

KEY POINTS

- South Atlanta, the largest submarket in Metro Atlanta, continues to grow with 25 buildings totaling 12.9 MSF under construction.
- 36% of year-to-date Metro Atlanta's net absorption came from the South Atlanta submarket.
- Even with declining vacancy rates, the South Atlanta submarket still holds the lowest rental rates in the Metro Atlanta market.

SUBMARKET SUMMARY

Atlanta's largest industrial submarket keeps growing. South Atlanta delivered 11 buildings in Q4 and had 25 buildings under construction, totaling 12.9 MSF. Six out of Atlanta's ten largest industrial lease deals came from the South Atlanta submarket. South Atlanta industrial market holds the lowest rental rates in the Atlanta market at \$5.75 PSF. However, with growing demand to situate near Atlanta's International Airport, those rates will continue to rise. South Atlanta is maintaining the lowest rental rates in Metro Atlanta, even with declining vacancy rates.


4.2%

 Q4 Vacancy
 Q3 2022: 4.5%

2,651,455 SF

 Q4 Net Absorption
 Q3 2022: 2,043,071 SF

12,917,819 SF

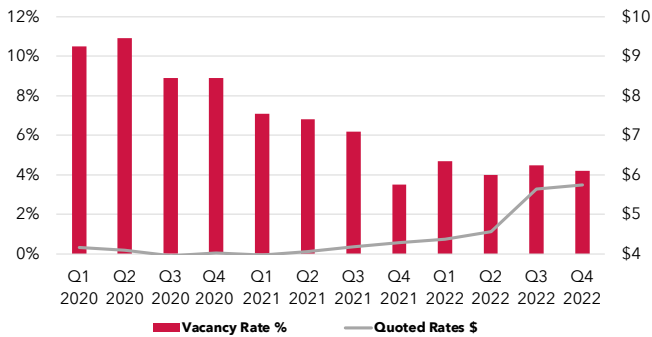
 Q4 Under Construction
 Q3 2022: 11,461,412 SF

\$5.75 PSF

 Q4 Avg. Asking Rent / Yr.
 Q3 2022: \$5.64 PSF

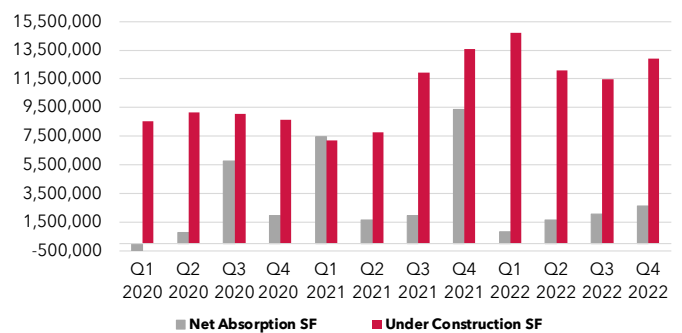
VACANCY & RENTAL RATE

Q1 2020 - Q4 2022



ABSORPTION & U.C.

Q1 2020 - Q4 2022



NOTABLE SALES



****195 KING MILL RD.**
McDonough, GA 30253

Size: 1,504,800 SF
Pricing: \$93,000,000 | \$62 PSF
Buyer: Growth Capital Partners
Seller: LINK Logistics



****150 GREENWOOD IND. PKY.**
McDonough, GA 30253

Size: 867,140 SF
Pricing: \$68,719,333 | \$79 PSF
Buyer: Growth Capital Partners
Seller: LINK Logistics



****9250 SOUTH MAIN ST.**
Jonesboro, GA 30236

Size: 499,960 SF
Pricing: \$38,280,667 | \$77 PSF
Buyer: Growth Capital Partners
Seller: LINK Logistics

NOTABLE LEASES



3781 SOUTHSIDE INDUSTRIAL CT.
Atlanta, GA 30354

Size: 406,989 SF
Tenant: UPS Supply Chain Solutions
Landlord: Prologis, LP
Lease Type: Renewal



2529 OLD ANVIL BLOCK RD.
Ellenwood, GA 30294

Size: 402,500 SF
Tenant: Expeditors International
Landlord: Prologis, LP
Lease Type: Renewal



***200 METCALF RD.**
Forest Park, GA 30297

Size: 401,242 SF
Tenant: Covenant Logistics Group
Landlord: TA Realty
Lease Type: New

* LEE DEAL | ** PORTFOLIO SALE

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