



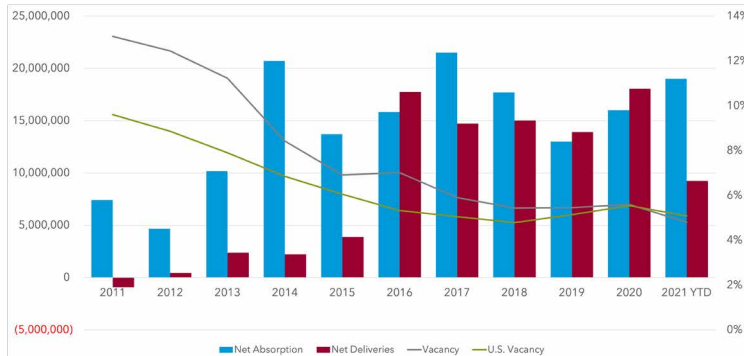
INDUSTRIAL MARKET OVERVIEW

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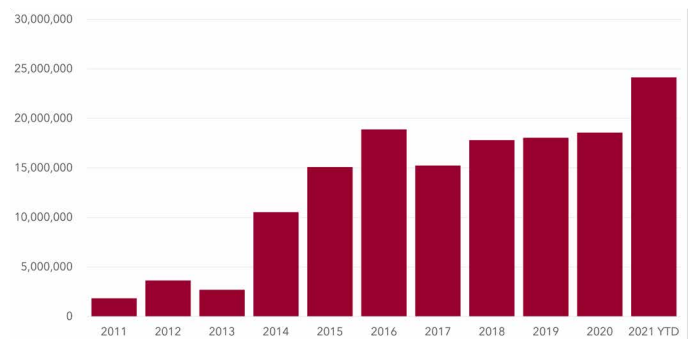
The Second Quarter Atlanta Industrial market continues to sizzle. Overall absorption reached almost 9 MSF, which is one of the strongest quarters ever. While the vacancy rate has dropped under 5% for the first time in over 30 years. Rental rates continue to increase with high demand and limited supply coming to market. Demand for E-Commerce warehouse space and the need to keep extra supplies on hand due to supply chain disruptions are causing users to reevaluate their space needs. Many tenants are choosing to expand and take down additional space. National, Atlanta is the best performing market in terms of absorption, rental rate increases and falling vacancy rates.

MARKET INDICATORS	Q2 2021	Q1 2021	Q4 2020	Q3 2020	Q2 2020
▲ 12 Mo. Net Absorption SF	31,765,085	27,232,371	15,996,152	13,275,318	12,025,023
▼ Vacancy Rate	4.8%	5.2%	5.6%	5.6%	6.1%
▲ Avg NNN Asking Rate PSF	\$6.64	\$6.56	\$6.43	\$6.32	\$6.24
▼ SF Under Construction	24,136,258	21,518,073	18,282,732	22,250,942	19,498,969
▼ Inventory SF	759,953,889	756,230,299	751,072,643	744,858,458	741,136,337

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
94 Logistics Lane Pendergrass, GA	1,003,386 SF	\$62,100,000 \$61.89 PS	Artemis Real Estate Partners Exeter Property Group	Class A
200 Hosea Road Lawrenceville, GA	585,637 SF	\$31,750,000 \$54.21 PSF	Stockbridge Capital Group Brennan Investment Group	Class B
101 Old Mill Road Cartersville, GA	475,000 SF	\$13,000,000 \$27.37 PSF	Piana Nonwovens Mark Wilenkin	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1231 Hog Mountain Road Jefferson, GA	1,117,800SF	Undisclosed	ACE Hardware	Hardware
650 Broadway Avenue Braselton, GA	613,440SF	CBRE	Amazon	Merchandise
5220 Highway 138 Road Union City, GA	573,324 SF	Stockbridge	B&G Foods	Food Services

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