



# WHAT'S HAPPENING

## I-20 WEST | FULTON INDUSTRIAL

The I-20 West | Fulton Industrial submarket, strategically located in close proximity to the region's urban core, boasts exceptional connectivity within the Metro Atlanta area, making it a prime choice for businesses.

- With a substantial industrial inventory exceeding 122 MSF, the I-20 West | Fulton submarket stands as the third largest in Metro Atlanta, offering diverse opportunities for commercial enterprises.
- Even with 1 MSF of uncommitted industrial inventory added to the market in Q3, overall vacancy decreased 40 basis points in Q3 to 5.1%, well below the metro's average of 6.0%.
- There was a halt of speculative development groundbreakings in Q3, as only one building broke ground in Q3 in the I-20 West/ Fulton submarket and it was a build to suit for Automann.
- Q3 ended with 1,014,744 SF of positive net absorption, the largest net gain since Q2 2021.
- Average asking rents exhibited an upward trend, increasing by \$0.45 PSF from Q2 to Q3, reaching \$7.39 PSF.



**5.1%**  
Q3 VACANCY RATE  
Q2: 5.5%



**1,014,744 SF**  
Q3 NET ABSORPTION  
Q2: -426,915 SF



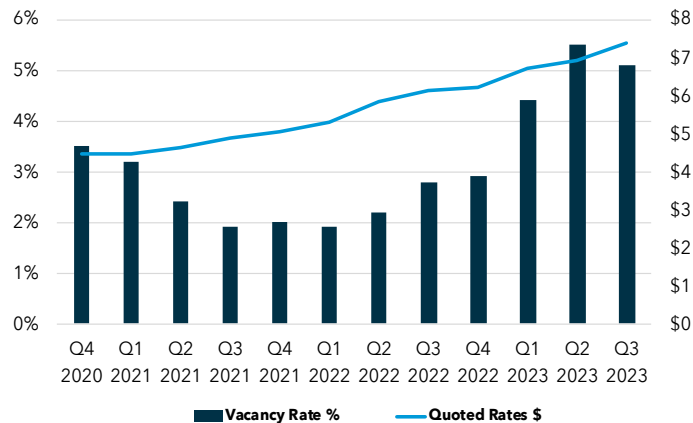
**1.7 MSF**  
Q3 UNDER CONSTRUCTION  
Q2: 2.7 MSF



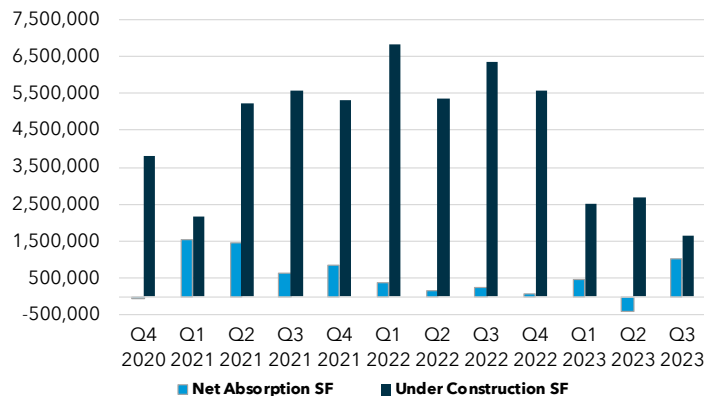
**\$7.39 PSF**  
Q3 AVG. ASKING RENT | YEAR  
Q2: \$6.94 PSF



**Q3 2023 | VACANCY & RENTAL RATE**



**Q3 2023 | NET ABSORPTION & U.C.**



**NOTABLE SALES**



**6100 EMMANUEL DR SW**  
ATLANTA, GA 30336

SIZE (SF) 193,780  
 PRICE \$15,000,000 (\$77.41 PSF)  
 BUYER Jordan Capital AM  
 SELLER Phoenix Stamping Group Inc.



**\*500 GREAT SW PKY SW**  
ATLANTA, GA 30336

SIZE (SF) 92,048  
 PRICE \$7,823,184 (\$84.99 PSF)  
 BUYER Onward Investors  
 SELLER Rialto Capital Management

\*Part of a Portfolio Sale



**\*1033 -1045 LAGRANGE BLVD SW**  
ATLANTA, GA 30336

SIZE (SF) 69,358  
 PRICE \$5,686,608 (\$81.99 PSF)  
 BUYER Onward Investors  
 SELLER Rialto Capital Management

\*Part of a Portfolio Sale

**NOTABLE LEASES**



**PEACHTREE CORNERS BUS PARK**  
NORCROSS, GA 30071

SIZE (SF) 227,600  
 TENANT Miller Zell  
 LEASE TYPE Sublease  
 LANDLORD Steelcase



**20 SELIG DRIVE SW**  
ATLANTA, GA 30336

SIZE (SF) 112,839  
 TENANT Brasfield & Gorrie, LLC  
 LEASE TYPE New Lease  
 LANDLORD Stonelake Capital Partners



**1451 N RIVER ROAD**  
LITHIA SPRINGS, GA 30122

SIZE (SF) 67,600  
 TENANT Eastern Metal Supply  
 LEASE TYPE Renewal  
 LANDLORD Oxford Properties Group

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