

KEY POINTS

- Sam's West, a division of Walmart Inc, secured the largest lease in all of Metro Atlanta. They will occupy 1,110,960 SF at RiverWest Distribution Center Phase III, a distribution center under construction and set to complete Q1 2023.
- While vacancy increased 10 basis points in Q4 2022, the I-20 West | Fulton Industrial submarket remains the tightest submarket in all of Metro Atlanta at 2.9% vacancy.
- Overall asking rental rates have increased 23% year-over-year, ending Q4 at \$6.20 PSF.

SUBMARKET SUMMARY

The I-20 West | Fulton Industrial submarket housed the largest lease in all of Metro Atlanta in Q4. Sam's West, a division of Walmart, will be moving into RiverWest Distribution Center Phase III a, 1,110,960 SF class A distribution center set to deliver in Q1 2023. Vacancy increased 10 basis points in Q4 but still remains the tightest submarket in all of Metro Atlanta at 2.9%. Rental rates have increased 23% year over year finishing at \$6.20 PSF at the end of Q4. Under construction square footage remains leveled heading into 2023 which is currently 5,573,659 SF. Net Absorption rates dropped to just under 74,000 SF, showing somewhat of a slowdown in activity in the area.


2.9%

 Q4 Vacancy
 Q3 2022: 2.8%

73,723 SF

 Q4 Net Absorption
 Q3 2022: 257,475 SF

5,573,659 SF

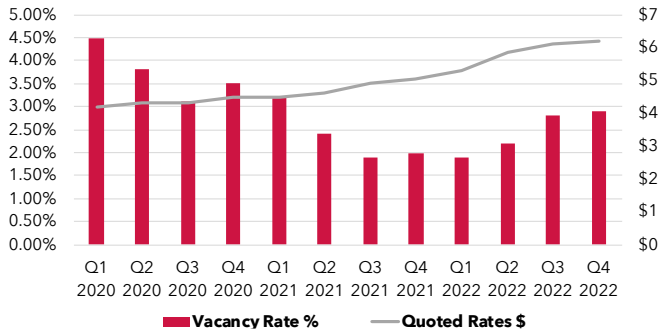
 Q4 Under Construction
 Q3 2022: 6,335,659 SF

\$6.20 PSF

 Q4 Avg. Asking Rent / Yr.
 Q3 2022: \$6.13 PSF

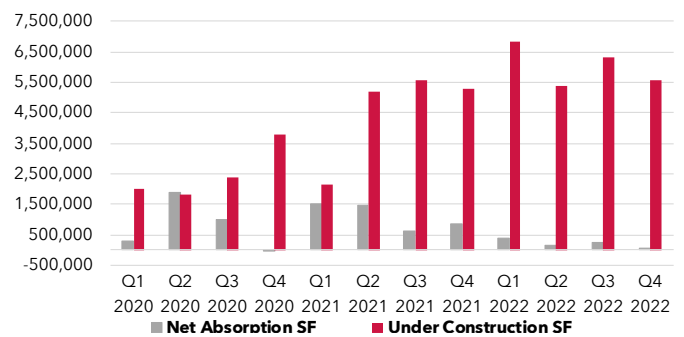
VACANCY & RENTAL RATE

Q1 2020 - Q4 2022



ABSORPTION & U.C.

Q1 2020 - Q4 2022



NOTABLE SALES



600 RIVERSIDE PKY.
Lithia Springs, GA 30122

Size: 653,484 SF
Pricing: \$63,400,000 | \$97 PSF
Buyer: FHR Capital, LLC
Seller: Clarion Partners



****2120 SKYVIEW DR.**
Lithia Springs, GA 30122

Size: 181,477 SF
Pricing: \$24,979,775 | \$138 PSF
Buyer: LaSalle Investment Management
Seller: Oakmont Industrial Group, LLC



***280 RIVERSIDE PKY.**
Austell, GA 30168

Size: 176,026 SF
Pricing: \$18,500,000 | \$105 PSF
Buyer: Clarion Partners
Seller: IDI Logistics

NOTABLE LEASES



980 DOUGLAS HILL RD.
Lithia Springs, GA 30122

Size: 1,110,960 SF
Tenant: Sam's West (Walmart)
Landlord: Prologis, Inc.
Lease Type: New



555 HARTMAN RD.
Austell, GA 30168

Size: 131,505 SF
Tenant: Graham Packaging
Landlord: LINK Logistics
Lease Type: Renewal



850 MAXHAM RD.
Lithia Springs, GA 30122

Size: 100,125 SF
Tenant: Valmet
Landlord: Link Logistics RE
Lease Type: New

* LEE DEAL | ** PORTFOLIO SALE

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