



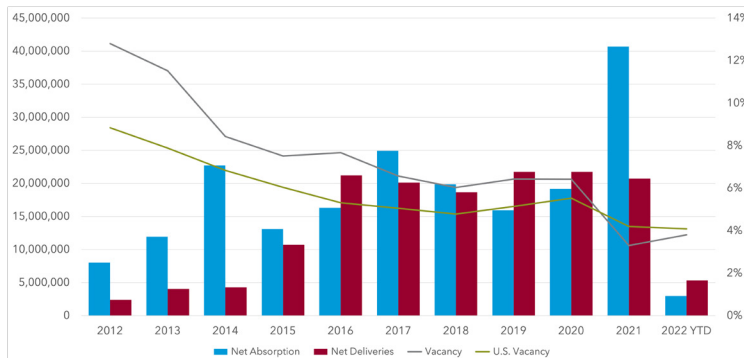
### INDUSTRIAL MARKET OVERVIEW

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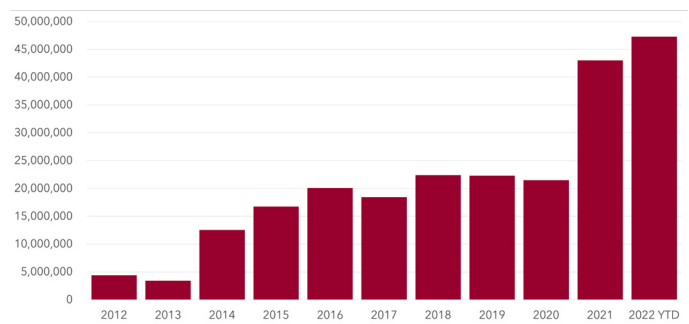
The Atlanta Industrial market continues to see tremendous growth as we enter 2022. Net absorption has dipped in Q1-2022 due to supply delays for racking systems and interior buildouts. The average asking rental rate has increased over 10% in the last year as it currently sits at \$5.91 per square foot. Under construction has increased dramatically in the last year as it has increased from 26.2 MSF in Q1-2021 to 47.2 MSF in Q1-2022. The small increase in vacancy is understandable given that the total inventory of the market has increased over 7 MSF from Q4-2021 to Q1-2022. The Atlanta industrial market will steadily grow for the foreseeable future given the current market conditions.

MARKET INDICATORS	Q1 2022	Q4 2021	Q3 2021	Q2 2021	Q1 2021
▼ 12 Mo. Net Absorption SF	34,954,451	40,694,197	33,503,280	36,599,840	31,214,537
▲ Vacancy Rate	3.80%	3.3%	4.4%	4.8%	5.5%
▲ Avg NNN Asking Rate PSF	\$5.91	\$5.63	\$5.55	\$5.37	\$5.33
▲ SF Under Construction	47,282,960	43,015,943	34,581,262	29,320,653	26,253,868
▲ Inventory SF	772,892,927	765,813,423	757,160,280	755,105,157	750,175,865

#### NET ABSORPTION, NET DELIVERIES, & VACANCY



#### UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
139 Orchard Business Pky, Bldg. 200 - Prologis Orchard Hills, Newnan, GA	1,514,040 SF	\$135,000,000 \$89.17 PSF	Florida State Board of Admin Stonemont Financial Group	Class A
500 Business Center Dr - Goodyear Tire & Rubber Company, Buford, GA	710,541 SF	\$46,250,000 \$65.09 PSF	AEW Capital Management Realty Income Corporation	Class B
280 Bridgeport Blvd, Bldg. A - The Cubes at Bridgeport, Newnan, GA	562,650 SF	\$58,500,000 \$103.97 PSF	Eaton Vance R.E. Investment Group CRG	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
4475 S Fulton Pky Atlanta, GA	634,900 SF	Select Fulton	Allen Distribution	Transportation and Warehousing
1850 Oak Lawn Avenue Atlanta, GA	396,264 SF	Crow Holding Industrial	Clark Equipment	Manufacturing
5511 Rafe Court Flowery Branch, GA	300,391 SF	Pattillo Industrial Real Estate	Medmix	Manufacturing

