



**King**

*Industrial  
Realty, Inc.*

**CORFAC**  
INTERNATIONAL

Presents:

# Atlanta Industrial Market

## Second Quarter 2025

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# The Atlanta Industrial Market

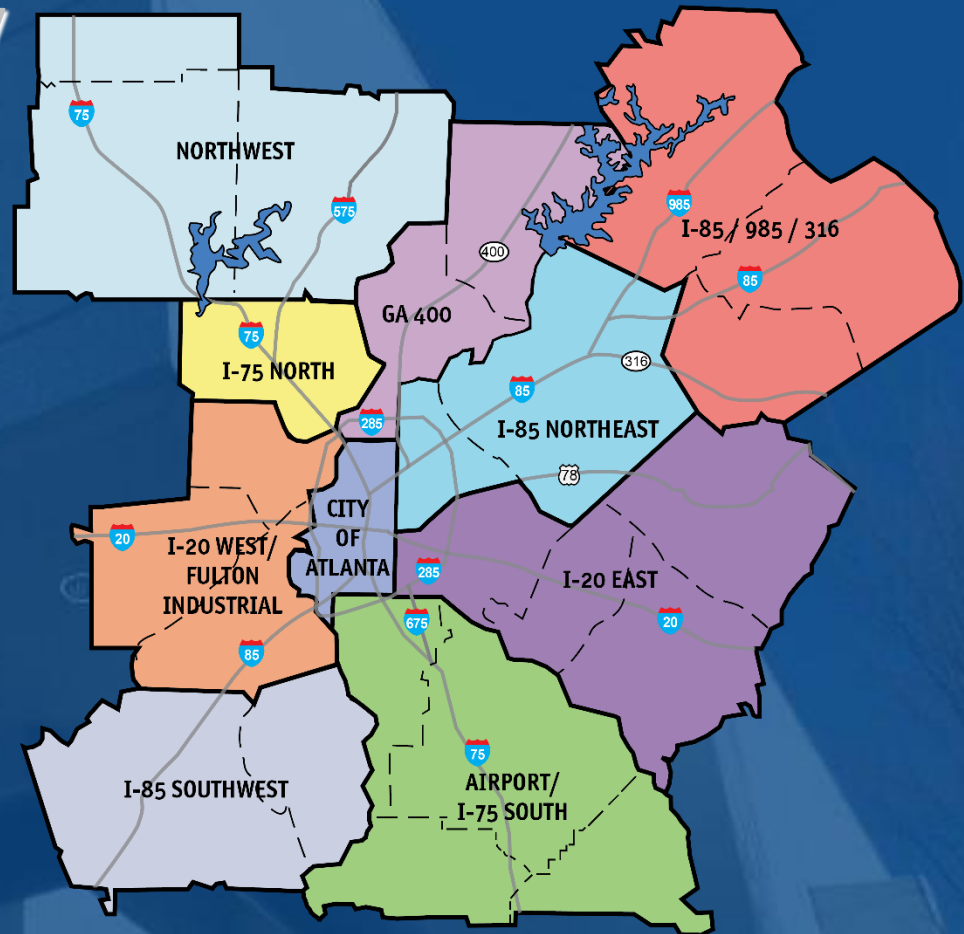
## ➤ PinPoint<sup>sm</sup> Technology

- ❖ Custom designed
- ❖ Inventory every quarter

## 10 Regions

(distribution & service)

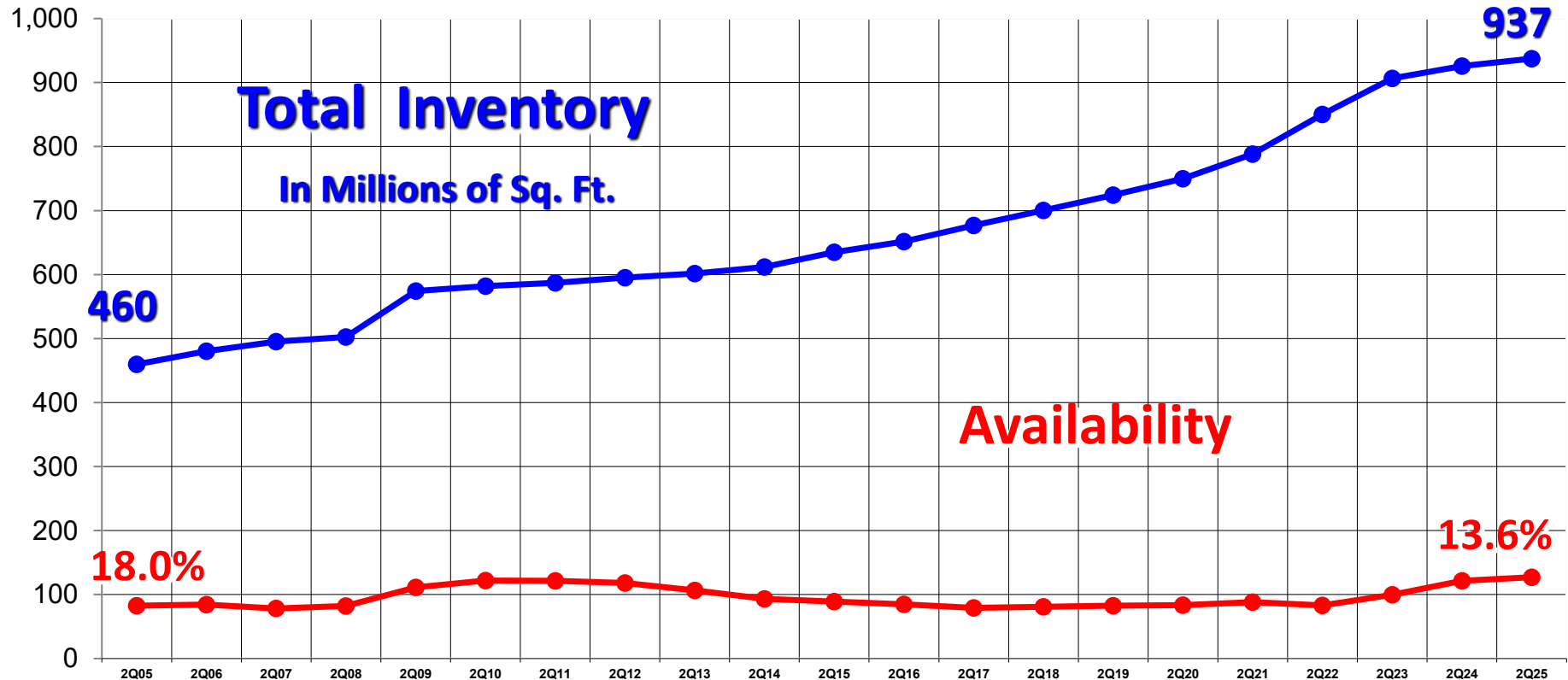
- ❖ 966 million sq. ft.
- ❖ 16,896 buildings
- ❖ 27,952 businesses



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

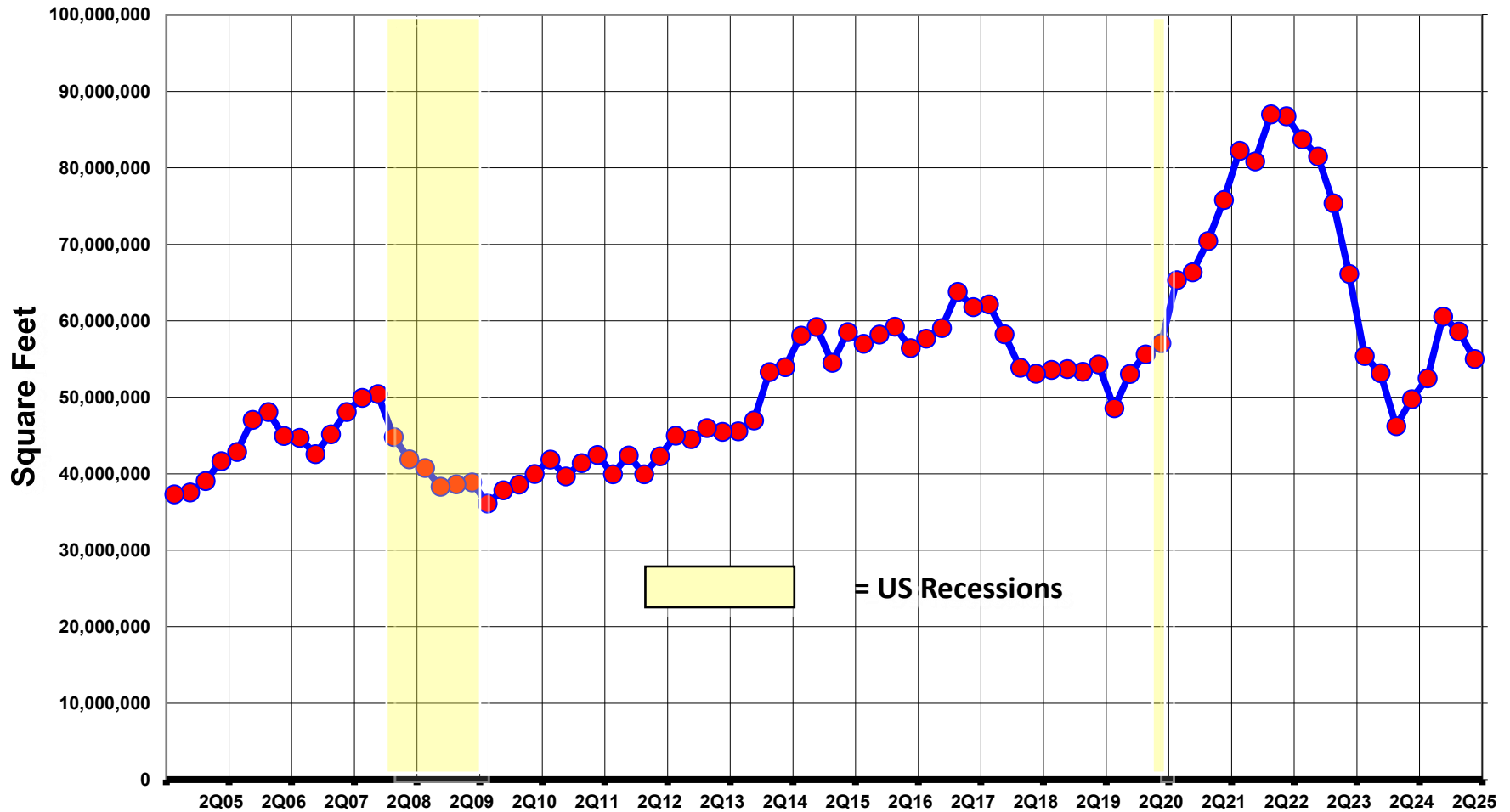
## 2005-2025



\*

\* Analysis expanded to include 8 additional counties.

# Activity 2005-2025

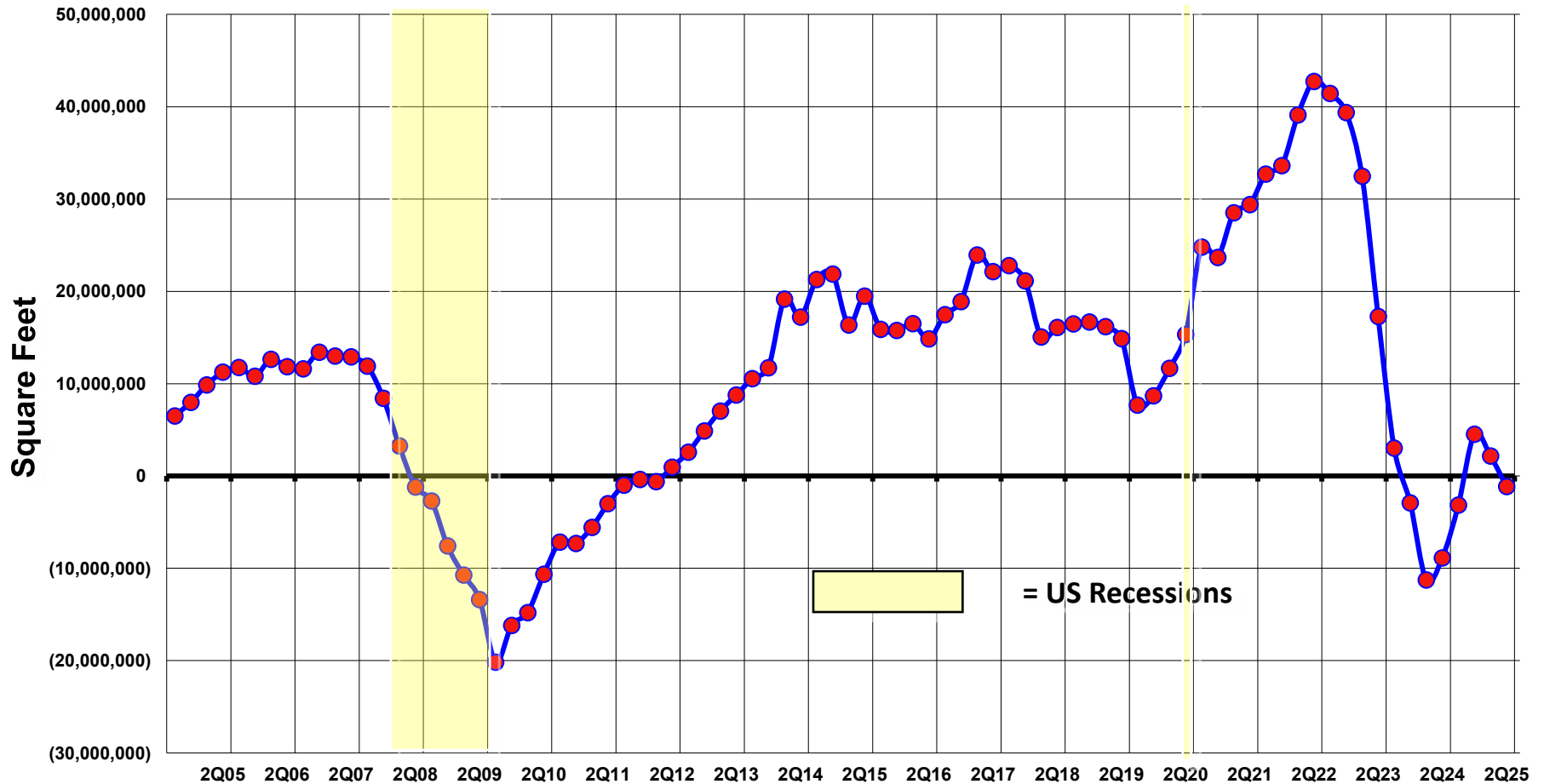


Numbers represent four rolling quarters.

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# Absorption

## 2005-2025

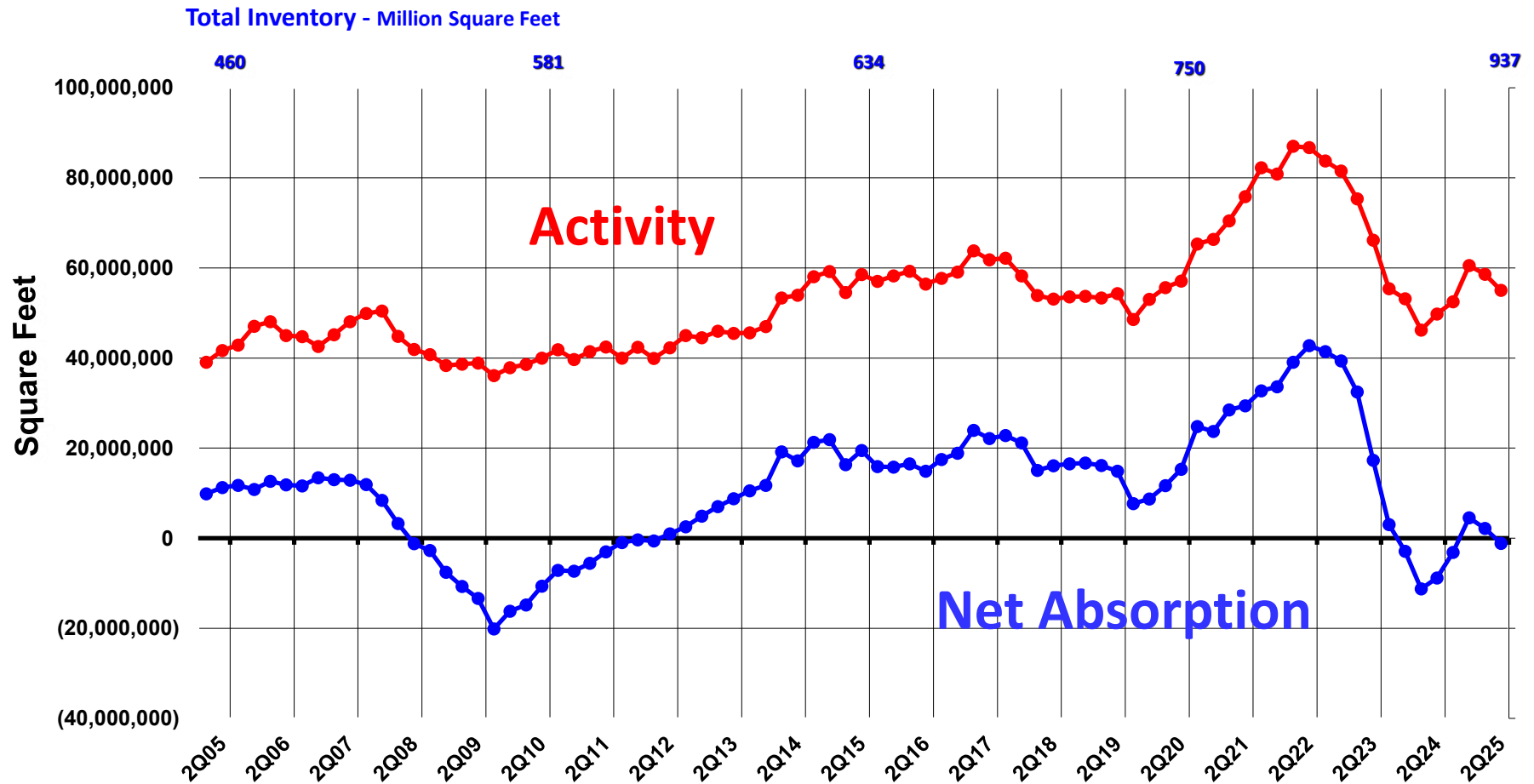


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# Absorption & Activity

## 2005-2025



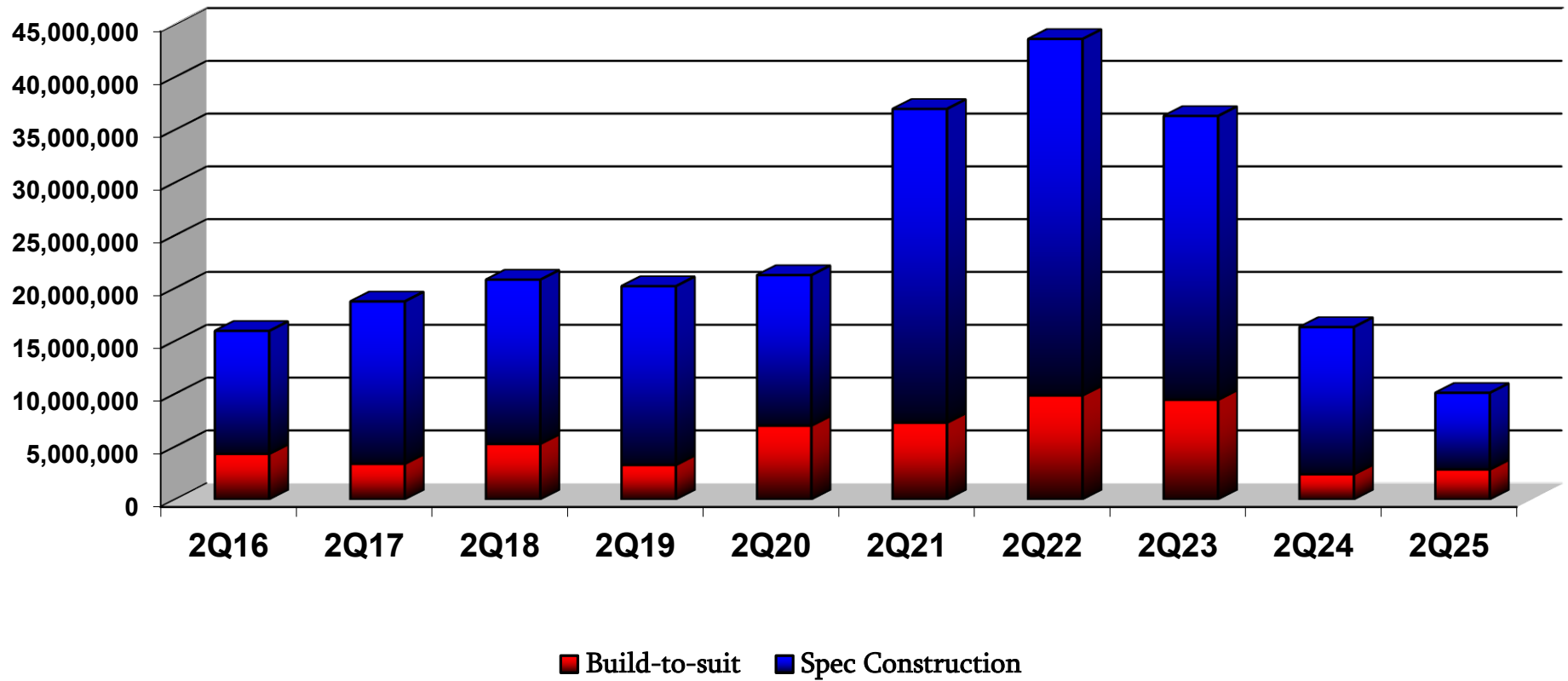
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# New Construction

## 2016-2025

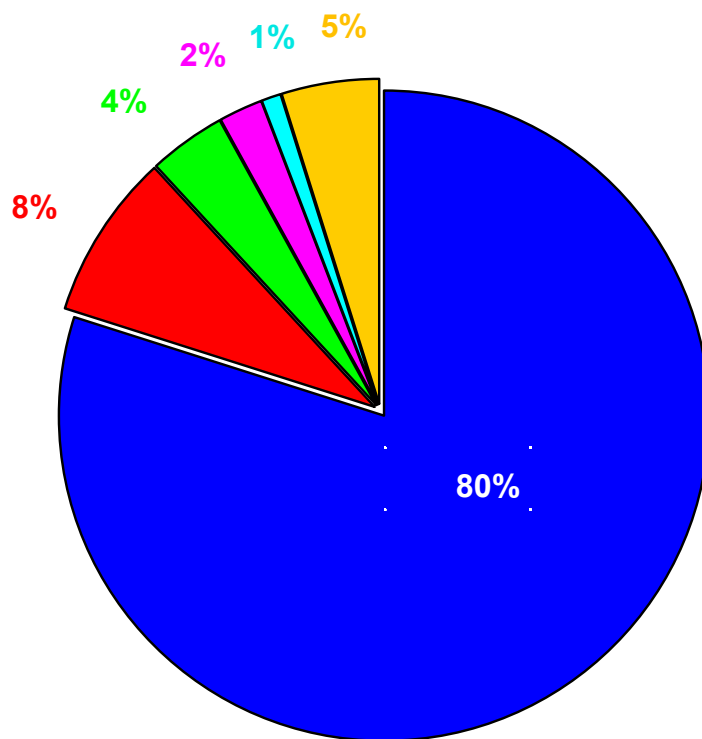
Square Feet



Numbers represent four rolling quarters.

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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**

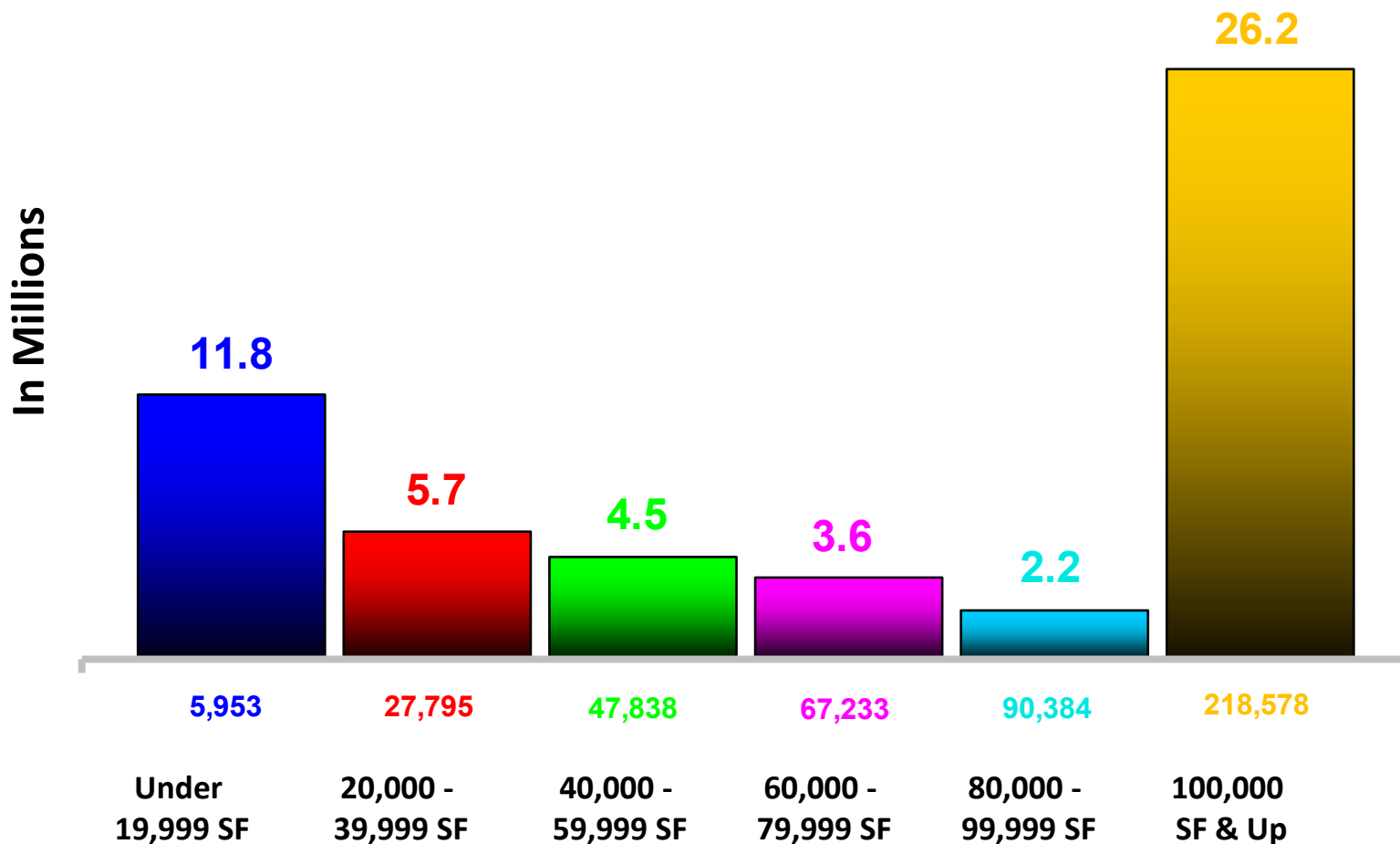
**TOTAL # of DEALS:**  
**2,473**

**Numbers represent four rolling quarters.**

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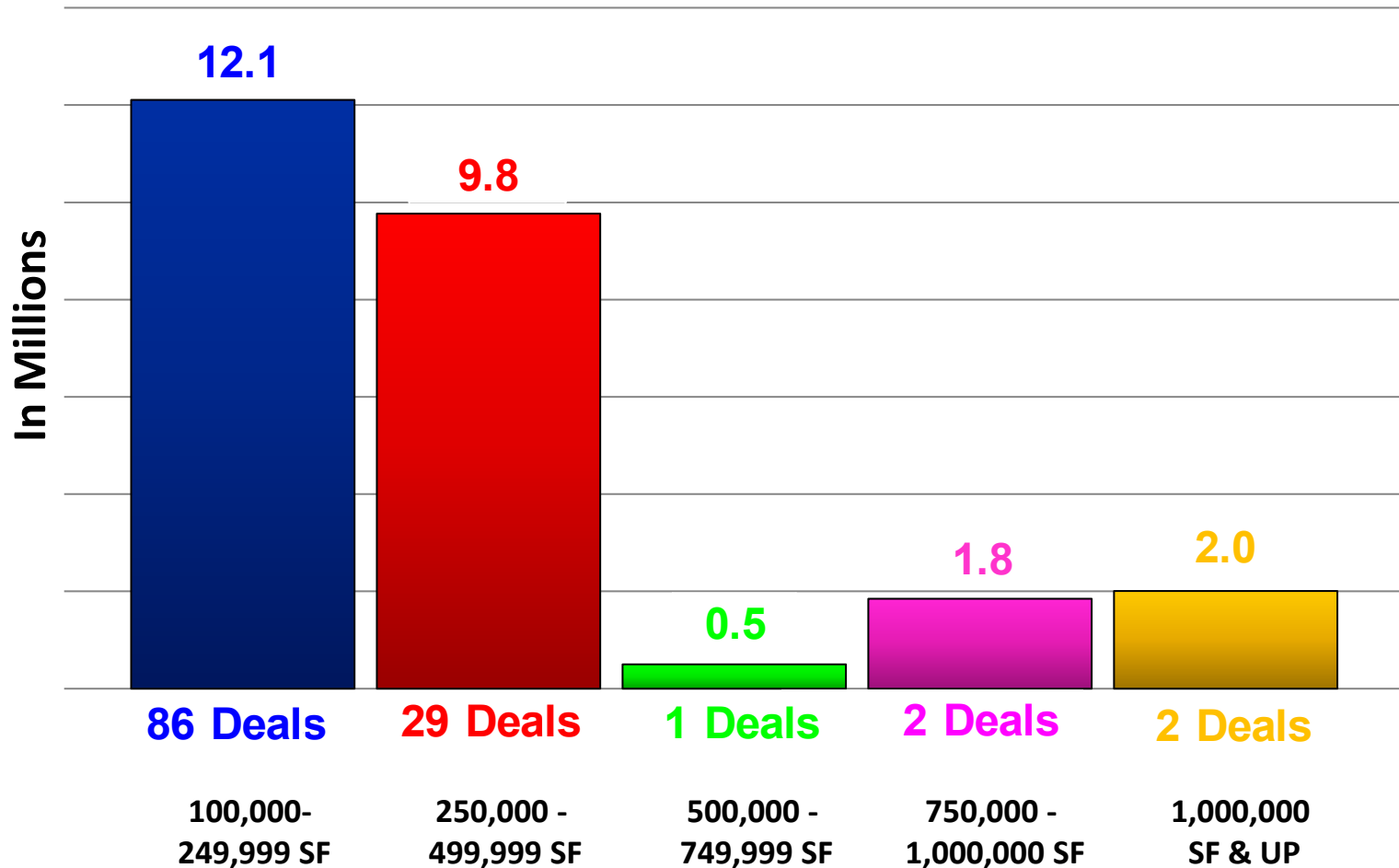
# Square Feet Leased



Numbers represent four rolling quarters.

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# Square Feet Leased 100,000 +



Numbers represent four rolling quarters.

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# Largest Deals as of 2Q25

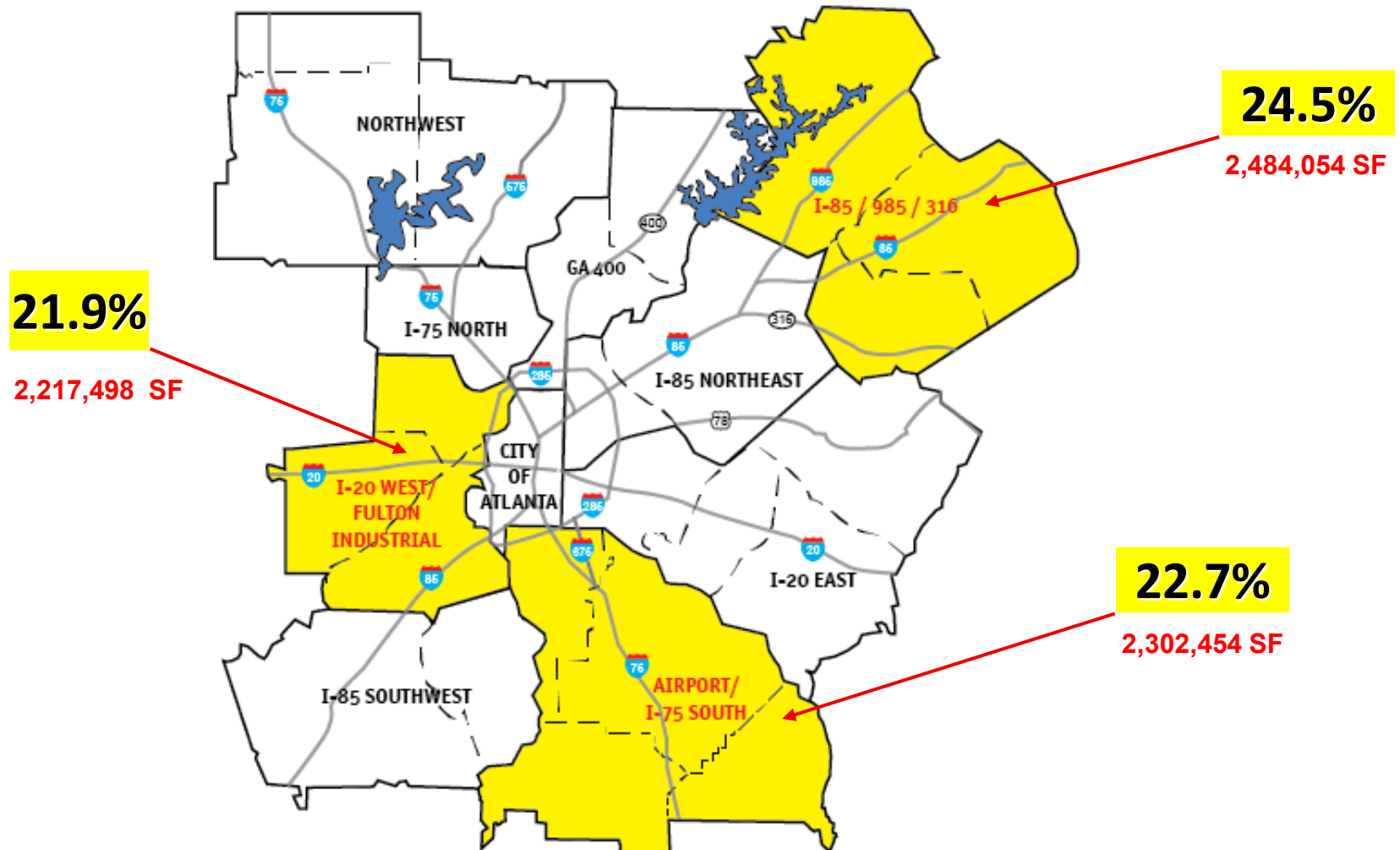
4 Rolling quarters



| 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   |

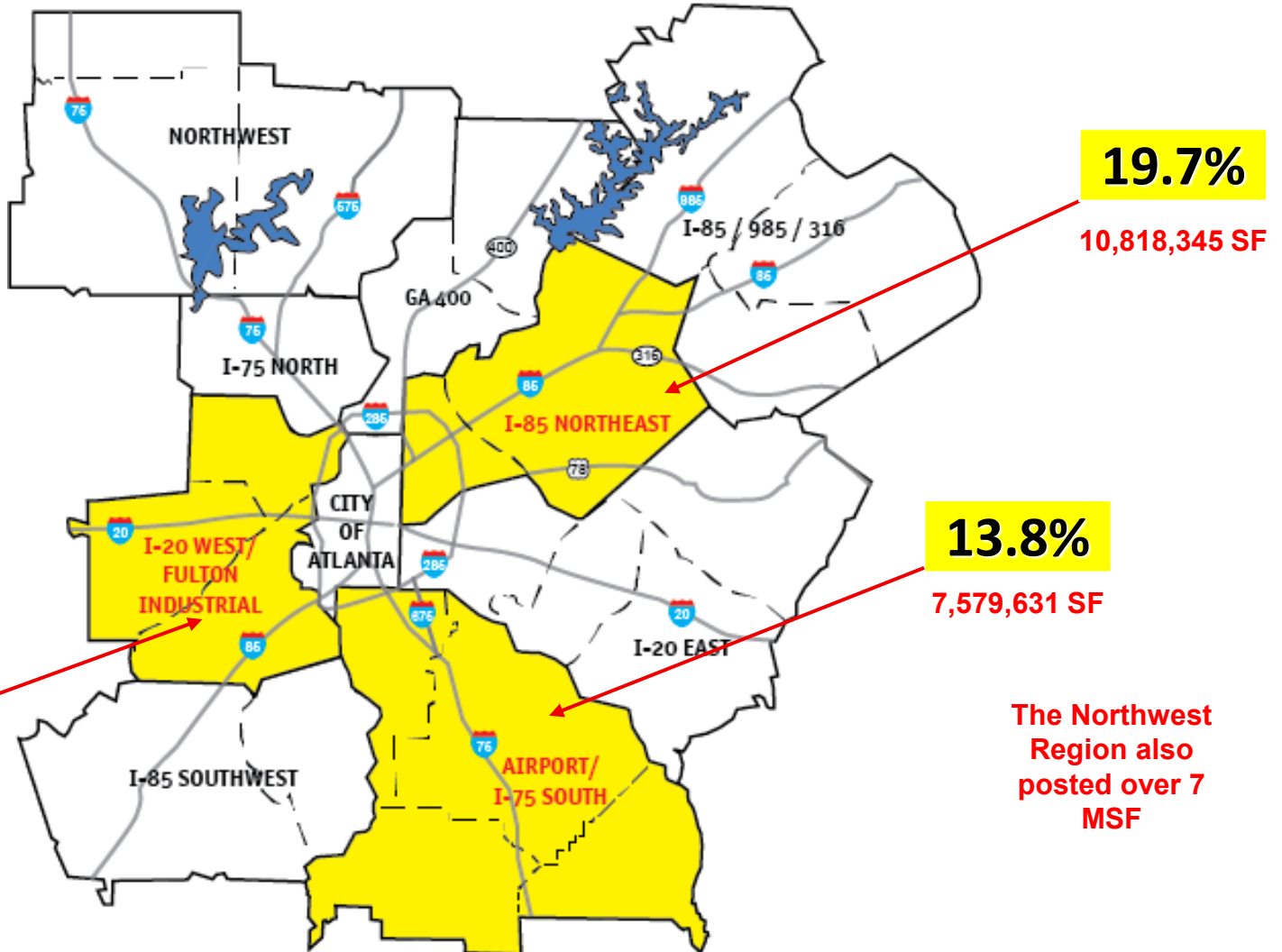
# Distribution Hot Markets

## 4 Rolling Quarters Construction



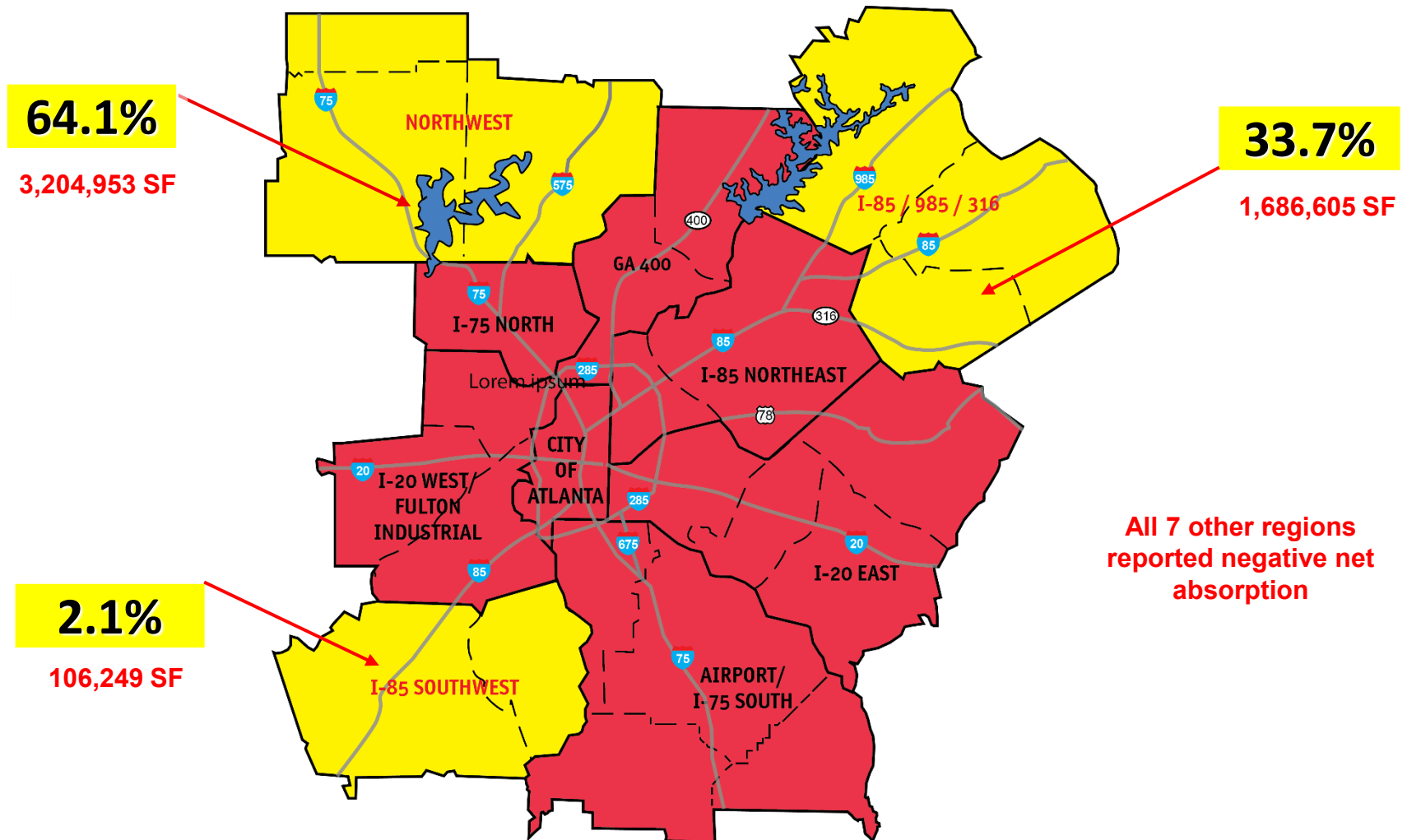
# Distribution Hot Markets

## 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 2<sup>nd</sup> 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



## King Industrial Realty / CORFAC International

Industrial, Commercial & Investment

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**“We Build Relationships...  
Industrial Strength.”**

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**“Converting Market Knowledge to Client Advantage.”**