



### SIGNIFICANT LEASE DEALS

Address	Submarket/City	Square Feet	Tenant
139 Orchard Busines Pky	South Atlanta	1,514,040	Goodyear Tire & Rubber
1950 N Norcross Tucker Rd	Northeast	500,000	US Cabinet Depot
885 Douglas Hill Rd	I-20 West	486,852	Fulfillment Services Inc

### SIGNIFICANT BUILDING SALES

Address City	Sale Value Type of Sale	PPSF Cap Rate	SF Class	Buyer Seller
440 Interstate West Pky I-20 West	\$57,100,000 Investment	\$73.00 5.0%	781,440 Class A	WPT Ind R.E. Inv. Trust WPT Capital Advisors
429 Toy Wright Rd Bldg 1 Northeast	\$46,052,196 Investment	\$44.00 -	1,053,360 Class A	Property Reserve, Inc. Core5 Industrial Ptnrs
220-230 Greenwood Ct South Atlanta	\$31,800,000 Investment	\$63.00 -	504,000 Class A	James Campbell Co LLC Prologis Inc

### LARGEST DELIVERIES

Address	Submarket/City	SF	Developer
2160 Anvil Block Rd	South Atlanta	1,043,418	Robinson Weeks
280 Bridgeport Blvd	South Atlanta	1,002,150	CRG R.E. Solutions
100 International Pky	South Atlanta	769,366	Ashley Capital


### LARGEST UNDER CONSTRUCTION

Address	Submarket/City	SF	Delivery Date
2100-2200 W. Park Blvd	Snapfinger/Stone Mtn	2,800,000	Q2 2021
Interstate 85 @ GA Hwy 16	South Atlanta	1,500,000	Q3 2020
7055 Campbellton Rd	I-20 West	1,128,400	Q2 2929

### TOTAL INDUSTRIAL MARKET STATISTICS

	Vacancy Rate	Avg. SF Rental Rates GRS	Net SF Absorption	SF Inventory	SF Under Construction
Q4 2019	6.60%	\$5.04	4,497,998	715,957,676	23,152,938
Q3 2019	6.50%	\$5.28	4,958,808	709,955,846	20,609,209
Q2 2019	6.60%	\$5.28	4,248,885	704,583,461	21,377,513
Q1 2019	6.50%	\$5.19	943,639	699,061,759	17,207,348
Q4 2018	6.10%	\$5.08	3,903,064	695,060,621	17,338,831

 **4,497,998** NET ABSORPTION SF

 **6.6%** VACANCY  
47,185,033 SF

 **\$5.04** AVG. ASKING RATE PSF GROSS

 **7,518,160** DELIVERIES  
15 Buildings

 **23,152,938** UNDER CONSTRUCTION  
49 Buildings

**CRAIG VIERGEVER**, EVP, Principal

The last quarter of the decade ended with 4.5M SF absorbed, bringing total 2019 net absorption to 15.6M SF. Overall vacancy increased slightly 10 basis points to 6.6%. Development activity dominated in the fourth quarter with 20 new buildings breaking ground, totaling 49 buildings of 23.15M SF under construction. The Goodyear Tire & Rubber Company broke ground on its 1.5M SF built-to-suit in the South Atlanta submarket. At the end of Q4, the Atlanta market delivered 7.4M SF of new industrial product (100,000 SF plus) to the marketplace, bringing 19.9M SF of new industrial inventory to the Atlanta market in 2019.