



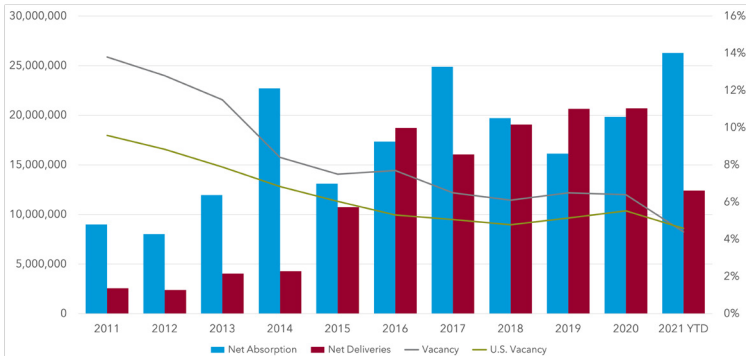
INDUSTRIAL MARKET OVERVIEW

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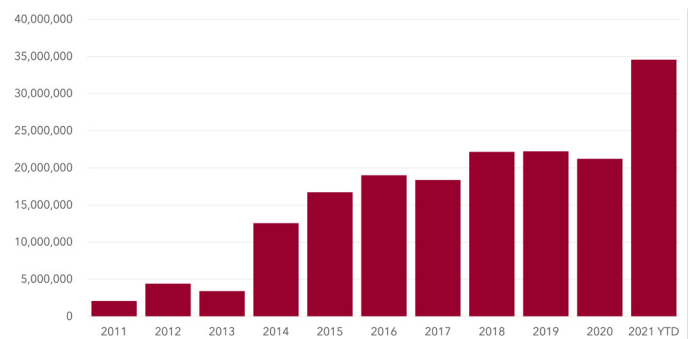
The Atlanta Industrial market continues to improve as it currently stands as one of the strongest in the country. Factors such as low rental rates, access to consumers, and infrastructure, prompt users to move to the market. Atlanta has responded to the wave of nationwide industrial demand with a swift and definite response. The market currently has over 34.5M SF under construction, a 56% increase from a year ago. Rental rates continue to increase while the lack of space is driving the vacancy rate down, currently at 4.4% compared to 4.9% from Q2 2021. Buildings are being leased and traded at numbers never seen before in Atlanta, with users hoping to get their foot in the door as quickly as possible.

MARKET INDICATORS	Q3 2021	Q2 2021	Q1 2021	Q4 2020	Q3 2020
▼ 12 Mo. Net Absorption SF	33,503,280	36,599,840	31,214,537	19,841,037	16,835,384
▼ Vacancy Rate	4.4%	4.9%	5.6%	6.4%	6.6%
▲ Avg NNN Asking Rate PSF	\$6.94	\$6.64	\$6.55	\$6.45	\$6.35
▲ SF Under Construction	34,581,262	29,320,653	26,253,868	21,230,712	24,710,165
▲ Inventory SF	759,424,708	757,258,138	750,203,430	744,716,238	738,224,952

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1325 Hwy 42 S McDonough, GA	1,104,320 SF	\$103,000,000 \$93.27 PSF	Kohlberg Kravis Roberts & Co. PNK Group	Class A
6710 Oakley Industrial Blvd Union City, GA	977,608 SF	\$134,000,000 \$137.07 PSF	Goldman Sachs & Co. The Blackstone Group, Inc.	Class A
6265 Atlantic Blvd Norcross, GA	315,176 SF	\$95,500,000 \$303.01 PSF	Kohlberg Kravis Roberts & Co. Link Logistics Real Estate	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
700 Price Drive Locust Grove, GA	1,000,993 SF	John Hancock Real Estate	CJ Logistics USA	Third Party Logistics
6000 Studio Way Union City, GA	987,840 SF	CBRE Global Investors	DHL	Third Party Logistics
405 King Mill Road McDonough, GA	550,800 SF	CBRE Global Investors	Undisclosed	Undisclosed

