

**KEY POINTS**

- The Northwest submarket's vacancy rate has declined 180 basis points since Q1 2022.
- The market has the highest ratio of space under construction to total inventory out of all Atlanta markets which currently sits at 12.5%.
- The Northwest submarket's year-to-date net absorption accounted for 18% of all Metro Atlanta's 20 MSF absorbed for 2022.

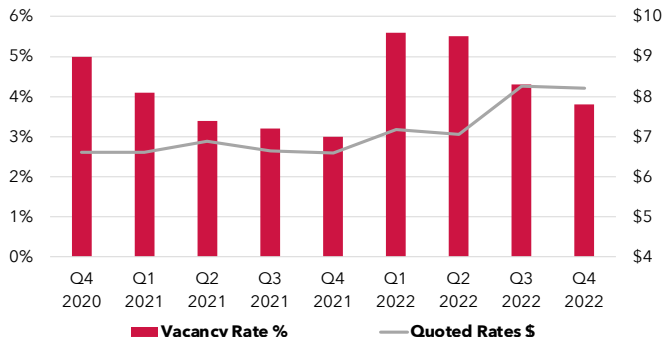
**SUBMARKET SUMMARY**

Atlanta's Northwest industrial submarket's vacancy ended Q4 at 3.8%, 20 basis points below Atlanta's metro average. While leasing activity was relatively slower than quarters past in Q4, developers pushed forward with new ground breakings, ending the quarter with 10.4M SF under construction, the second largest submarket in metro Atlanta for development activity. Buske Logistics occupied Commerce 75 - Building 2 this quarter, a newly delivered 339,963 SF distribution facility.

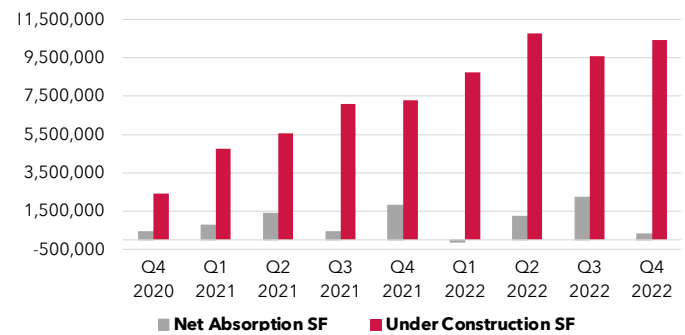
**3.8%**Q4 Vacancy  
Q3 2022: 4.3%**337,872 SF**Q4 Net Absorption  
Q3 2022: 2,222,334 SF**10,436,036 SF**Q4 Under Construction  
Q3 2022: 9,592,742 SF**\$8.21 PSF**Q4 Avg. Asking Rent / Yr.  
Q3 2022: \$8.26 PSF

**VACANCY & RENTAL RATE**

Q4 2020 - Q4 2022


**ABSORPTION & U.C.**

Q4 2020 - Q4 2022


**NOTABLE SALES**

**7575 COBB INTERNATIONAL BLVD.**  
 Kennesaw, GA 30144

**Size:** 484,323 SF  
**Pricing:** \$56,898,928 | \$117 PSF  
**Buyer:** LaSalle Investment Management  
**Seller:** Oakmont Industrial Group, LLC

**1065 BIG SHANTY RD. NW**  
 Kennesaw, GA 30144

**Size:** 139,985 SF  
**Pricing:** \$18,500,000 | \$132 PSF  
**Buyer:** Angelo, Gordon & Co.  
**Seller:** Robinson Week Partners

**7629 HWY. 140**  
 Adairsville, GA 30103

**Size:** 101,762 SF  
**Pricing:** \$10,585,010 | \$104 PSF  
**Buyer:** Chase Properties  
**Seller:** High Knox Properties, LLC

**NOTABLE LEASES**

**3330 WEST TOWN POINT DR.**  
 Kennesaw, GA 30144

**Size:** 88,000 SF  
**Tenant:** PRC - Desoto International, Inc.  
**Landlord:** Angelo, Gordon & Co.  
**Lease Type:** Renewal

**707 SOUTH ERWIN ST.**  
 Cartersville, GA 30120

**Size:** 75,000 SF  
**Tenant:** Southern Hospitality  
**Landlord:** ATR Realty, LLC  
**Lease Type:** New

**100 RIVERPOINT RD.**  
 Cartersville, GA 30120

**Size:** 59,192 SF  
**Tenant:** KGP  
**Landlord:** Black Creek Group  
**Lease Type:** New

\* LEE DEAL | \*\* PORTFOLIO SALE

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