

**KEY POINTS**

- Prologis' 1.1 MSF RiverWest III in Lithia Springs is currently the largest project under construction
- The I-20 West | Fulton Industrial submarket features the lowest overall vacancy in metro-Atlanta at 1.9%, nearly two full percentage points lower than the metro average
- Five new buildings delivered in Q2 totaling 1.3 MSF, with an average size of 260,000 SF

**SUBMARKET SUMMARY**

The I-20 W | Fulton Industrial submarket is Atlanta's third largest, home to more than 116 MSF of industrial space. Overall vacancy has been falling steadily for more than two years, reaching a recent bottom of 1.9% in Q1. The delivery of more than 1.3 MSF in Q2 added a limited amount of new vacancy, but available options for new and expanding tenants remains extremely tight. Distribution space options are few to none, with availability at 1.1%. Space options for tenants may loosen slightly as year-end 2022 nears, as 1.5 MSF of spec space is scheduled to deliver, with an additional 3 MSF slated for the first half of 2023. Despite some negative absorption in Q2 of (269,685) SF, the overall lack of availability in I-20 W | Fulton Industrial has landlords in the driver's seat. Average asking rents have increased by more than 7% quarter-over-quarter and 15.6% year-over-year.


**2.2%**

 Q2 Vacancy  
 Q1 2022: 1.9%

**(269,685) SF**

 Q2 Net Absorption  
 Q1 2022: 297,602 SF

**5,362,331 SF**

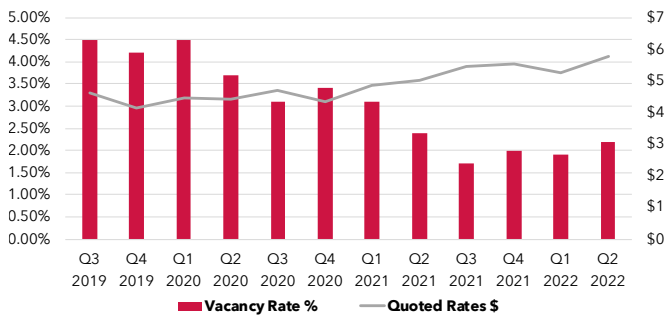
 Q2 Under Construction  
 Q1 2022: 6,850,793 SF

**\$5.78 PSF**

 Q2 Avg. Asking Rent / Yr.  
 Q1 2022: \$5.26 PSF

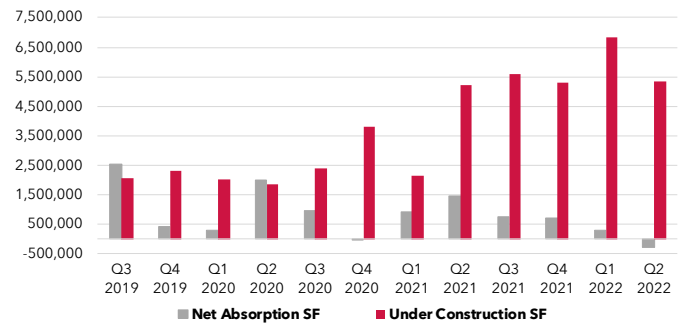
## VACANCY & RENTAL RATE

Q3 2019 - Q2 2022



## ABSORPTION & U.C.

Q3 2019 - Q2 2022



## NOTABLE SALES



**4785 FULTON INDUSTRIAL BLVD.**  
Atlanta, GA 30336

**Size:** 342,400 SF  
**Pricing:** \$24,512,913 | \$71.59 PSF  
**Buyer:** EverWest Real Estate Investors  
**Seller:** Waste Pro USA



**999 BURNT HICKORY ROAD\***  
Douglasville, GA 30134

**Size:** 90,282 SF  
**Pricing:** \$13,427,400 | \$148.73 PSF  
**Buyer:** Denali Investment Group  
**Seller:** High Street Logistics Properties



**5675 BUCKNELL DRIVE\*\***  
Atlanta, GA 30336

**Size:** 64,505 SF  
**Pricing:** \$6,128,000 | \$95.00 PSF  
**Buyer:** Atlanta Property Group  
**Seller:** PCL Real Estate

## NOTABLE LEASES



**545 LAKE CARECO ROAD**  
Austell, GA 30168

**Size:** 468,827 SF  
**Tenant:** ASOS  
**Landlord:** Oakmont Industrial Group



**650 SELIG DRIVE**  
Atlanta, GA 30336

**Size:** 264,788 SF  
**Tenant:** Porter Logistics  
**Landlord:** EQT Exeter



**2059 MONIER BOULEVARD**  
Lithia Springs, GA 30122

**Size:** 95,325 SF  
**Tenant:** Ideal Industries  
**Landlord:** Seefried Properties

\* (LA) Lee deal \* portfolio sale

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