



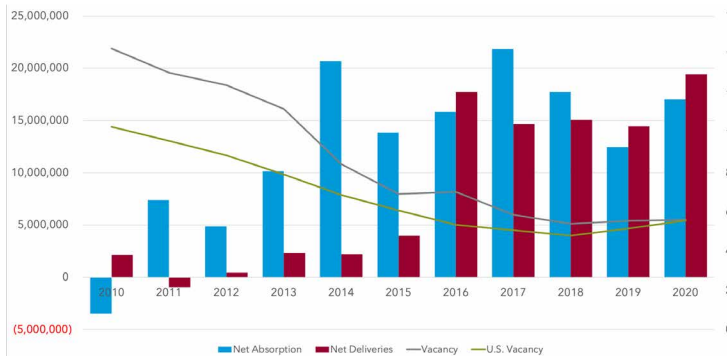
**INDUSTRIAL MARKET OVERVIEW**

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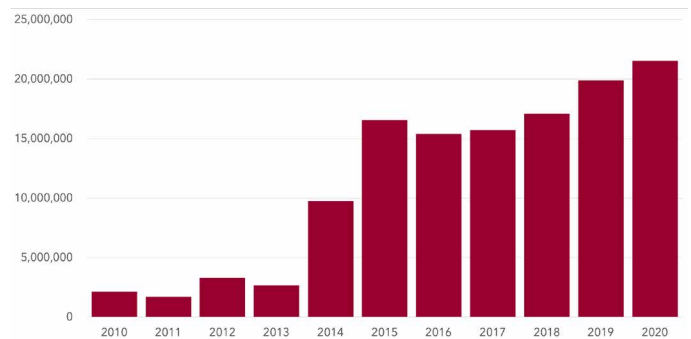
The Atlanta Industrial Market set a record with almost 8.3 MSF of net absorption during Q4-20, topping the record for quarterly net absorption set Q3-20. Strong tenant demand has caused the overall vacancy rate to drop 30 basis points to 6.3%, its lowest level since Q4-18. Rates rose just 1.6% in Q4-20 over Q3-20, moving to an average of \$6.45/PSF net, up just \$.10. However, year over year rates had their largest increase ever, up an astonishing 27.9%, \$6.45 vs \$5.04. Mainly driven by tenant demand outstripping available supply.

MARKET INDICATORS	Q4 2020	Q3 2020	Q2 2020	Q1 2020	Q4 2019
▲ Net Absorption	17,032,636 SF	13,268,696 SF	11,857,925 SF	11,686,952 SF	12,457,268 SF
▼ Vacancy Rate	5.60%	5.70%	6.20%	6.10%	5.60%
▲ Avg NNN Asking Rate	\$6.45 PSF	\$6.36 PSF	\$6.28 PSF	\$6.17 PSF	\$6.07 PSF
▼ Under Construction	20,371 SF	24,130,981 SF	21,321,639 SF	23,086,621 SF	19,879,995 SF
▲ Inventory	750,453,200 SF	743,472,975 SF	739,755,854 SF	735,894,534 SF	731,948,793 SF

**NET ABSORPTION, NET DELIVERIES, & VACANCY**



**UNDER CONSTRUCTION**



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
3150 Highway 42 Locust Grove, GA	1,011,907 SF	\$50,669,720.00 \$50.07 PSF	Undisclosed Scannell Properties	Class A
2500 W Park Drive Gainesville, GA	760,540 SF	\$38,250,000.00 \$50.29 PSF	Nuveen Real Estate Farallon Capital Management, LLC	Class B
580 Horizon Drive Suwanee, GA	688,813 SF	\$61,500,000.00 \$89.28 PSF	Clarion Partners Taylor & Mathis, Inc.	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
100 International Pky Adairsville, GA	544,278 SF	Ashley Capital, LLC	Undisclosed	Undisclosed
11665 Lewis Braselton Blvd Braselton, GA	462,000 SF	Barings	Williams-Sonoma	Retail
1720 Peachtree Industrial Blvd Buford, GA	442,000 SF	PGIM, Inc.	Walcut Inc	Wholesale

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