



SIGNIFICANT LEASE DEALS

Address	Submarket/City	Square Feet	Tenant
801 Factory Shoals Rd	I-20 W/Douglasville	925,800	Stitch Fix
240 The Bluffs NW	I-20 W/Douglasville	498,480	US Elogistics Service Corp
440 Interstate West Pkwy	I-20 W/Douglasville	460,687	SP Richards Company

SIGNIFICANT BUILDING SALES

Address City	Sale Value Type of Sale	PPSF Cap Rate	SF Class	Buyer Seller
7875 White Rd. Austell	\$56,508,234 Investment	\$93.00 -	604,852 Class A	Confidential LaSalle Investment
830 GA-42 McDonough	\$26,000,000 Investment	\$27.00 -	972,350 Class B	LRC Properties Raider Hill Advisors
4893 Lewis Rd Stone Mountain	\$16,206,828 Investment	\$55.00 -	295,057 Class A	Blackstone R.E. Inc. Trust Ackerman & Co

LARGEST DELIVERIES


Address	Submarket/City	SF	Developer
0 King Mill Rd	McDonough	1,104,320	PNK Group
2627 Steve Reynolds Ind Pkwy	Commerce	1,099,880	Ridgeline Prop Grp
901 Factory Shoals Rd	Lithia Springs	925,800	Prologis


LARGEST UNDER CONSTRUCTION

Address	Submarket/City	SF	Delivery Date
5455 Campbellton Fairburn Rd	Fairburn	1,400,000	Q2 2020
7055 Campbellton Rd	Atlanta	1,128,400	Q2 2020
2160 Anvil Block Rd	Forest Park	1,043,418	Q3 2019

TOTAL INDUSTRIAL MARKET STATISTICS


	Vacancy Rate	Avg. SF Rental Rates GRS	Net SF Absorption	SF Inventory	SF Under Construction
Q2 2019	6.40%	\$5.28	4,495,154	701,183,635	21,377,513
Q1 2019	6.50%	\$5.19	828,961	696,437,875	17,207,348
Q4 2018	5.90%	\$5.08	4,763,898	691,236,937	17,338,831
Q3 2018	5.70%	\$5.02	7,769,205	684,897,755	20,649,068
Q2 2018	6.20%	\$4.88	4,221,802	680,403,972	20,701,208

 **4,495,154** NET ABSORPTION SF

 **6.4%** VACANCY
45,188,976 SF

 **\$5.28** AVG. ASKING RATE PSF GROSS

 **2,963,878** DELIVERIES
13 Buildings

 **21,377,513** UNDER CONSTRUCTION
42 Buildings

CRAIG VIERGEVER, EVP, Principal

Atlanta's Industrial market made a strong comeback after a slightly stagnant first quarter, ending Q2 with 4.5 million SF absorbed, bringing year-to-date absorption to 5.32 million SF. There was 21.38 million SF under construction at the end of Q2, a 15% increase from last quarter. Overall vacancy decreased 10 basis points in the Atlanta industrial market to 6.4%. Developers continue to push new spec and build to suit opportunities as 18 new buildings have broken ground in Q2.