

King

***Industrial
Realty, Inc.***

CORFAC
INTERNATIONAL

Presents:

Atlanta Industrial Market

First Quarter 2023

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The Atlanta Distribution Market

**WHOA... the Atlanta Market Puts on
the Brakes...**



The Atlanta Industrial Market

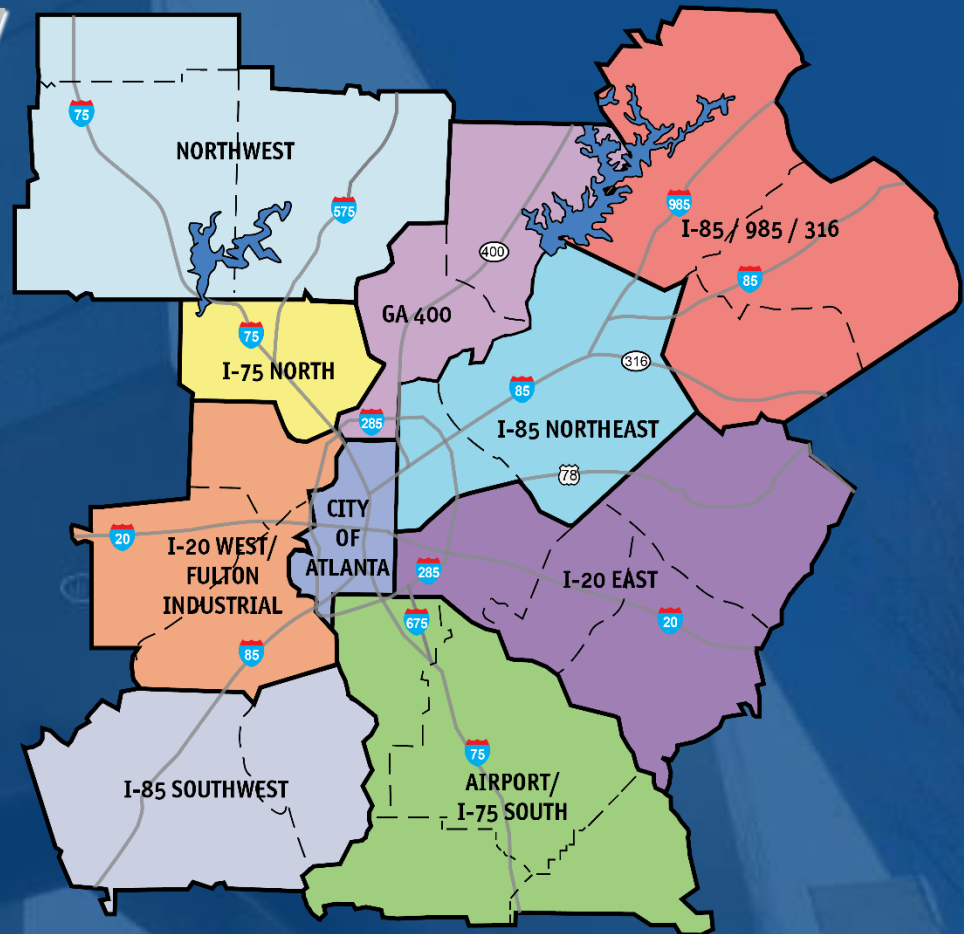
➤ PinPointsm Technology

- ❖ Custom designed
- ❖ Inventory every quarter

10 Regions

(distribution & service)

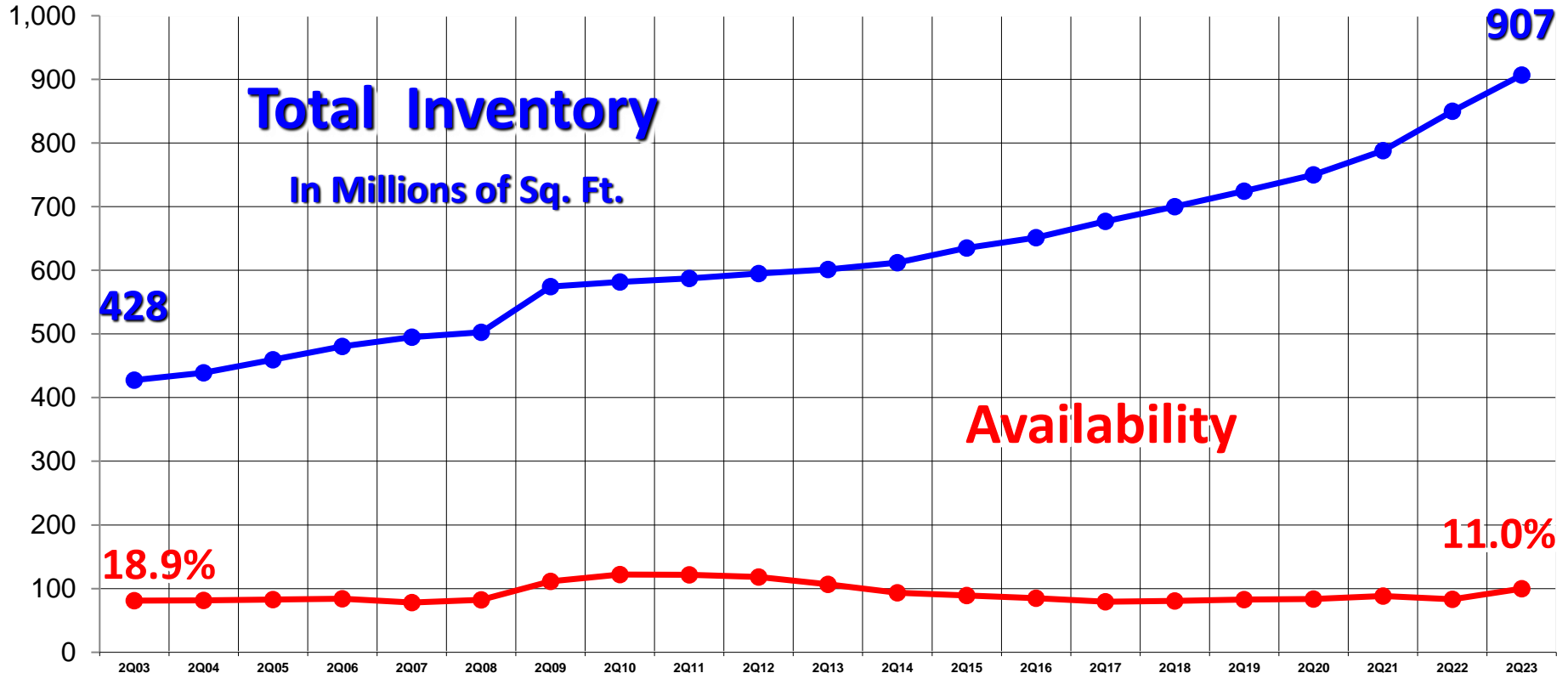
- ❖ 934 million sq. ft.
- ❖ 16,308 buildings
- ❖ 28,287 businesses



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

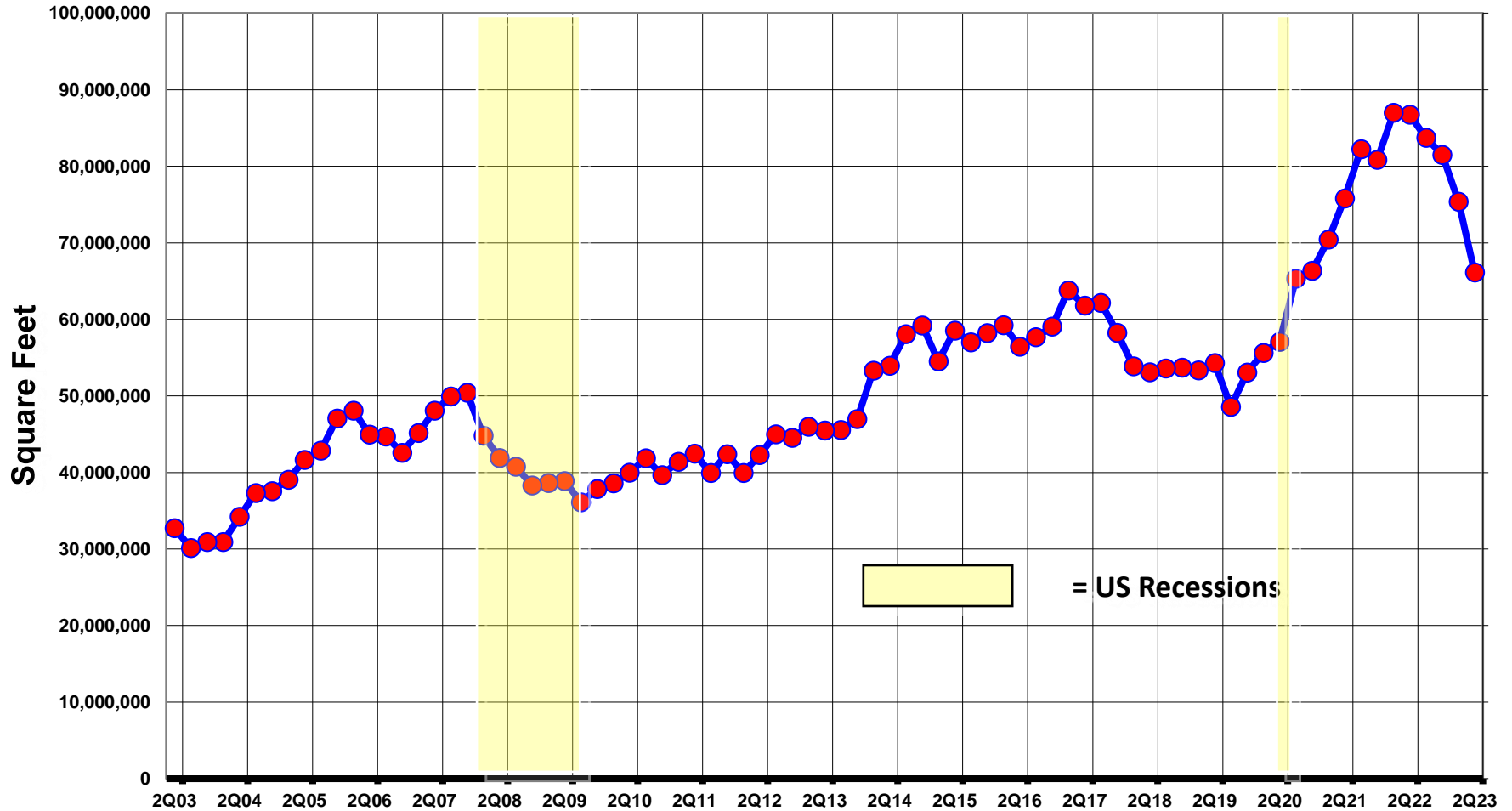
2003-2023



*

* Analysis expanded to include 8 additional counties.

Activity 2003-2023

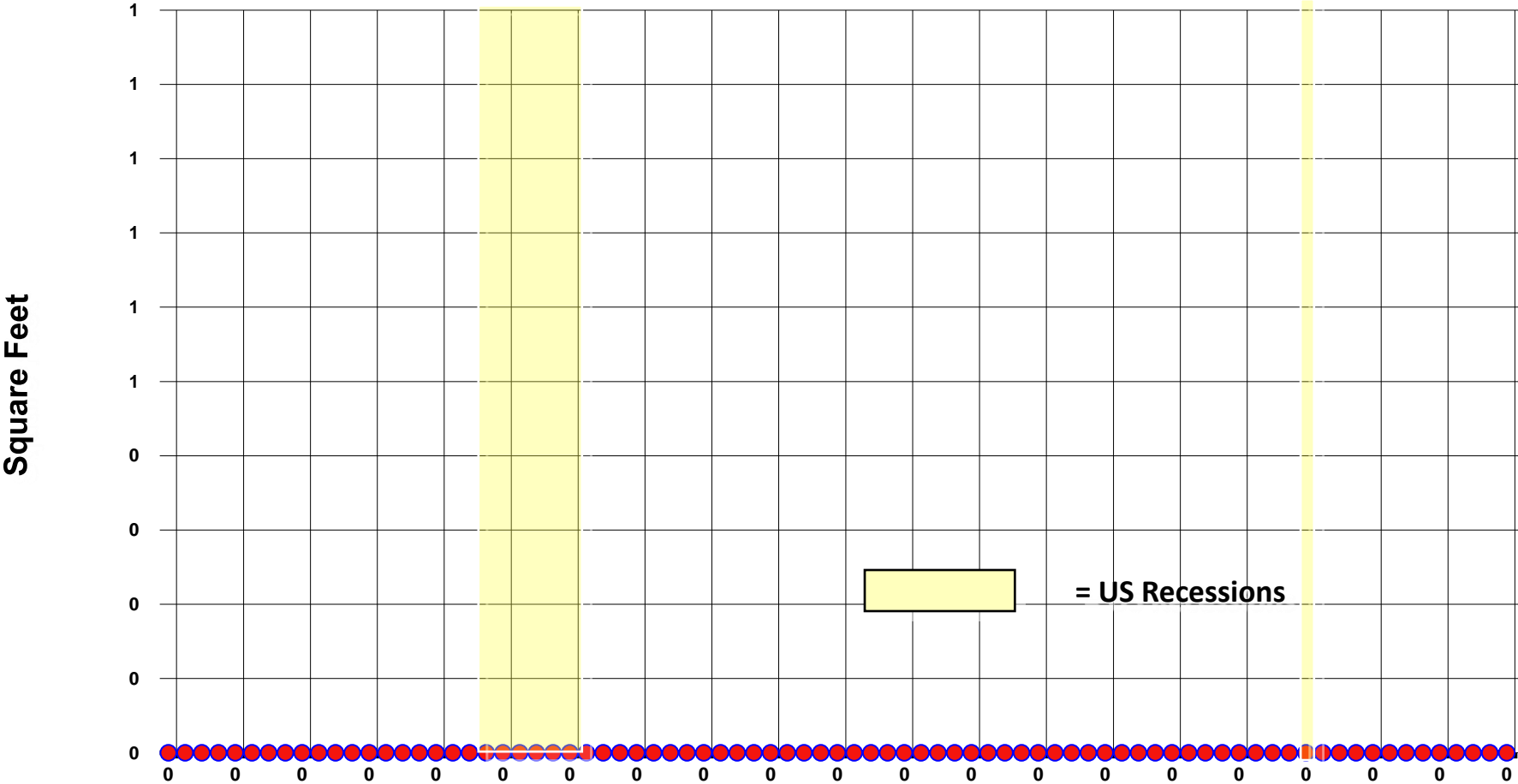


Numbers represent four rolling quarters.

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Absorption

2003-2023

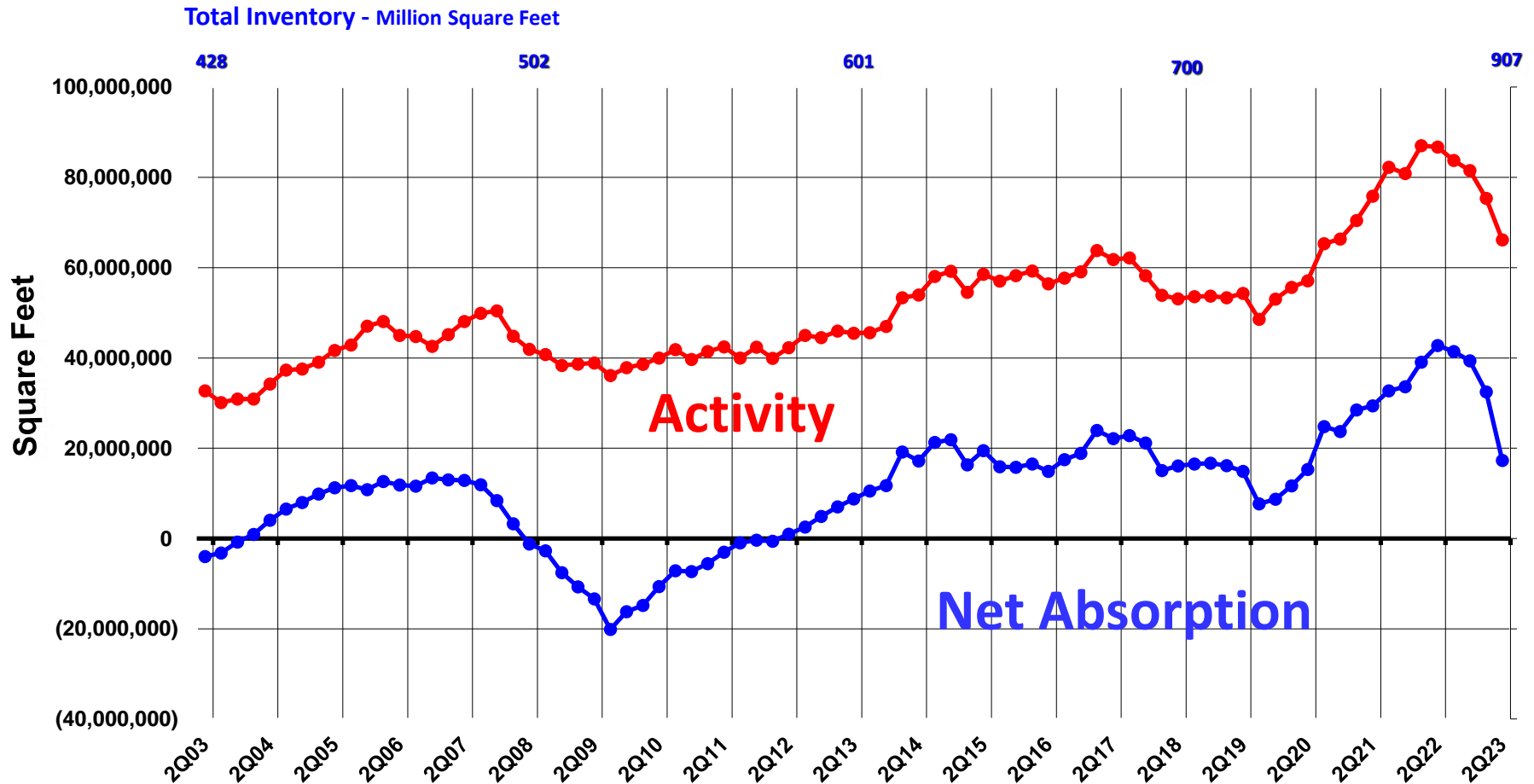


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Absorption & Activity

2003-2023



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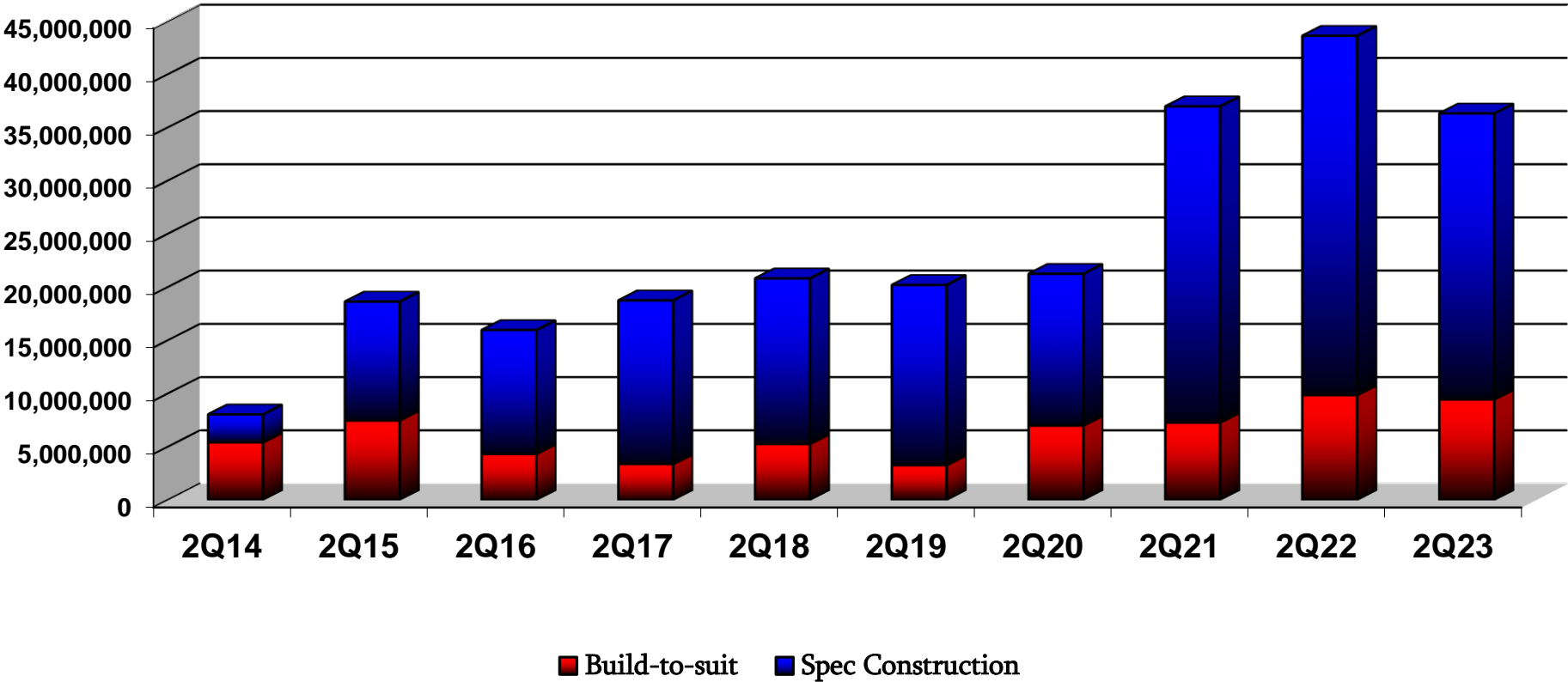
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New Construction

2014-2023



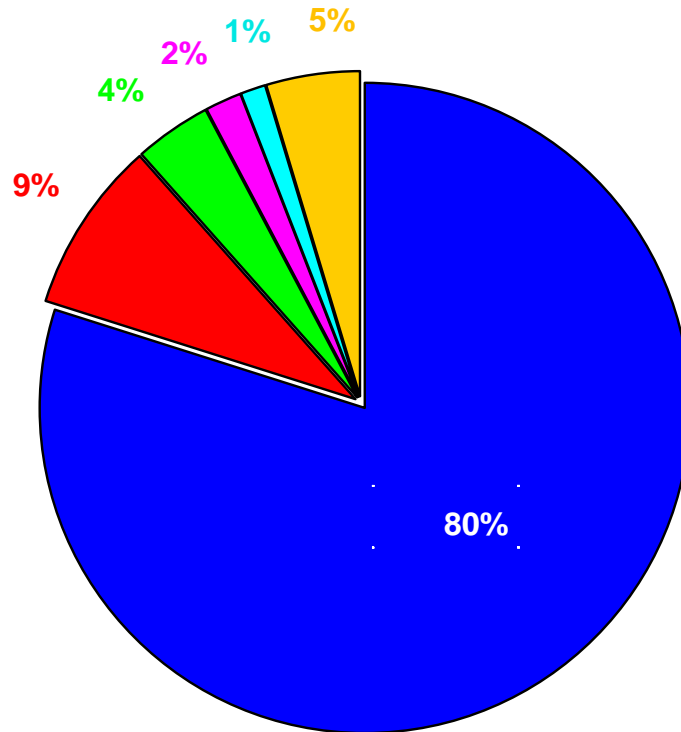
Square Feet



Numbers represent four rolling quarters.

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Deals Completed

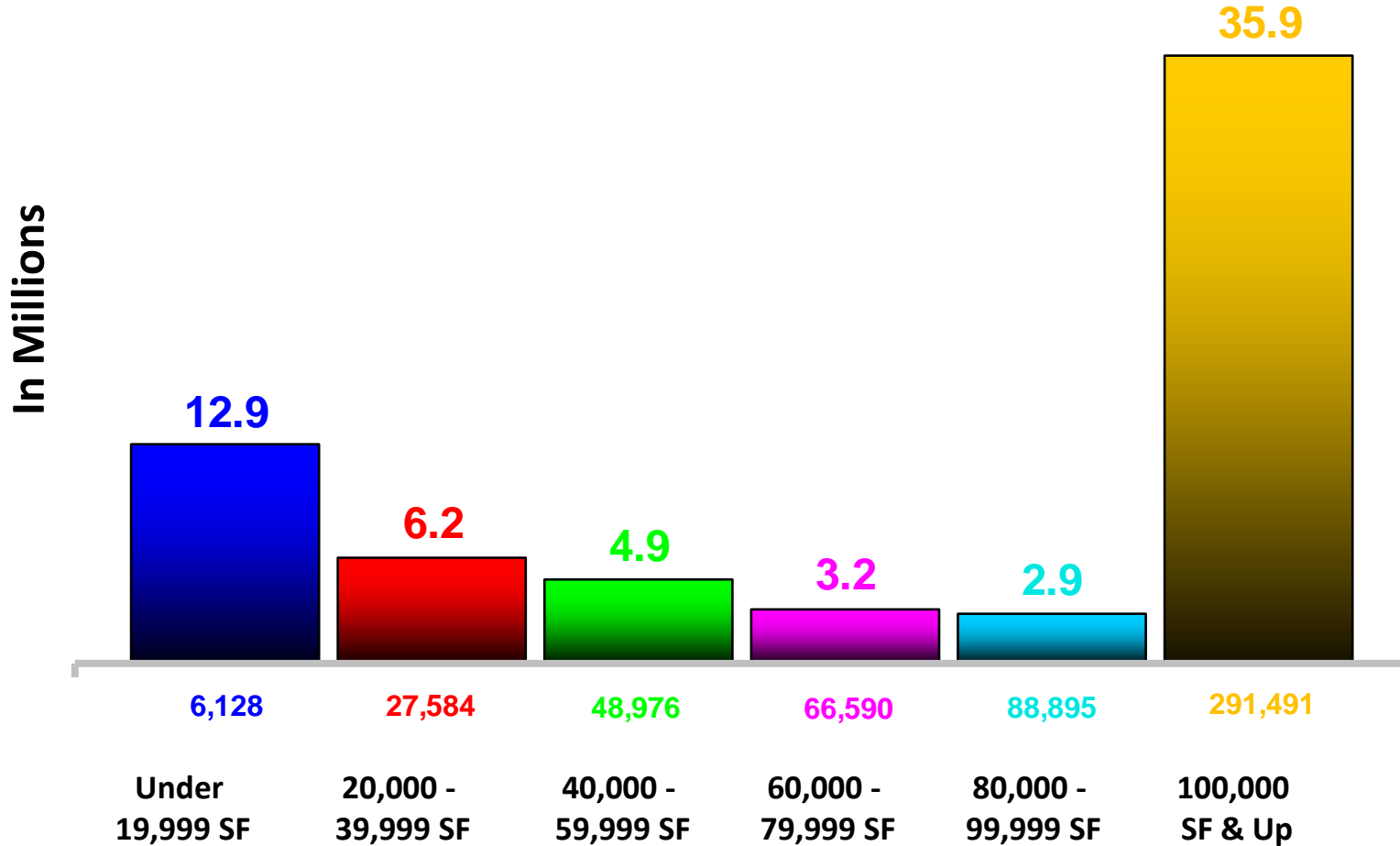


- Under 19,999 SF
2,109 Deals
- 20,000-39,999 SF
226 Deals
- 40,000-59,999 SF
101 Deals
- 60,000-79,999 SF
48 Deals
- 80,000-99,999 SF
33 Deals
- 100,000 & up
123 Deals

TOTAL # of DEALS:
2,640

Numbers represent four rolling quarters.

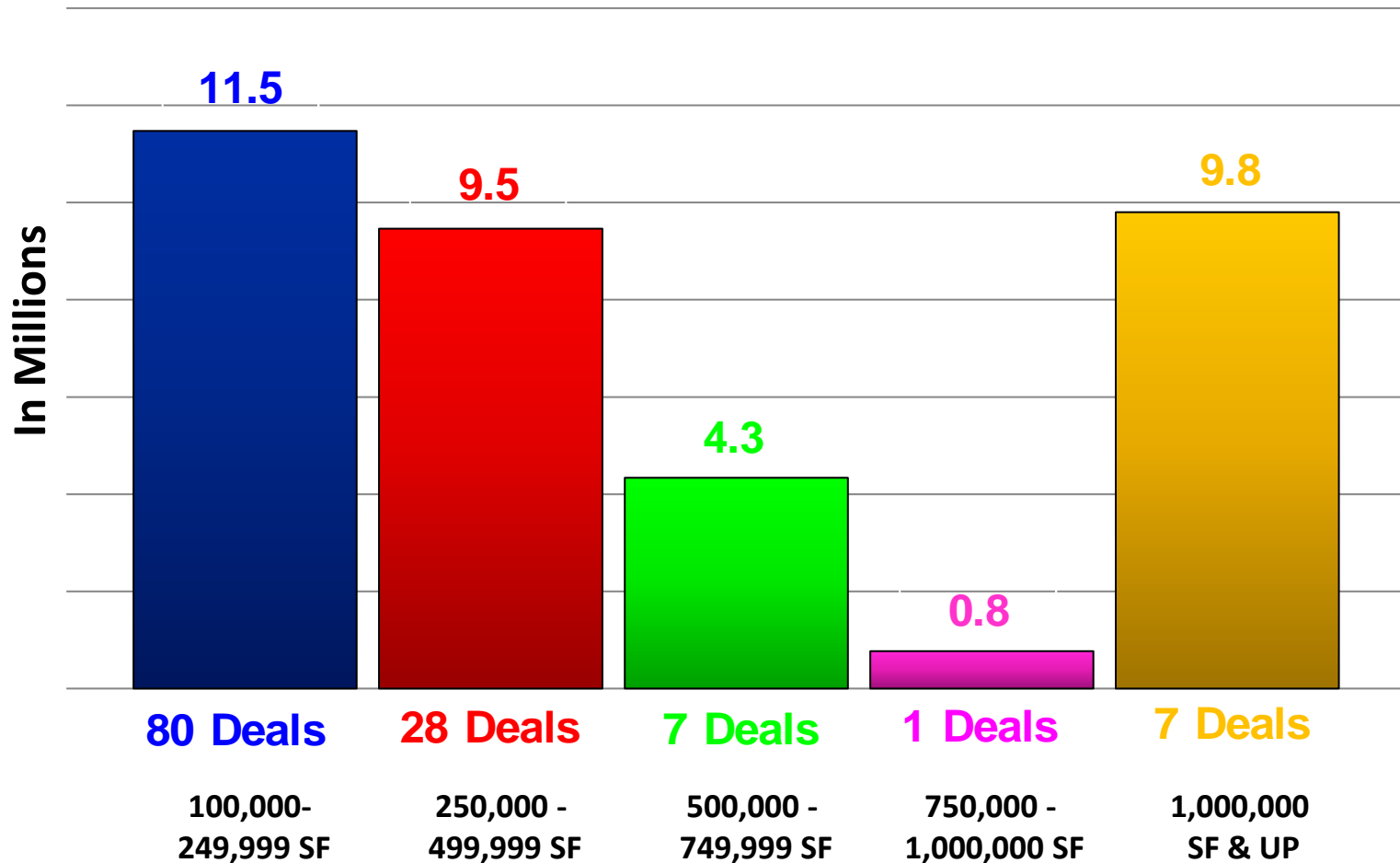
Square Feet Leased



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Square Feet Leased 100,000 +



Numbers represent four rolling quarters.

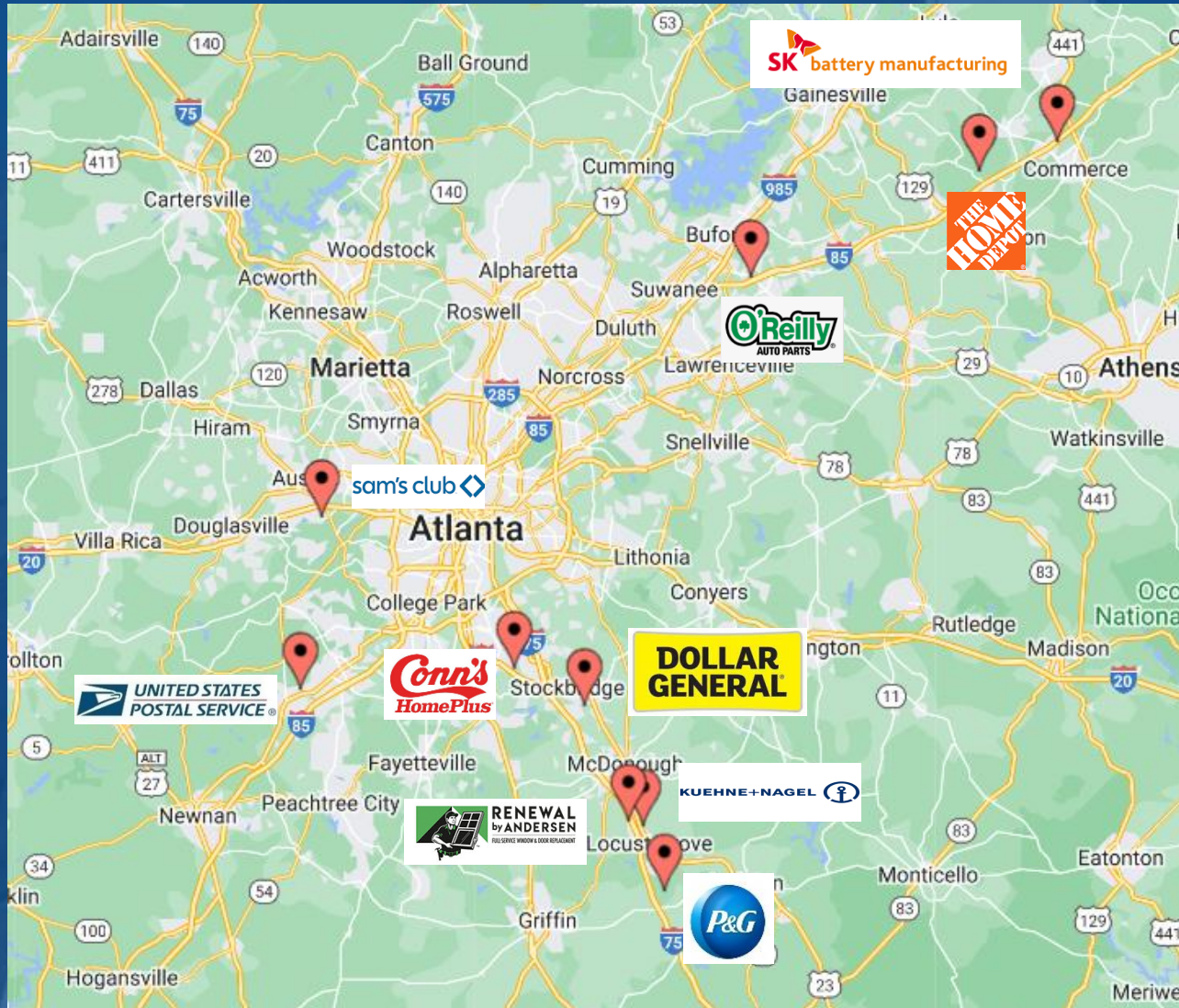
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Largest Deals as of 1Q23

4 Rolling quarters

King Industrial Realty, Inc.

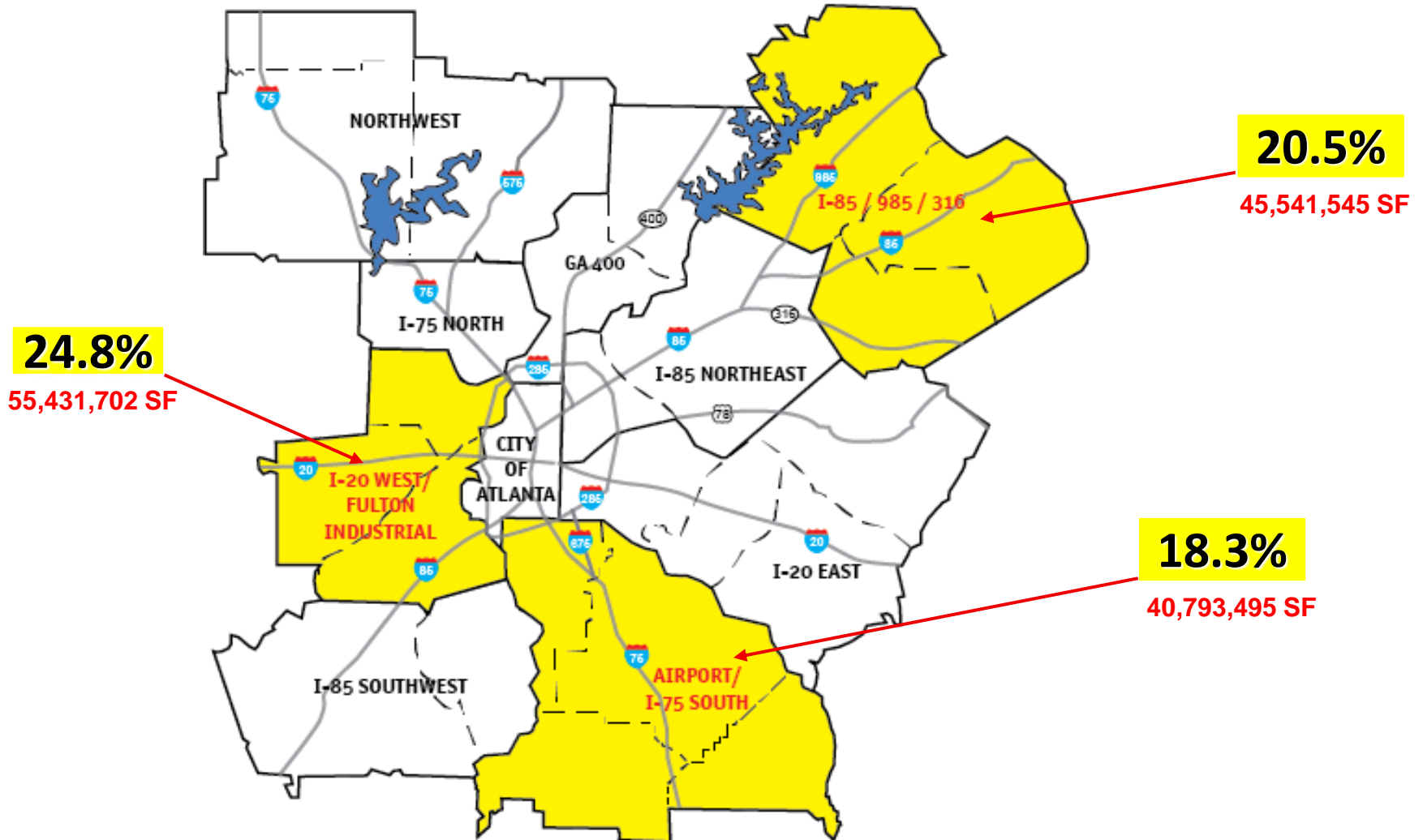
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Company	SF
SK Battery America, Inc	1,630,000
Renewal By Anderson, LLC	1,180,000
Sam's Club	1,111,040
Proctor & Gamble	1,100,000
USPS	1,008,000
Kuehne + Nagel	1,003,954
Home Depot	772,200
Dollar General	712,040
Conn's HomePlus	706,000
O'Reilly Auto Parts	689,730

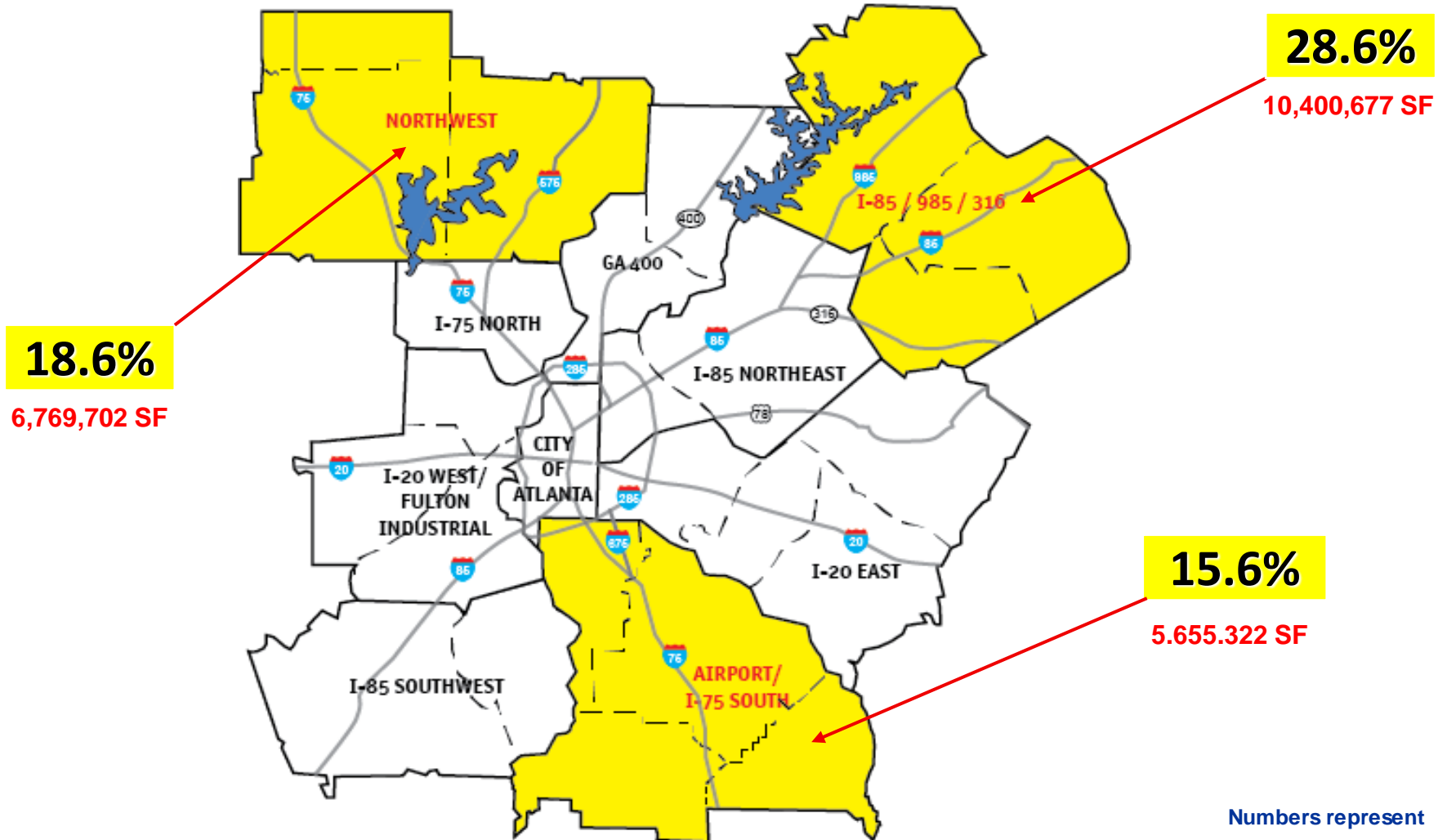
Distribution Hot Markets

2015-2023 Construction



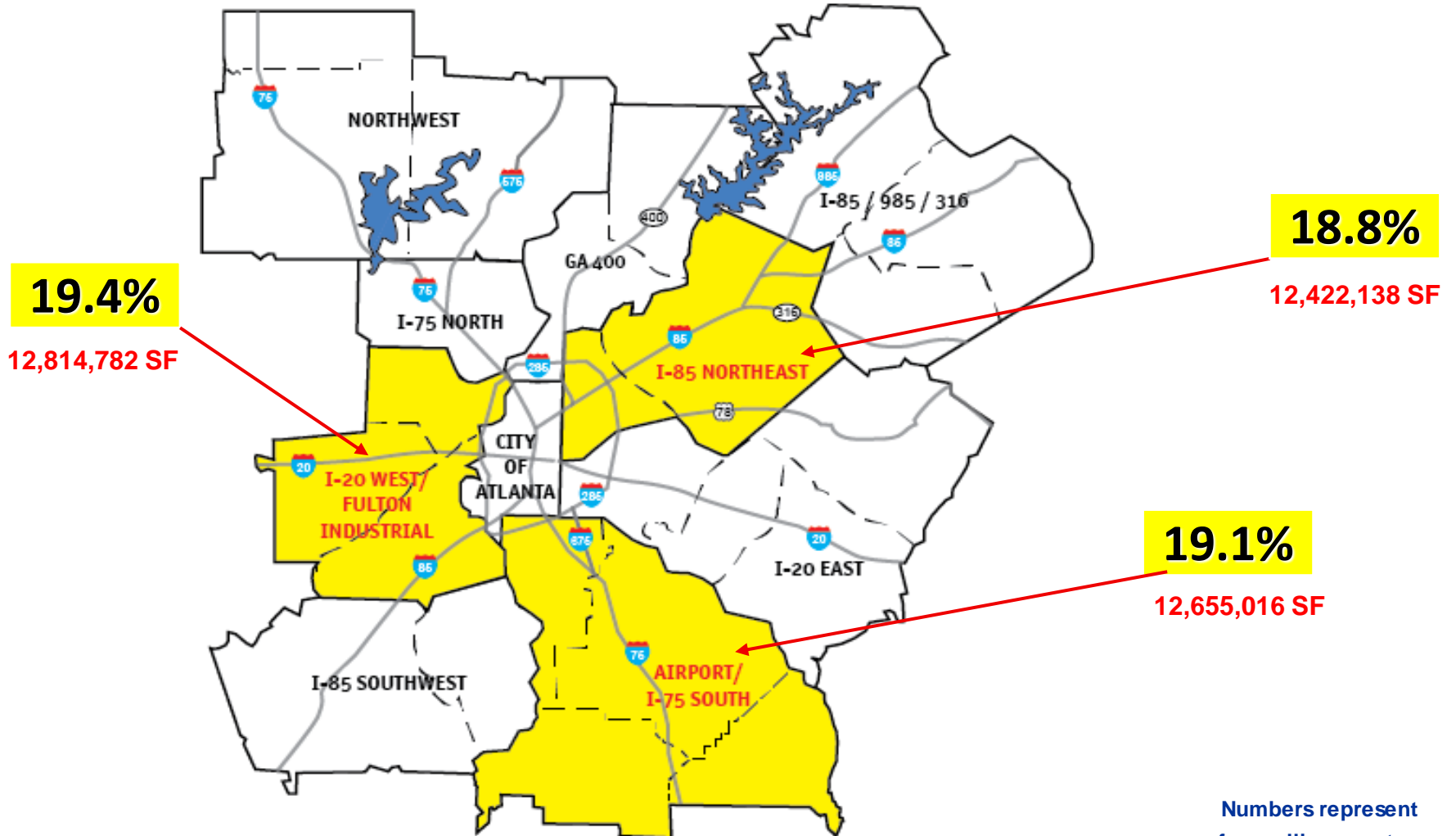
Distribution Hot Markets

4 Rolling Quarters Construction



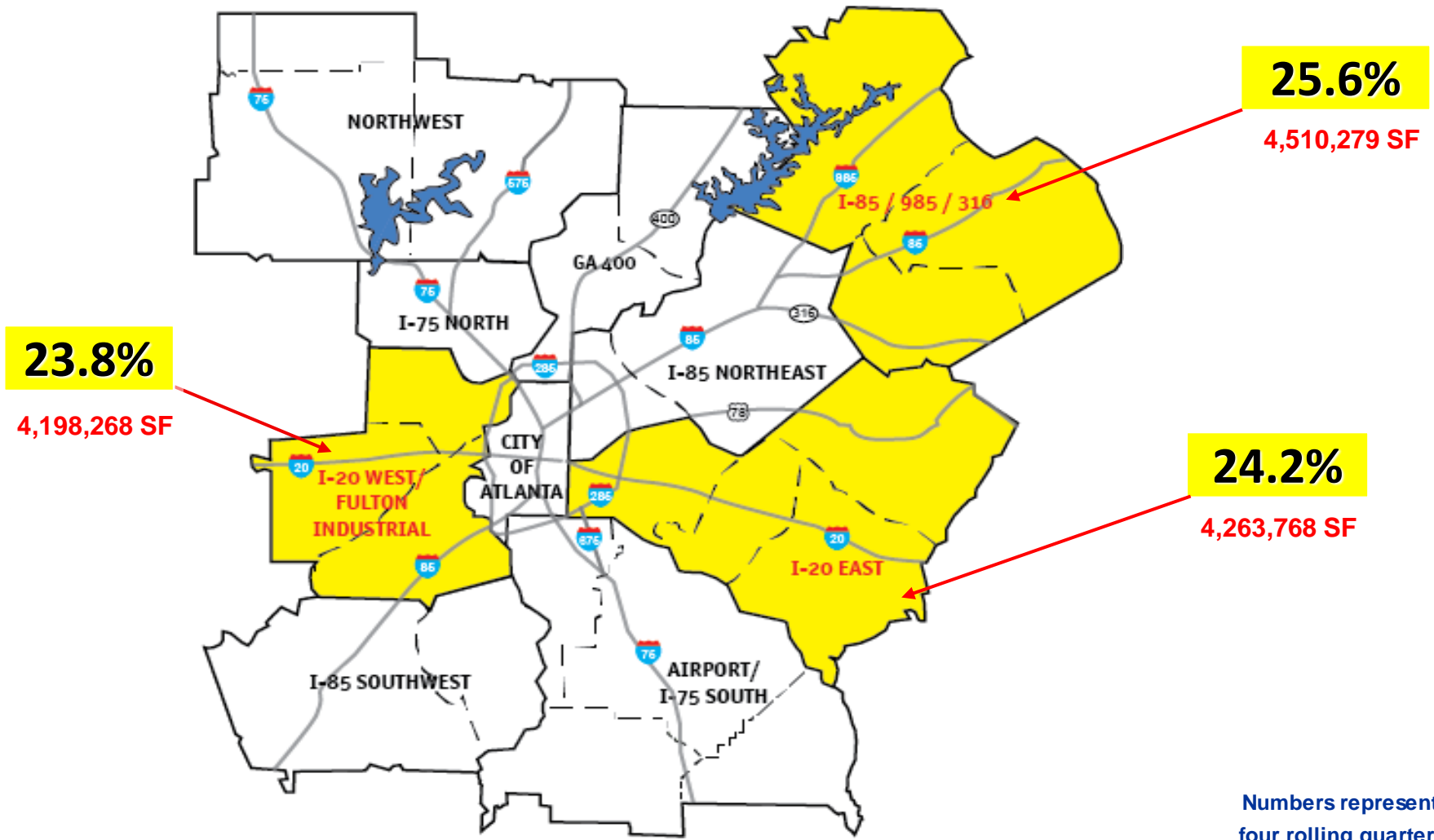
Distribution Hot Markets

2023 Activity



Distribution Hot Markets

2023 Net Absorption



Numbers represent four rolling quarters as of 2Q 2023.

Conclusion

WHOA... the Atlanta Market Puts on the Brakes

- ❖ Activity dropped by 9.2 million sf down to 66.1 million sf
- ❖ Net absorption also dropped by 15.2 million sf down to 17.3 million sf
- ❖ New construction was low with 2.8 million sf for the second quarter, the 4 rolling quarters went down to 36.3 million sf. 74% Spec, 26% BTS
- ❖ Availability rate rose 0.5% up to 11.0% - with 99.8 million sf of available space
- ❖ There was over 223 million square feet of new construction over the last 8 years; availability rate dropped from 14.1% to 11.0% in the same time period
- ❖ Available sublease space remained at 10.6% this quarter
- ❖ US jobs created during the 2nd quarter totaled 801,000 (253K April, 339K May & 209K June)
- ❖ Unemployment rates – Atlanta 3.3% ↑, Georgia 3.2% ↑, US 3.6% ↑
(% May projection for Atlanta, Georgia & May for US from the Bureau of Labor Statistics)
- ❖ US Manufacturing index: 48.9% April, 48.4% May & 46.3% June (from Trading Economics)

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“Converting Market Knowledge to Client Advantage.”