



ATLANTA **INDUSTRIAL** MARKET REPORT

Strong leasing persists despite rising vacancies & slowing development pipeline.



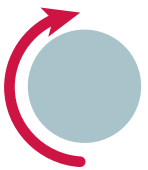
WHAT'S HAPPENING

Leasing activity in Atlanta has surged, rising 19% since last quarter and 40% in the first half of 2024 compared to the same period in 2023. Net absorption was positive at 3.3 million square feet in Q2, with expectations for even higher levels later this year as tenants prepare to take occupancy of newly leased space. Despite the increase in leasing, the vacancy rate rose to 8.2% in Q2, primarily due to 7.3 million

square feet of new inventory entering the market. Over the next 9-12 months, an additional 11.2 million square feet is expected to be delivered. But development activity is slowing, as demonstrated by the steep drop in groundbreakings this quarter. A still robust leasing environment is expected to place downward pressure on vacancy and spur additional speculative development as year-end approaches.



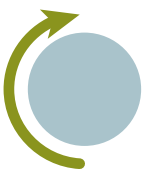
3.3 MSF
Q2 NET ABSORPTION
Q1: 4.3 MSF



8.2%
Q2 VACANCY RATE
Q1: 7.5%



11.2 MSF
Q2 UNDER CONSTRUCTION
Q1: 18.7 MSF



7.3 MSF
Q2 NEW SUPPLY DELIVERED
Q1: 5.5 MSF



\$8.38 PSF
Q2 AVG. ASKING RENT | YEAR
Q1: \$8.24 PSF

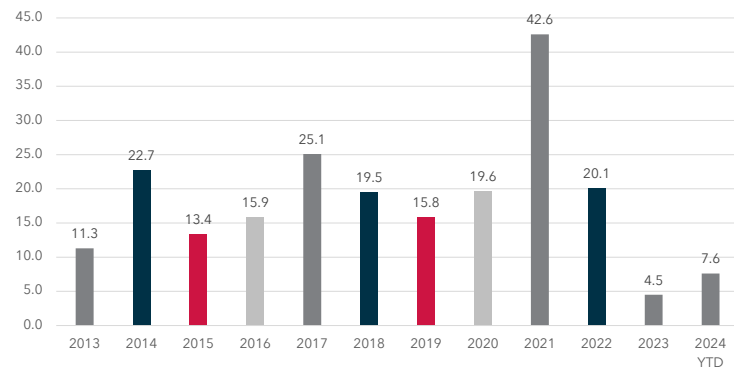


\$117 PSF
Q2 AVG. SALES PRICE
Q1: \$102 PSF

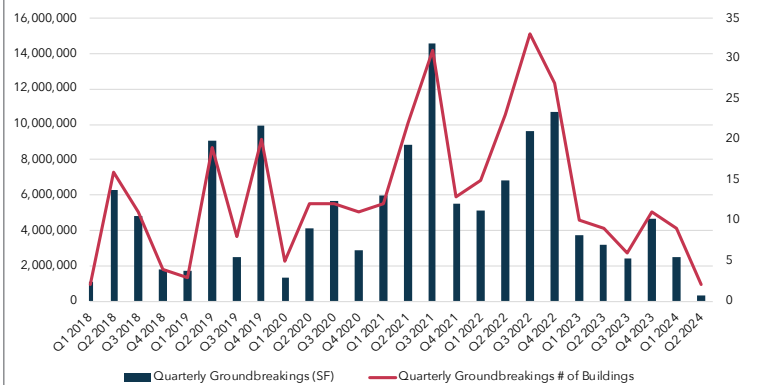


\$2.2 Billion
ROLLING 12-MO SALES VOLUME
Q1: \$2.8 Billion

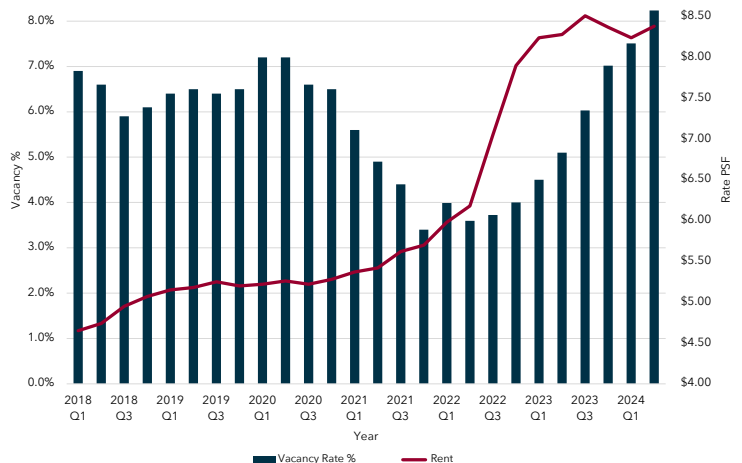
YEAR-TO-DATE | ABSORPTION (MSF)



Q2 2024 | INDUSTRIAL GROUNDBREAKINGS



Q2 2024 | VACANCY & RENTAL RATES



MARKET ACTIVITY

Q2 2024 | TOP SALES



6455 BEST FRIEND RD

NORCROSS, GA 30071

SUBMARKET	Northeast
BUYER	26th Street Partners, LLC
SELLER	TPA Group, LLC
SIZE (SF)	453,600
SALE PRICE	\$82,400,000 (\$181.66 PSF)



130 DISTRIBUTION DR

MCDONOUGH, GA 30252

SUBMARKET	South Atlanta
BUYER	GLP Capital Partners
SELLER	American Realty Advisors
SIZE (SF)	846,496
SALE PRICE	\$77,500,000 (\$91.55 PSF)



INTERNATIONAL COMMERCE CENTER

ADAIRSVILLE, GA 30103

SUBMARKET	Northwest
BUYER	Welcome Group
SELLER	PGIM, Inc
SIZE (SF)	691,667
SALE PRICE	\$66,250,000 (\$95.78 PSF)

Q2 2024 | TOP LEASES



2201 THORNTON RD

LITHIA SPRINGS, GA 30122

SUBMARKET	I-20 W/Fulton
TENANT	GXO Logistics, Inc
SIZE (SF)	733,680
LEASE TYPE	New



7875 WHITE RD

AUSTELL, GA 30168

SUBMARKET	I-20 W/Fulton
TENANT	Mars Wrigley Confectionery
SIZE (SF)	604,852
LEASE TYPE	Renewal



920 HWY 124

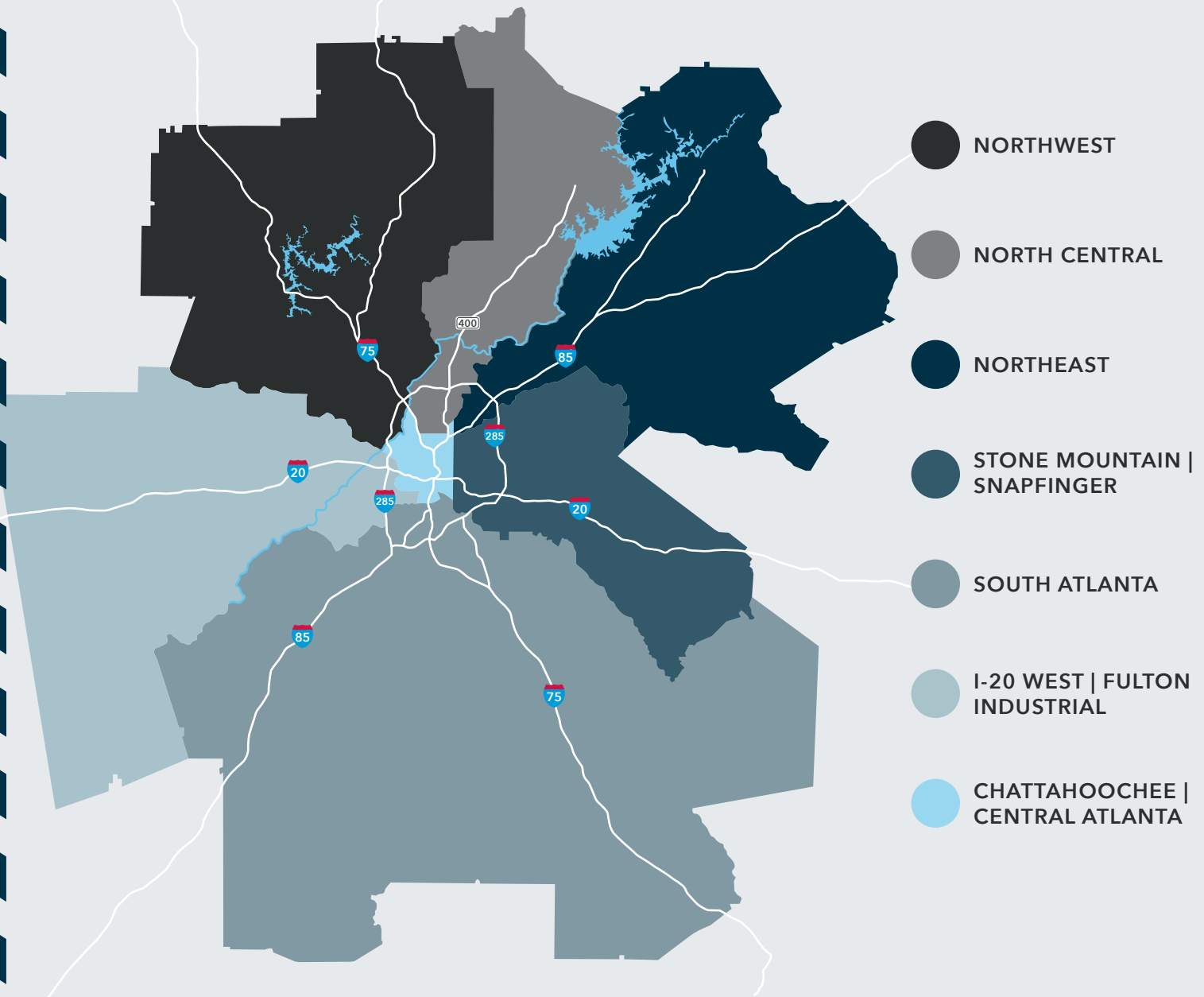
BRASELTON, GA 30517

SUBMARKET	Northeast
TENANT	Mizuno USA, Inc
SIZE (SF)	520,570
LEASE TYPE	Renewal

Q2 2024 | TOP CONSTRUCTION

PROJECT NAME	LOCATION	BUILDING SIZE (SF)	SUBMARKET	DELIVERY
PNK Park Southern Gateway at Lambert Farms	1325 Hwy 42	1,219,826	South Atlanta	Q4 - 2024
The Cubes Bridgeport - Bldg D	Bridgeport Blvd	1,201,200	South Atlanta	Q3 - 2024
Jackson 85 North Business Park - Bldg 2	352 Raco Pkwy	1,017,900	Northeast	Q4 - 2024
Gravel Springs Logistics Center	2630 Gravel Springs Rd	1,001,424	Northeast	Q1 - 2025
River Park - Bldg. 10	Logistics Pkwy	825,000	South Atlanta	Q3 - 2024
The Cubes at Locust Grove - Bldg E	600 Price Rd	650,000	South Atlanta	Q3 - 2024
Jackson 85 North Business Park - Bldg 1	350 Raco Pkwy	538,450	Northeast	Q3 - 2024
The Cubes at Locust Grove - Bldg C	600 Price Rd	500,220	South Atlanta	Q4 - 2024

INDUSTRIAL SUBMARKETS	TOTAL INVENTORY (SF)	TOTAL VACANT (SF)	VACANCY RATE	YTD NET ABSORPTION (SF)	UNDER CONSTRUCTION (SF)	YTD DELIVERIES (SF)	AVG. ASKING RENT / YEAR (PSF)
Northwest	98,513,848	10,544,902	10.7%	1,133,476	747,923	991,415	\$9.98
North Central	30,649,792	1,600,781	5.2%	-352,621	-	97,115	\$15.51
Northeast	243,753,343	22,323,989	9.2%	-1,021,139	3,467,353	3,723,484	\$8.53
Stn. Mountain Snapfinger	87,271,125	5,744,621	6.6%	1,679,070	-	1,423,960	\$7.90
South Atlanta	245,552,687	18,655,898	7.6%	5,693,582	5,655,434	5,852,515	\$8.13
I-20 West Fulton Ind.	125,089,848	9,620,139	7.7%	775,685	1,286,345	736,821	\$6.66
Chattahoochee Central Atl.	29,291,661	2,336,151	8.0%	-310,128	-	-	\$15.88
TOTAL	860,122,304	70,826,481	8.2%	7,597,925	11,157,055	12,825,310	\$8.38



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