

VACANCY
6.3%
Down from the
previous quarter

MARKET RENT
\$6.02 PSF
Up 6.6% YOY

ABSORPTION
6.3 MSF
Demand in South &
I-20 W corridors

DELIVERIES
6.0 MSF
20 Buildings

CONSTRUCTION
21.2 MSF
17% Released

INDUSTRIAL RENT GROWTH TOPS NATIONAL BENCHMARK AS PRICING POWER GOES TO LANDLORDS

RECORD NUMBER OF INDUSTRIAL SALES VOLUME

The industrial market in Atlanta continues to surge. The metro benefits from its role as a regional and national distribution hub, the growing Port of Savannah, and strong local demographic growth. Vacancies have begun to tick up slightly in recent quarters but are still well below the metro's historical average. Sustained low vacancies have kept pricing power in the favor of landlords, and rent growth continues to outperform the national benchmark.

Demand for logistics space is expected to stay strong, but speculative supply is mounting, and vacancies are already starting to rise, albeit slowly. Speculative deliveries should continue to put upward pressure on vacancies, with about 80% of the 15,500,000 SF underway is available for lease, representing one of the largest speculative supply pipelines in the country. Submarkets south of Atlanta should take the biggest hit to vacancy increases. However, if recent leasing trends persist, any rise in vacancy should be relatively gradual. Investors continue to flock to industrial assets in Atlanta, with the market setting a new record for sales volume each of the past two years. Pricing continues to appreciate, with average sales now coming in at roughly \$65/SF.

UNDER CONSTRUCTION

Submarket	# Bldgs	RBA (SF)	Released
South Atlanta	19	9,356,956	1%
Jefferson	4	2,815,154	46%
I-20 W/Fulton	7	2,416,286	4%
Northeast	10	1,866,669	11%
Snappinger/I-20E	4	1,706,465	57%
Gainesville	5	1,521,563	21%
Northwest	8	1,223,563	21%
Chattahoochee	2	266,000	94%
TOTAL	59	21,172,656	17%

THE SUPPLY WAVE CONTINUES

Submarkets in the southern portion of the metro should continue to see the bulk of large-scale deliveries. More than 80% of space under construction is listed as available, up from earlier this cycle. Atlanta ranks comfortably among America's top five for industrial space under construction nationally.

NOTABLE TRANSACTIONS

LEASE	Submarket	Tenant	Size (SF)
2100-2200 W Park Place Blvd	Stone Mountain	Amazon	700,000
1265 Terminus Dr (Terminus West)	I-20 W/Douglasville	Fr8Auctions	527,000
3120 Anvil Block Rd (Clayton Commerce Center)	Airport/S Atlanta	FedEx Ground	447,520
SALE	Submarket	Price	Size (SF)
5390 Hunter Rd (Majestic Airport Center III)	Airport/S Atlanta	\$59.8M	903,145
2200 Thornton Rd & 2221 Northmont Pkwy	I-20 W/NE Atlanta	\$55.3M	647,390
Lee & White Portfolio	Central Atlanta	\$40.3M	433,204

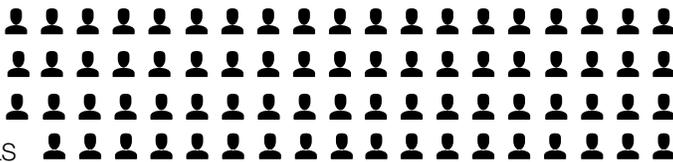
INDUSTRIAL BY SUBMARKET

Submarket	Total RBA	Vacant SF	Vacancy %	Absorption YTD	Deliveries YTD	Constuction SF
Central Atlanta	12,939,949	975,375	7.5%	(192,017)	80,000	0
Chattahoochee	18,542,839	1,054,079	5.7%	(134,942)	0	250,000
Gainesville	21,769,721	985,458	4.5%	375,212	958,968	1,521,563
I-20 W/Fulton	106,996,782	4,771,270	4.5%	2,353,520	2,160,991	2,416,286
Jefferson	33,600,306	7,829,328	23.3%	1,689,345	3,821,306	2,815,154
North Central Atlanta	27,118,670	948,580	3.5%	212,187	155,780	0
Northeast Atlanta	147,337,230	6,135,798	4.2%	1,275,768	679,335	1,814,769
Northwest Atlanta	72,646,487	2,635,020	3.6%	681,311	869,153	1,204,563
Snapfinger/I-20 East	49,504,262	1,480,901	3.0%	74,298	320,000	1,706,465
South Atlanta	192,630,522	16,533,557	8.6%	4,846,442	4,518,522	9,421,256
Stone Mountain	26,167,126	1,396,951	5.3%	180,825	351,700	164,000
TOTALS	709,253,894	44,746,317	6.3%	11,361,949	13,915,755	21,314,056

INDUSTRIAL BY PRODUCT TYPE

Product	Total RBA	Vacant SF	Vacancy %	Absorption YTD	Deliveries YTD	Constuction SF
Flex	48,471,037	2,943,076	6.1%	299,208	224,735	1,431,500
Shallow-Bay	110,050,048	2,895,888	2.6%	2,356,782	702,095	1,426,000
Warehouse	550,732,809	38,907,353	7.1%	8,705,959	12,988,925	18,456,556

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REAL ESTATE PROFESSIONALS

 **TOP FIRM WINNER**

TOP LEASING FIRMS
TOP SALES FIRMS

 **\$700**

MILLION IN TRANSACTIONAL VOLUME

 **42M**

TOTAL SQUARE FEET IN LISTINGS

 **OVER 1M**

MONTHLY LEASING ACTIVITY

NAIGlobal



**OVER 6,000
MARKET EXPERTS
IN 375 OFFICES
GLOBALLY**