

## KEY POINTS

- Vacancy has been consistently low to end the year, ending the fourth quarter at 3.2%, below Metro Atlanta's average of 4%.
- Absorption has hit it's lowest since the fourth quarter of 2019.
- Under construction numbers remain consistent heading into 2023.

## SUBMARKET SUMMARY

The Stone Mountain | Snapfinger industrial submarket is one that has maintained its status as a market in high demand. With an overall low vacancy rate, prices still remain relatively competitive compared to other markets in Atlanta. Vacancy rose 40 basis points in Q4 to 3.2%. Rental rates have continued to steadily increase and are currently sitting \$0.36 higher than Q3 at \$6.88 PSF. Absorption had reached its lowest since Q4 of 2019 at 114,269 SF. Under construction SF has remained consistent since Q1 of 2021 and sit at almost 3.7 MSF.



### 3.2%

Q4 Vacancy  
Q3 2022: 2.8%



### 114,269 SF

Q4 Net Absorption  
Q3 2022: 457,706 SF



### 3,663,181 SF

Q4 Under Construction  
Q3 2022: 3,377,973 SF



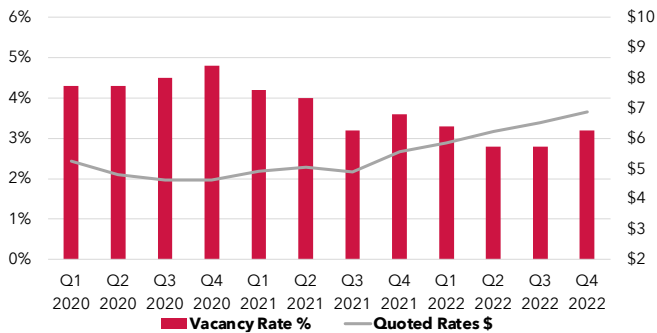
### \$6.88 PSF

Q4 Avg. Asking Rent / Yr.  
Q3 2022: \$6.52 PSF



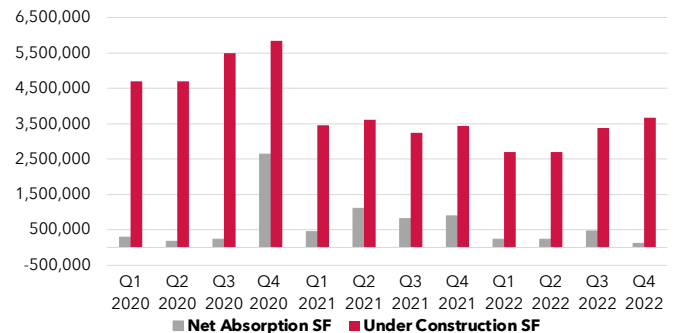
## VACANCY & RENTAL RATE

Q4 2020 - Q4 2022



## ABSORPTION & U.C.

Q4 2020 - Q4 2022



## NOTABLE SALES



**\*\*14053 INDUSTRIAL PARK BLVD.**  
Covington, GA 30014

**Size:** 200,880 SF  
**Pricing:** \$23,805,356 | \$119 PSF  
**Buyer:** 80 Acres Farms  
**Seller:** Strategic RE Partners



**\*2038-2048 WEEMS RD.**  
Tucker, GA 30084

**Size:** 54,271 SF  
**Pricing:** \$7,562,196 | \$139 PSF  
**Buyer:** ATCAP  
**Seller:** Ackerman & Co.



**\*\*55 PINYON RD.**  
Covington, GA 30016

**Size:** 26,720 SF  
**Pricing:** \$3,500,000 | \$131 PSF  
**Buyer:** Morgan S. Ownbey  
**Seller:** Kramber Heating & A.C.

## NOTABLE LEASES



**4561 GREER CIR.**  
Tucker, GA 30084

**Size:** 53,610 SF  
**Tenant:** Anker  
**Landlord:** Oxford Properties Group  
**Lease Type:** Sublease



**\*1585 ROADHAVEN DR.**  
Stone Mountain, GA 30083

**Size:** 48,000 SF  
**Tenant:** Inliner Solutions, LLC  
**Landlord:** Faropoint  
**Lease Type:** New



**768 STATE HWY. 11**  
Monroe, GA 30655

**Size:** 40,000 SF  
**Tenant:** Patrick Industries  
**Landlord:** Undisclosed  
**Lease Type:** New

\* LEE DEAL | \*\* PORTFOLIO SALE

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