



# WHAT'S HAPPENING

## I-20 WEST | FULTON INDUSTRIAL

The I-20 West / Fulton industrial submarket, strategically situated near the heart of the region, enjoys excellent connectivity throughout Metro Atlanta, making it an ideal location for businesses.

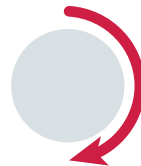
- With an extensive industrial inventory exceeding 128 million square feet, the I-20 West / Fulton submarket ranks as the third largest in Metro Atlanta, offering a wide array of opportunities for commercial ventures.
- Vacancy rates have been on the rise, reaching 7.1% by the end of Q1, mainly due to the delivery of new supply without commitments.
- While sublease availability in the submarket stabilized in 2023, the first quarter of 2024 saw a decrease, indicating a positive shift in market demand.



**7.1%**  
Q1 VACANCY RATE  
Q4: 6.8%



**342,332 SF**  
Q1 NET ABSORPTION  
Q4: -884,380 SF



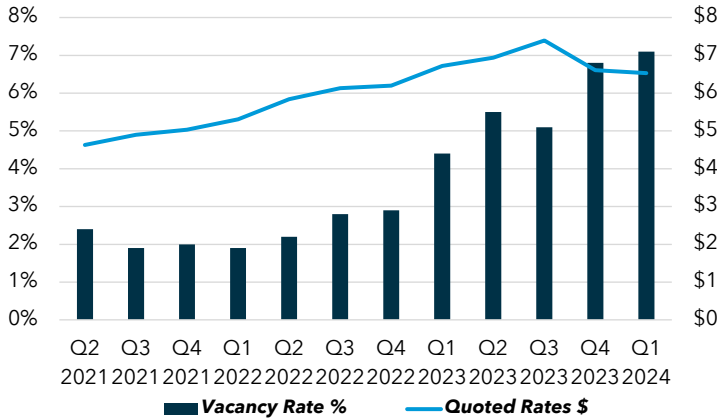
**969,815 SF**  
Q1 UNDER CONSTRUCTION  
Q4: 1.6 MSF



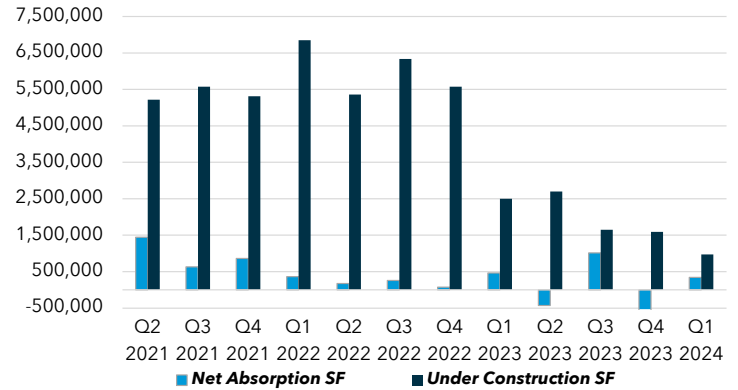
**\$6.53 PSF**  
Q1 AVG. ASKING RENT | YEAR  
Q4: \$6.61 PSF



**Q1 2024 | VACANCY & RENTAL RATE**



**Q1 2024 | NET ABSORPTION & U.C.**



**NOTABLE SALES**



**RIVERSIDE BUSINESS CENTER - BLDG B**  
DOUGLASVILLE, GA 30122

SIZE (SF) 85,133  
PRICE \$13,600,000 (\$159.75 PSF)  
BUYER Sunco Lighting  
SELLER Huntington Industrial Parters



**4200 WENDELL DR SW**  
ATLANTA, GA 30336

SIZE (SF) 109,859  
PRICE \$5,500,000 (\$50.06 PSF)  
BUYER Icarus Alternative Investments  
SELLER Bronner Brothers



**1435 MUNICIPAL PKWY**  
DOUGLASVILLE, GA 30134

SIZE (SF) 31,786  
PRICE \$3,000,000 (\$94.38 PSF)  
BUYER Craig Wire Products, LLC  
SELLER Electrical Fiber Systems

**NOTABLE LEASES**



**\*\*I-285 LOGISTICS CENTER**  
ATLANTA, GA 30331

SIZE (SF) 237,515  
TENANT Confidential  
LEASE TYPE New Lease  
LANDLORD Johnson Development Associates, Inc.



**\*\*105 BOGGS RD - BLDG 1**  
VILLA RICA, GA 30180

SIZE (SF) 200,880  
TENANT Hitachi Astemo Americas, Inc  
LEASE TYPE New Lease  
LANDLORD Dermody Properties



**DOUGLAS HILL BUSINESS CENTER**  
LITHIA SPRINGS, GA 30122

SIZE (SF) 198,764  
TENANT GigaCloud Technology  
LEASE TYPE New Lease  
LANDLORD QuadReal

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