



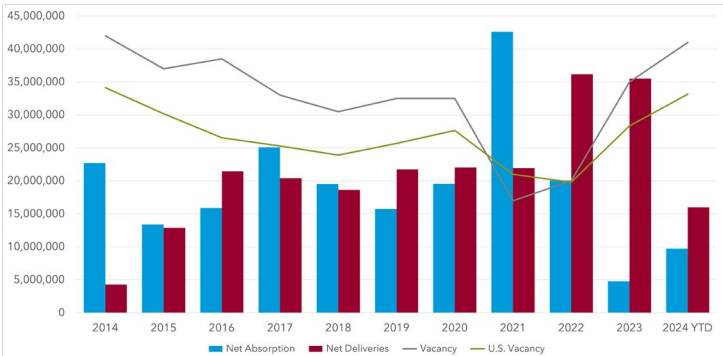
**INDUSTRIAL MARKET OVERVIEW**

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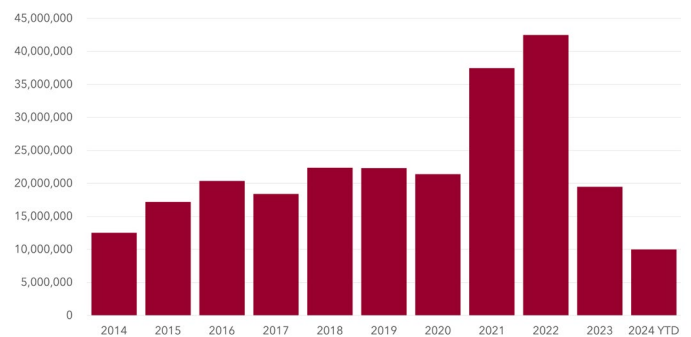
The Atlanta industrial market remains active, with 2024 year-to-date leasing volume surpassing 2023. Absorption reached nearly 10 million square feet, more than double the 4.8 million in 2023, though Q3 activity slowed. Vacancy stabilized at 8.2%, and reduced sublease availability points to tightening conditions. The development pipeline also slowed, with only 3.2 million square feet delivered in Q3 and 10 million still under construction, down from 25 million in Q3 2023. As leasing activity remains steady and construction slows, competition for space is expected to intensify in 2025, driven by limited new supply and shrinking sublease opportunities.

MARKET INDICATORS	Q3 2024	Q2 2024	Q1 2024	Q4 2023	Q3 2023
▼ 12 Mo. Net Absorption SF	9,870,839	10,963,750	7,089,361	4,780,044	9,477,520
◀▶ Vacancy Rate	8.2%	8.2%	7.5%	7.0%	6.0%
▲ Avg NNN Asking Rate PSF	\$8.60	\$8.38	\$8.24	\$8.50	\$8.36
▼ Sale Price PSF	\$112.00	\$117.00	\$102.00	\$99.00	\$118.00
▲ Cap Rate	6.1%	5.9%	6.0%	5.7%	5.3%
▼ Under Construction SF	9,997,059	11,408,800	18,687,427	19,483,314	24,649,378
▲ Inventory SF	864,660,112	860,122,304	856,164,714	831,107,927	823,097,931

**NET ABSORPTION, NET DELIVERIES, & VACANCY**



**UNDER CONSTRUCTION**



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1090 Broadway Avenue* Braselton, GA	805,954 SF	\$55,500,000 \$68.86 PSF	Northwood Investors LLC UBS Realty Investors LLC	Class A
130 Greenwood Industrial Parkway McDonough, GA	488,346 SF	\$48,000,000 \$98.29 PSF	Luxottica of America, Inc. JP Morgan Asset	Class A
2961 Gtavel Springs Road* Buford, GA	251,629 SF	\$41,000,000 \$162.94 PSF	Kohlberg Kravis Roberts & Co. LP Link Logistics Real Estate	Class A

\*Part of a Portfolio Sale

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
4955 Mason Road Union City, GA	660,000 SF	Blackstone	GE Energy Parts, Inc.	Electric and Other Services Combined
930 Highway 124 Braselton, GA	506,200 SF	Cabot	Petco	Retailer
4900 Stonewall Tell Road Union City, GA	499,500 SF	TA Realty	Geodis	3PL

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