

King

***Industrial
Realty, Inc.***

CORFAC
INTERNATIONAL

Presents:

Atlanta Industrial Market

Second Quarter 2025

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The Atlanta Industrial Market

➤ PinPointsm Technology

- ❖ Custom designed
- ❖ Inventory every quarter

10 Regions

(distribution & service)

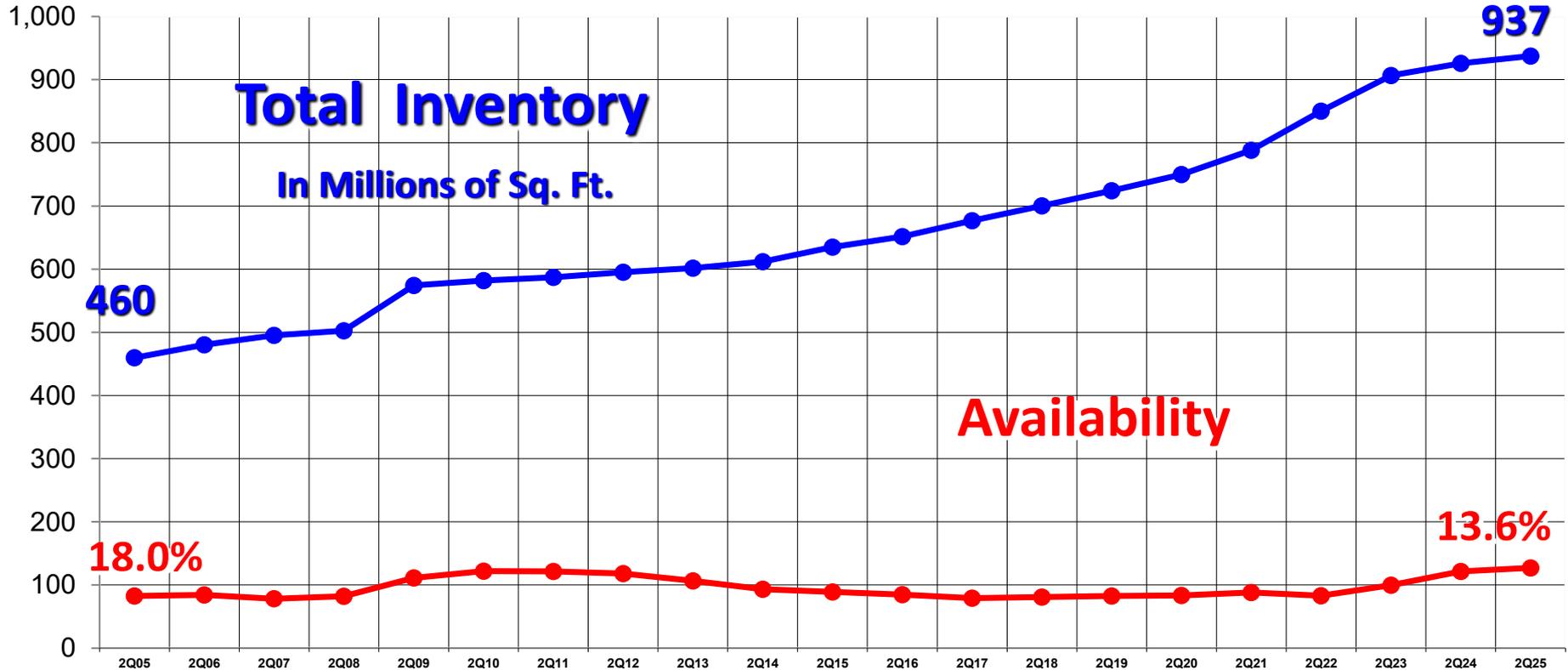
- ❖ 966 million sq. ft.
- ❖ 16,896 buildings
- ❖ 27,952 businesses



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.

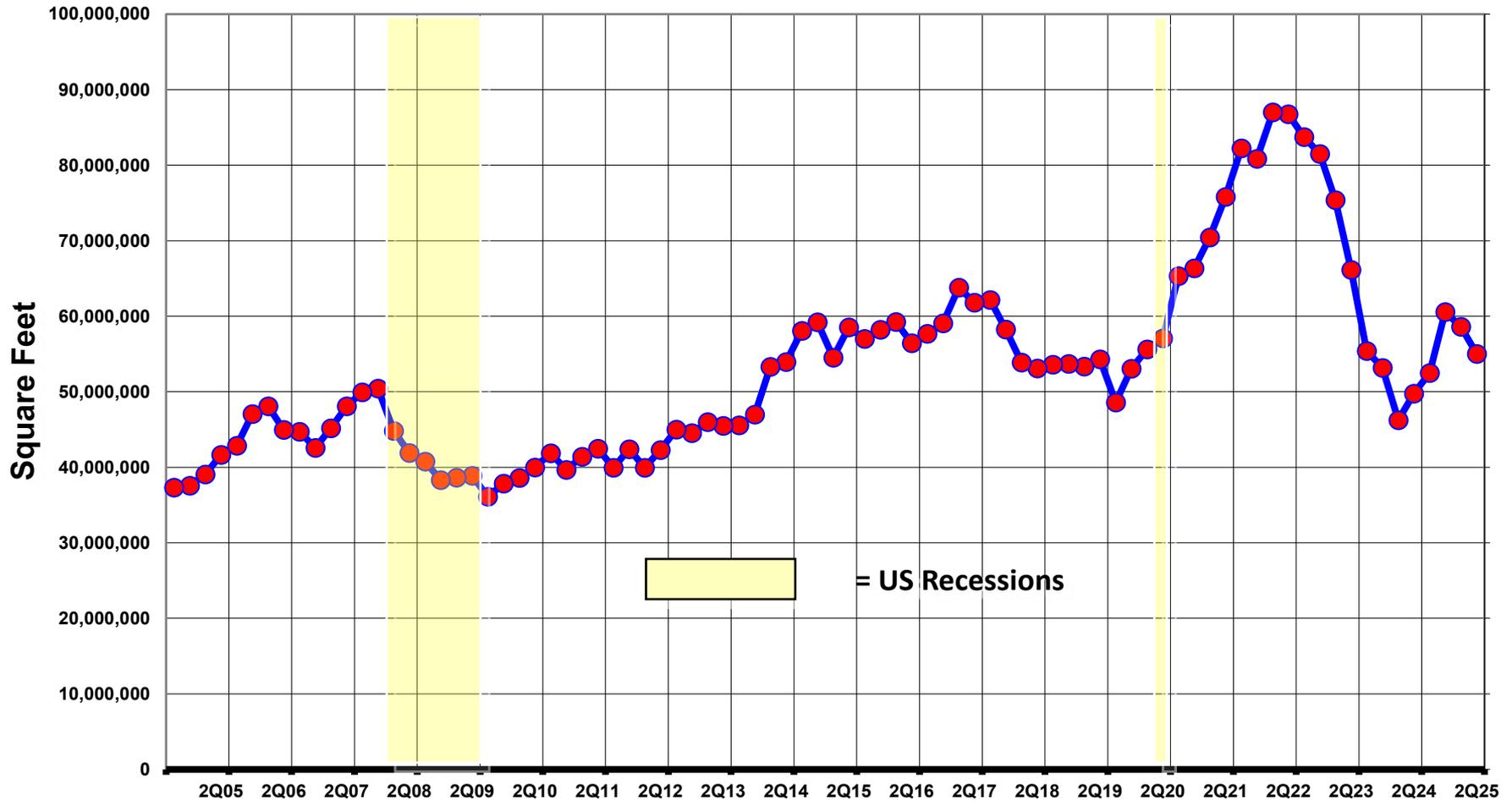
Distribution Inventory

2005-2025



* Analysis expanded to include 8 additional counties.

Activity 2005-2025

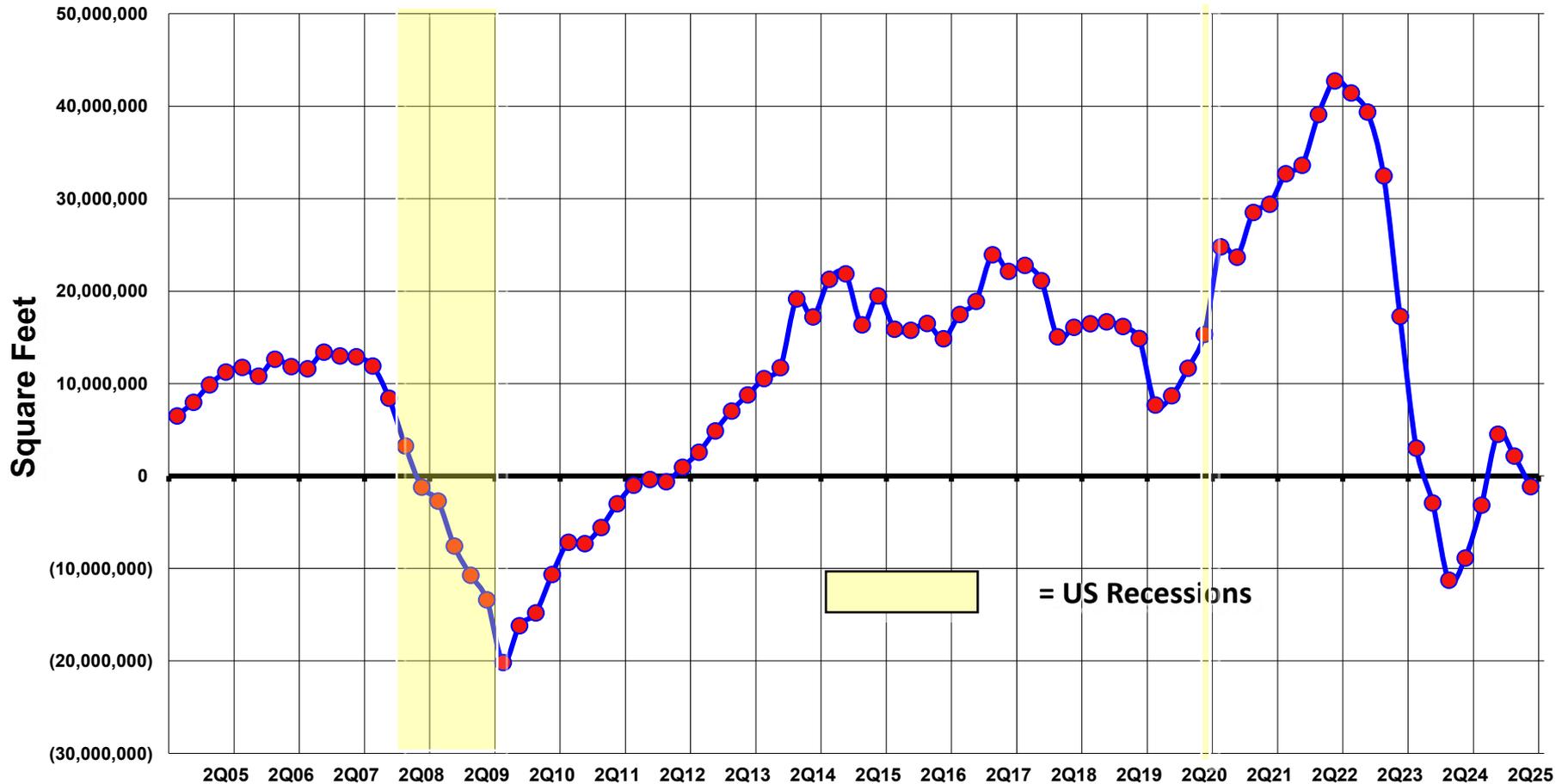


Numbers represent four rolling quarters.

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Absorption

2005-2025

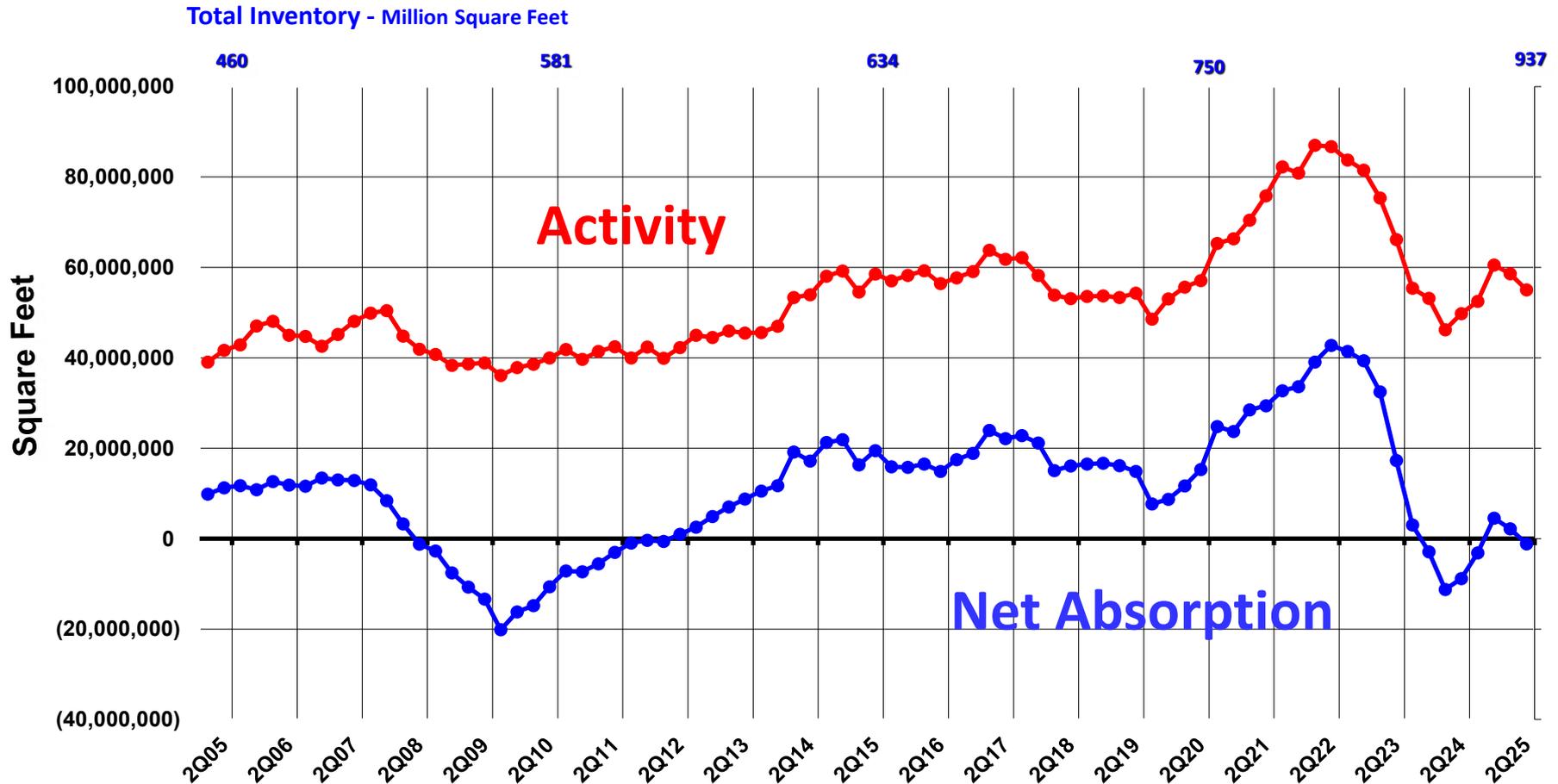


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Absorption & Activity

2005-2025



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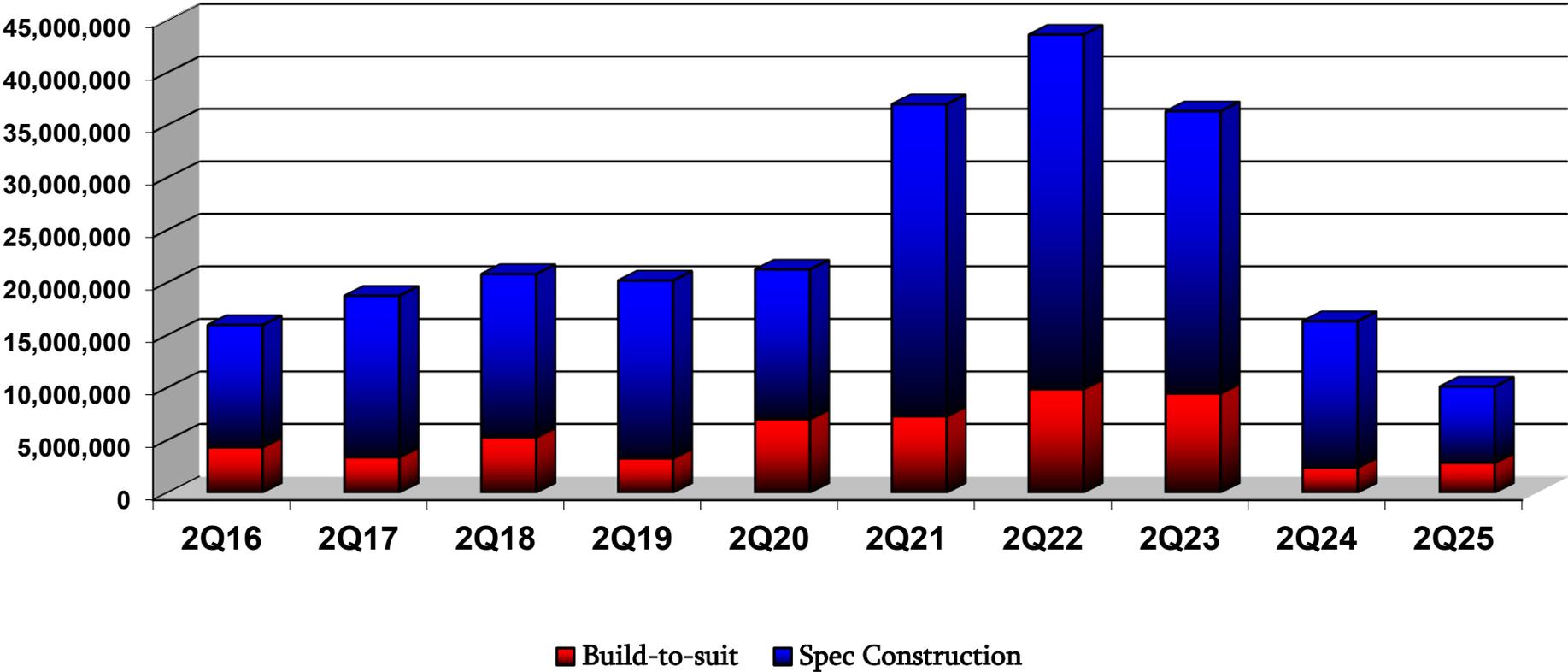
New Construction

2016-2025



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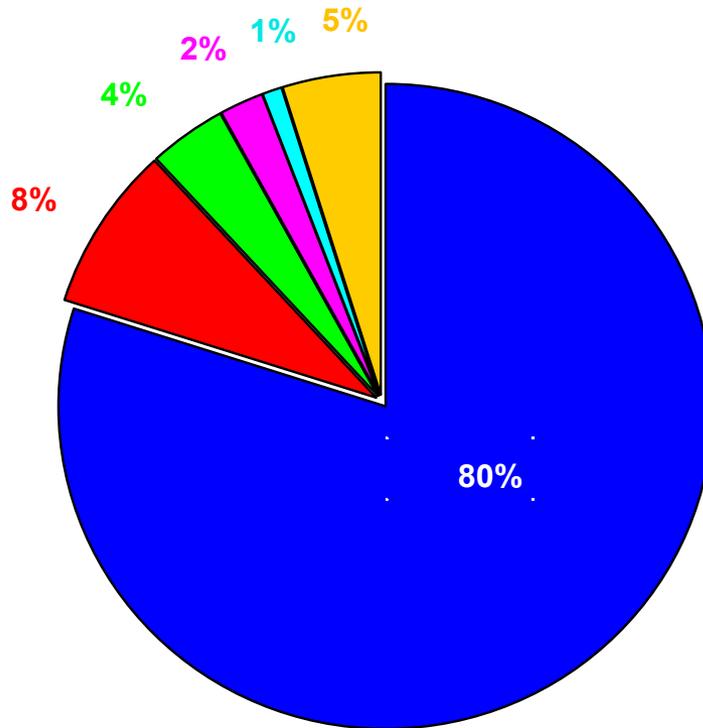
Square Feet



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Deals Completed



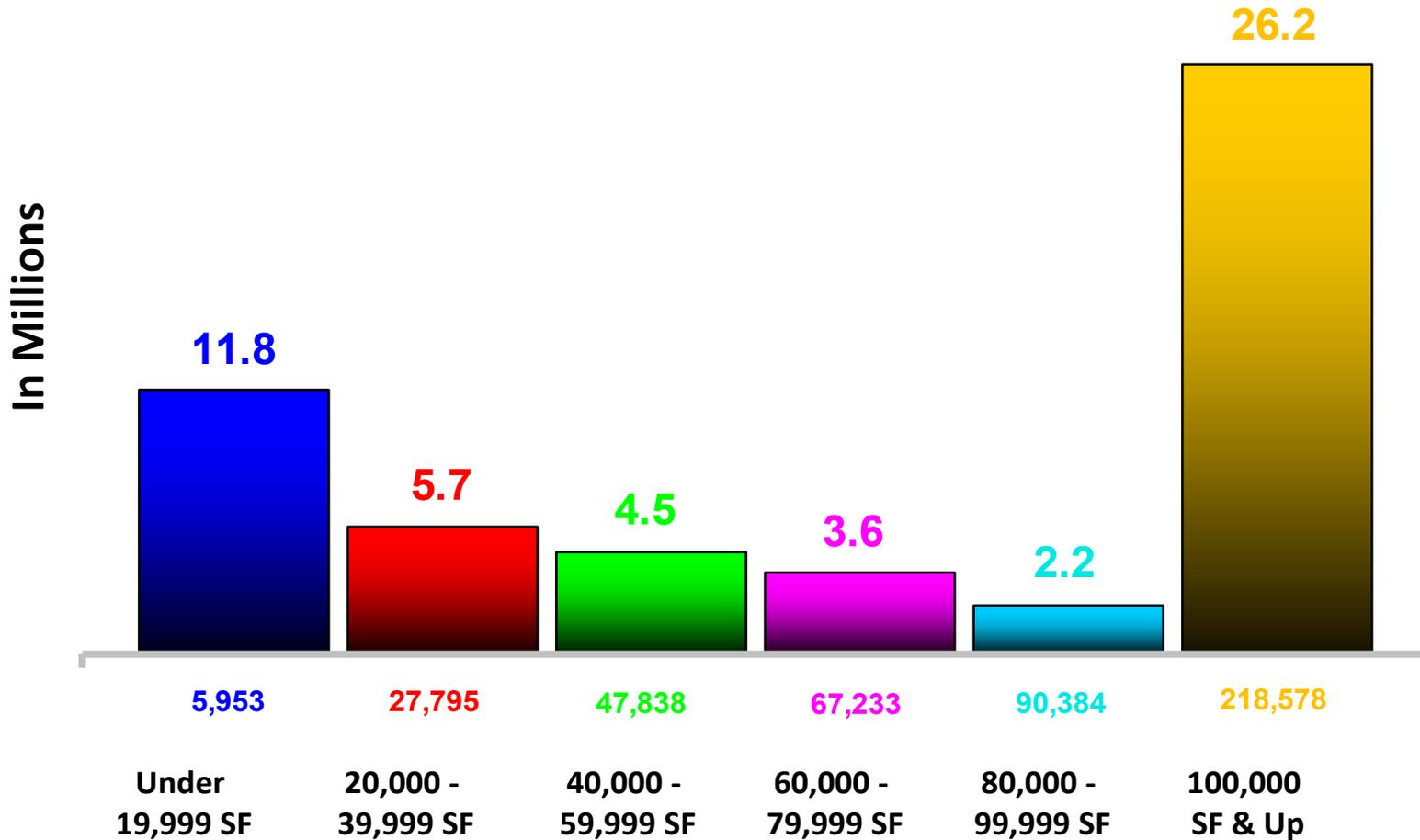
- Under 19,999 SF
1,976 Deals
- 20,000-39,999 SF
204 Deals
- 40,000-59,999 SF
95 Deals
- 60,000-79,999 SF
54 Deals
- 80,000-99,999 SF
24 Deals
- 100,000 & up
120 Deals

TOTAL # of DEALS:
2,473

Numbers represent four rolling quarters.

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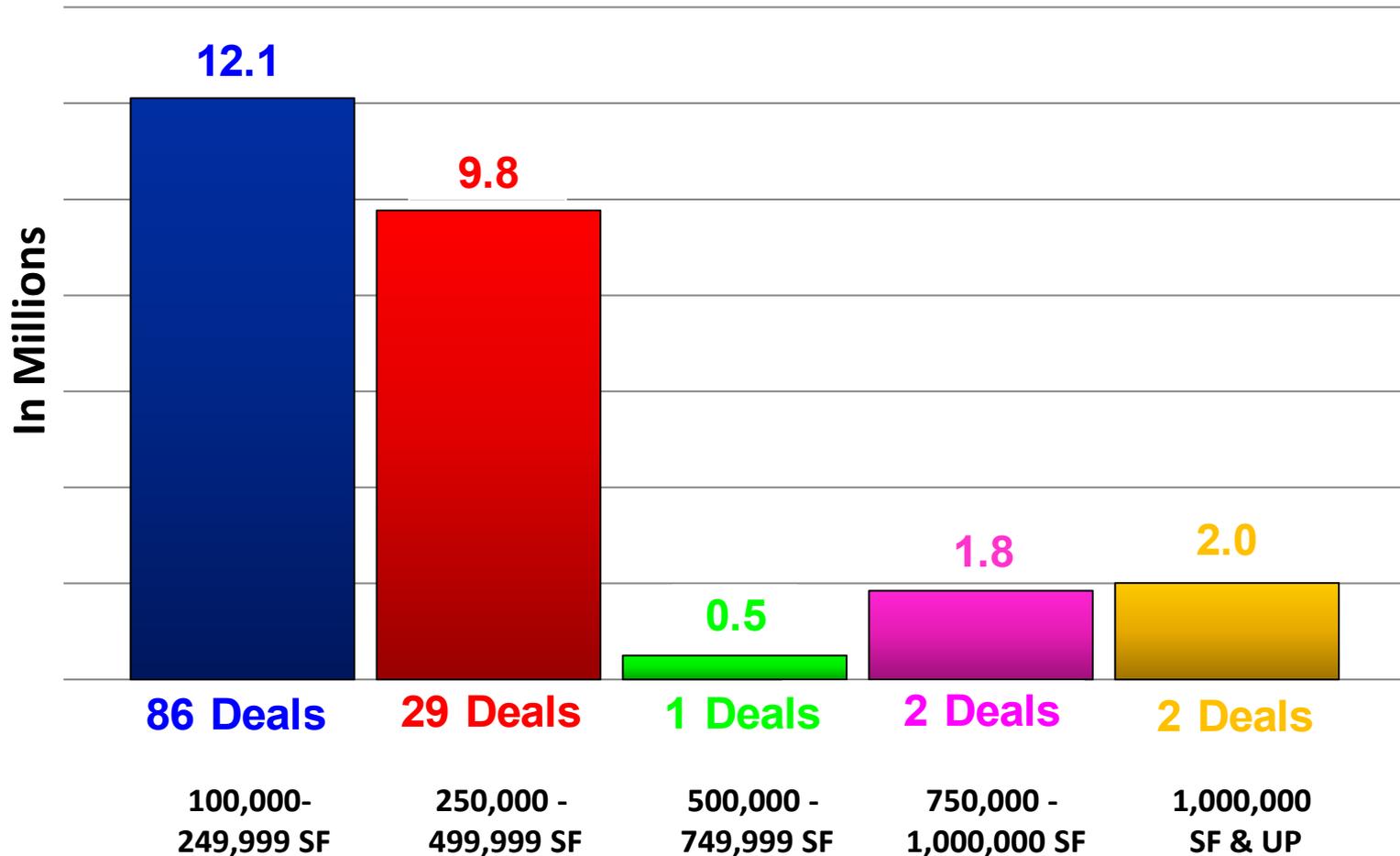
Square Feet Leased



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Square Feet Leased 100,000 +



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Largest Deals as of 2Q25

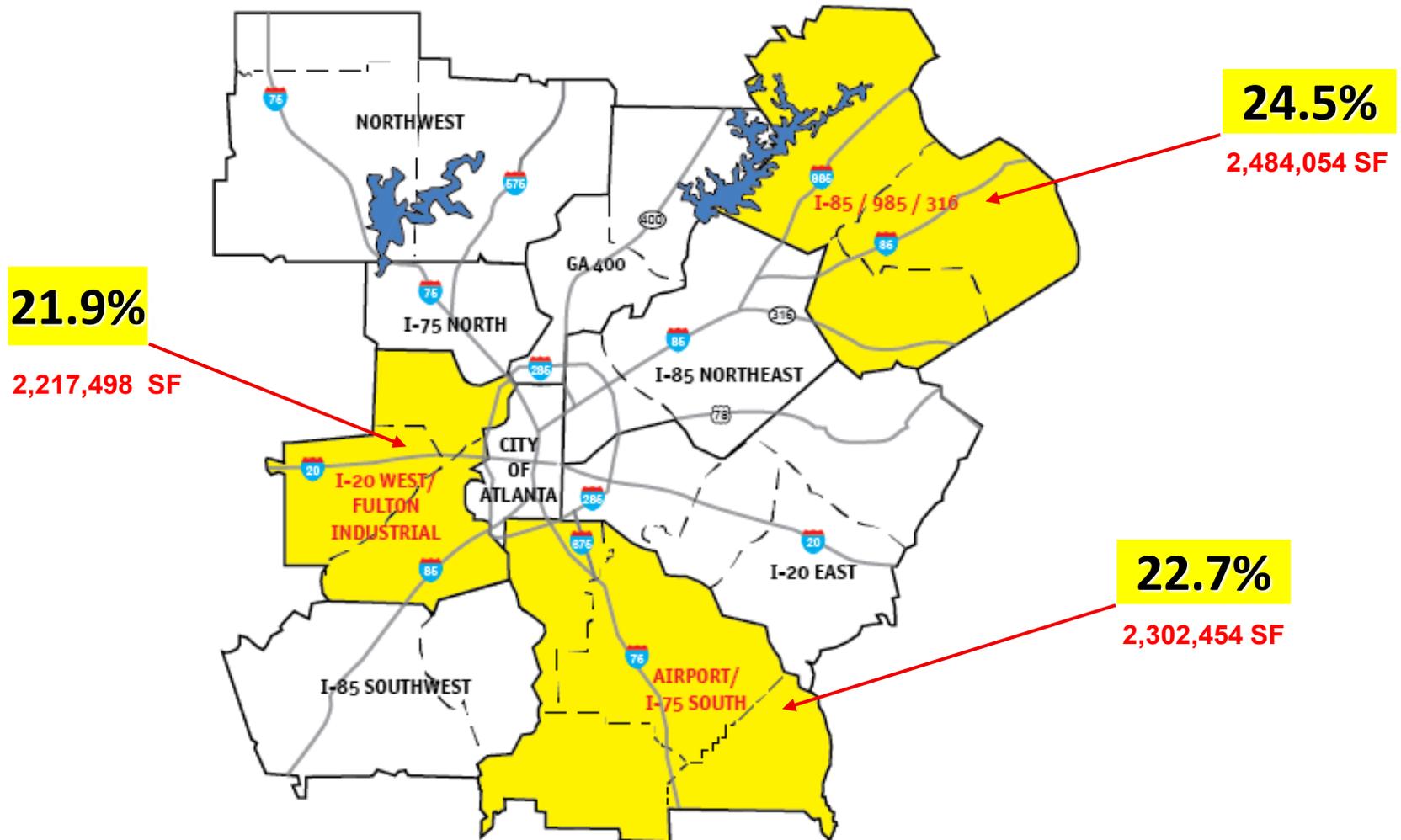
4 Rolling quarters



Company	Sq.Ft.
GreenBox Systems, LLC / Symbotic	1,006,500
Living Spaces Furniture	1,001,424
CJ Foodville USA, Inc.	968,752
Edgeconnex, Inc.	880,000
Hanwha QCell	500,000
Geodis/Wilson USA, Inc.	499,500
Pactra USA, Inc.	497,842
Nouhaus, Inc. / eFulfill	468,827
Kumho Tire USA, Inc.	428,168
Ball Corp.	418,192

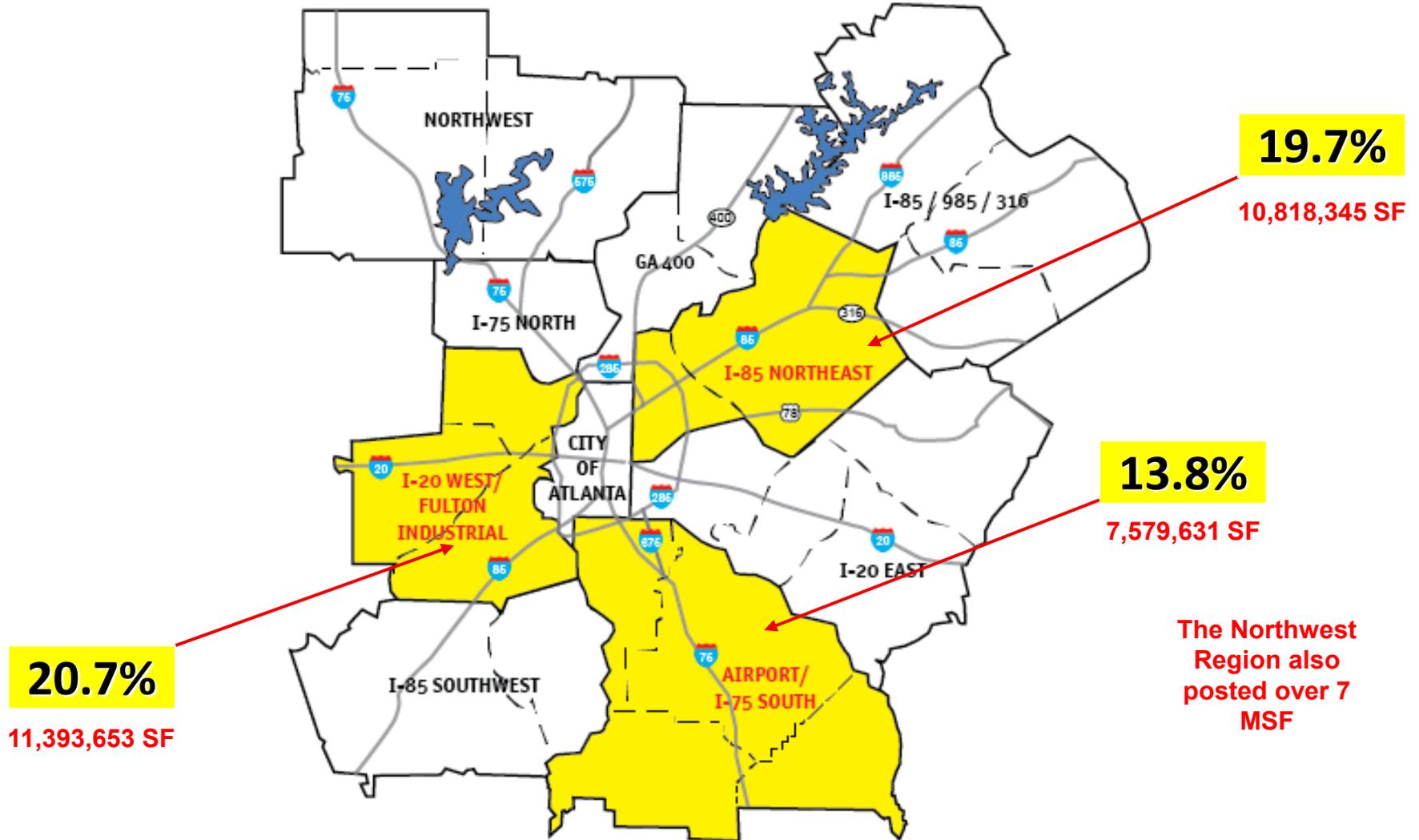
Distribution Hot Markets

4 Rolling Quarters Construction



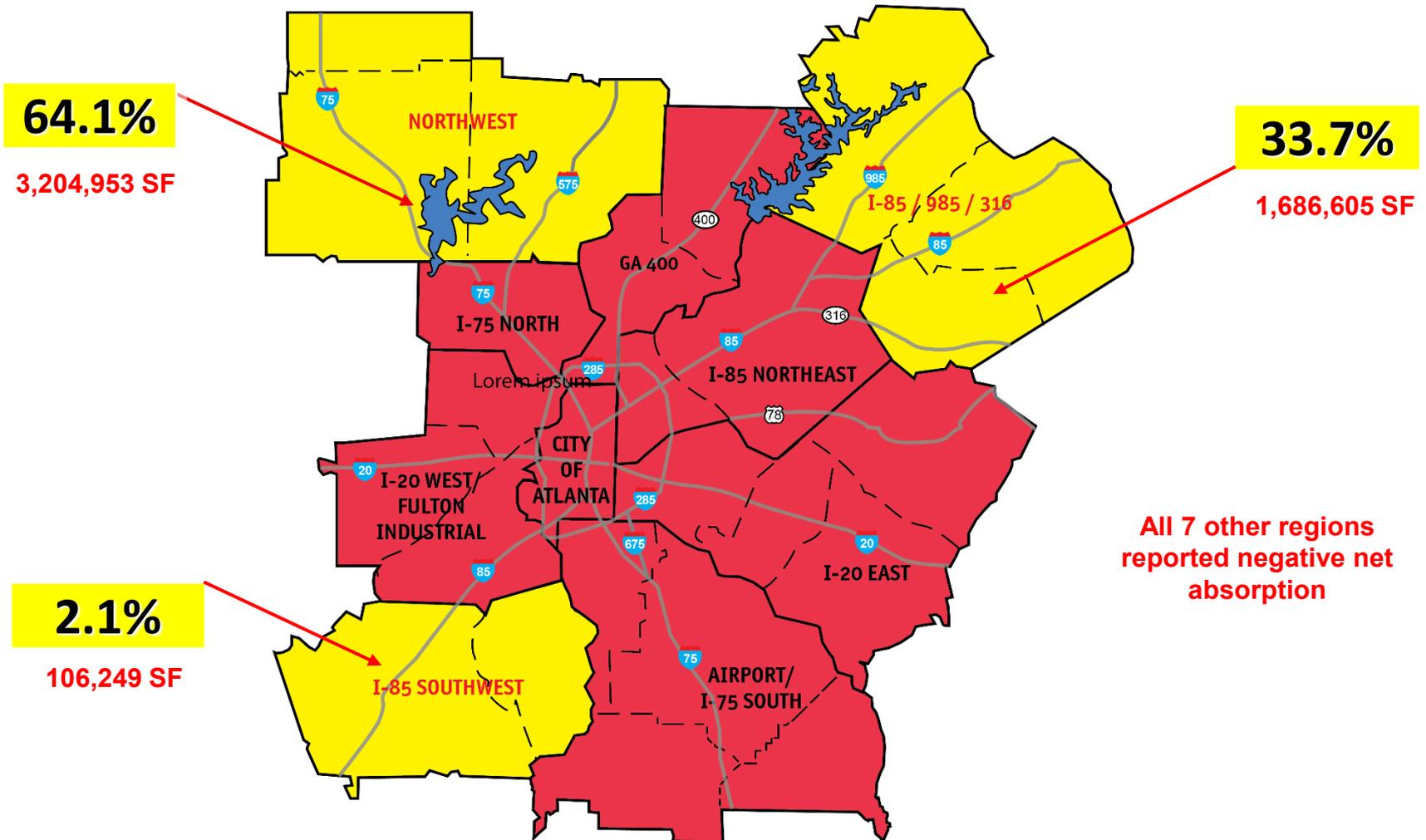
Distribution Hot Markets

4 Rolling Quarters Activity



Distribution Hot Markets

4 Rolling Quarters Net Absorption



Atlanta Industrial Market's Roller Coaster Ride Continues!

- ❖ Activity was 55.0 MSF, down 3.6 MSF from last quarter
- ❖ Net absorption for the quarter was -5.3 MSF, marking two consecutive quarter of negative net absorption, 4 rolling quarters fell to a negative 1.1 MSF
- ❖ New construction rose to 3.8 MSF with three BTS projects totaling 259,850 SF – the 4 rolling quarters of construction rose to 10.1 MSF: 71.7% Spec, 28.3% BTS
- ❖ There was 215million square feet of new construction over the last 8 years; availability rate rose 1.8% during the same time frame
- ❖ Availability rate is 13.6%, up 0.8% from last quarter – 127 MSF available
- ❖ Sublease space rose 0.7% to 13.1% of the available space – 16.6 MSF
- ❖ US jobs created during the 2nd quarter totaled 463,000
(177 K April, 139 K May & 147 K June)
- ❖ Unemployment rates: Atlanta 3.5% ↓, Georgia 3.5% ↓, US 4.1% ↓
(May stats for Atlanta, Georgia and the US from the Bureau of Labor Statistics)
- ❖ US Manufacturing index: April: 48.7%, May: 52.0% and June: 52.9% (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.”