

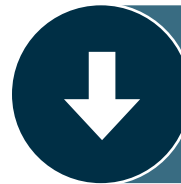
KEY POINTS

- A total of 41 buildings are currently under construction in South Atlanta, making it the most active submarket for development in Q2 2022
- Year-to-date deliveries totaled 4.3MSF, the most of all industrial submarkets in Atlanta
- Leasing activity in South Atlanta through mid-year 2022 tops 19 MSF, leading all other Atlanta submarkets by a wide margin

SUBMARKET SUMMARY

South Atlanta is the largest industrial submarket in Atlanta, standing at nearly 221 MSF, and continues to expand southward along Interstates 75 and 85. While development activity expands southward, the presence of Hartsfield-Jackson Atlanta International Airport and comparatively low rental rates continue to draw large industrial users closer to the city. Overall vacancy fell in Q2 despite deliveries totaling more than 4.2 MSF of space, and remains well below historical averages at 4.3%.

More than 13.5 MSF of space is currently under construction, or approximately 28% of the metro Atlanta total. While 55% of this space is expected to deliver by the end of 2022, demand is expected to keep pace with deliveries. South Atlanta tenant demand remains diverse but with a large presence of large-scale and last-mile distribution facilities. Recent 2022 lease signings include by USPS (1 MSF), Dollar General (1 MSF) and Spreetail (909,000 SF).


4.3%

 Q2 Vacancy
 Q1 2022: 4.9%

504,345 SF

 Q2 Net Absorption
 Q1 2022: 784,231 SF

13,509,127 SF

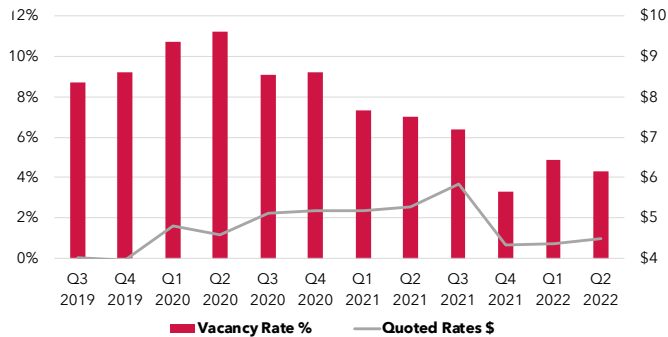
 Q2 Under Construction
 Q1 2022: 14,724,387 SF

\$4.48 PSF

 Q2 Avg. Asking Rent / Yr.
 Q1 2022: \$4.37 PSF

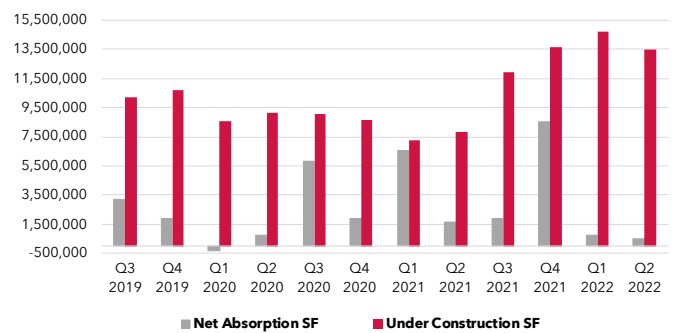
VACANCY & RENTAL RATE

Q3 2019 - Q2 2022



ABSORPTION & U.C.

Q3 2019 - Q2 2022



NOTABLE SALES


2110 LAWRENCE AVENUE*
East Point, GA 30344

Size: 538,500 SF
Pricing: \$51,500,000 | \$95.63 PSF
Buyer: Taurus Investment Holdings
Seller: Summit Real Estate Group


1791 MOUNT ZION ROAD**
Morrow, GA 30260

Size: 525,433 SF
Pricing: \$31,500,000 | \$59.95 PSF
Buyer: LRC Properties
Seller: Realop Investments


5300 KENNEDY ROAD*
Forest Park, GA 30297

Size: 425,300 SF
Pricing: \$32,095,052 | \$75.46 PSF
Buyer: GIC Real Estate
Seller: MDH Partners

NOTABLE LEASES


700 PALMETTO LOGISTICS PARKWAY
Palmetto, GA 30268

Size: 1,008,474 SF
Tenant: USPS
Landlord: CT Realty Investors


1057 COWETA INDUSTRIAL PKWY.
Newnan, GA 30265

Size: 1,001,000 SF
Tenant: DG Distribution
Landlord: Crow Holdings


200 METCALF ROAD
Forest Park, GA 30297

Size: 909,509 SF
Tenant: Spreetail
Landlord: TA Realty

*(LA) Lee deal * portfolio sale

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