

King

***Industrial
Realty, Inc.***

CORFAC
INTERNATIONAL

Presents:

Atlanta Industrial Market

Third Quarter 2024

Property of King Industrial Realty, Inc. The information is for your personal and non-commercial use and may not be duplicated, modified, distributed or published without prior consent of King Industrial Realty, Inc.

The Atlanta Industrial Market



UNITED STATES OF AMERICA

PRESIDENTIAL
2024
ELECTION

YOUR VOTE IS YOUR VOICE

The Atlanta Industrial Market

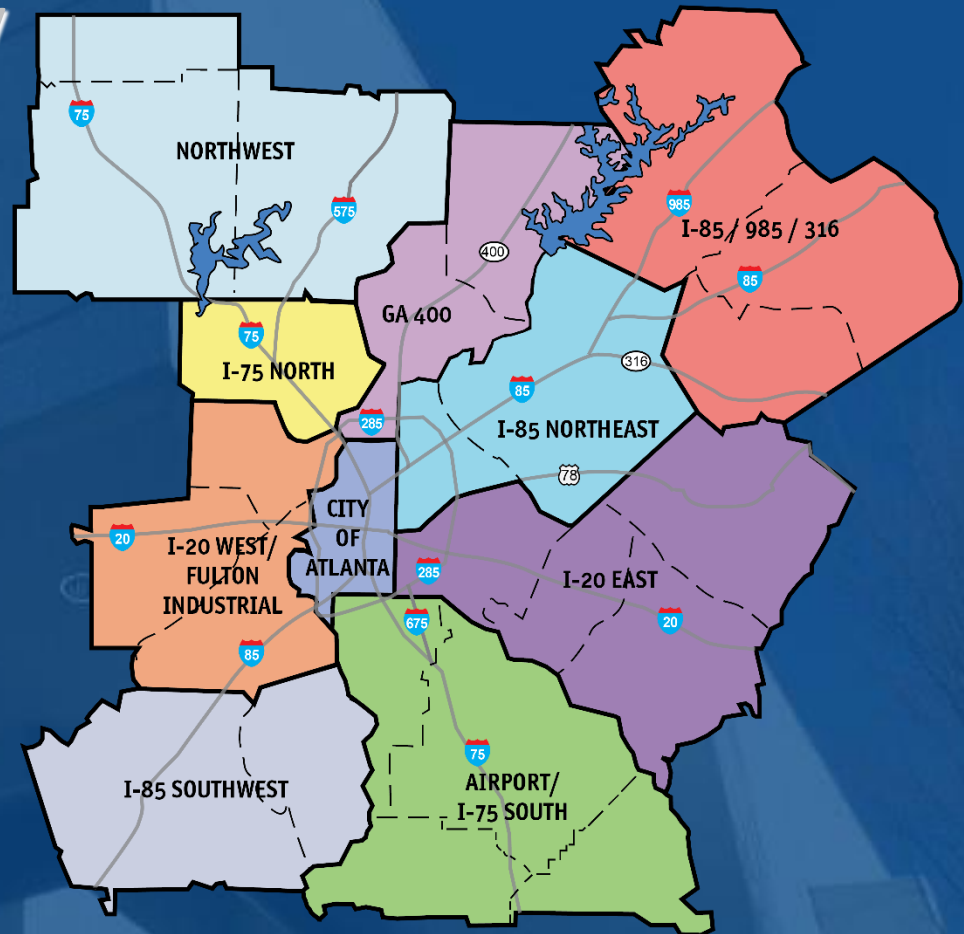
➤ PinPointsm Technology

- ❖ Custom designed
- ❖ Inventory every quarter

10 Regions

(distribution & service)

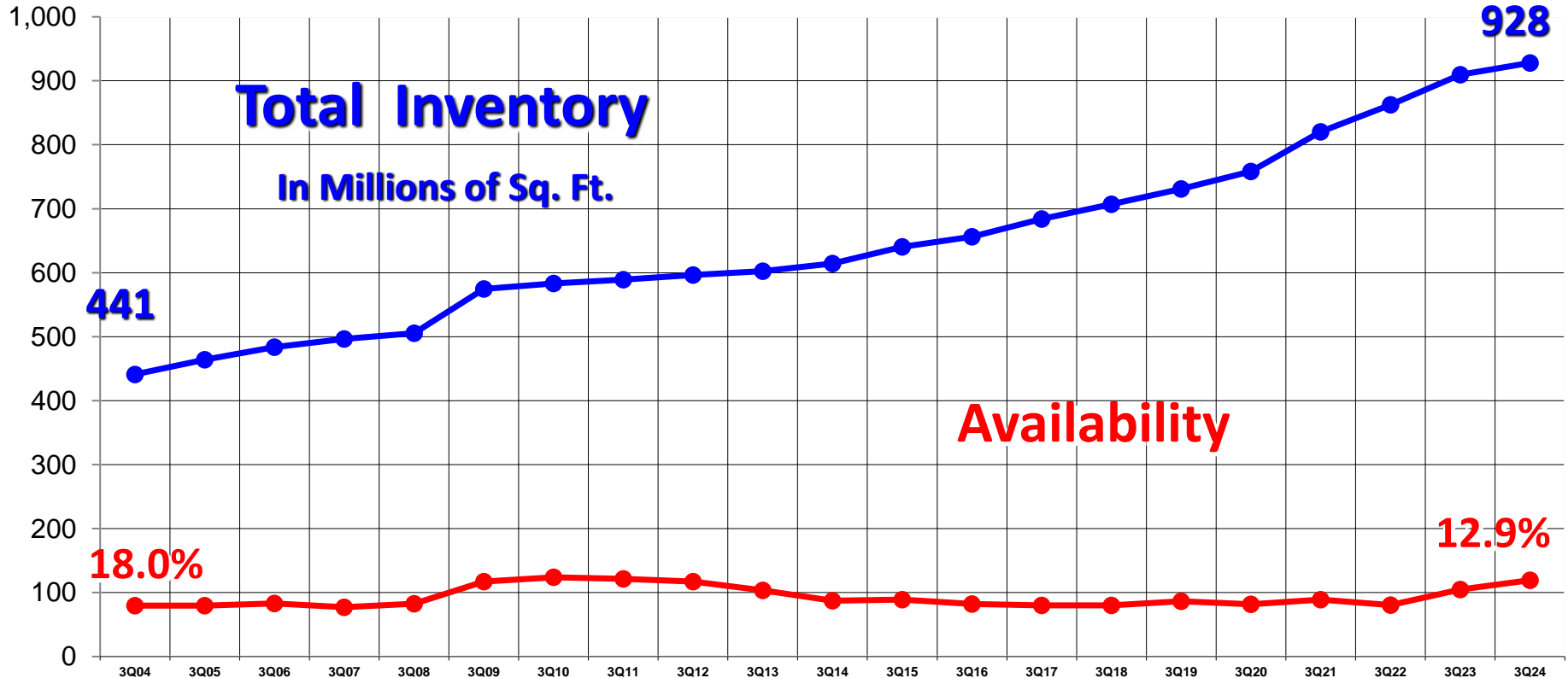
- ❖ 956 million sq. ft.
- ❖ 16,647 buildings
- ❖ 27,850 businesses



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

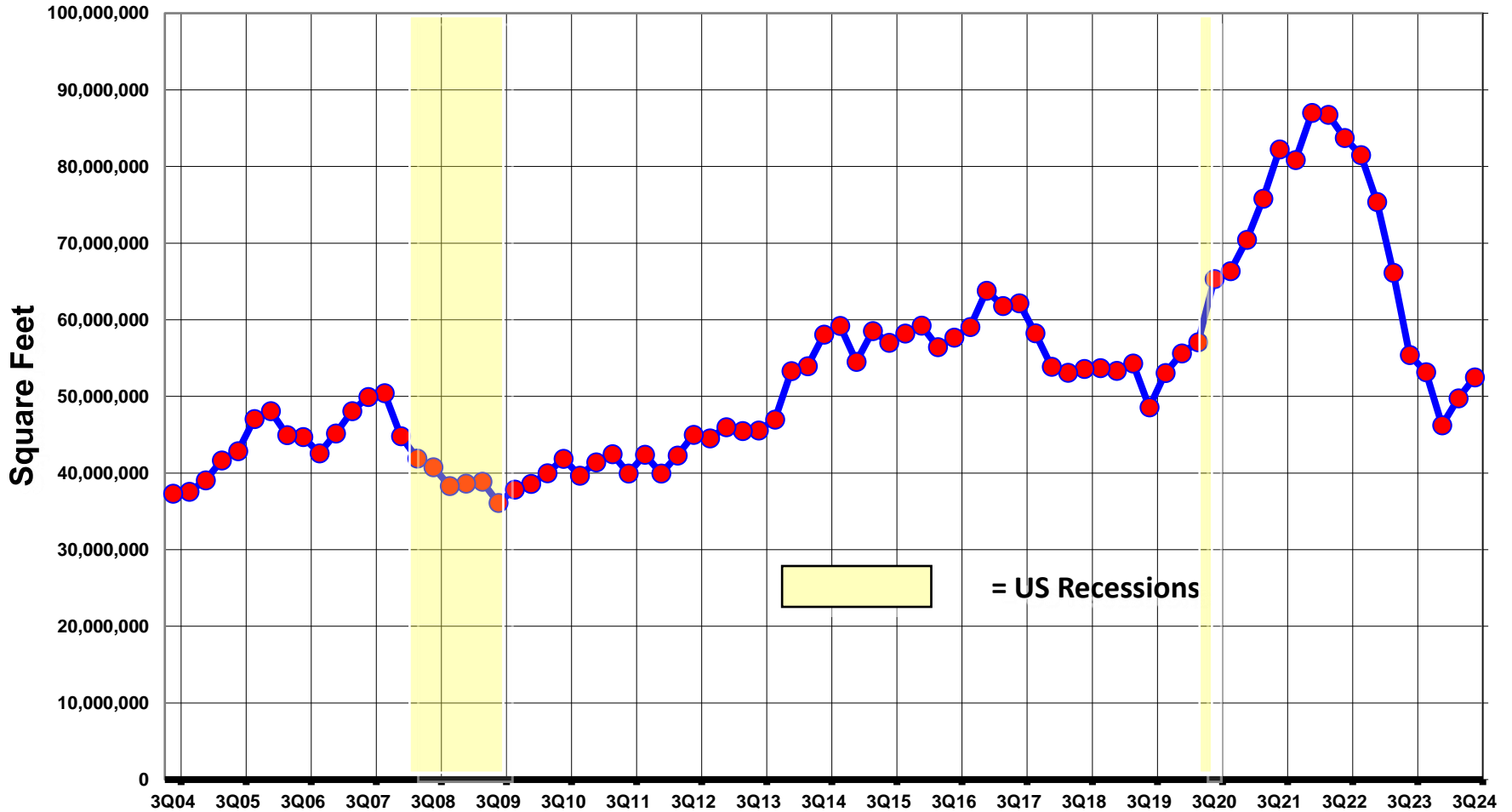
2004-2024



*

* Analysis expanded to include 8 additional counties.

Activity 2004-2024

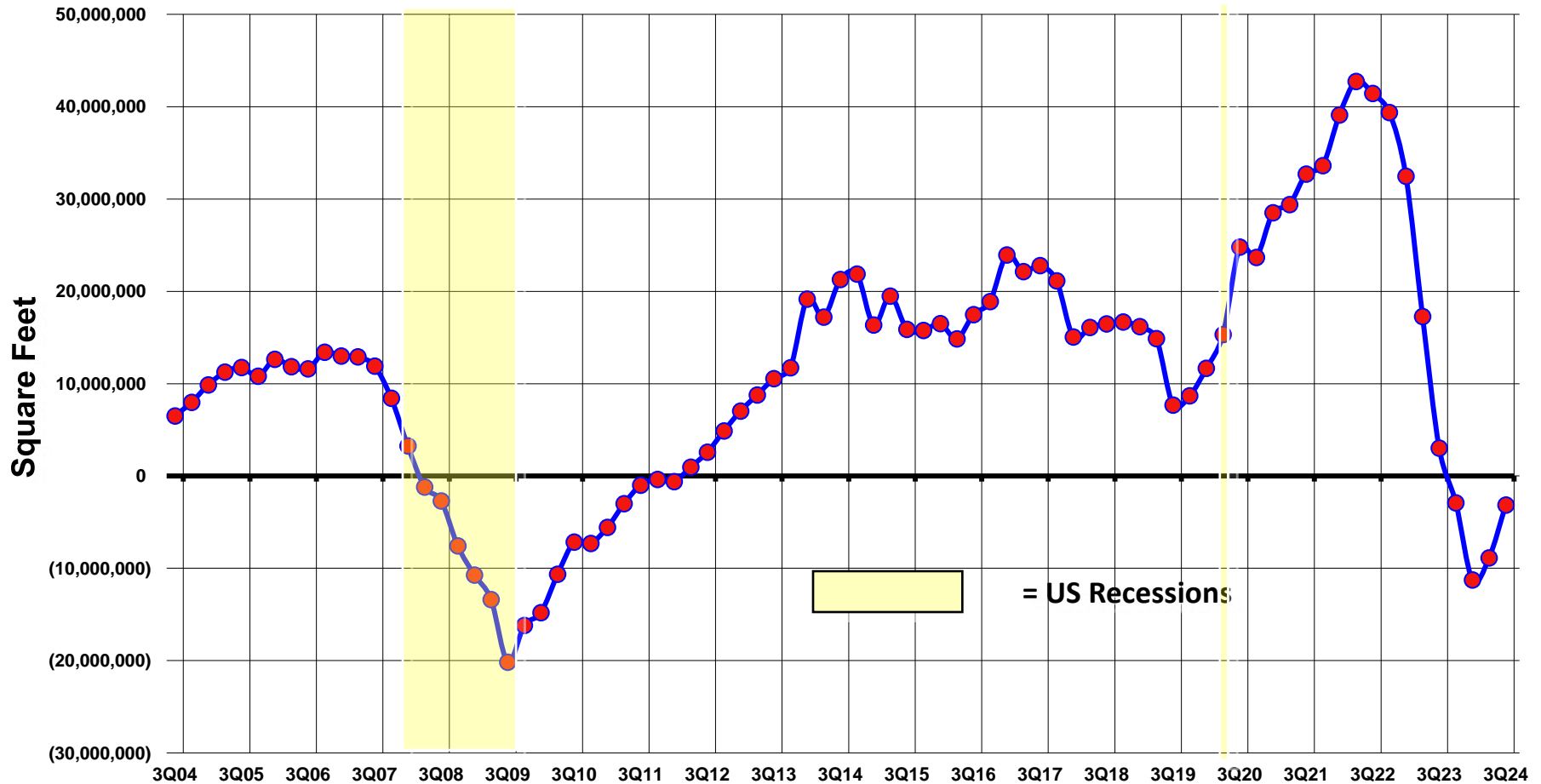


Numbers represent four rolling quarters.

Property of King Industrial Realty, Inc. The information is for your personal and non-commercial use and may not be duplicated, modified, distributed or published without prior consent of King Industrial Realty, Inc.

Absorption

2004-2024

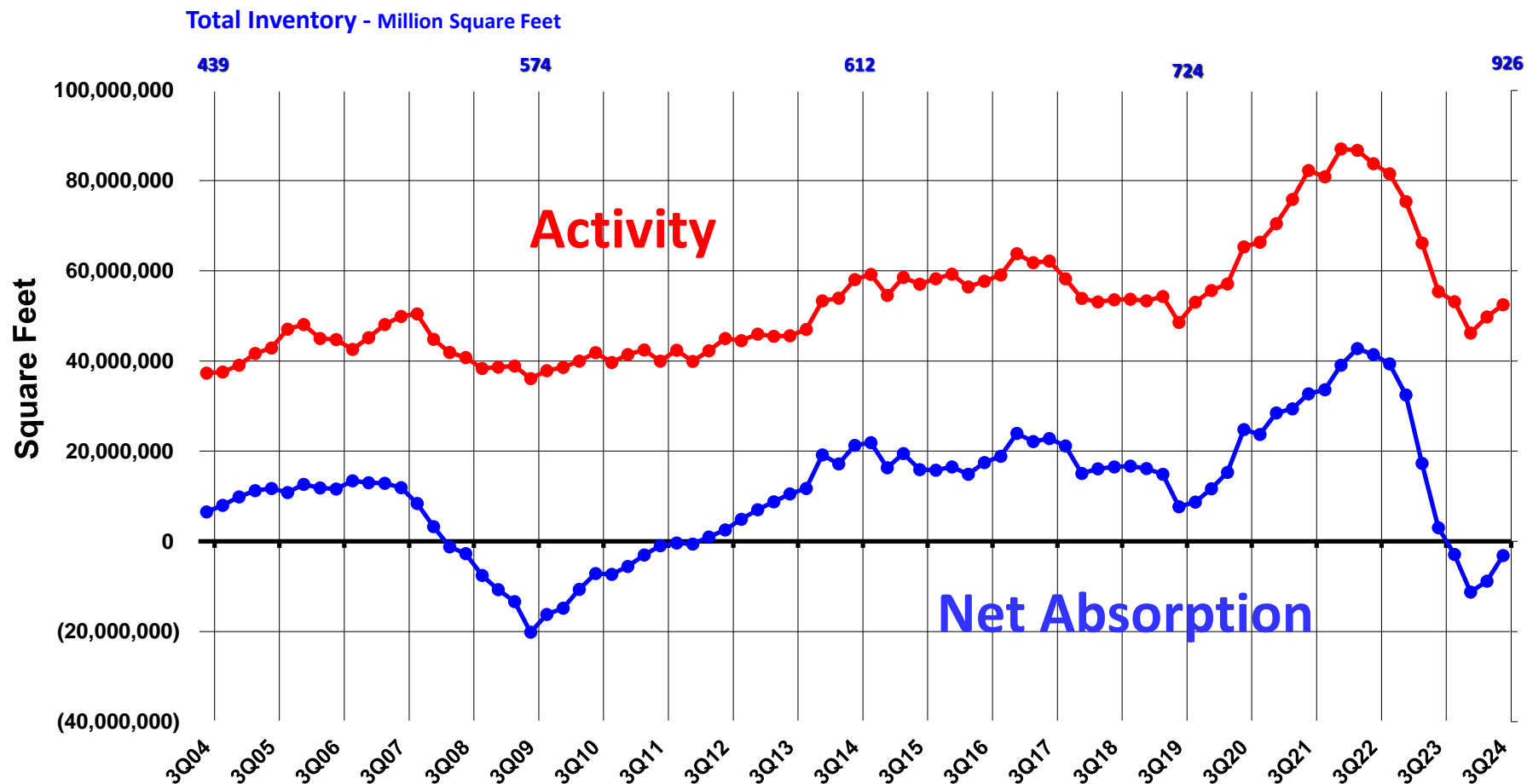


Numbers represent four rolling quarters.

Property of King Industrial Realty, Inc. The information is for your personal and non-commercial use and may not be duplicated, modified, distributed or published without prior consent of King Industrial Realty, Inc.

Absorption & Activity

2004-2024



Numbers represent four rolling quarters.

Property of King Industrial Realty, Inc. The information is for your personal and non-commercial use and may not be duplicated, modified, distributed or published without prior consent of King Industrial Realty, Inc.

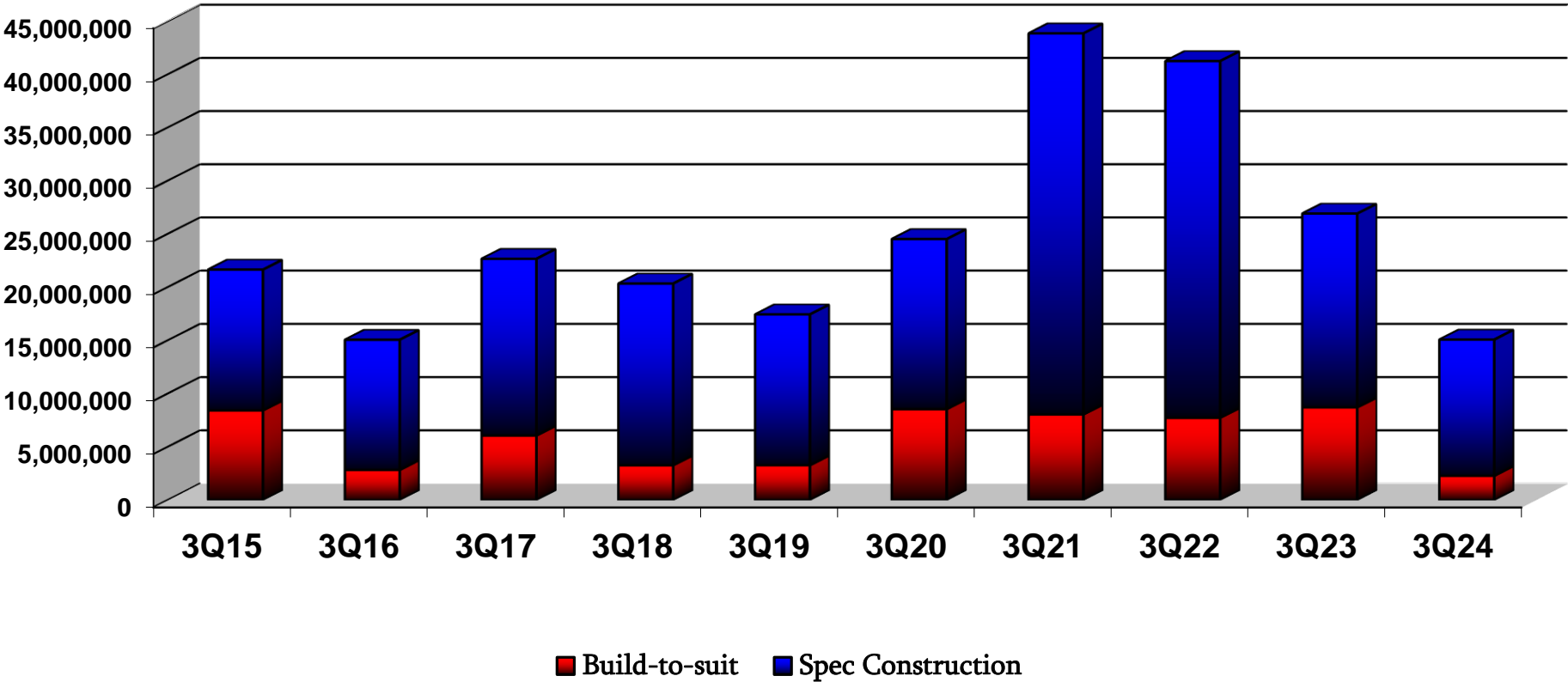
New Construction

2015-2024



CORFAC
INTERNATIONAL

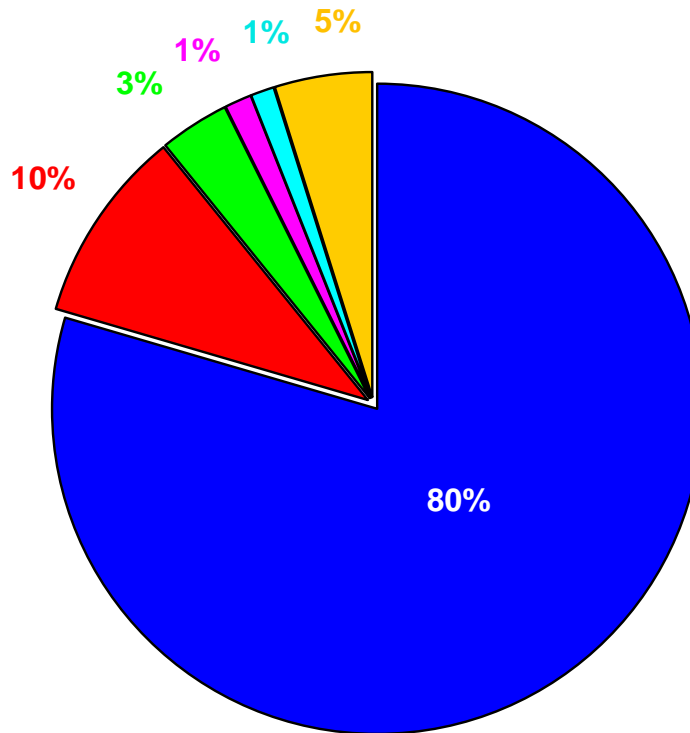
Square Feet



Numbers represent four rolling quarters.

Property of King Industrial Realty, Inc. The information is for your personal and non-commercial use and may not be duplicated, modified, distributed or published without prior consent of King Industrial Realty, Inc.

Deals Completed

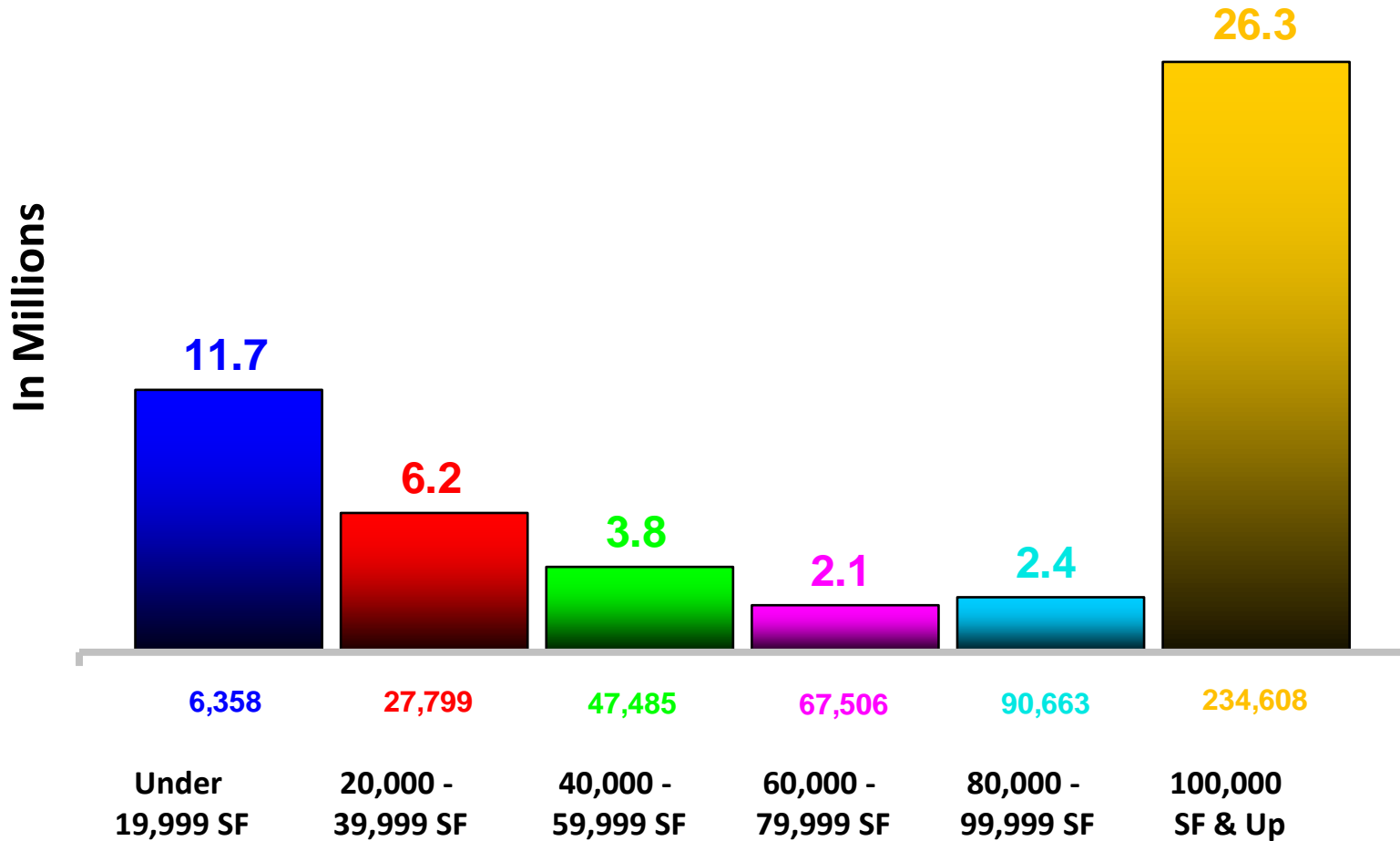


- Under 19,999 SF
1,837 Deals
- 20,000-39,999 SF
223 Deals
- 40,000-59,999 SF
80 Deals
- 60,000-79,999 SF
31 Deals
- 80,000-99,999 SF
27 Deals
- 100,000 & up
112 Deals

**TOTAL # of DEALS:
2,310**

Numbers represent four rolling quarters.

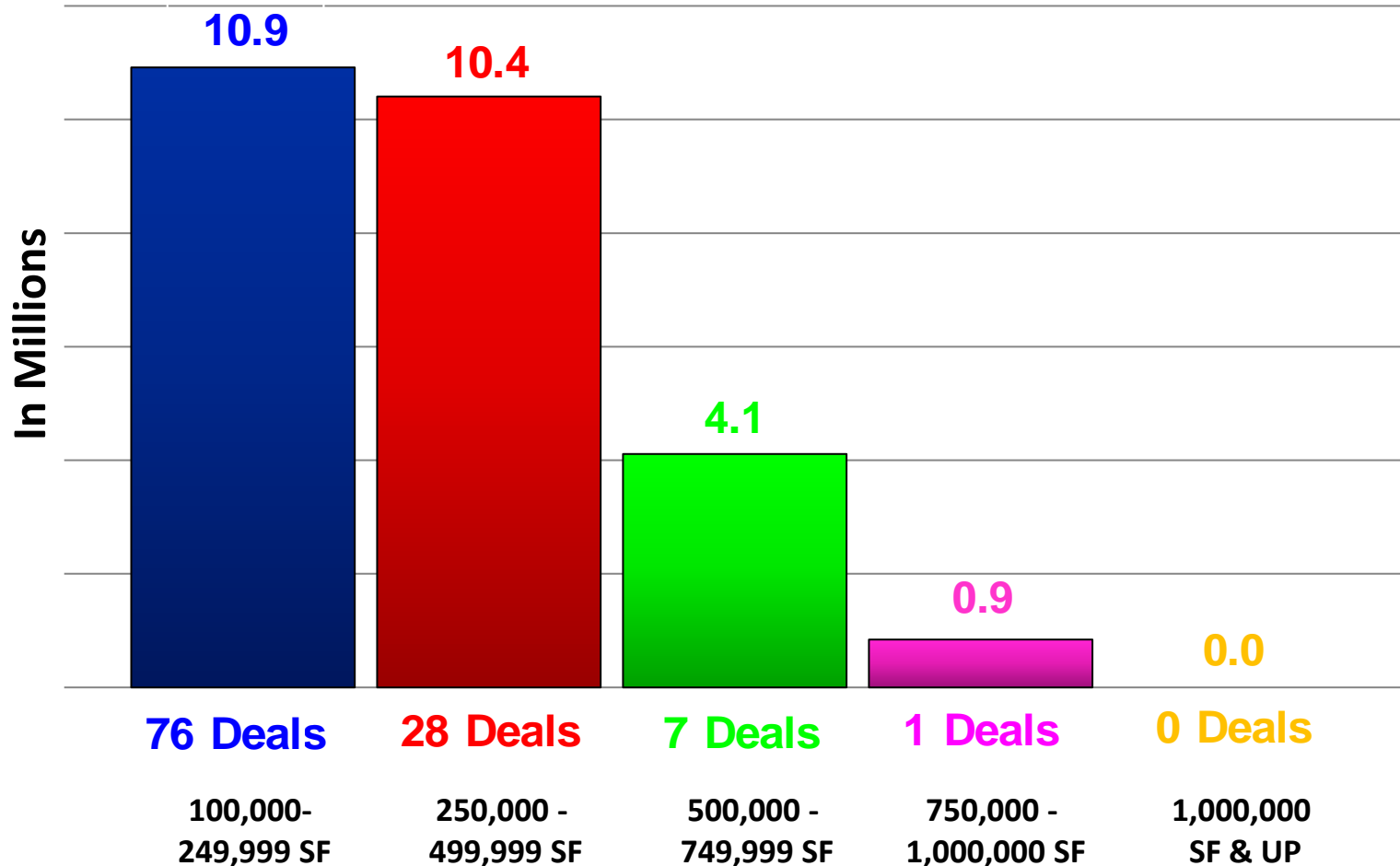
Square Feet Leased



Numbers represent four rolling quarters.

Property of King Industrial Realty, Inc. The information is for your personal and non-commercial use and may not be duplicated, modified, distributed or published without prior consent of King Industrial Realty, Inc.

Square Feet Leased 100,000 +



Numbers represent four rolling quarters.

Property of King Industrial Realty, Inc. The information is for your personal and non-commercial use and may not be duplicated, modified, distributed or published without prior consent of King Industrial Realty, Inc.

Largest Deals as of 3Q24

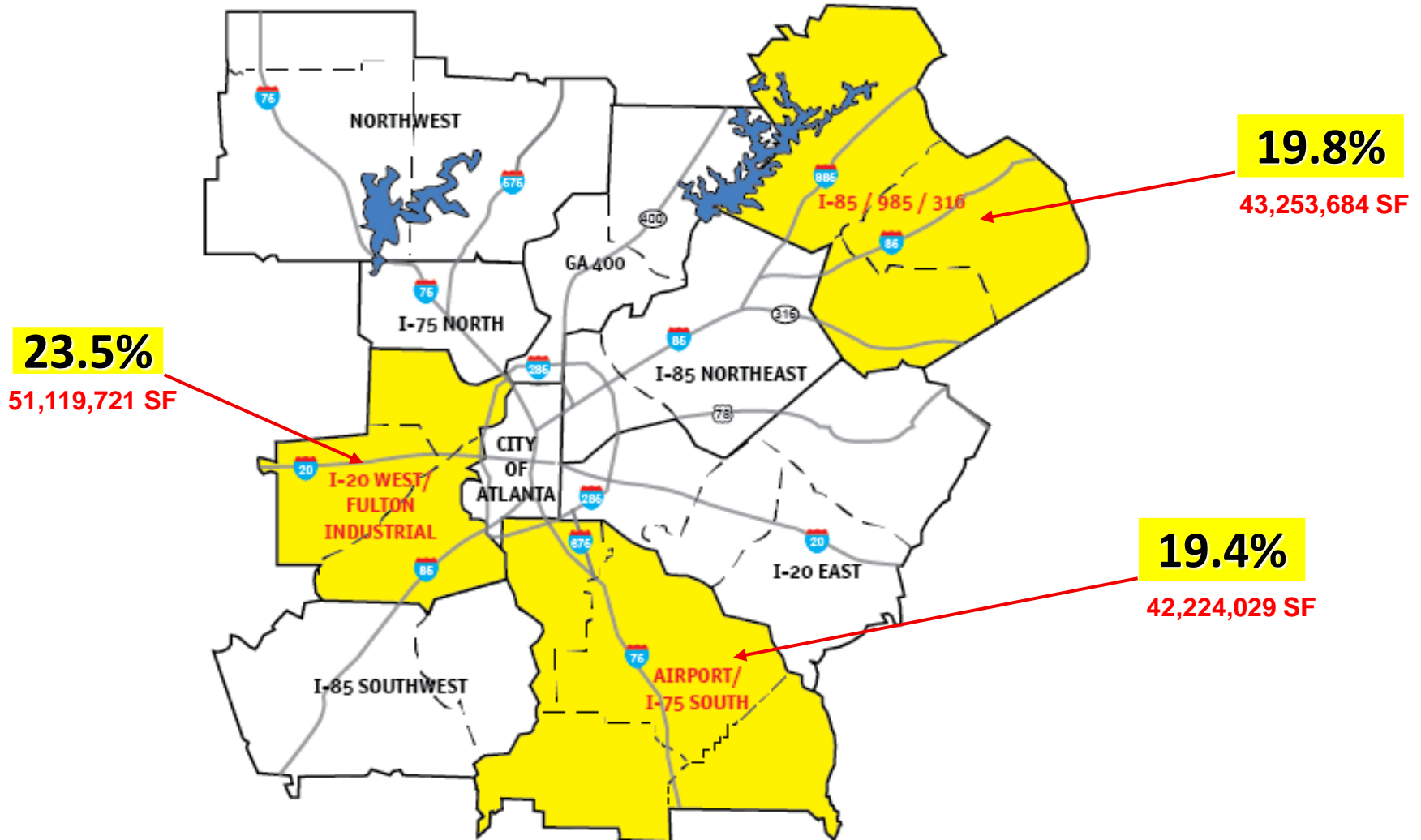
4 Rolling quarters



| Company | Sq.Ft. |
|--------------------------------|---------|
| Hanwha QCells | 843,000 |
| GXO Logistics, LLC | 733,680 |
| Devgiri Exports/ABC Industries | 705,833 |
| Cottrell, Inc. | 578,645 |
| eDeltaCom | 564,688 |
| Atkore | 523,541 |
| CJ Logistics America | 504,000 |
| Hanwha QCells | 500,000 |
| Pactra Corporation | 497,842 |
| Central Garden & Pet | 496,200 |

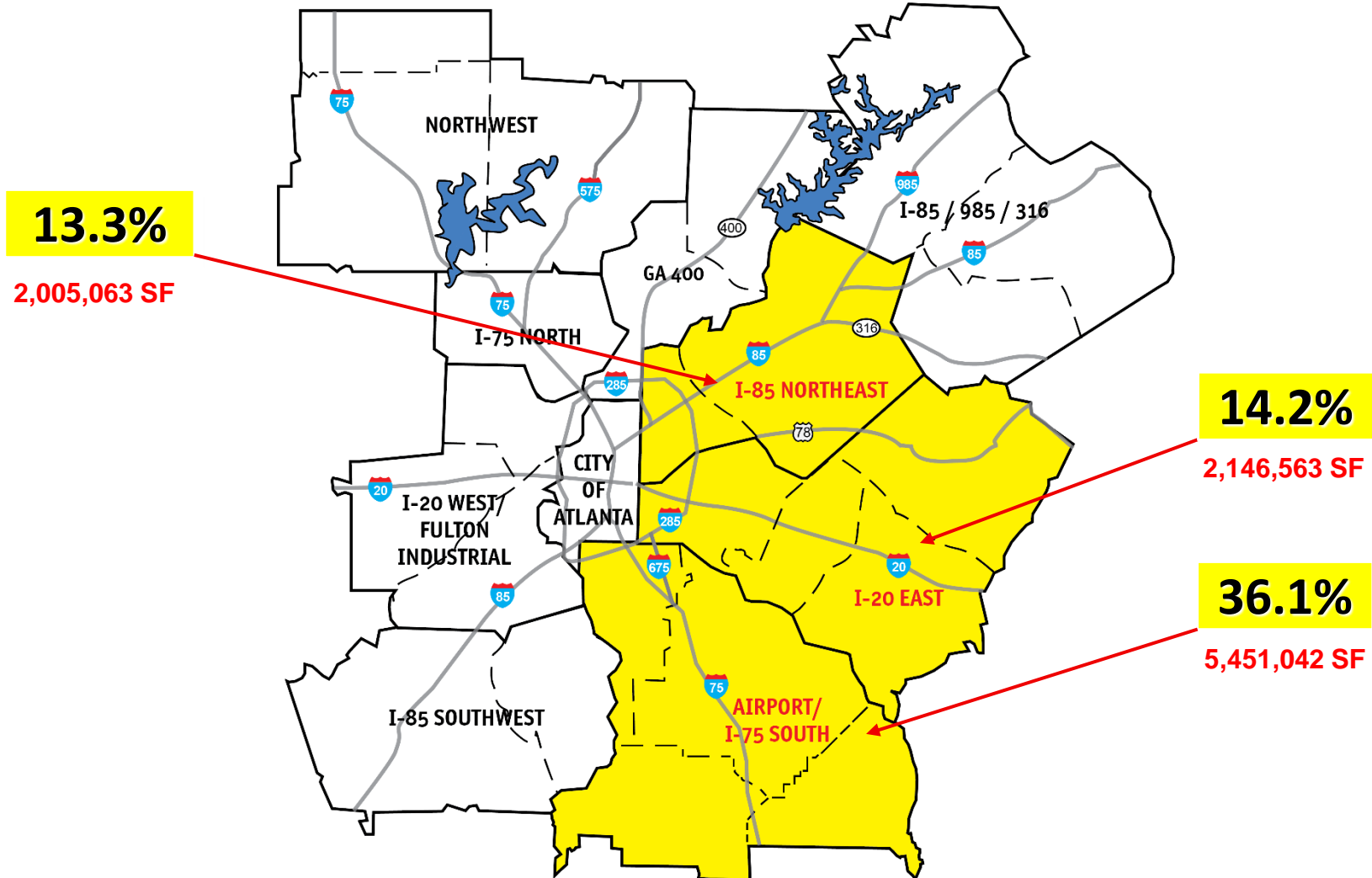
Distribution Hot Markets

2016-2024 Construction



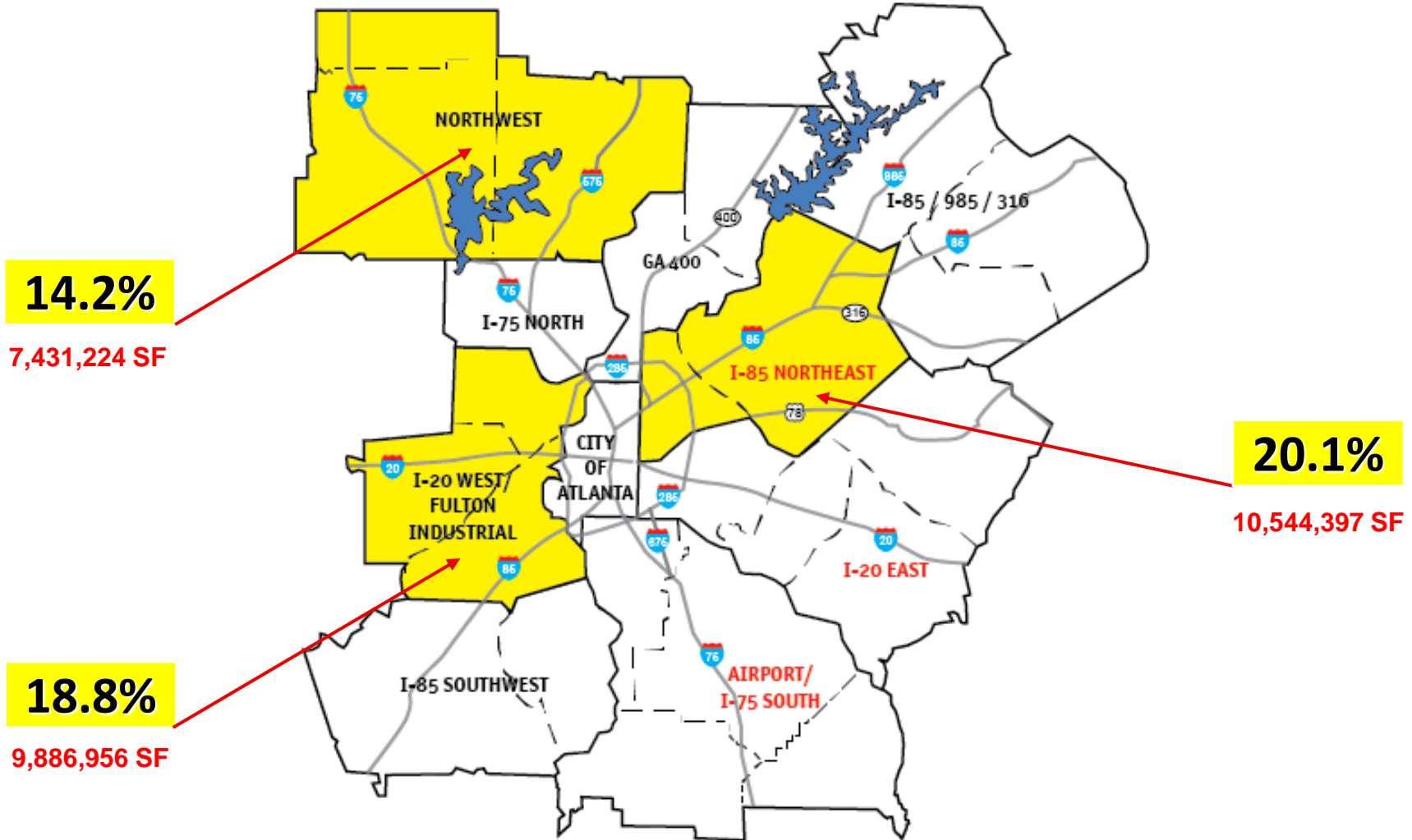
Distribution Hot Markets

4 Rolling Quarters Construction



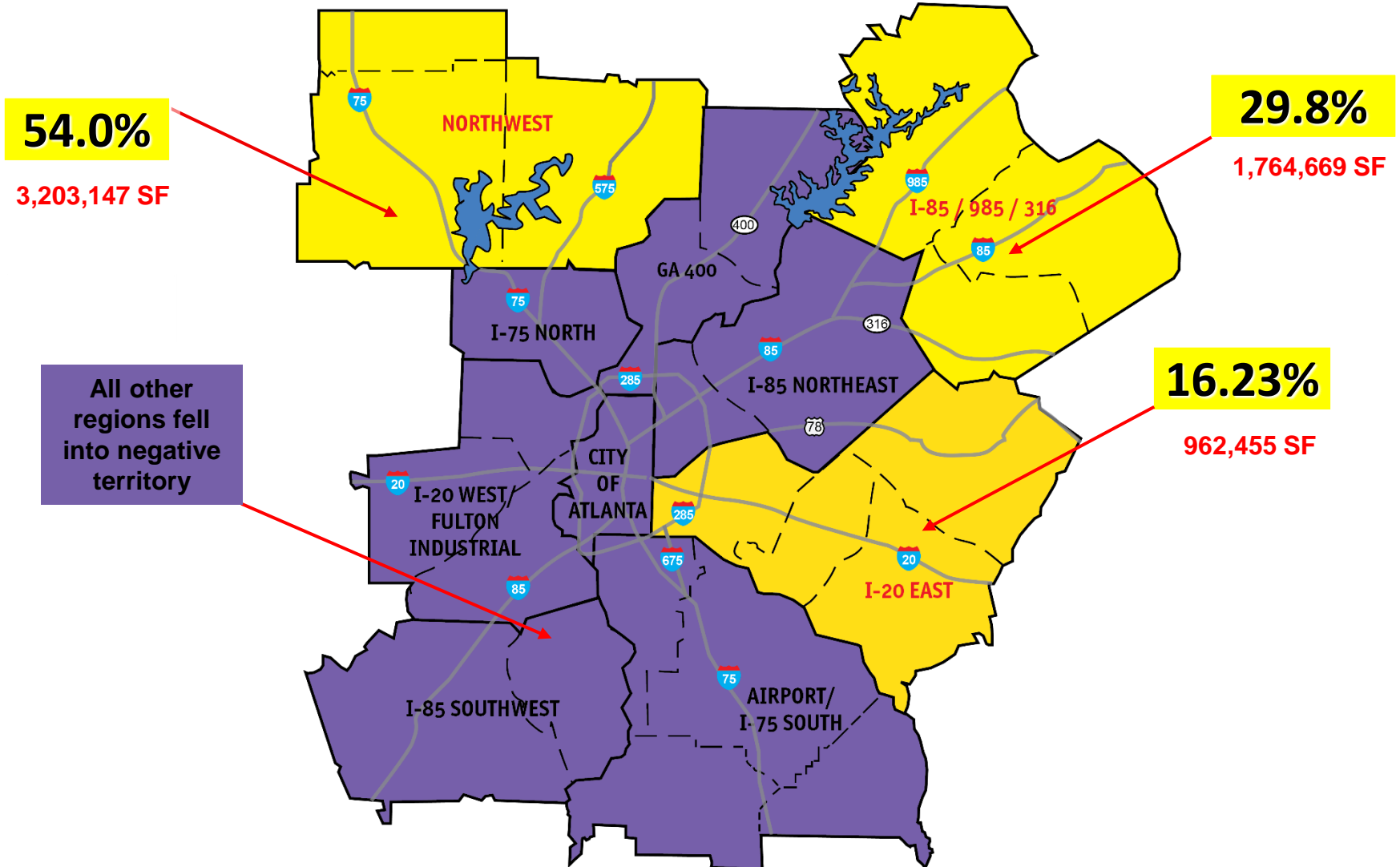
Distribution Hot Markets

4 Rolling Quarters Activity



Distribution Hot Markets

4 Rolling Quarters Net Absorption



Conclusion

- ❖ Activity was up to 52.5 MSF, up 2.7 MSF from last quarter
- ❖ After 5 consecutive quarters of negative absorption, this quarter posted positive with 2.6 MSF; however, the 4 rolling quarters remained negative with -3.1 MSF
- ❖ New construction fell by 57.9% down to 1.3 MSF – the 4 rolling quarters of construction held steady at 15.1 MSF: 84.8% Spec, 15.2% BTS
- ❖ There was 218 million square feet of new construction over the last 8 years; availability rate only rose 1% during the same time frame
- ❖ Availability rate is 12.9%, down 0.2% from last quarter – 119.5 MSF available
- ❖ Sublease space is 12.7% of the available space – 15.2 MSF
- ❖ US jobs created during the 3rd quarter totaled 399,000 (114K July, 142K August & 254K September)
- ❖ Unemployment rates: Atlanta 4.0% ↑, Georgia 3.6% ↑, US 4.1% ↔
(August preliminary for Atlanta & Georgia & September preliminary for US from the Bureau of Labor Statistics)
- ❖ US Manufacturing index: July: 46.8%, August: 47.9% and Sept: 47.3% (from Trading Economics)

Contact Information



Please Contact:

Sim Doughtie, President, CCIM, SIOR, MCR, SLCR

Direct / Fax: 404-942-2002

Mobile: 404-281-9487

SDoughtie@KingIndustrial.com

King Industrial Realty / CORFAC International

Industrial, Commercial & Investment

www.kingindustrial.com

Please contact us at any of our 6 convenient locations:

Atlanta Office

1920 Monroe Drive

Atlanta, GA 30324

Tel / Fax: 404-942-2000

Buford Office

4295 Hamilton Mill Road, Suite 100

Buford, GA 30518

Tel / Fax: 404-942-2000

Loganville Office

7718-B Hampton Place

Loganville, GA 30052

Tel / Fax: 404-942-2000

McDonough Office

115 Westridge Industrial Blvd, Suite 320F

McDonough, GA 30253

Tel / Fax: 404-942-2000

Northwest Office

3375 Chastain Gardens Drive, Suite 140

Kennesaw, GA 30144

Tel / Fax: 404-942-2000

Southwest Atlanta Office

210 The Bluffs, Suite B

Austell, GA 30168

Tel / Fax: 404-942-2000

“Converting Market Knowledge to Client Advantage.”