

King

***Industrial
Realty, Inc.***

CORFAC
INTERNATIONAL

Presents:

Atlanta Industrial Market

Third Quarter 2023

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The Atlanta Distribution Market



Scary Halloween Antics in Atlanta



The Atlanta Industrial Market

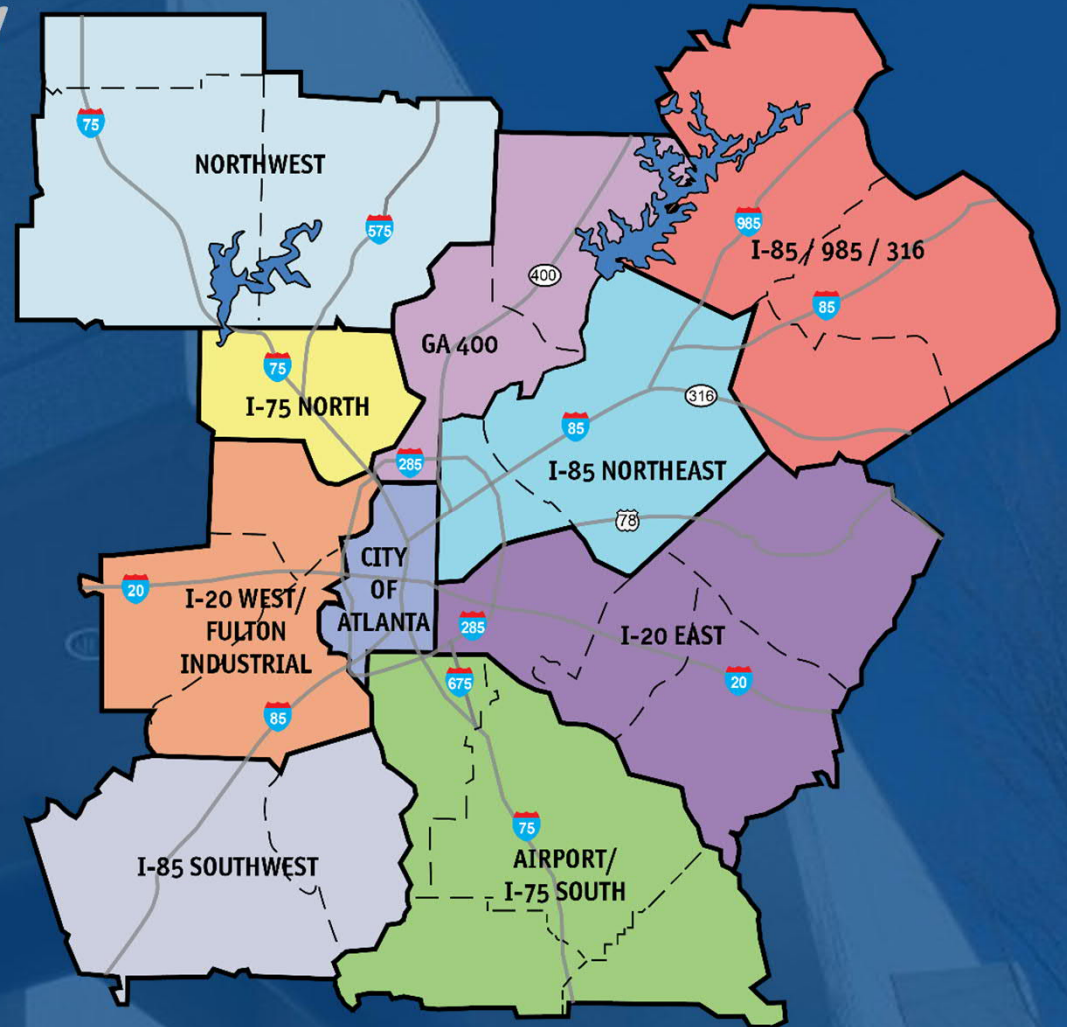
➤ PinPointsm Technology

- ❖ Custom designed
- ❖ Inventory every quarter

10 Regions

(distribution & service)

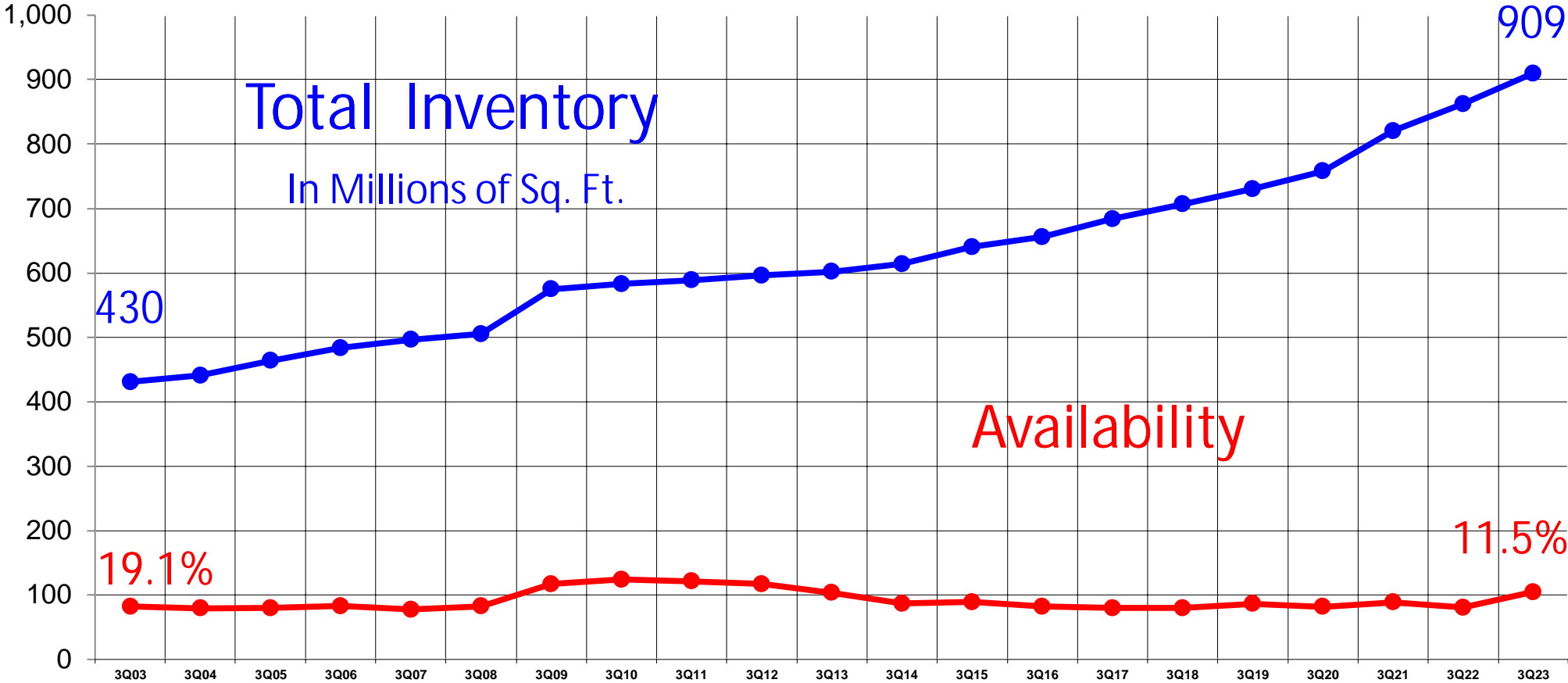
- ❖ 937 million sq. ft.
- ❖ 16,352 buildings
- ❖ 28,062 businesses



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

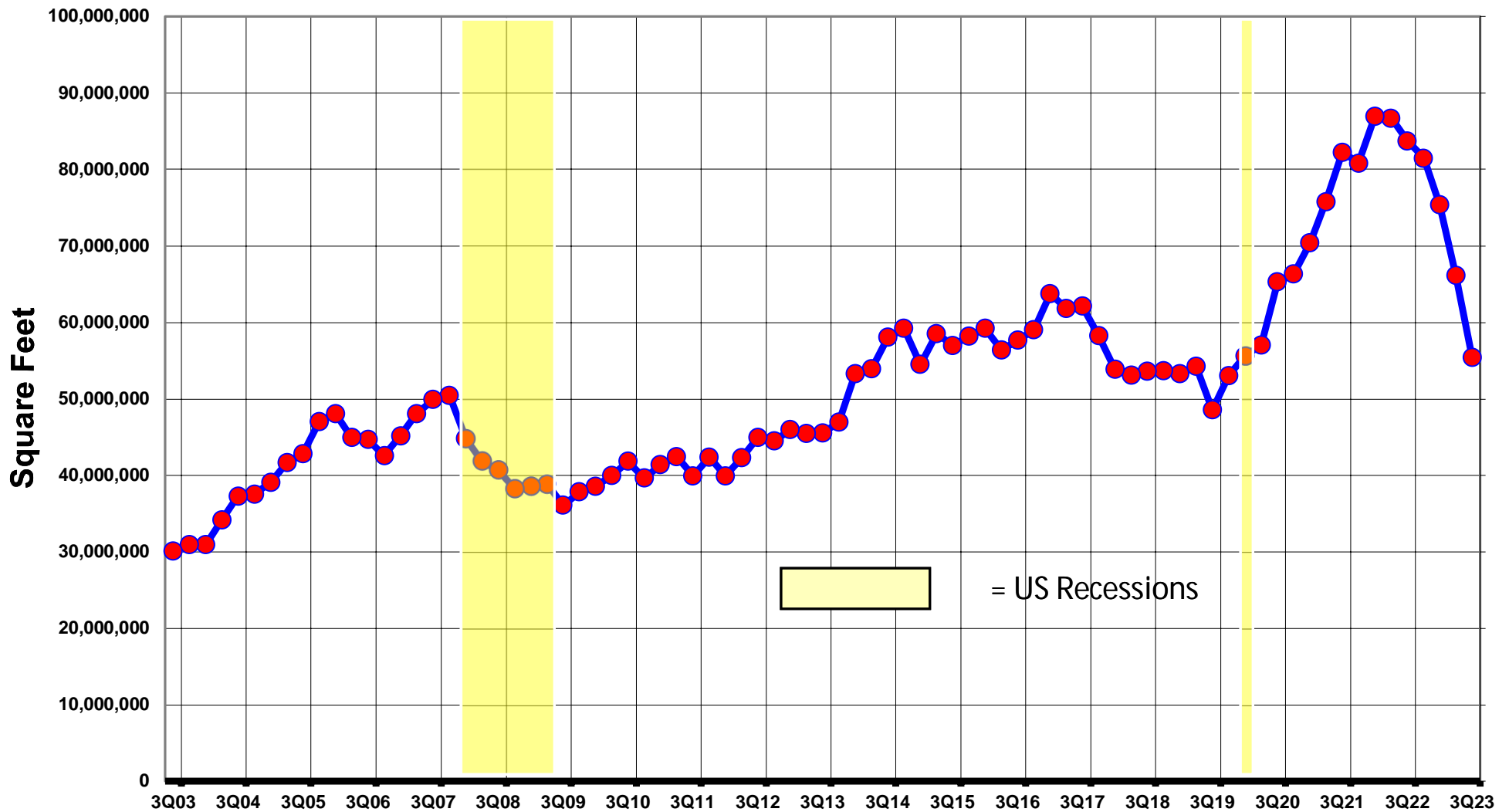


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* Analysis expanded to include 8 additional counties.

Activity

2003-2023

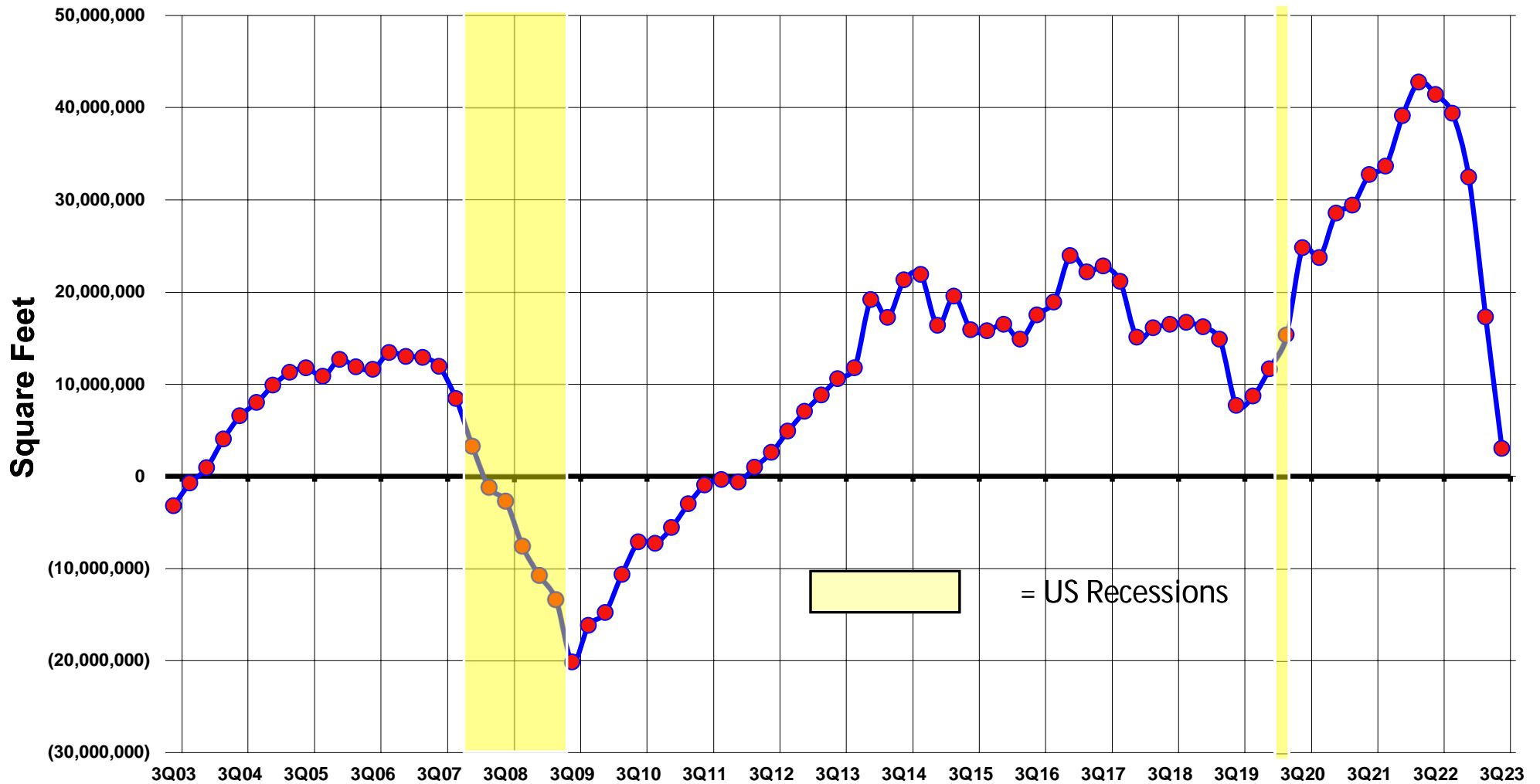


Numbers represent four rolling quarters.

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Absorption

2003-2023



Numbers represent four rolling quarters.

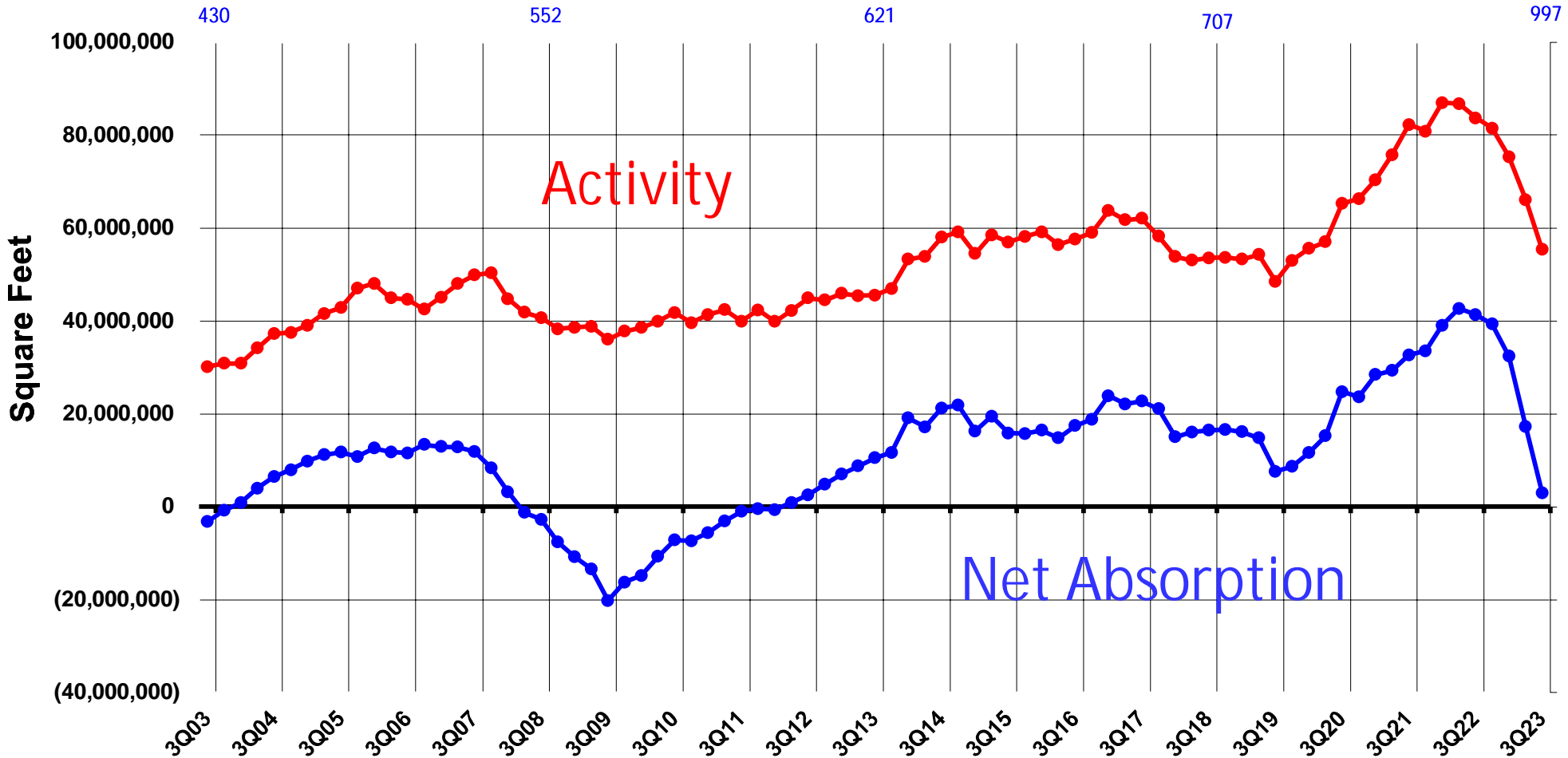
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Absorption & Activity

2003-2023



Total Inventory - Million Square Feet



Numbers represent four rolling quarters.

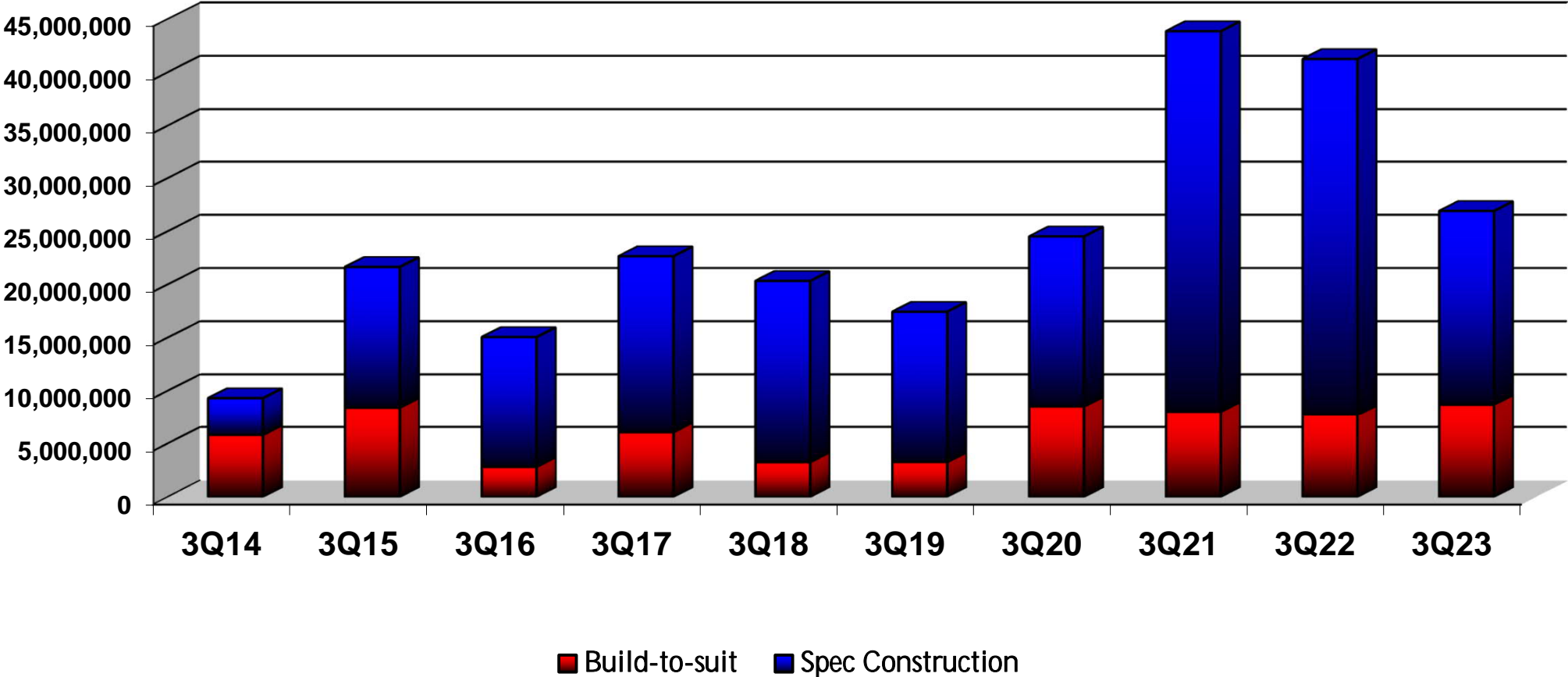
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New Construction

2014-2023



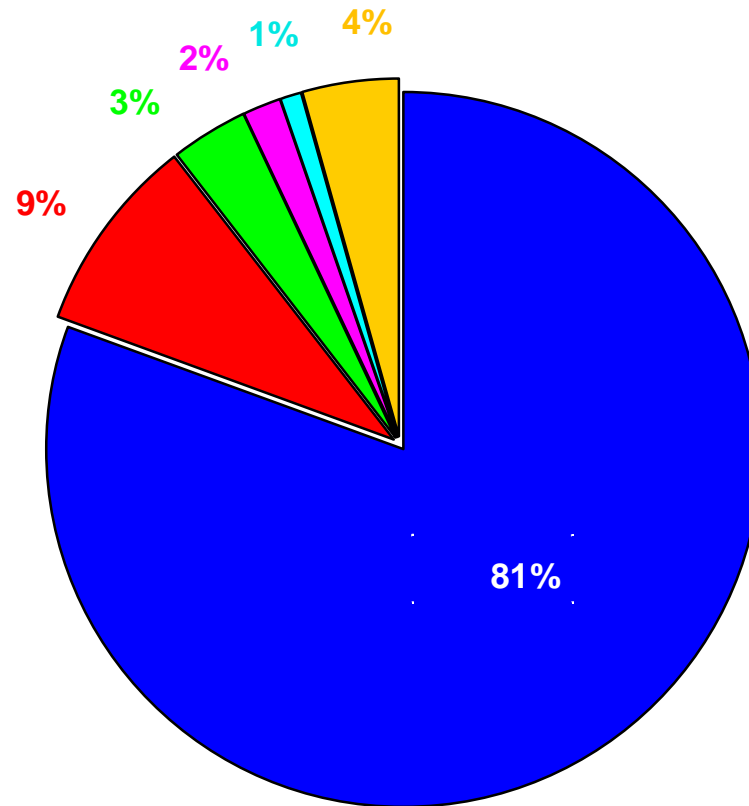
Square Feet



Numbers represent four rolling quarters.

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Deals Completed



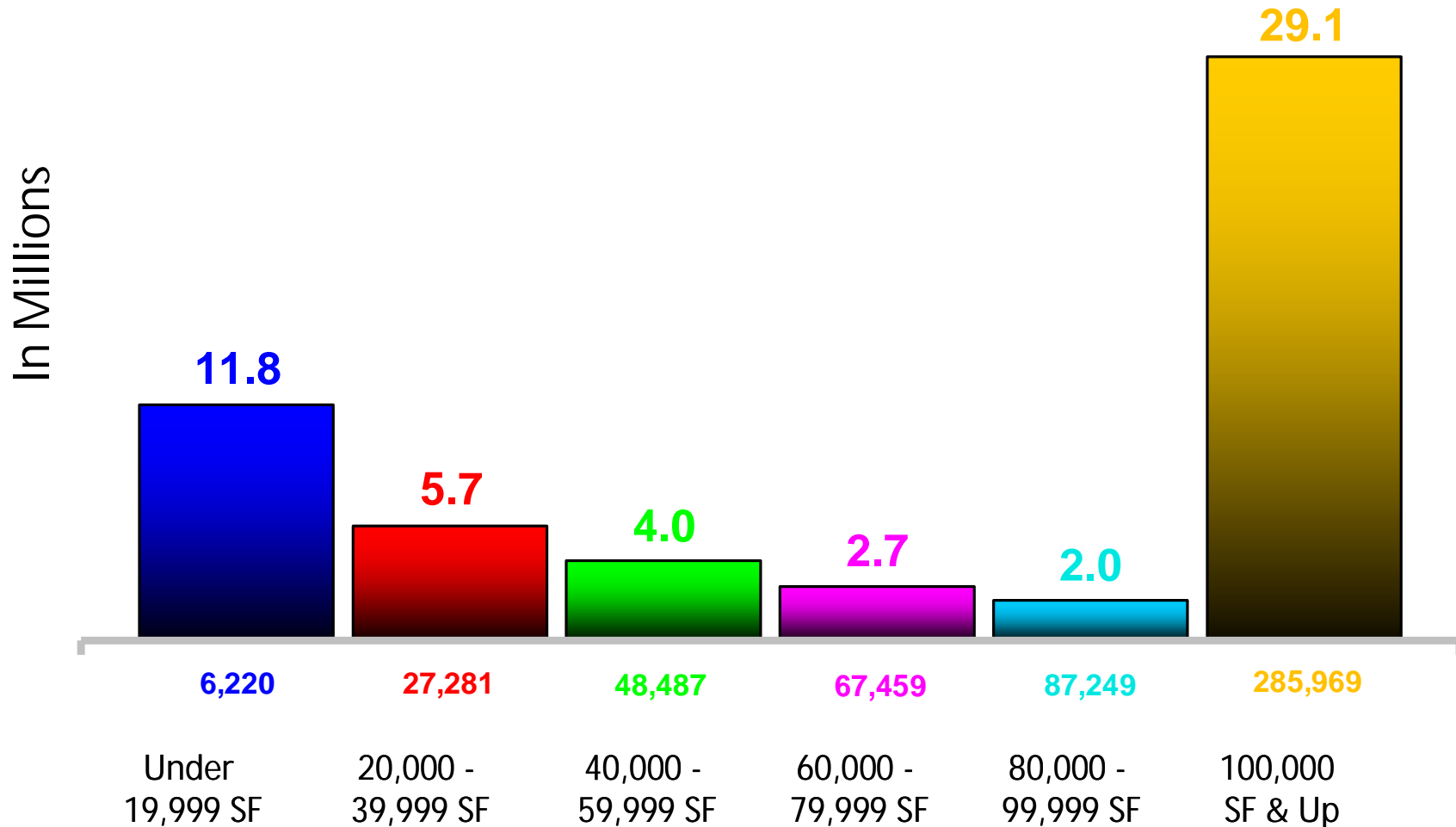
- Under 19,999 SF
1,895 Deals
- 20,000-39,999 SF
210 Deals
- 40,000-59,999 SF
82 Deals
- 60,000-79,999 SF
40 Deals
- 80,000-99,999 SF
23 Deals
- 100,000 & up
102 Deals

**TOTAL # of DEALS:
2,352**

Numbers represent four rolling quarters.

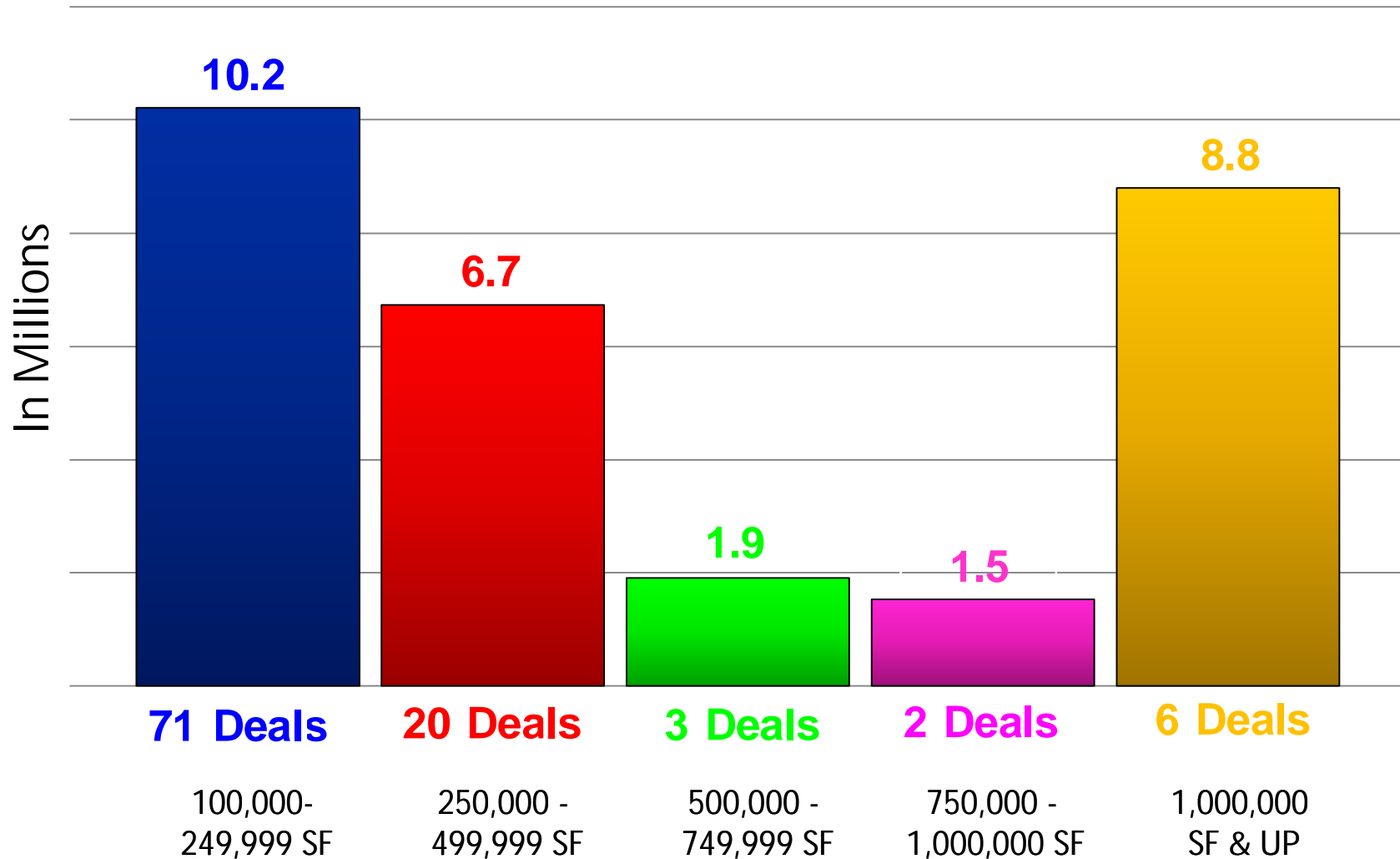
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Square Feet Leased



Numbers represent four rolling quarters.

Square Feet Leased 100,000 +

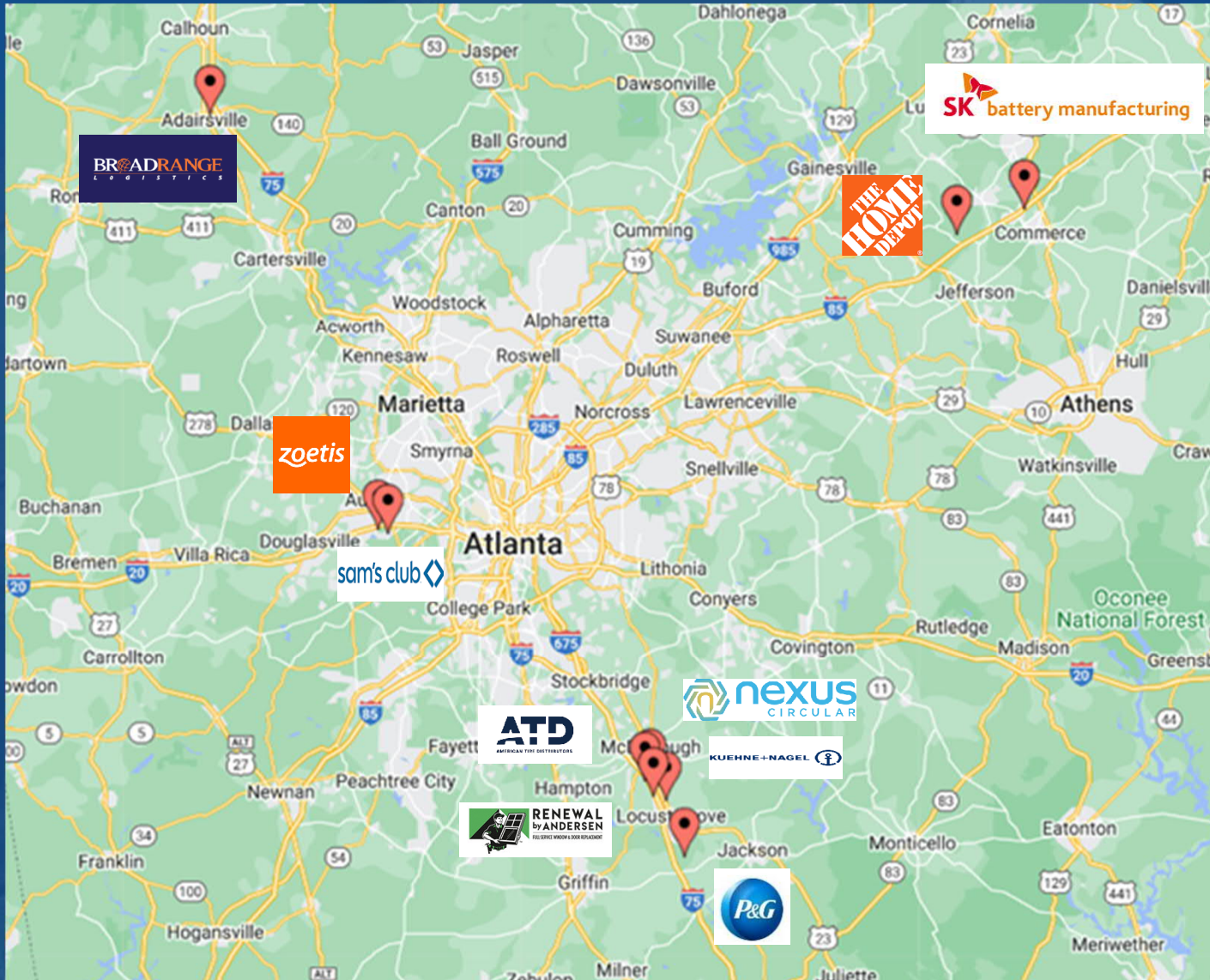


Numbers represent four rolling quarters.

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Largest Deals as of 3Q23

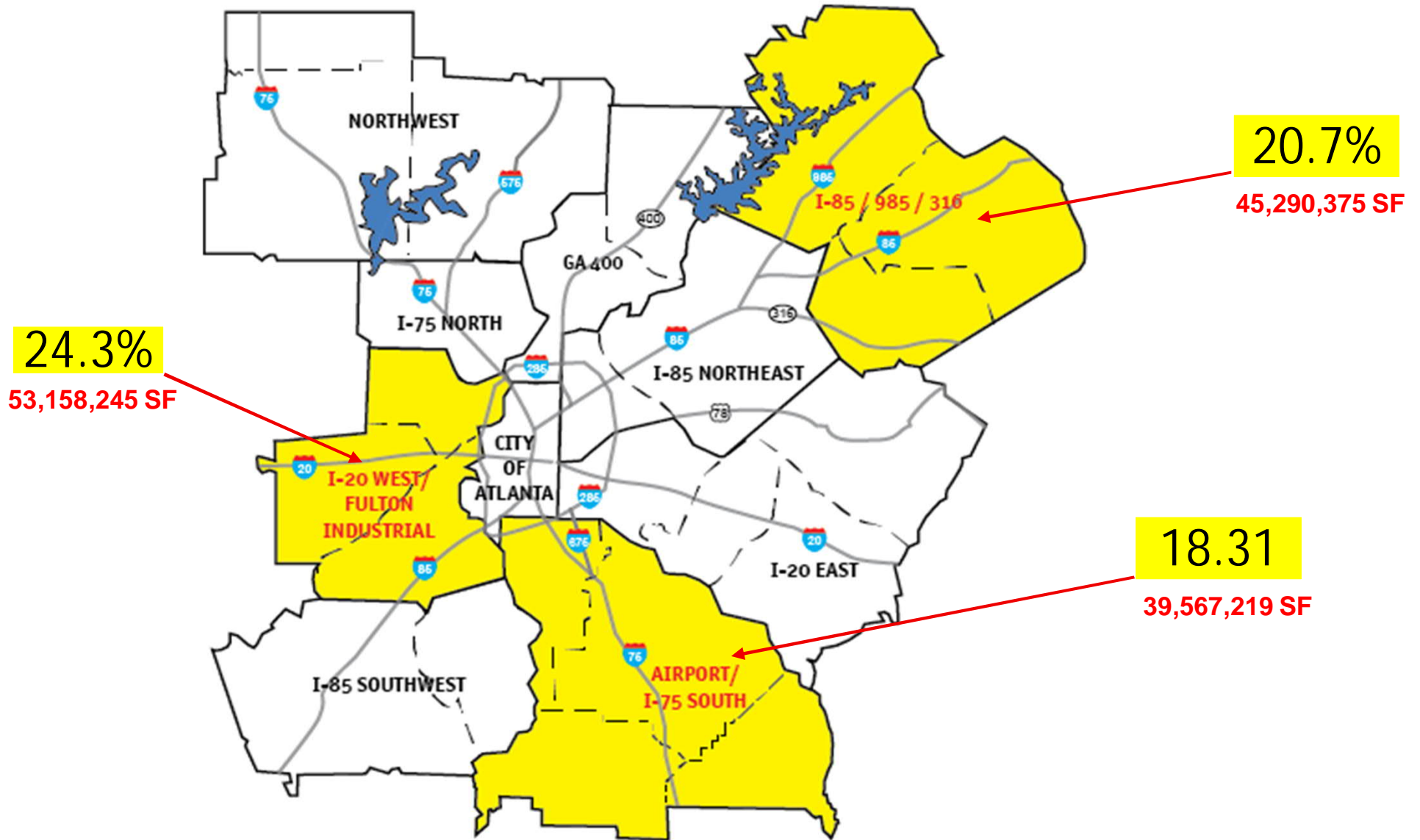
4 Rolling quarters



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
Kuehne + Nagel	1,003,954
Home Depot	772,200
American Tire Distributors	759,300
BroadRange Logistics	691,667
Zoetis Animal Health	644,040
Nexus Circular	570,586

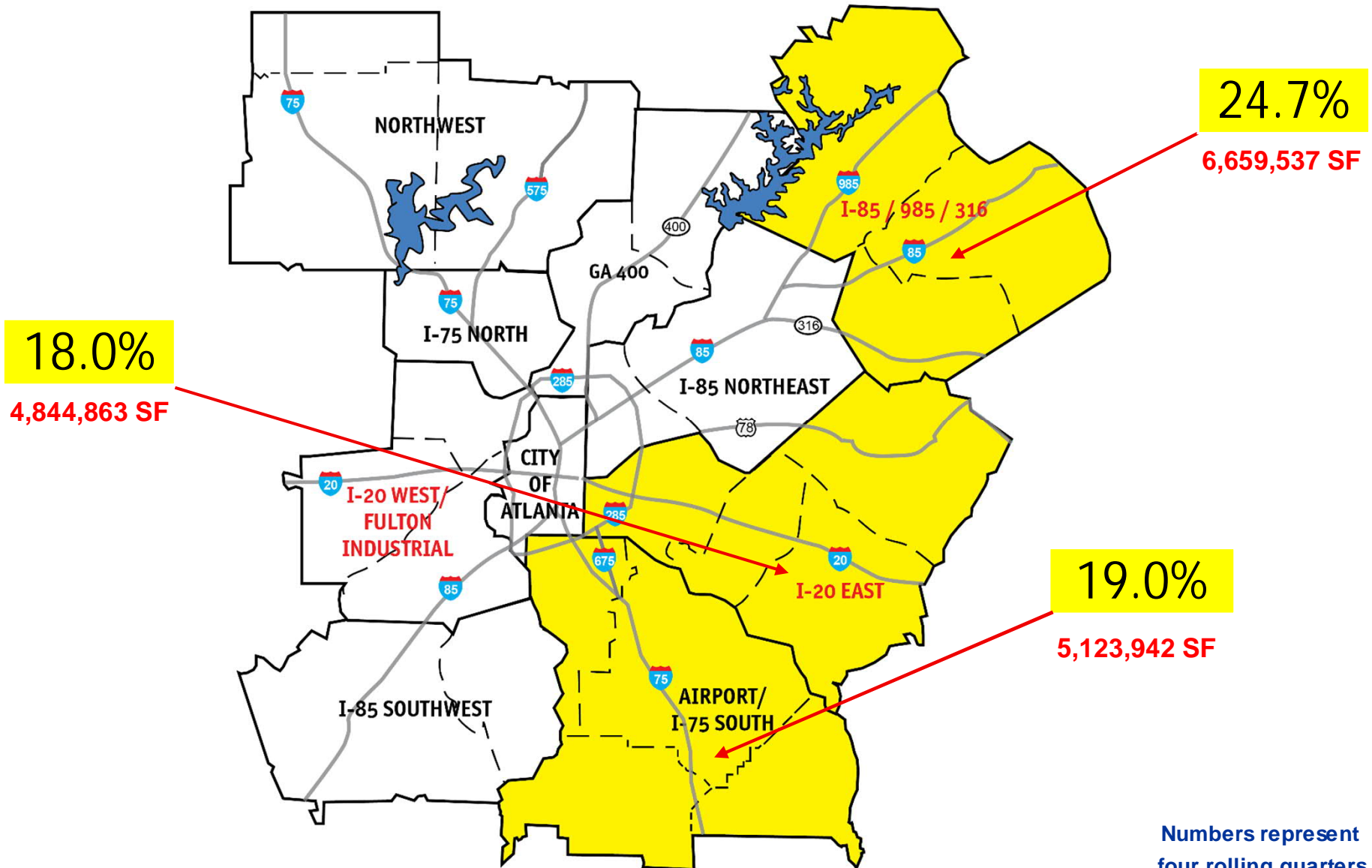
Distribution Hot Markets

2015-2023 Construction



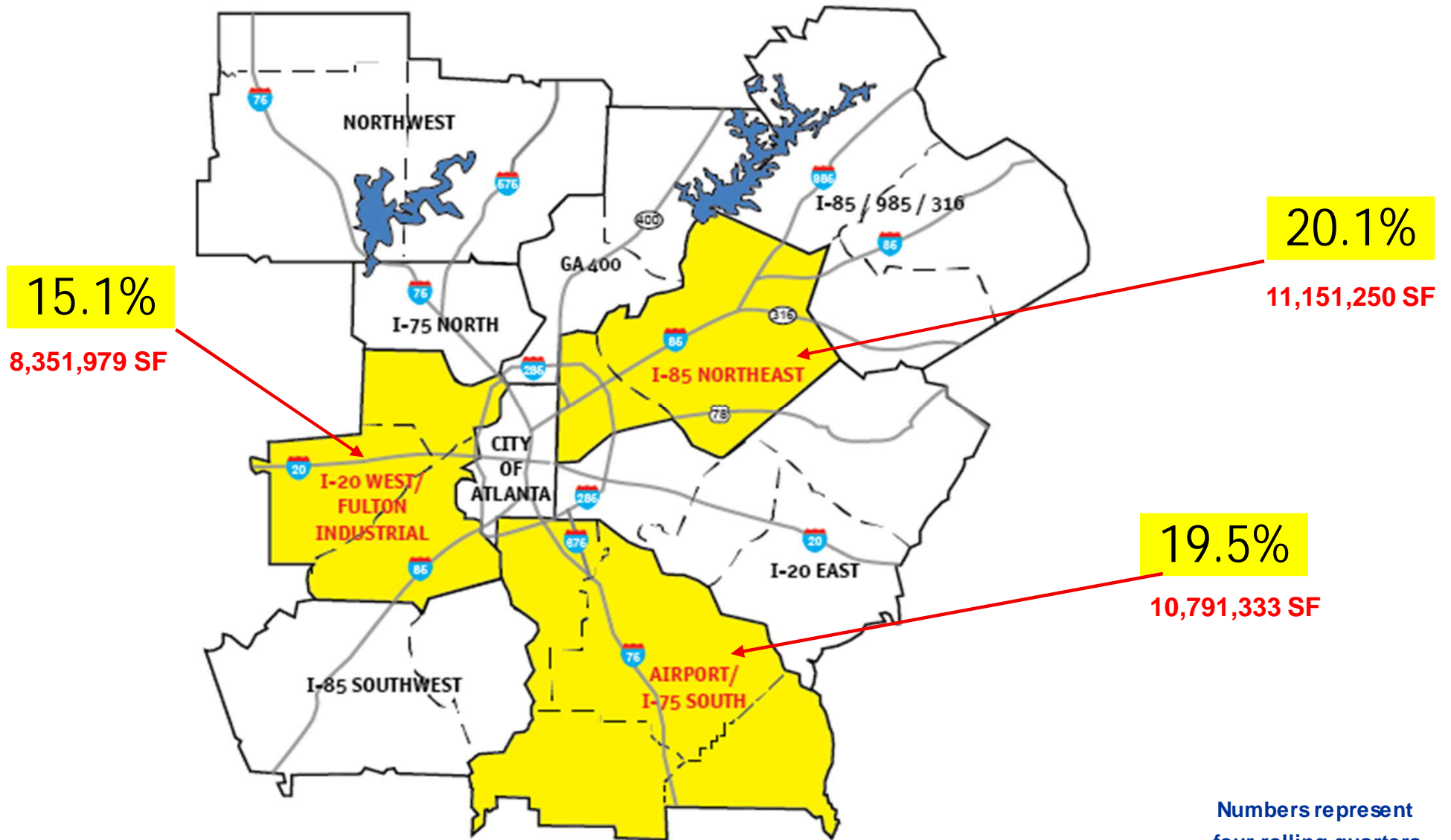
Distribution Hot Markets

4 Rolling Quarters Construction



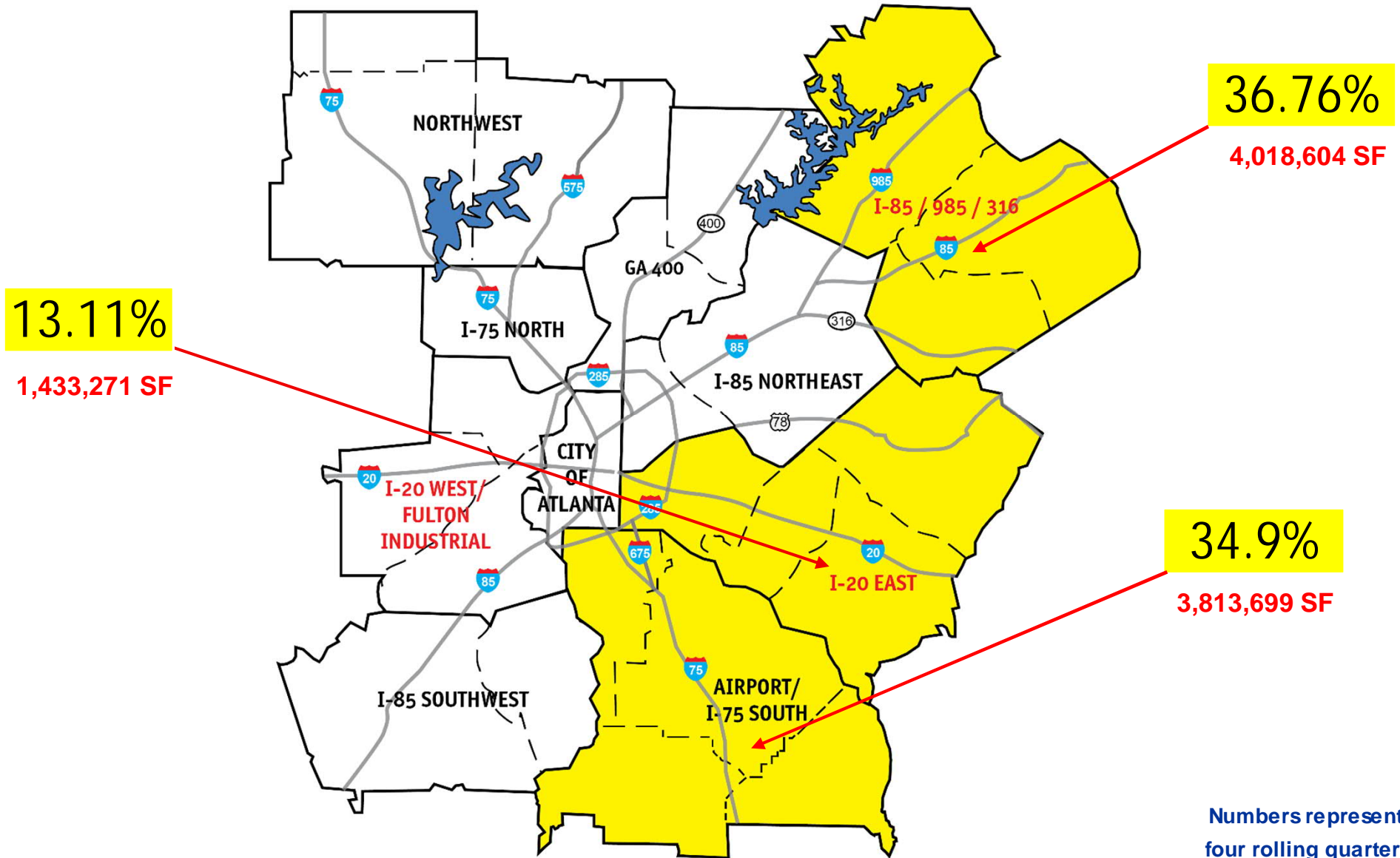
Distribution Hot Markets

2023 Activity



Distribution Hot Markets

2023 Net Absorption



Conclusion

- ❖ Activity dropped another 10.7 million sf (20 million sf past 2 qtrs.) down to 55.4 million sf
- ❖ Net absorption has decreased 14.2 million sf during the past 2 qtrs. down to 3.0 million sf
- ❖ New construction was only 2.6 million sf for the third quarter, the 4 rolling quarters went down again to 26.9 million sf: 68% Spec, 32% BTS
- ❖ Availability rate rose another 0.5% up to 11.5% - with 104.7 million sf of available space
- ❖ There was over 217 million square feet of new construction over the last 8 years; availability rate dropped from 13.9% to 11.5% in the same time period
- ❖ Available sublease space rose 1.4% up to 12.0% this quarter
- ❖ US jobs created during the 3rd quarter totaled 710,000 (187K July, 187K Aug & 336K Sept)
- ❖ Unemployment rates – Atlanta 3.7% ↑, Georgia 3.3% ↑, US 3.8% ↑
(% August projection for Atlanta & Georgia; August for US from the Bureau of Labor Statistics)
- ❖ US Manufacturing index: 46.4% July, 47.9% Aug & 49.8% Sept (from Trading Economics)



Contact Information



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Industrial, Commercial & Investment

www.kingindustrial.com

*"We Build Relationships...
Industrial Strength."*

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"Converting Market Knowledge to Client Advantage."