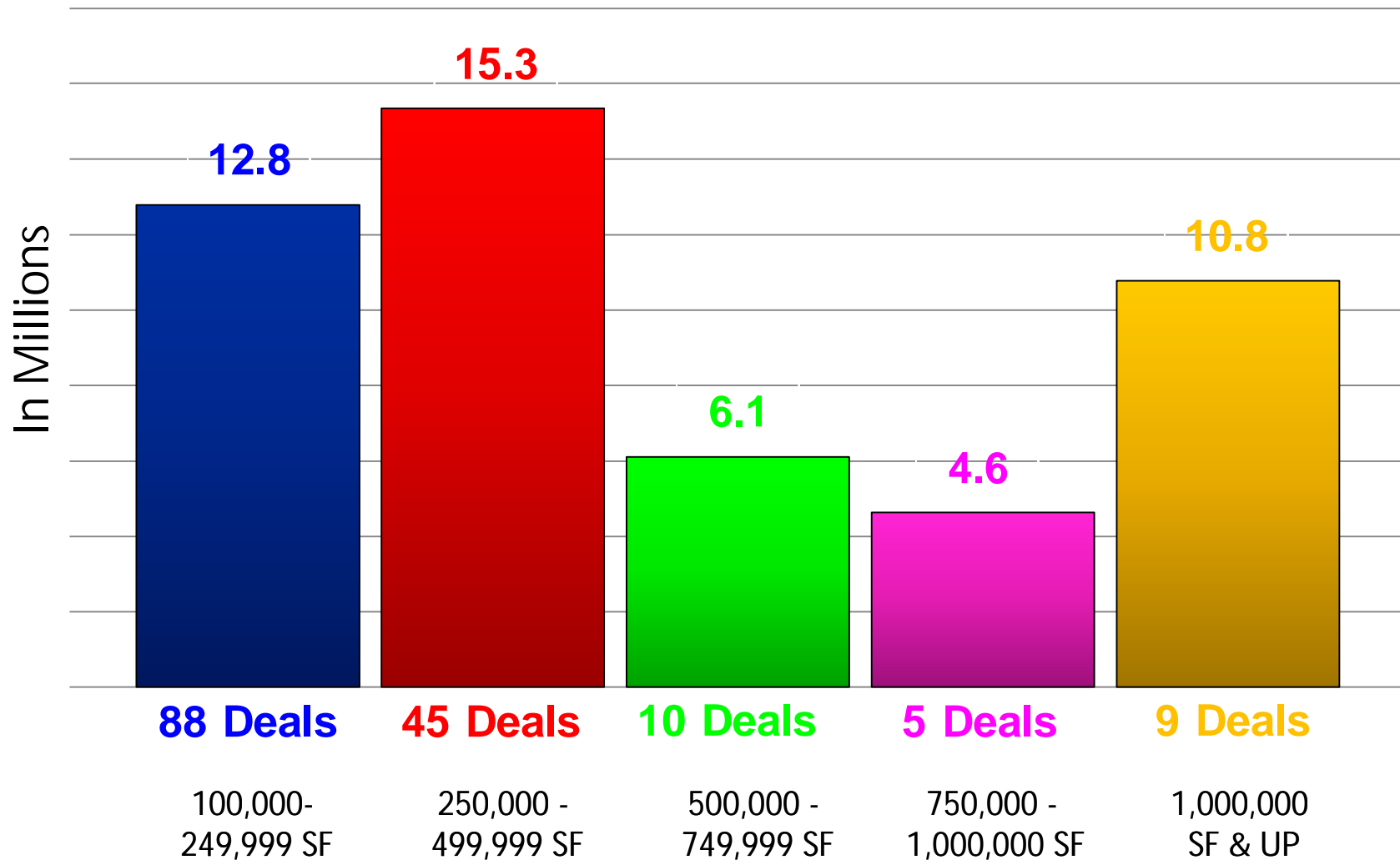
Square Feet Leased



Numbers represent four rolling quarters.

Property of King Industrial Realty, Inc. The information is for your personal and non-commercial use and may not be duplicated, modified, distributed or published without prior consent of King Industrial Realty, Inc.

Square Feet Leased 100,000 +



Numbers represent four rolling quarters.

Property of King Industrial Realty, Inc. The information is for your personal and non-commercial use and may not be duplicated, modified, distributed or published without prior consent of King Industrial Realty, Inc.

Largest Deals as of 3Q22

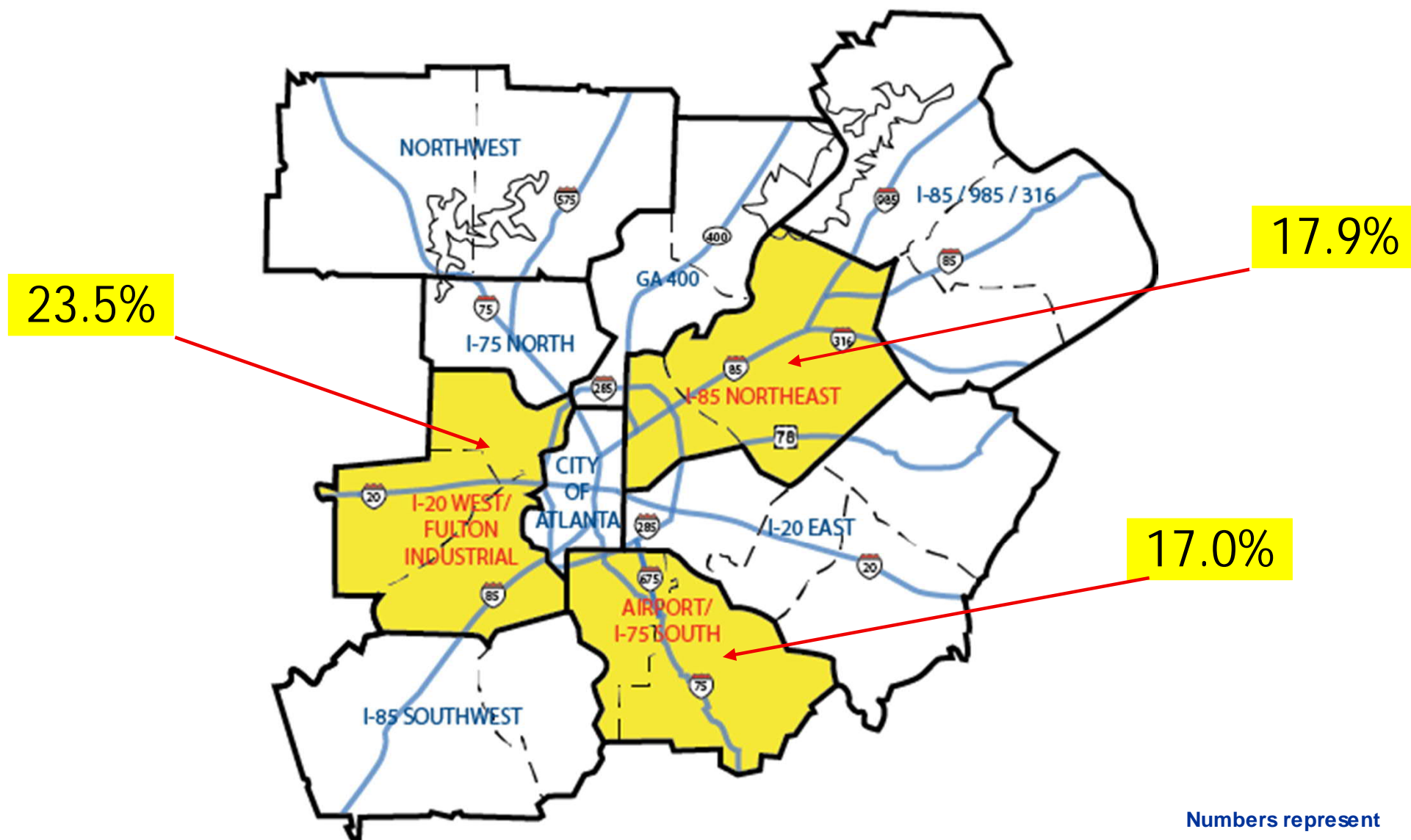
4 Rolling quarters



Company	Sq. Ft.
Wal-Mart	1,550,000
Facebook/Meta	1,500,000
Target	1,300,000
Shadowbox Studios	1,200,000
Amazon	1,108,990
CJ Logistics America	1,099,993
USPS	1,008,000
Home Depot	1,001,700
Dollar General Distribution	1,001,000
VanDerLande	973,218

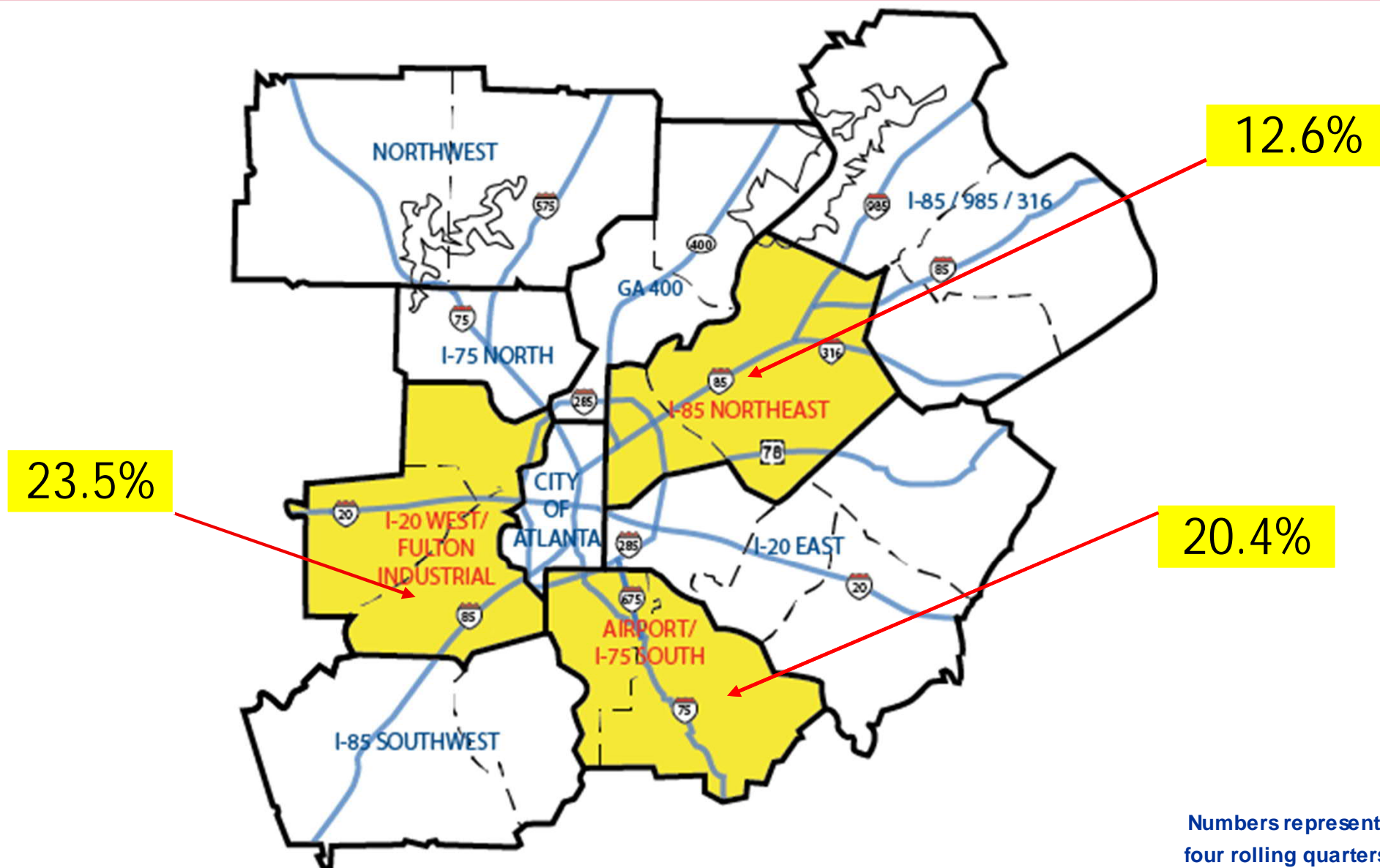
Distribution Hot Markets

2022 Activity



Distribution Hot Markets

2022 Net Absorption






Numbers represent
four rolling quarters
as of 3Q 2022.

Conclusion



Don't Get Spooked!

- Activity for 4 rolling quarters was the third highest ever seen with 83.7 million sf
- Net absorption was the second highest ever seen for 4 rolling quarters with 41.4 million sf
- New construction was 11.0 million sf for 2Q22, with the 4 rolling quarters being the fifth highest with 39.5 million sf. 80% Spec, 20% BTS
- Availability rate fell 0.5% down to 9.3% - a new record low despite all the new construction
- Over 206 million square feet of new construction over the last 8 years; availability rate dropped from 14.2% to 9.3% in the same time period
- Available sublease space rose to 5.9% this quarter
- US jobs created during the 3rd quarter totaled 110,600 (528K July, 315K Aug & 263K Sept)
- Unemployment rates – Atlanta 3.0% , Georgia 2.8% , US 3.5% 
(% as of August for Atlanta, and Georgia & September for US from the Bureau of Labor Statistics)
- US Manufacturing index: 52.8 July, 52.8 Aug & 50.9 Sept (from Trading Economics)

Contact Information



Please Contact:

Sim Doughtie, President, CCIM, SIOR, MCR, SLCR

Direct / Fax: 404-942-2002

Mobile: 404-281-9487

SDoughtie@KingIndustrial.com

KING INDUSTRIAL

www.kingindustrial.com

McDonough Office

12 North Zack Hinton Pkwy, Suite 300D

McDonough, GA 30253

Tel / Fax: 404.942.2000

Buford Office

4295 Hamilton Mill Road, Suite 100

Buford, GA 30518

Tel / Fax: 404-942-2000

Northwest Office

3375 Chastain Gardens Drive, Suite 140

Kennesaw, GA 30144

Tel / Fax: 404-942-2000

King's convenient locations:

Atlanta Office

1920 Monroe Drive

Atlanta, GA 30324

Tel / Fax: 404-942-2000

Loganville Office

7718-B Hampton Place

Loganville, GA 30052

Tel / Fax: 404-942-2000

Southwest Atlanta Office

210 The Bluffs, Suite B

Austell, GA 30168

Tel / Fax: 404-942-2000

"Converting Market Knowledge to Client Advantage."