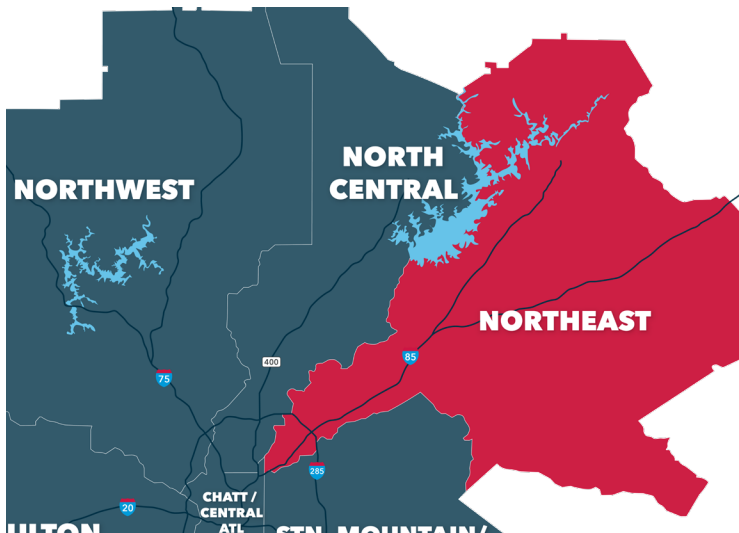


KEY POINTS

- For the second quarter in a row, vacancy rates jumped drastically by 130 basis points.
- The Northeast submarket trails behind South Atlanta by only 2 MSF as the second largest submarket in all of Metro Atlanta.
- Construction activity dipped for the second quarter in a row to almost 10 MSF under construction.

SUBMARKET SUMMARY

In the Northeast Atlanta industrial submarket, vacancy rates increased 130 basis points in Q4, with a year-to-date increase of 170 basis points. This increase in vacancy directly correlates with the amount of speculative construction delivered over the past several quarters. Year to date 2022, the Northeast industrial market added 12,709,541 SF of new inventory to the metro area, the highest square footage delivered in all of metro Atlanta for the year. Northeast average asking rental rates continued their trend jumping \$0.94 PSF between Q3 and Q4.


4.8%

 Q4 Vacancy
 Q3 2022: 3.5%

1,461,980 SF

 Q4 Net Absorption
 Q3 2022: 595,103 SF

9,891,314 SF

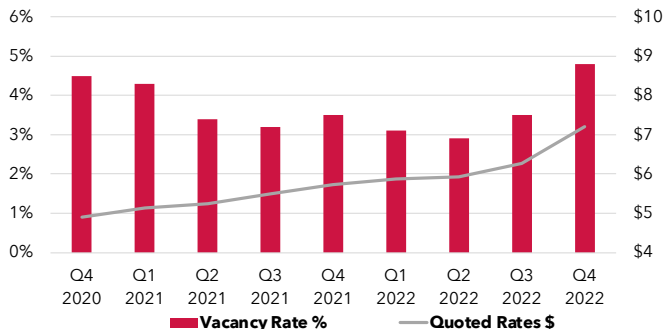
 Q4 Under Construction
 Q3 2022: 12,793,252 SF

\$7.20 PSF

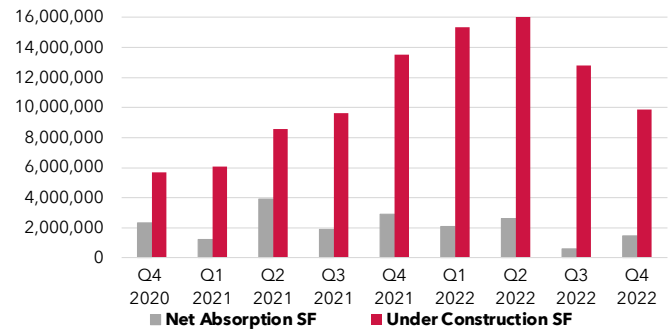
 Q4 Avg. Asking Rent / Yr.
 Q3 2022: \$6.26 PSF

VACANCY & RENTAL RATE

Q4 2020 - Q4 2022


ABSORPTION & U.C.

Q4 2020 - Q4 2022


NOTABLE SALES

120 SATELLITE BLVD.
Suwanee, GA 30024

Size: 360,675 SF
Pricing: \$42,500,000 | \$117 PSF
Buyer: Link Logistics
Seller: DXC Technology Co.

3020 GRAVEL SPRINGS RD.
Buford, GA 30519

Size: 333,235 SF
Pricing: \$38,968,893 | \$116 PSF
Buyer: LaSalle Investment Mgmt.
Seller: Oakmont Industrial Group, LLC

805 MARATHON PKY.
Lawrenceville, GA 30046

Size: 72,800 SF
Pricing: \$11,250,000 | \$155 PSF
Buyer: High Street Logistics Properties
Seller: B&G Development

NOTABLE LEASES

580 RACO PKY
Pendergrass, GA 30567

Size: 772,200 SF
Tenant: Home Depot
Landlord: EQT Exeter
Lease Type: New

480 VILLAGE PKY.
Pendergrass, GA 30567

Size: 532,980 SF
Tenant: GFA
Landlord: Seabrook Capital Partners
Lease Type: New

4125 GEORGIA HWY. 316
Dacula, GA 30019

Size: 326,019 SF
Tenant: Wesco Distribution, Inc.
Landlord: Dalfen Industrial
Lease Type: New

* LEE DEAL | ** PORTFOLIO SALE

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