



Presents:

Atlanta Industrial Market

Second Quarter 2022

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The Atlanta Distribution Market

Construction
and Net Absorption
still Blooming!



The Atlanta Industrial Market

➤ PinPointsm Technology

- Custom designed
- Inventory every quarter

10 Regions

(distribution & service)

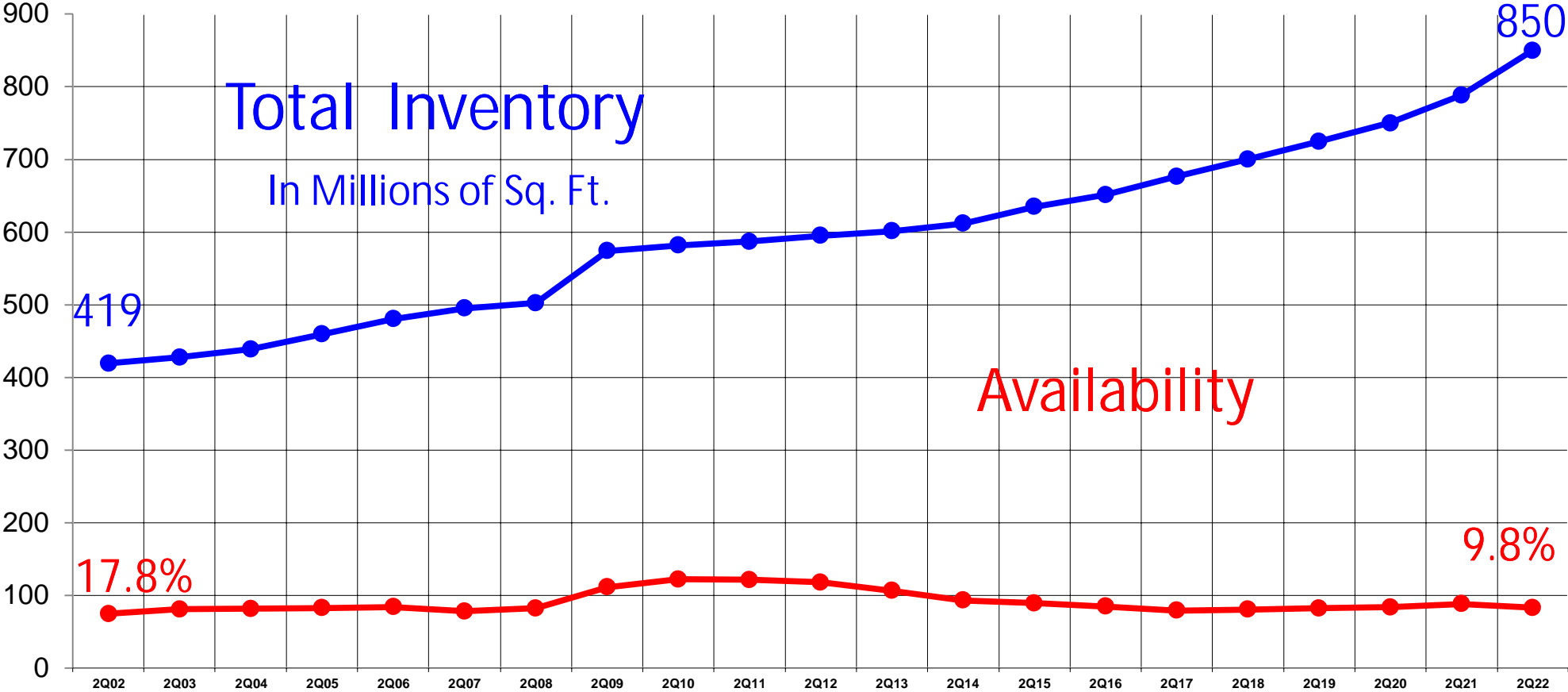
- 877 million sq. ft.
- 15,820 buildings
- 27,508 businesses



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

2002-2022



*

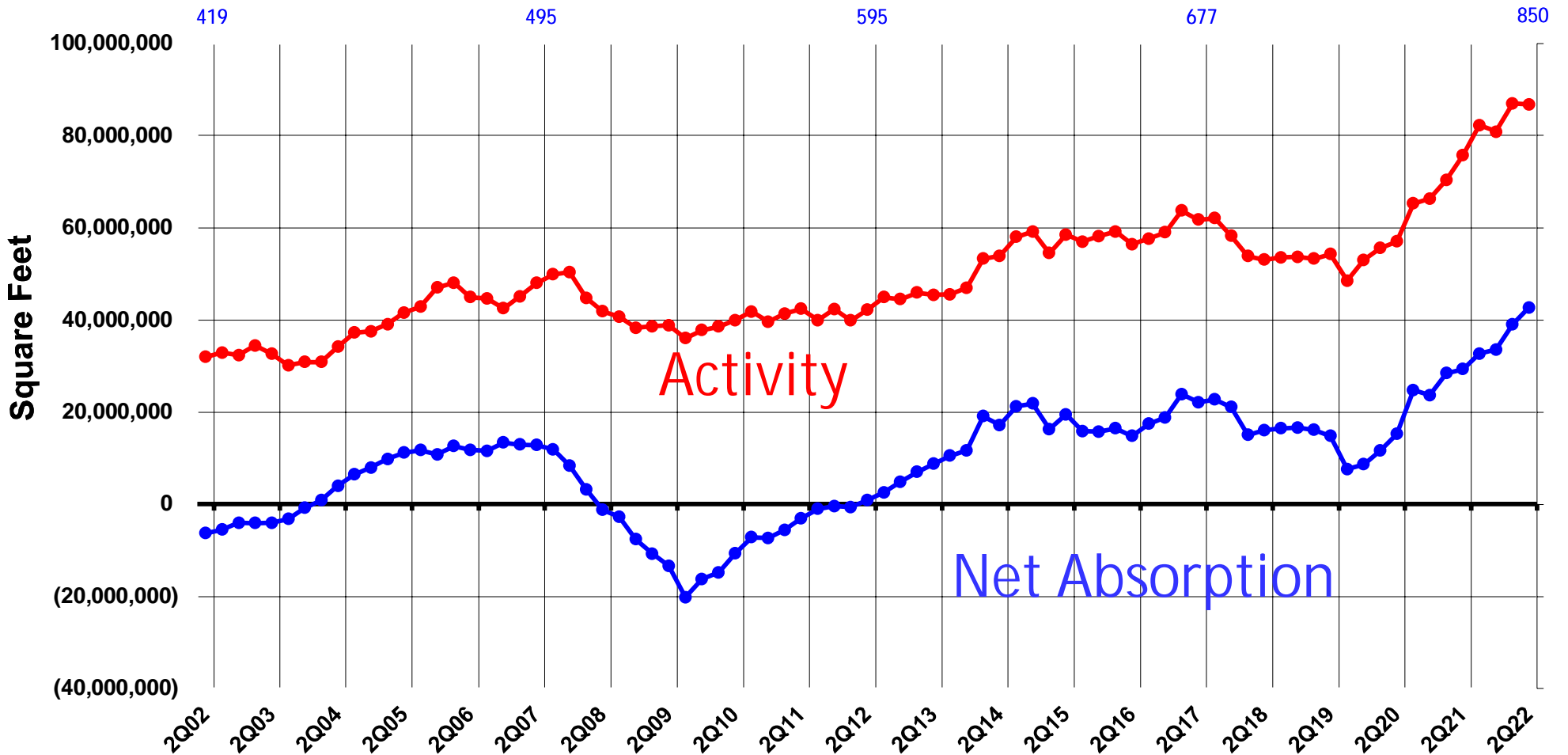
* Analysis expanded to include 8 additional counties.

Absorption & Activity

2002-2022



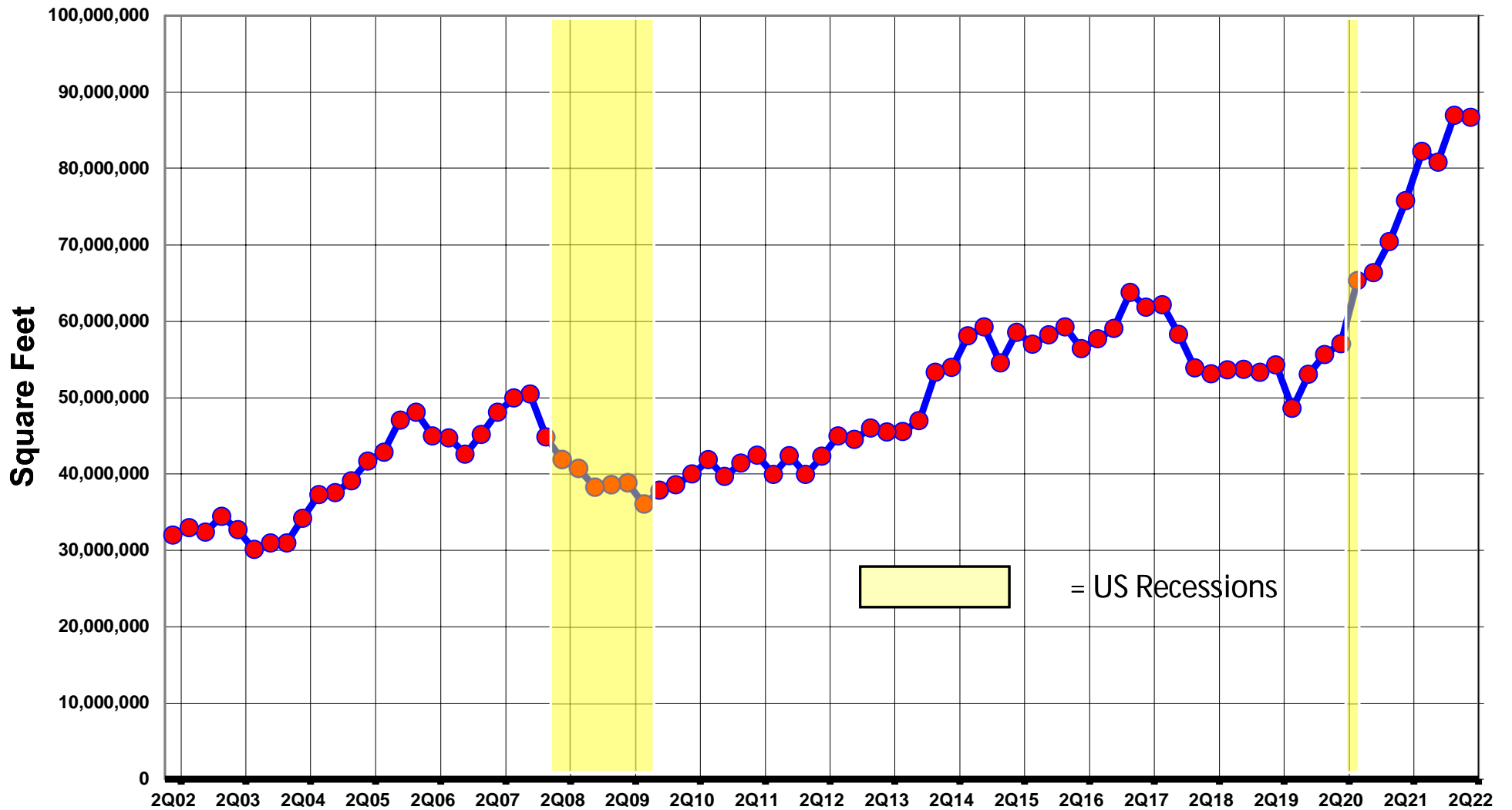
Total Inventory - Million Square Feet



Numbers represent four rolling quarters.

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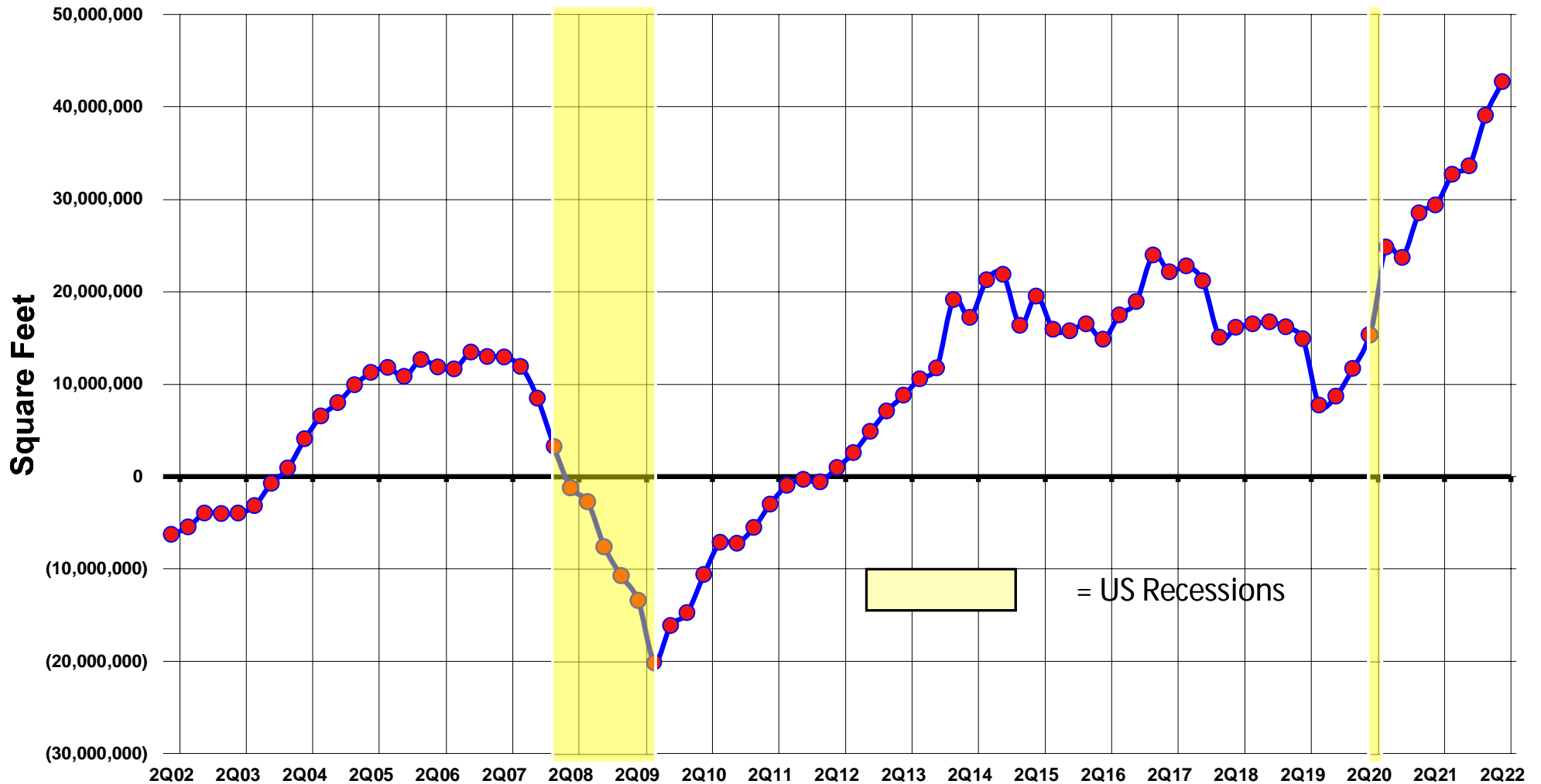
Activity 2002-2022



Numbers represent four rolling quarters.

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Absorption 2002-2022



Numbers represent four rolling quarters.

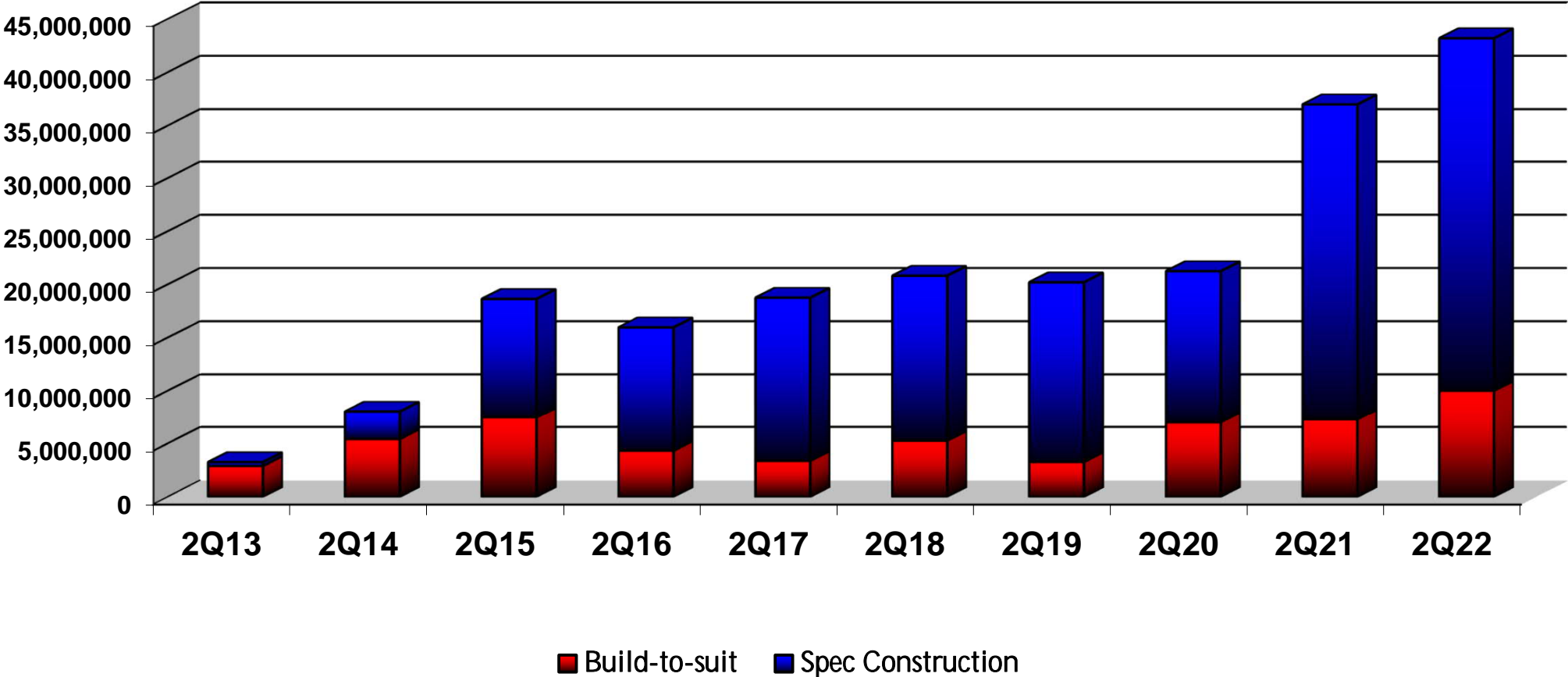
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New Construction

2013-2022



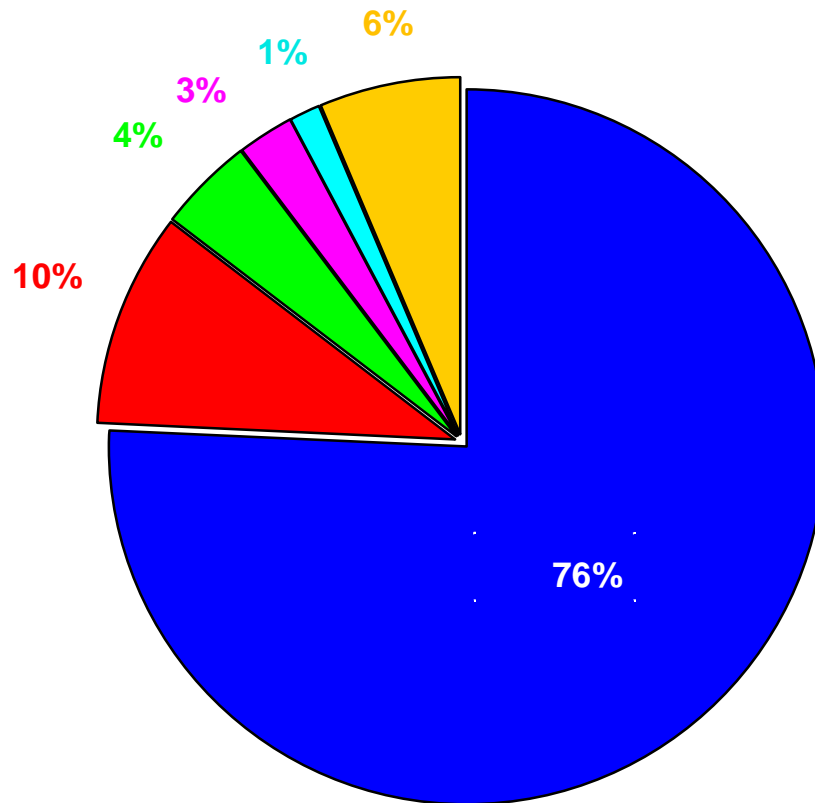
Square Feet



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Deals Completed

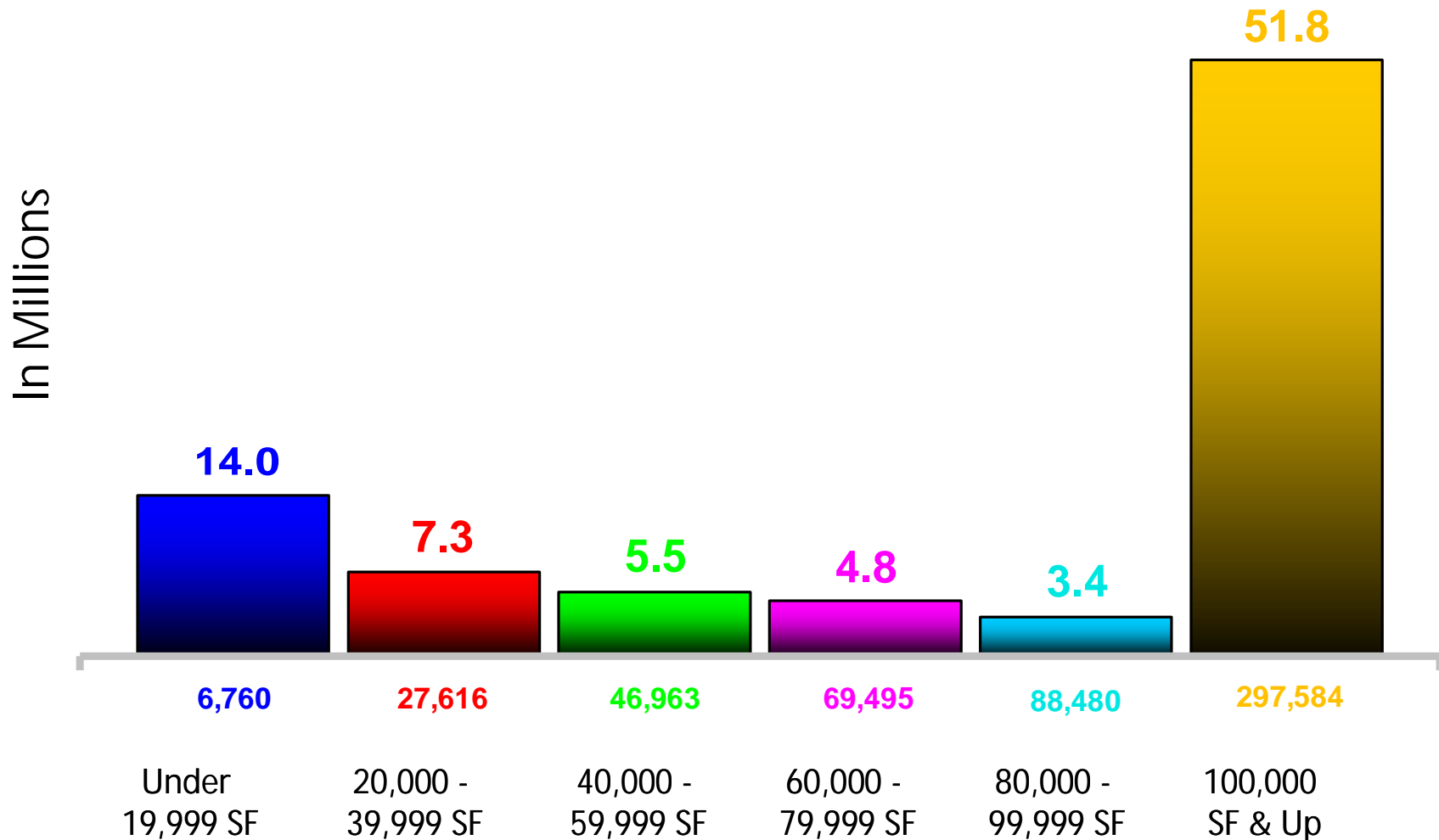


- Under 19,999 SF
2,067 Deals
- 20,000-39,999 SF
264 Deals
- 40,000-59,999 SF
118 Deals
- 60,000-79,999 SF
69 Deals
- 80,000-99,999 SF
38 Deals
- 100,000 & up
174 Deals

TOTAL # of DEALS:
2,730

Numbers represent four rolling quarters.

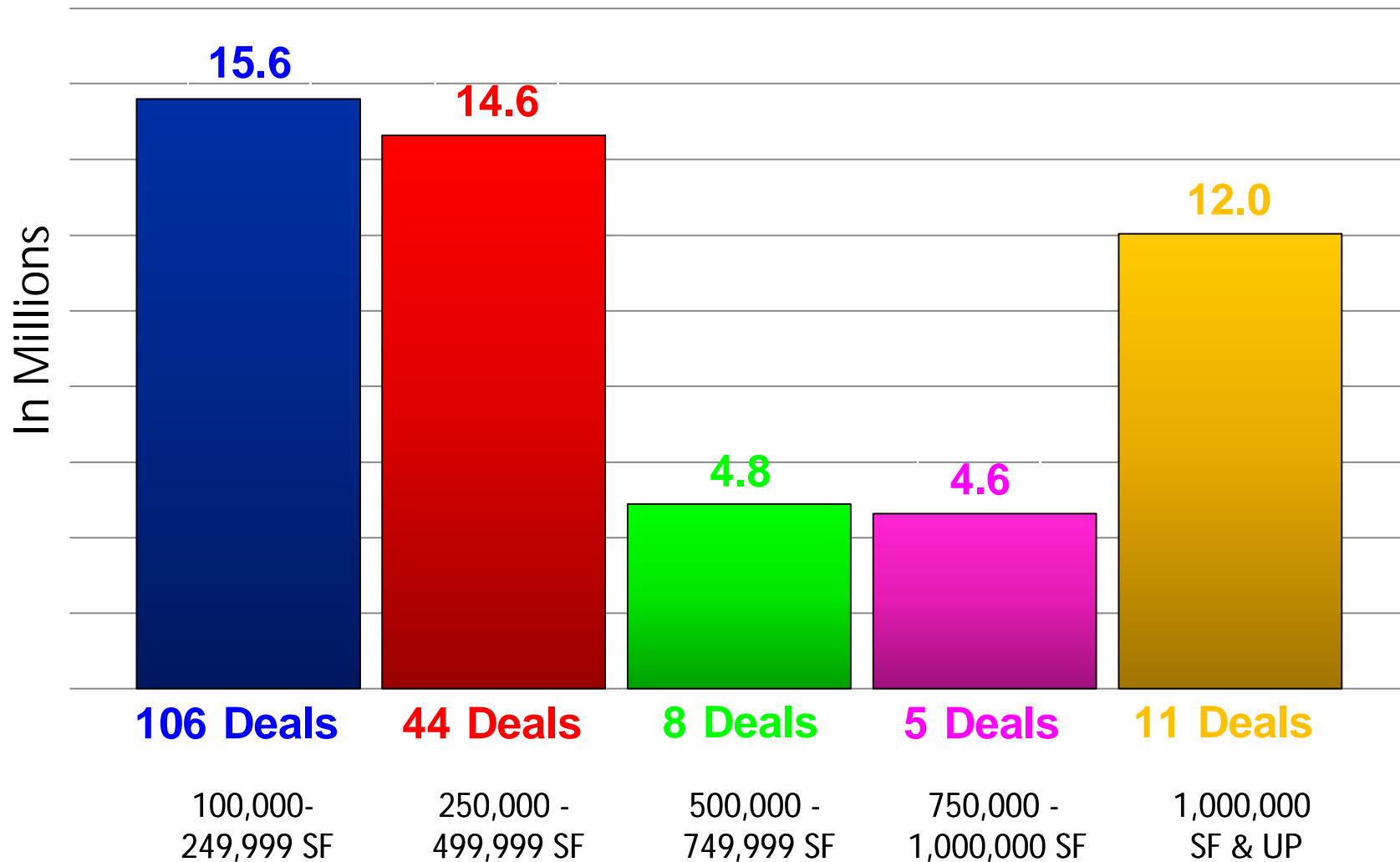
Square Feet Leased



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Square Feet Leased 100,000 +

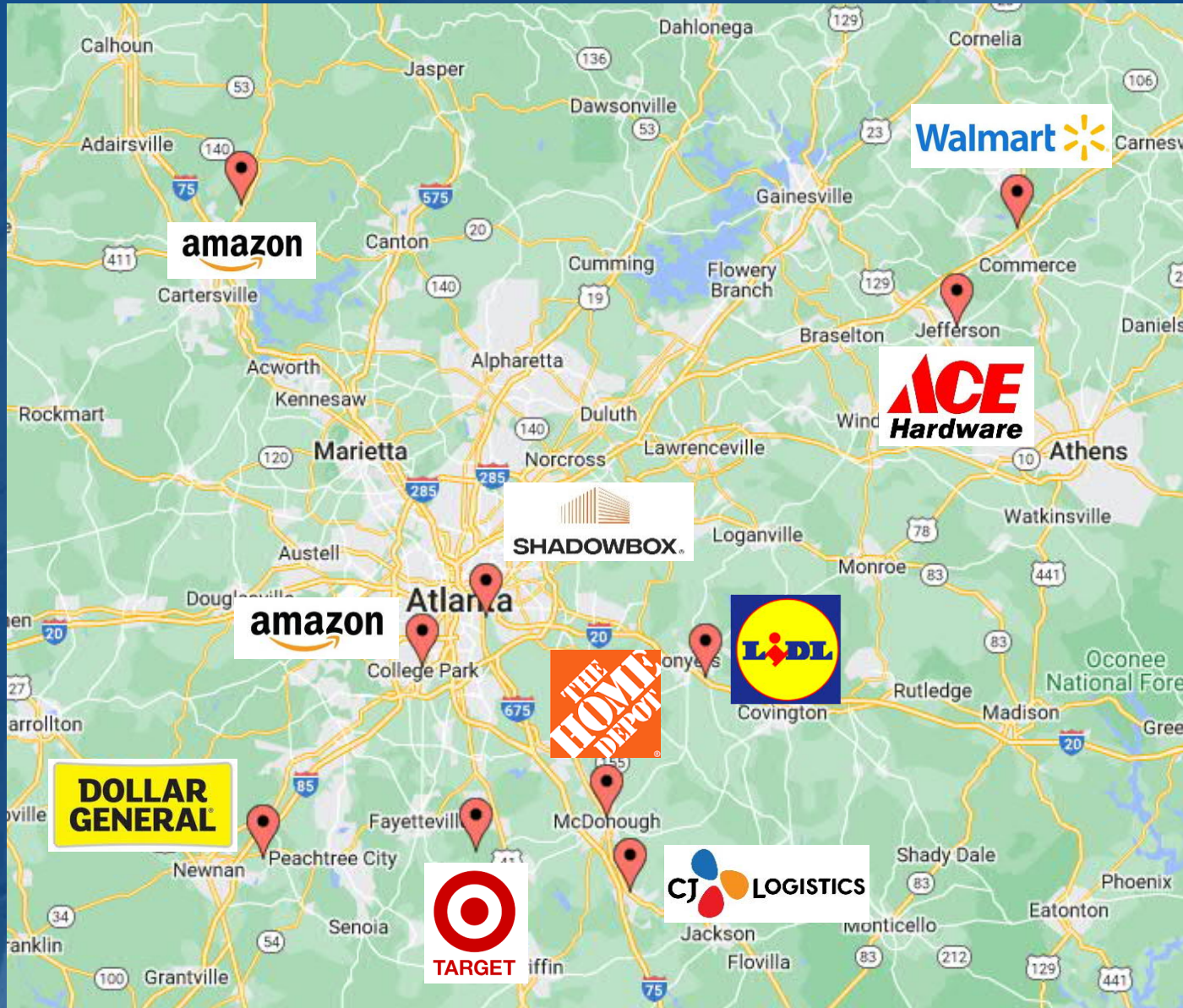


Numbers represent four rolling quarters.

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Largest Deals as of 2Q22

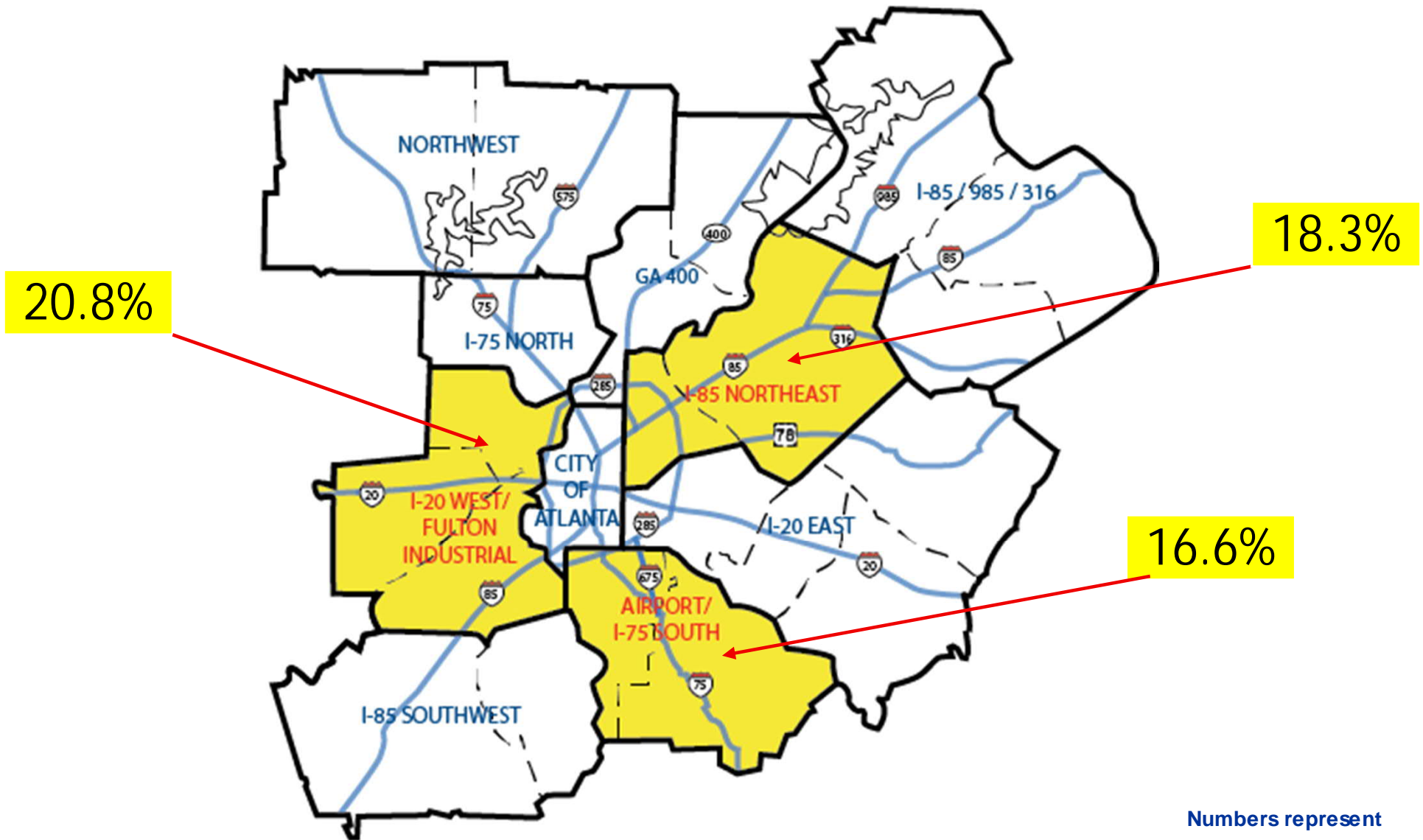
4 Rolling quarters



Company	Sq. Ft.
Wal-mart	1,550,000
Target Corp.	1,300,000
Shadowbox Studios	1,200,000
Amazon	1,150,000
Ace Hardware	1,117,800
Amazon	1,108,990
CJ Logistics America	1,099,993
Home Depot	1,001,700
Dollar General Distribution	1,001,000
Lidl, USA, LLC	925,000

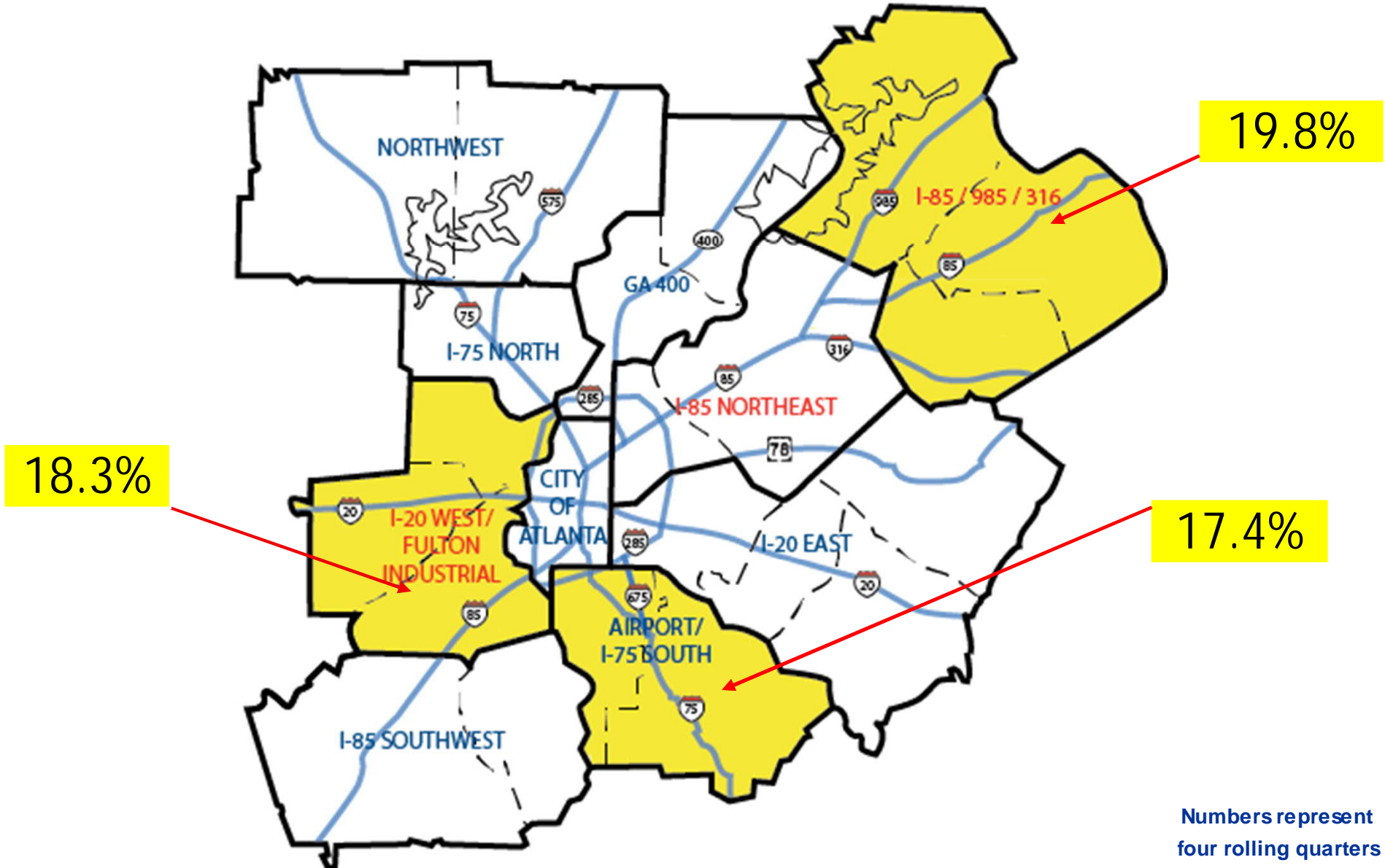
Distribution Hot Markets

2022 Activity



Distribution Hot Markets

2022 Net Absorption



Numbers represent four rolling quarters as of 2Q 2022.

Conclusion

TITLE

- Activity for 4 rolling quarters was the second highest ever seen with 86.7 million sf for 2Q22
- Net absorption broke last quarter's record for 4 rolling quarters with 42.7 million sf
- New construction was 11.5 million sf for 2Q22, with the 4 rolling quarters being the third highest with 43.2 million sf. 77% Spec, 23% BTS
- Availability rate fell 0.1% down to 9.8% - a record low despite all the new construction
- Almost 200 million square feet of new construction over the last 8 years; availability rate dropped from 15.2% to 9.8% in the same time period
- Available sublease space fell to 5.5% this quarter
- US jobs created during the 2nd quarter totaled 1,190,000 (428K April, 390K May & 372K June)
- Unemployment rates – Atlanta 2.4% ↓, Georgia 3.0% ↓, US 3.6% ↔
(% as of April for Atlanta, June for Georgia & US from the Bureau of Labor Statistics)
- US Manufacturing index: 55.4 April, 56.1 May & 52.7 June (from Trading Economics)

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