

King

***Industrial
Realty, Inc.***

CORFAC
INTERNATIONAL

Presents:

Atlanta Industrial Market

Second Quarter 2023

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The Atlanta Distribution Market

**WHOA... the Atlanta Market Puts on
the Brakes...**



The Atlanta Industrial Market

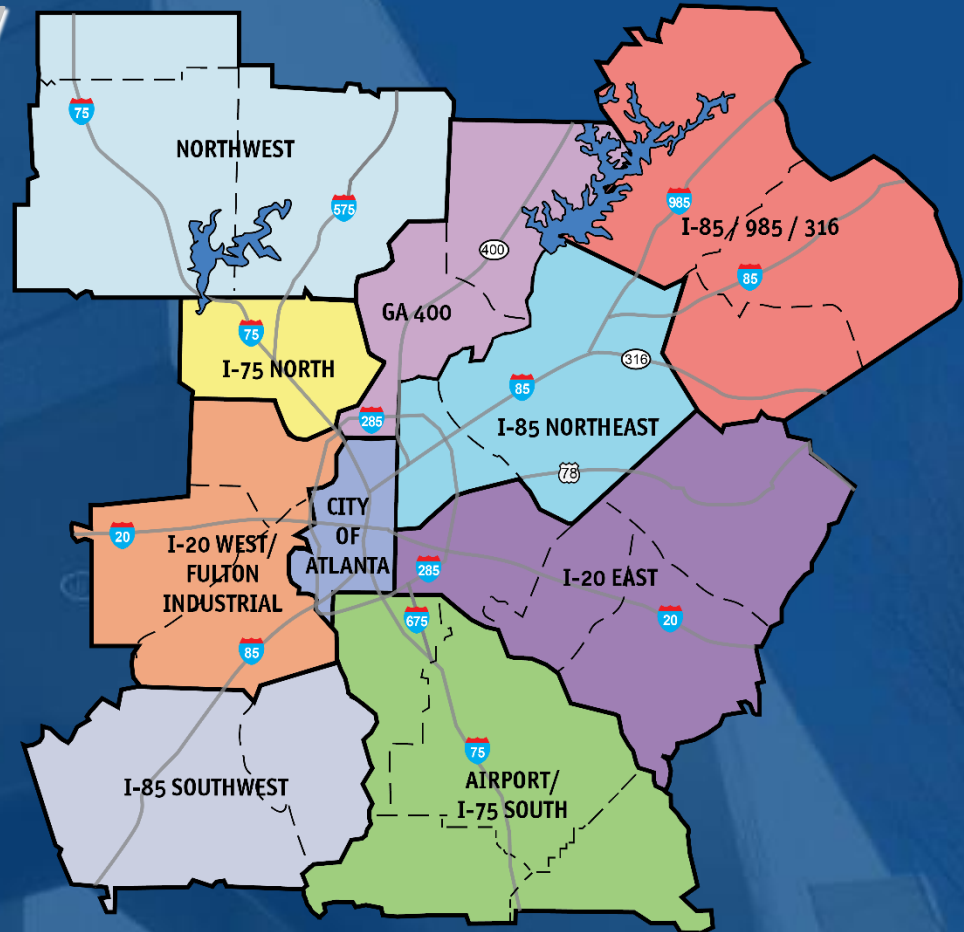
➤ PinPointsm Technology

- ❖ Custom designed
- ❖ Inventory every quarter

10 Regions

(distribution & service)

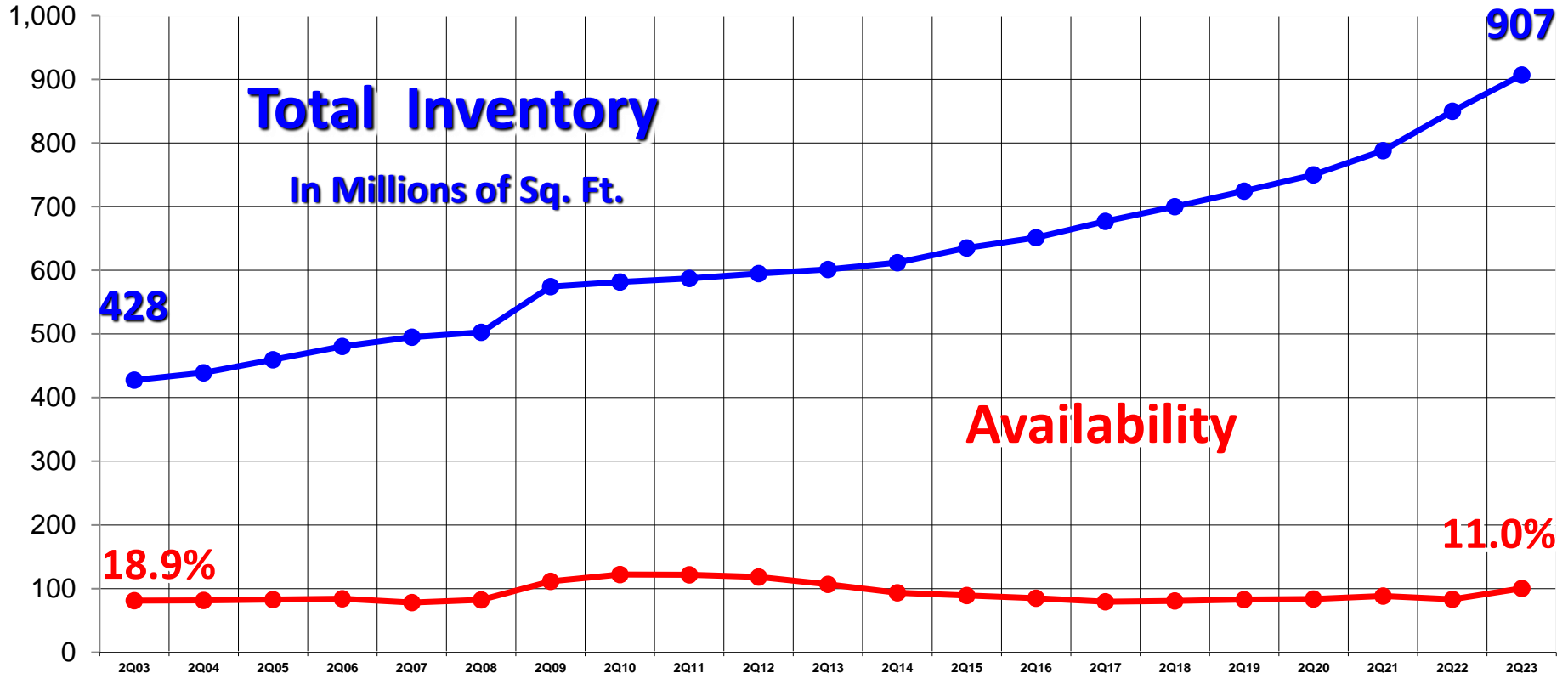
- ❖ 934 million sq. ft.
- ❖ 16,308 buildings
- ❖ 28,287 businesses



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

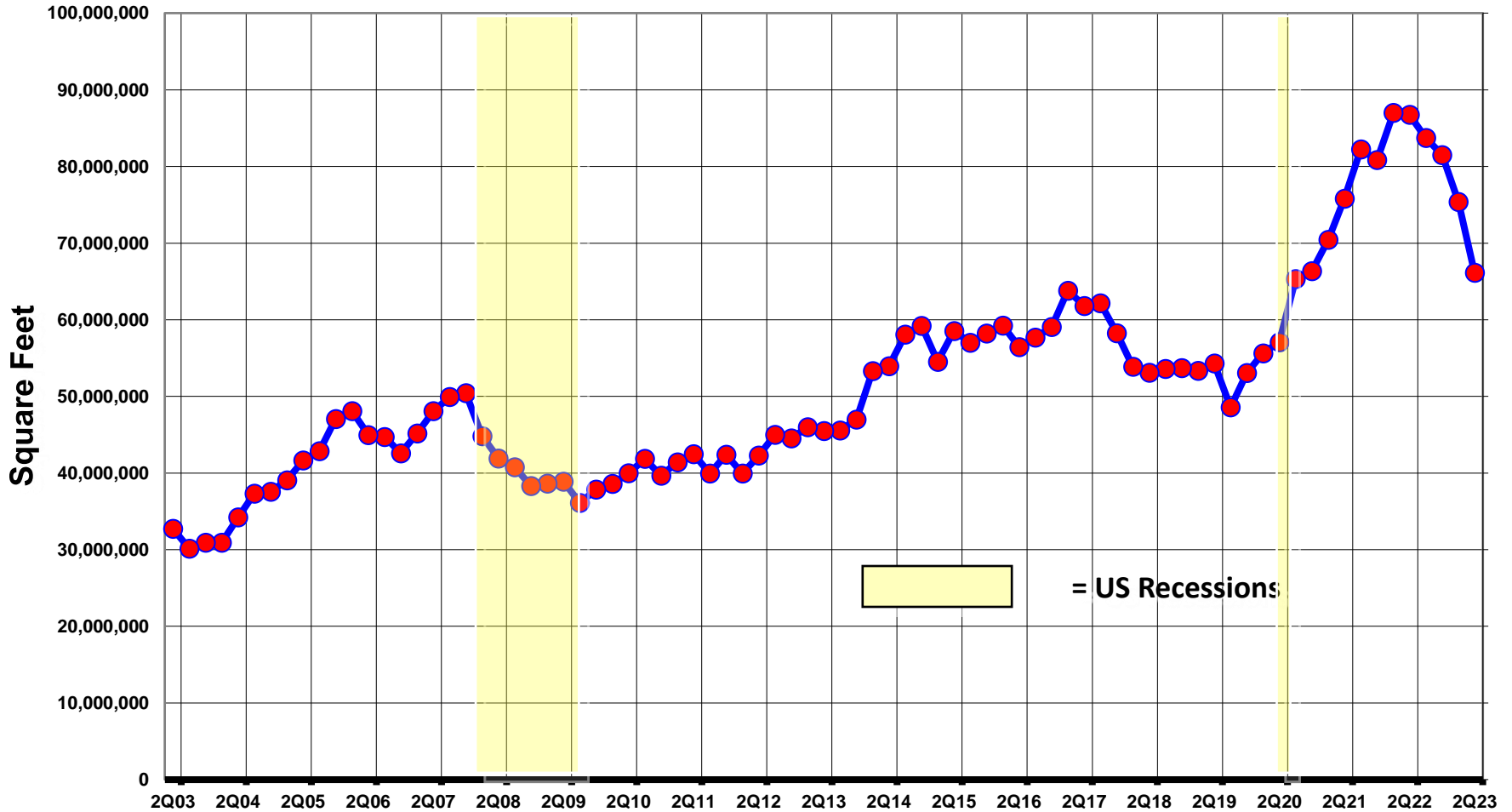
2003-2023



*

* Analysis expanded to include 8 additional counties.

Activity 2003-2023

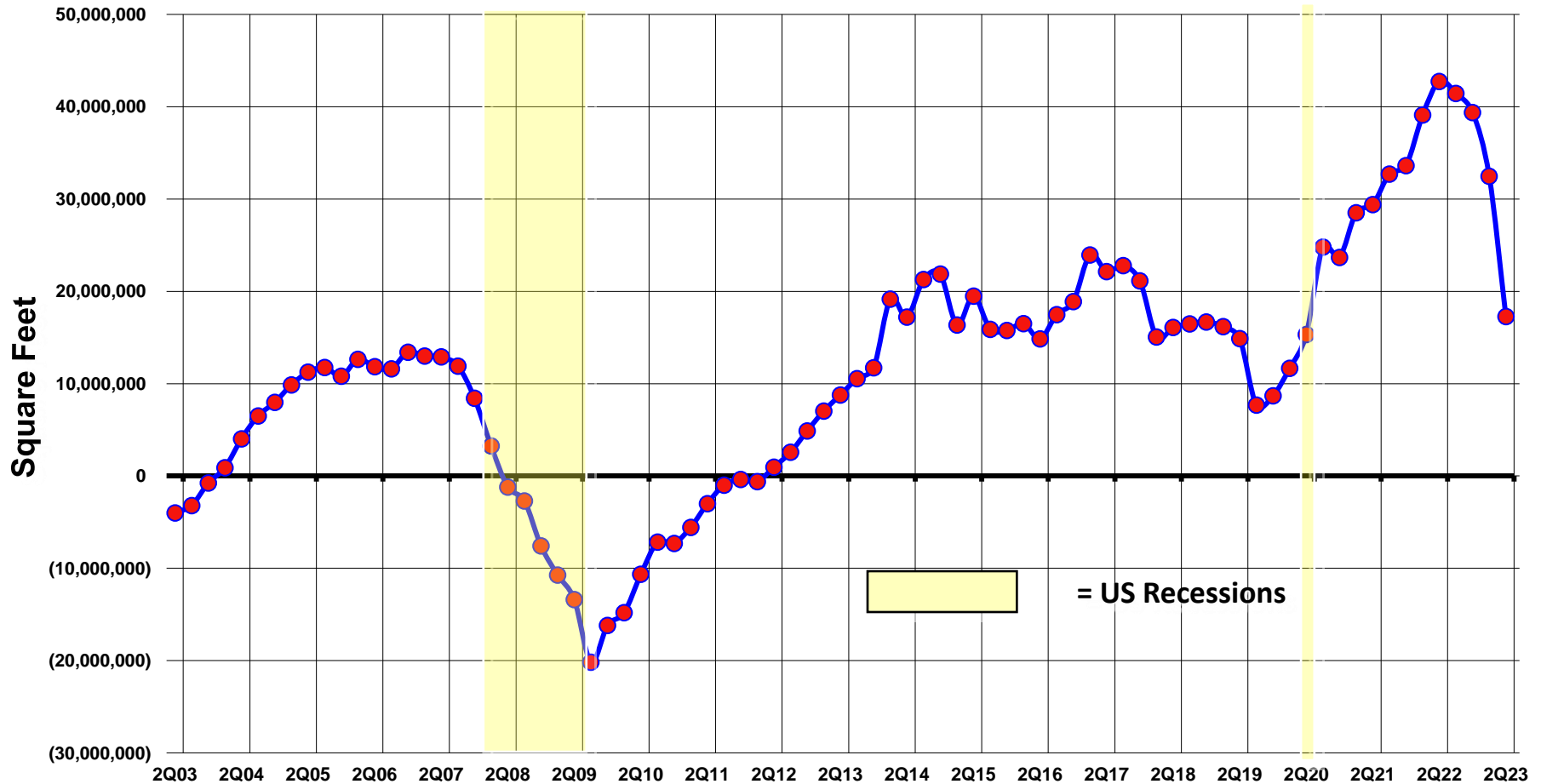


Numbers represent four rolling quarters.

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Absorption

2003-2023



Numbers represent four rolling quarters.

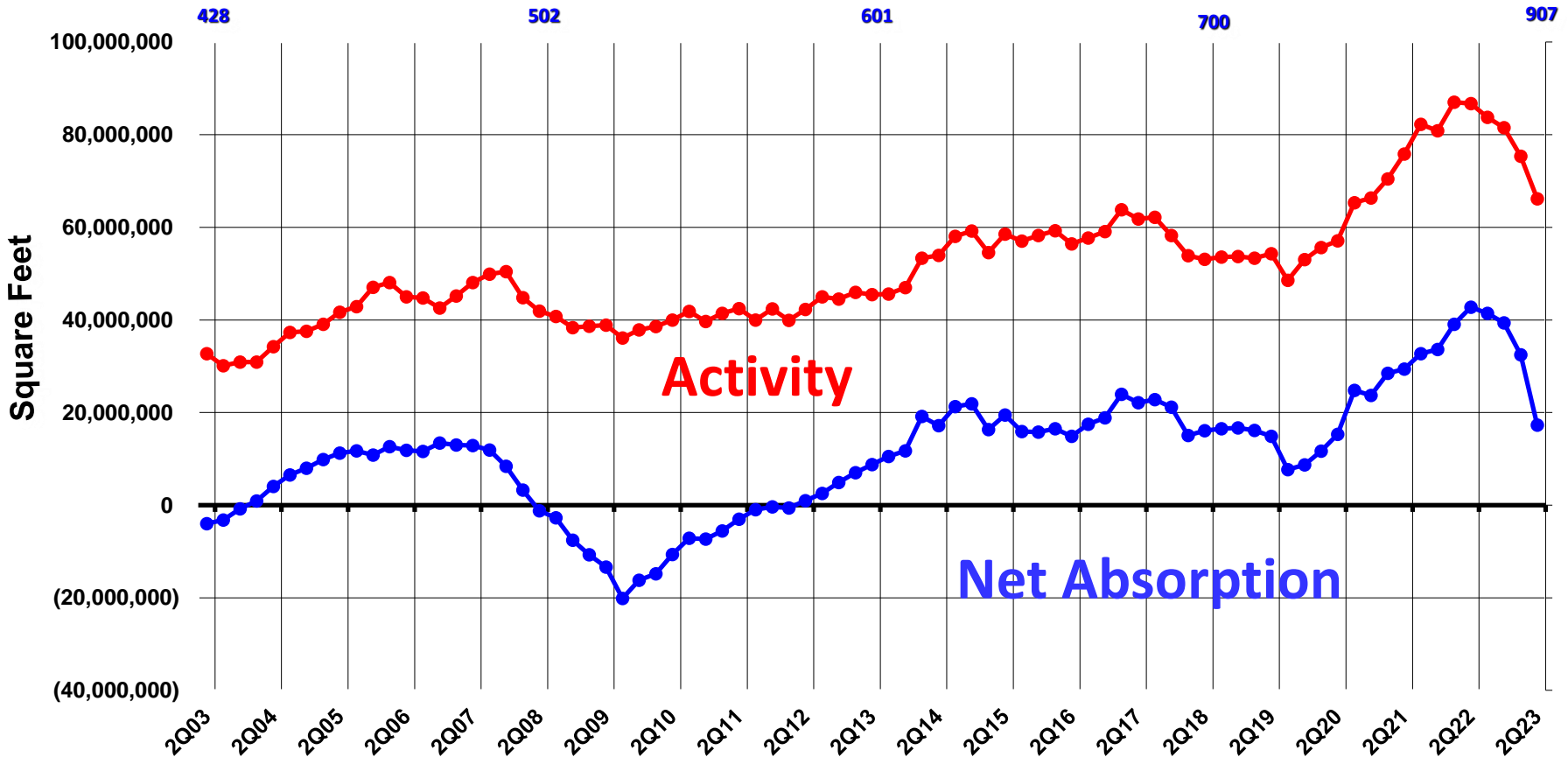
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Absorption & Activity

2003-2023



Total Inventory - Million Square Feet



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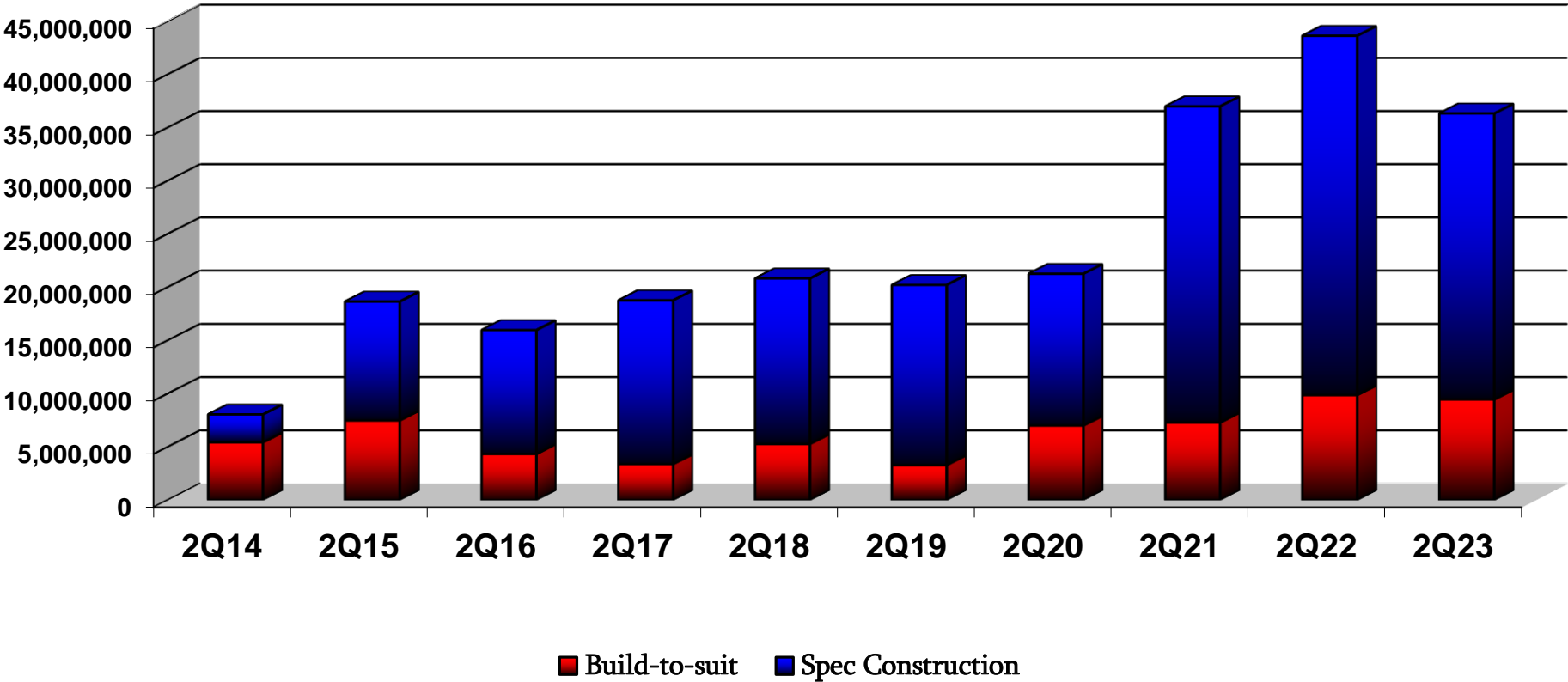
New Construction

2014-2023

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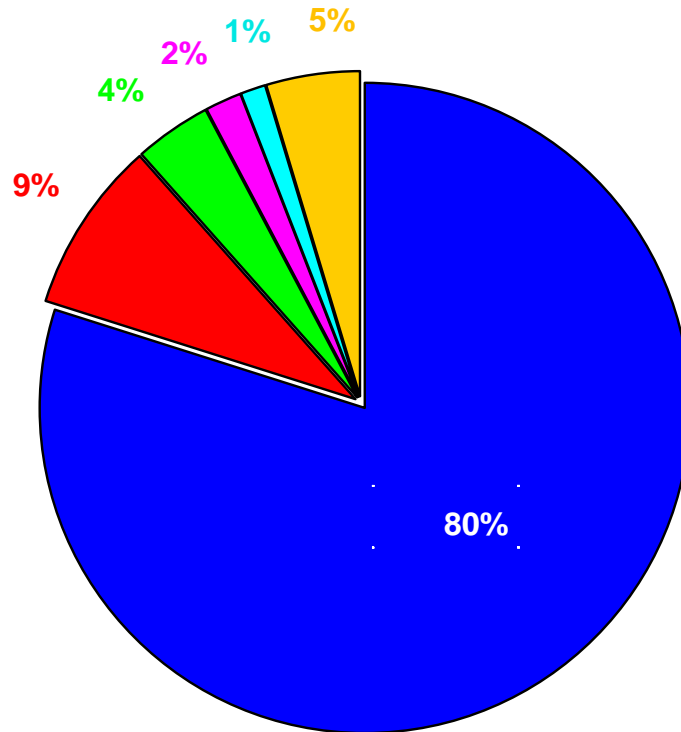
Square Feet



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Deals Completed

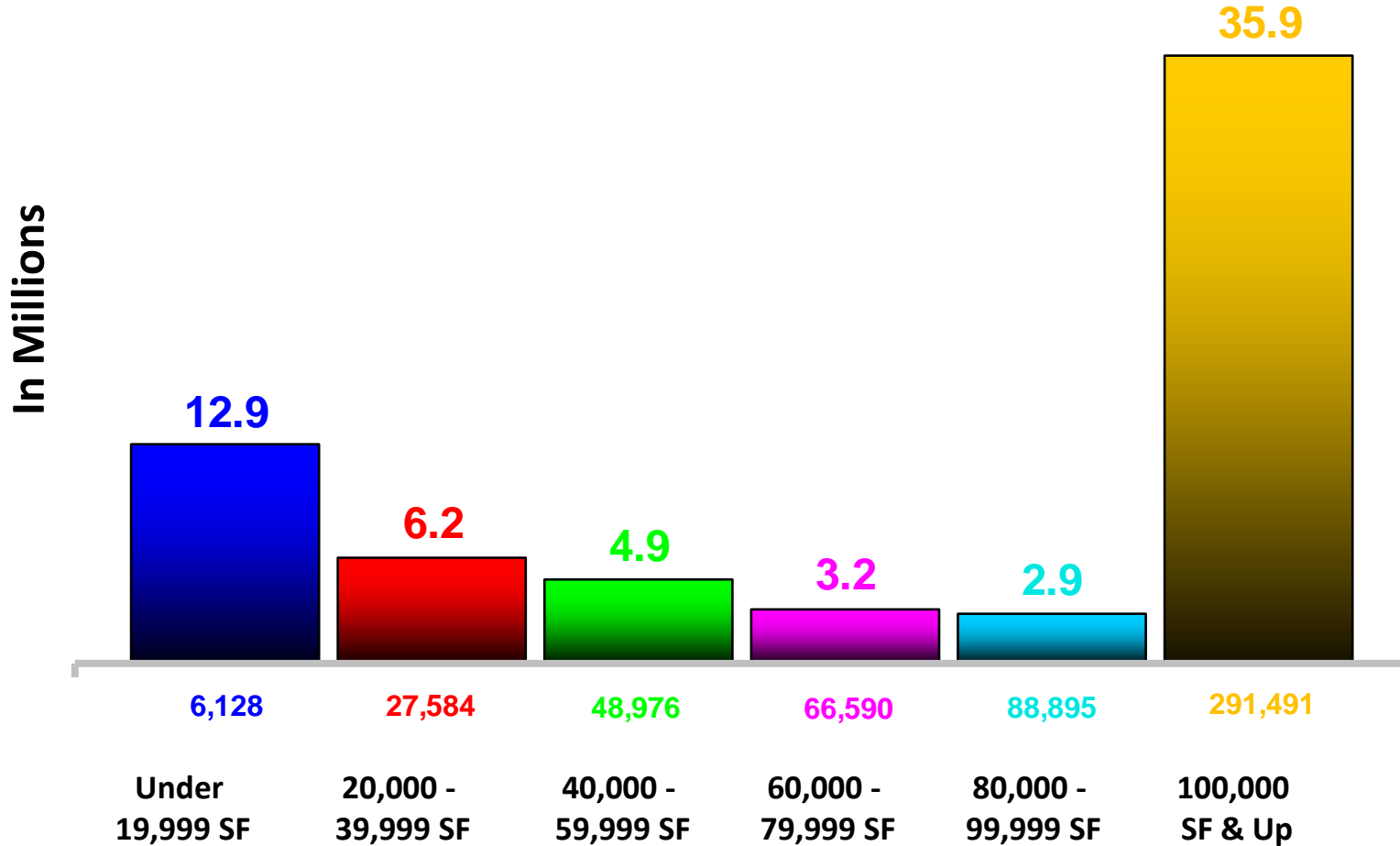


- Under 19,999 SF
2,109 Deals
- 20,000-39,999 SF
226 Deals
- 40,000-59,999 SF
101 Deals
- 60,000-79,999 SF
48 Deals
- 80,000-99,999 SF
33 Deals
- 100,000 & up
123 Deals

TOTAL # of DEALS:
2,640

Numbers represent four rolling quarters.

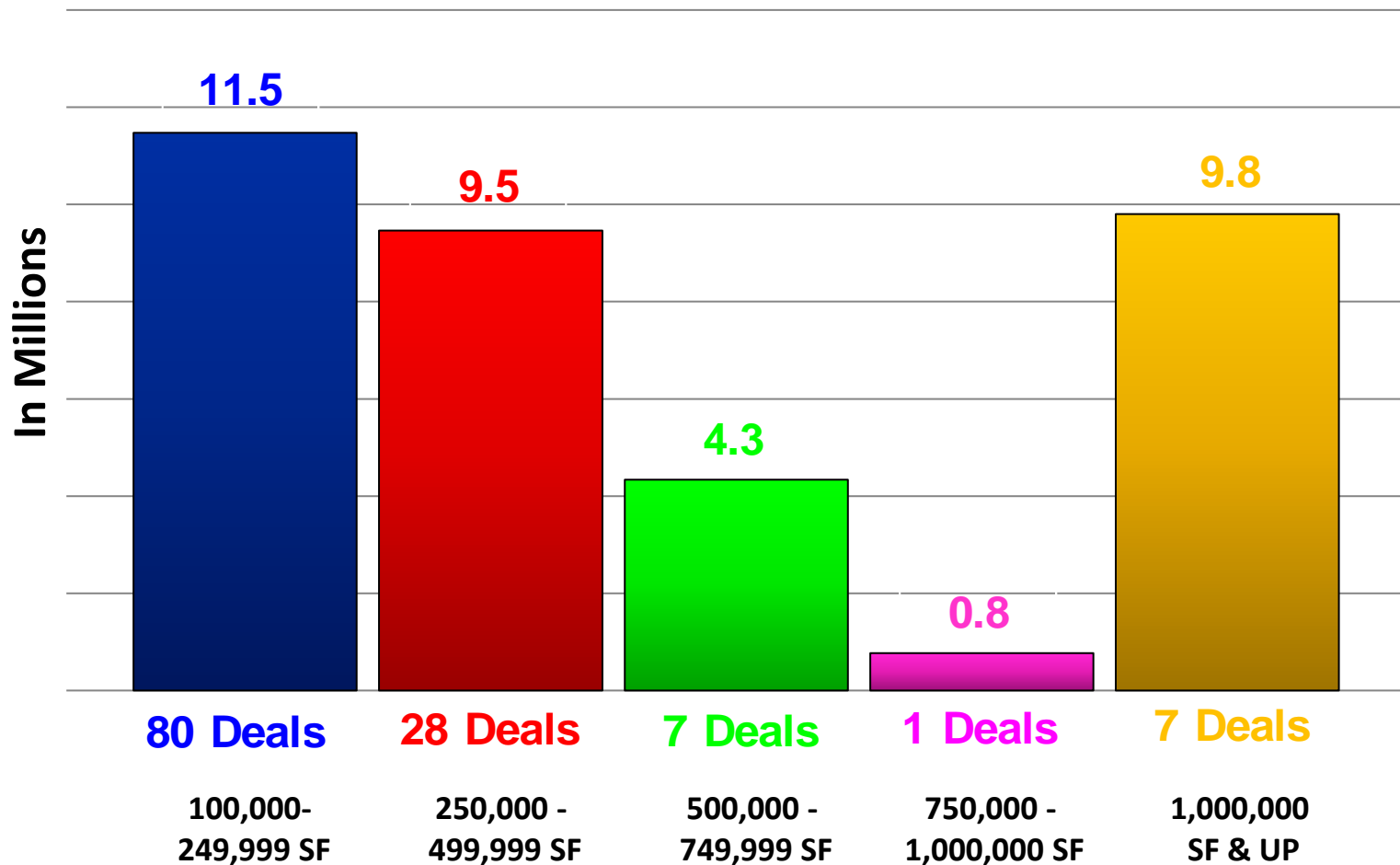
Square Feet Leased



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Square Feet Leased 100,000 +

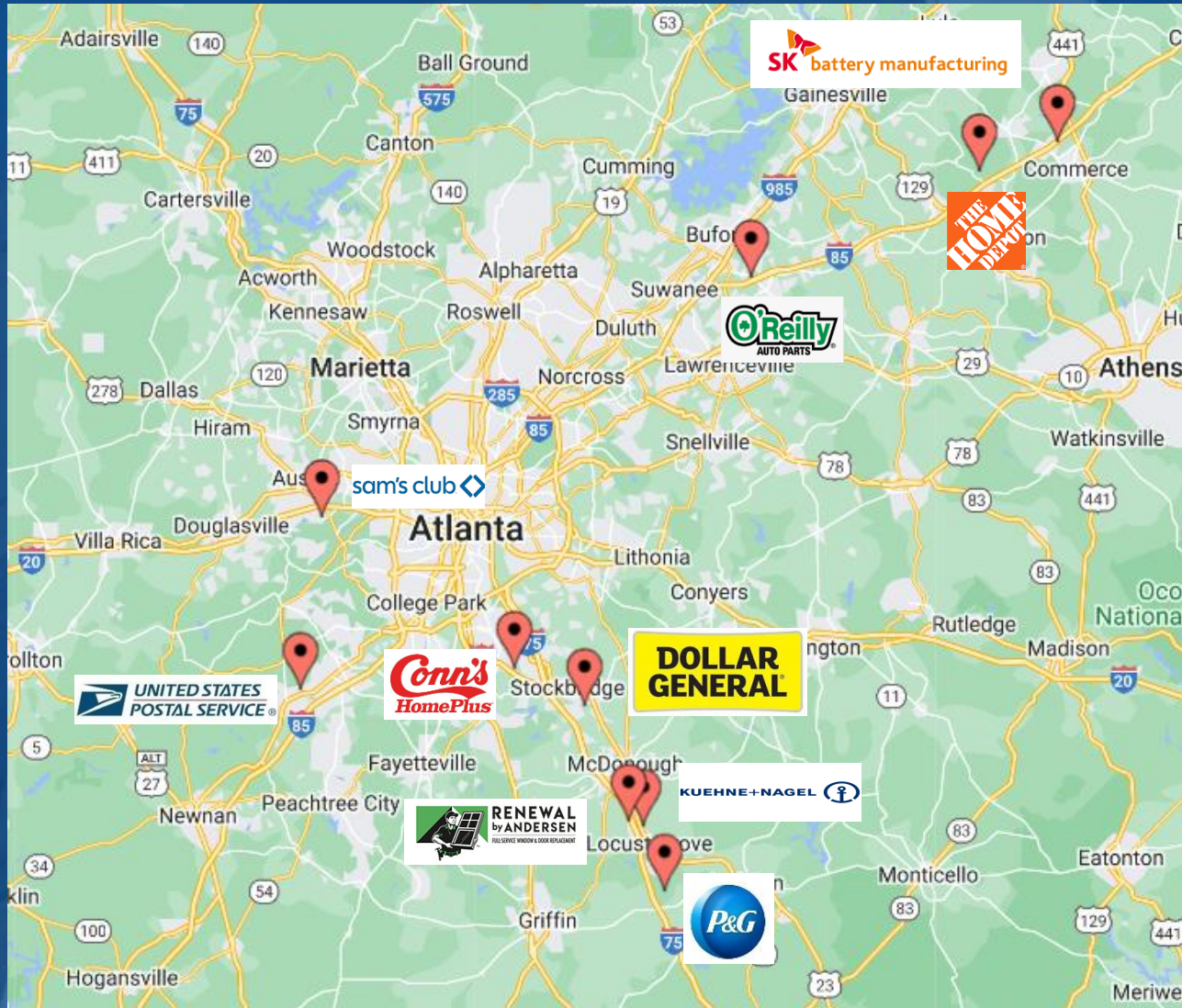


Numbers represent four rolling quarters.

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Largest Deals as of 1Q23

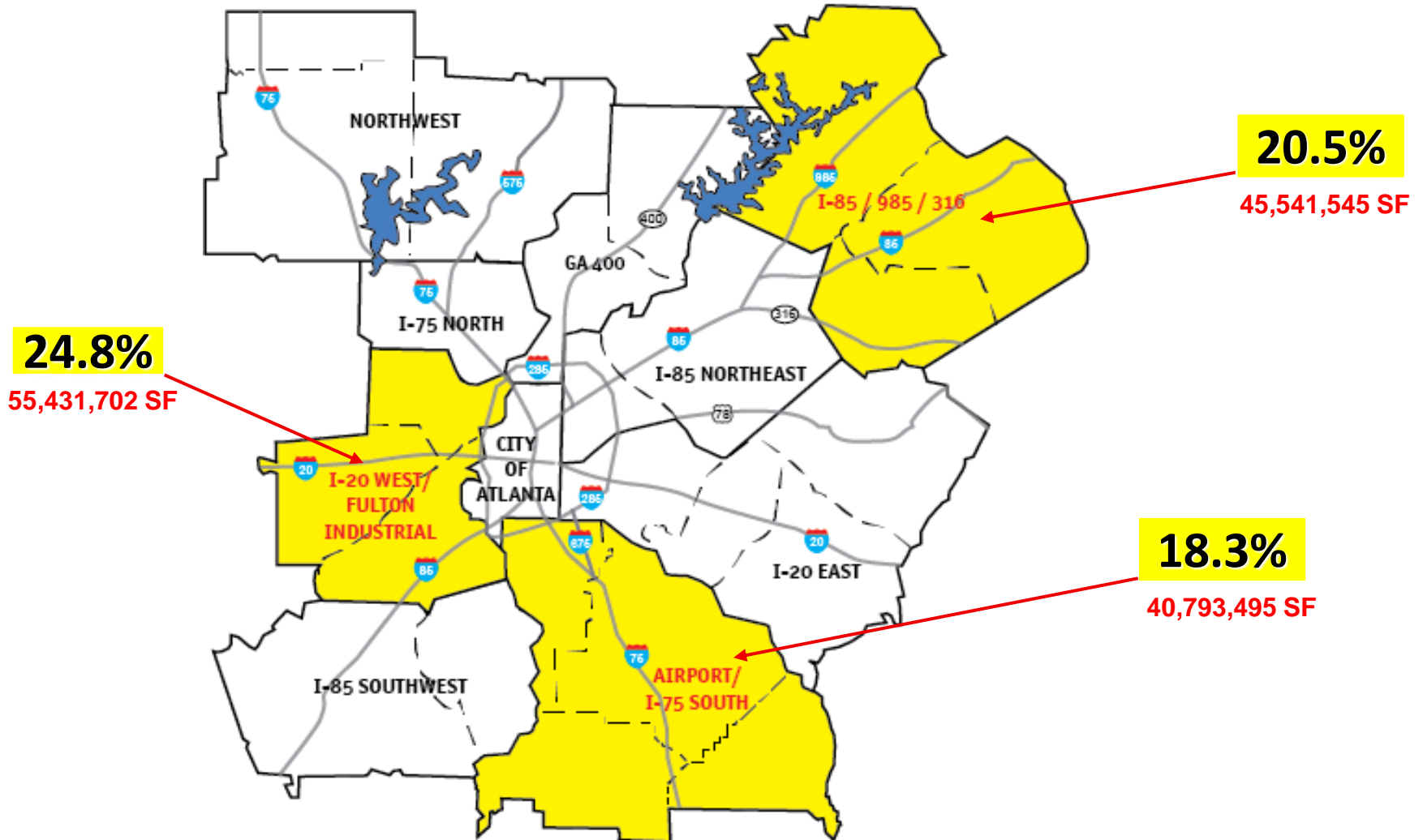
4 Rolling quarters



Company	SF
SK Battery America, Inc	1,630,000
Renewal By Anderson, LLC	1,180,000
Sam's Club	1,111,040
Proctor & Gamble	1,100,000
USPS	1,008,000
Kuehne + Nagel	1,003,954
Home Depot	772,200
Dollar General	712,040
Conn's HomePlus	706,000
O'Reilly Auto Parts	689,730

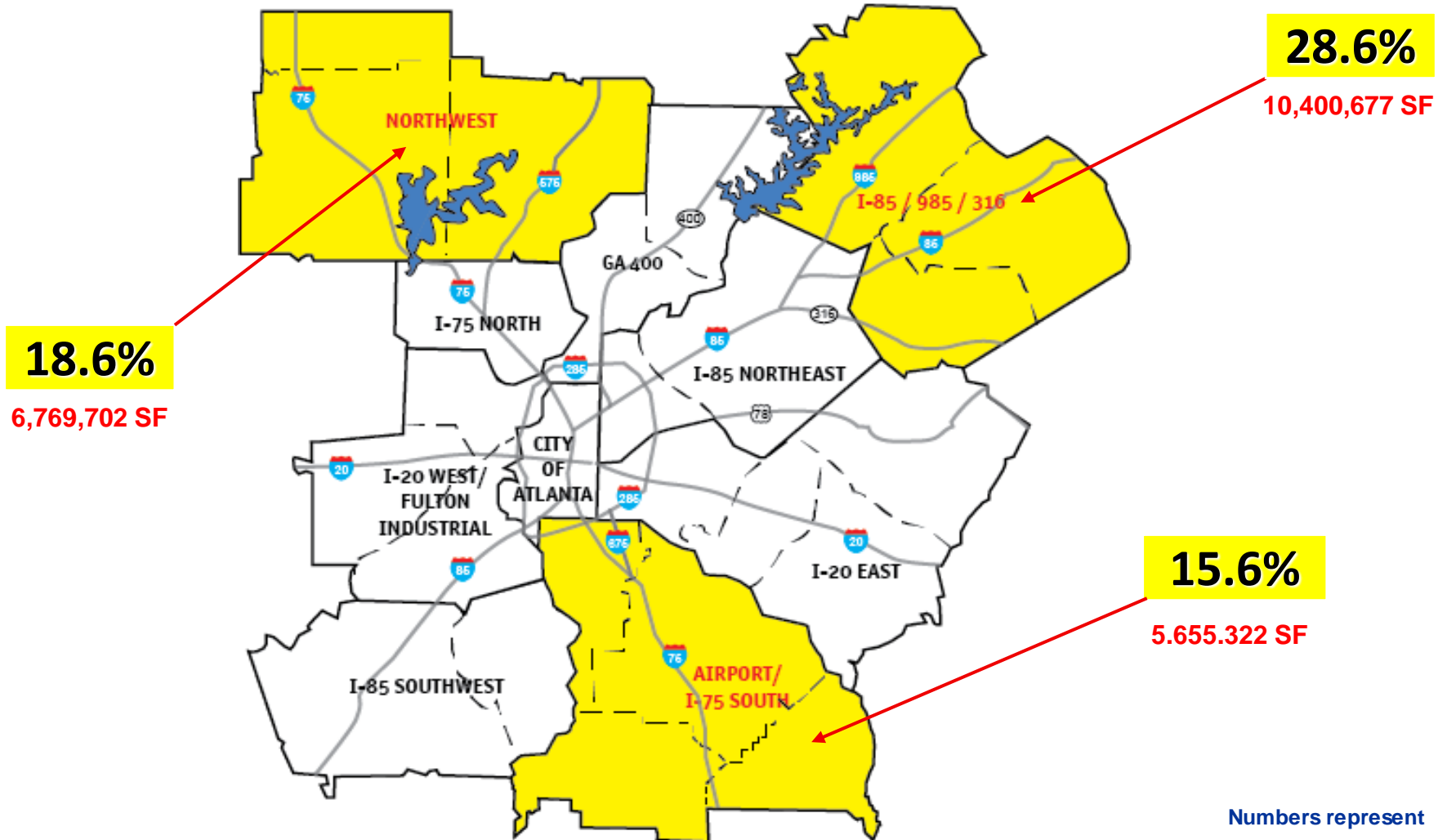
Distribution Hot Markets

2015-2023 Construction



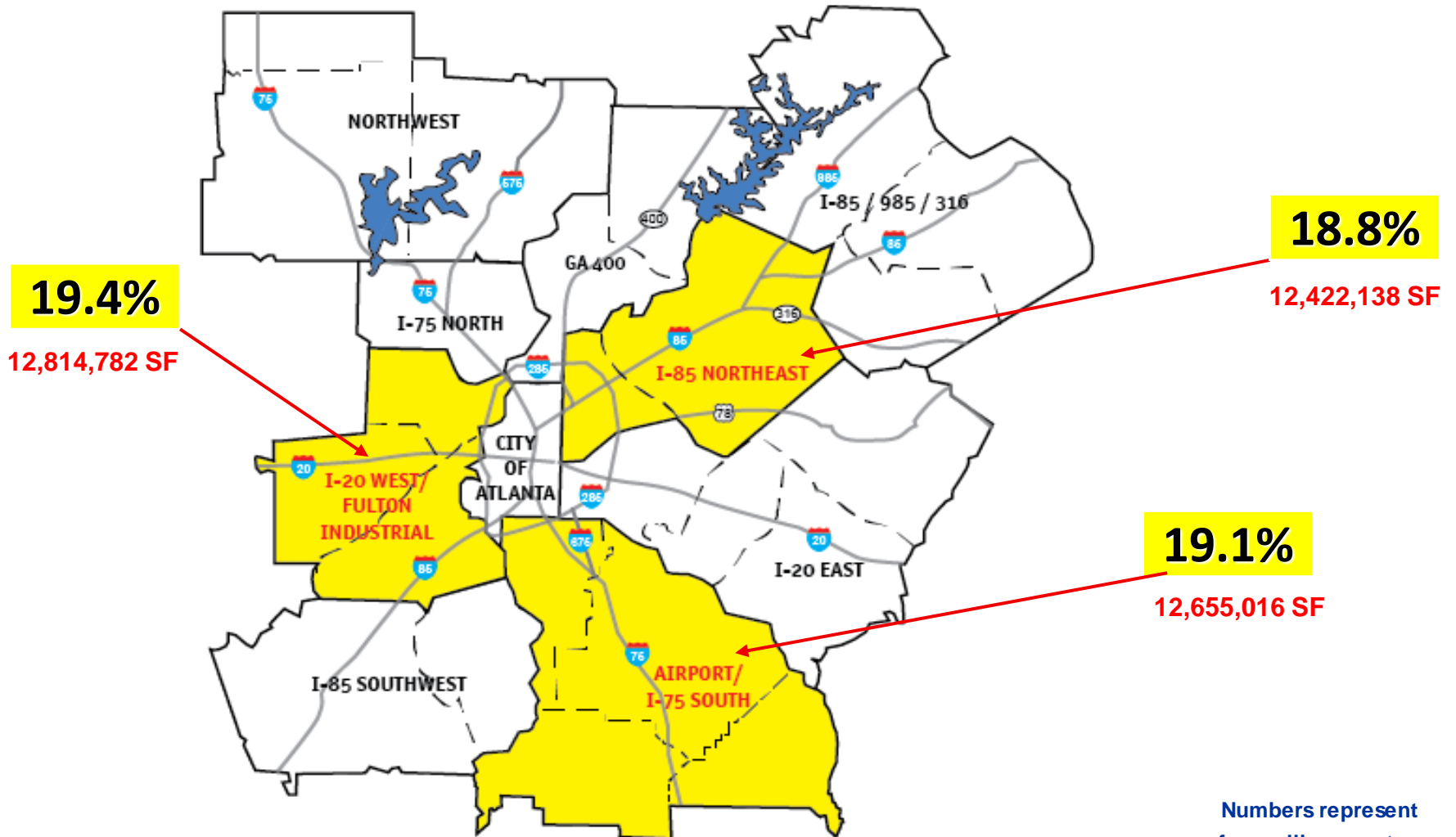
Distribution Hot Markets

4 Rolling Quarters Construction



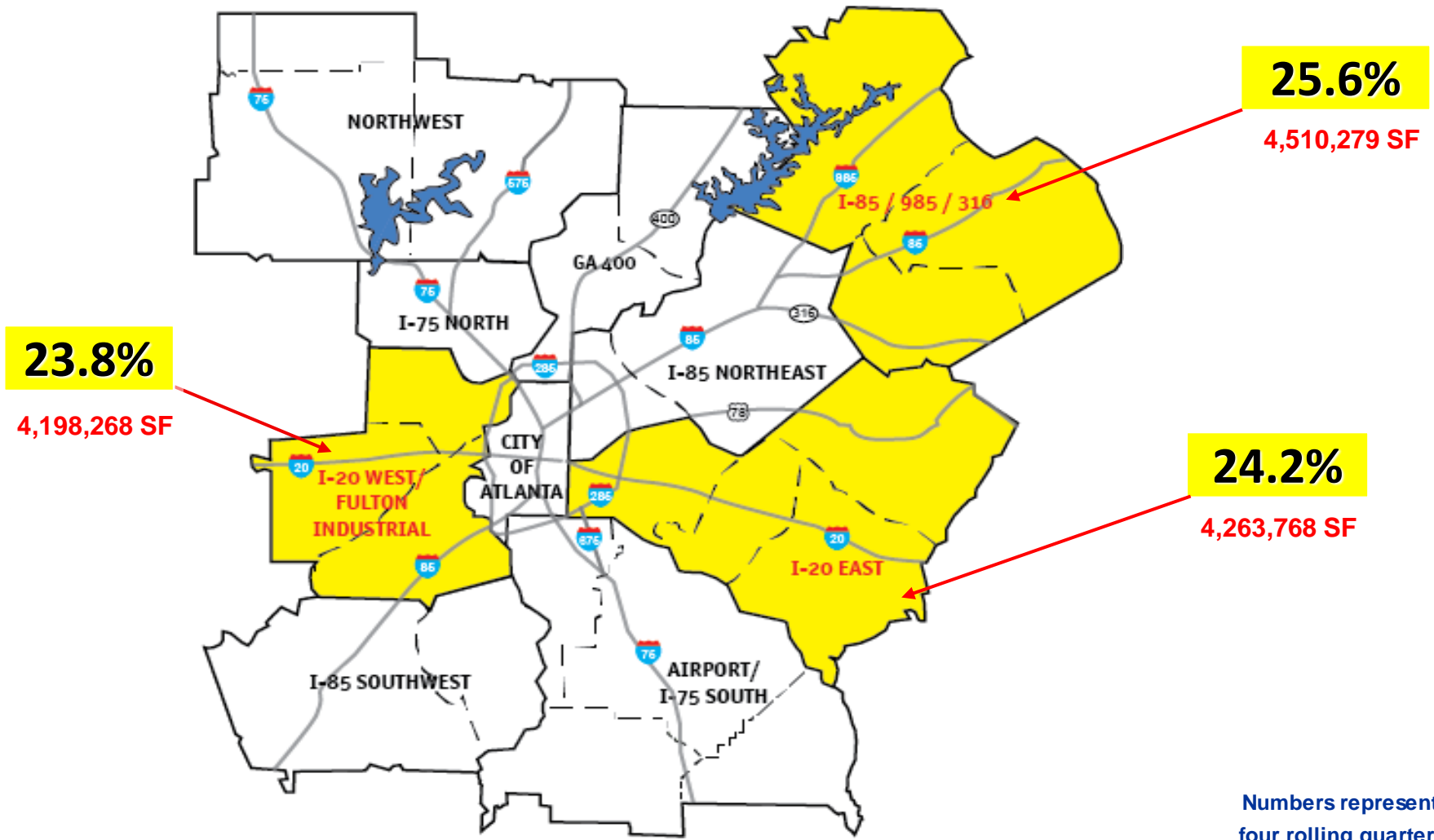
Distribution Hot Markets

2023 Activity



Distribution Hot Markets

2023 Net Absorption



Numbers represent four rolling quarters as of 2Q 2023.

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Conclusion

WHOA... the Atlanta Market Puts on the Brakes

- ❖ Activity dropped by 9.2 million sf down to 66.1 million sf
- ❖ Net absorption also dropped by 15.2 million sf down to 17.3 million sf
- ❖ New construction was low with 2.8 million sf for the second quarter, the 4 rolling quarters went down to 36.3 million sf. 74% Spec, 26% BTS
- ❖ Availability rate rose 0.5% up to 11.0% - with 99.8 million sf of available space
- ❖ There was over 223 million square feet of new construction over the last 8 years; availability rate dropped from 14.1% to 11.0% in the same time period
- ❖ Available sublease space remained at 10.6% this quarter
- ❖ US jobs created during the 2nd quarter totaled 801,000 (253K April, 339K May & 209K June)
- ❖ Unemployment rates – Atlanta 3.3% ↑, Georgia 3.2% ↑, US 3.6% ↑
(% May projection for Atlanta, Georgia & May for US from the Bureau of Labor Statistics)
- ❖ US Manufacturing index: 48.9% April, 48.4% May & 46.3% June (from Trading Economics)

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“Converting Market Knowledge to Client Advantage.”