



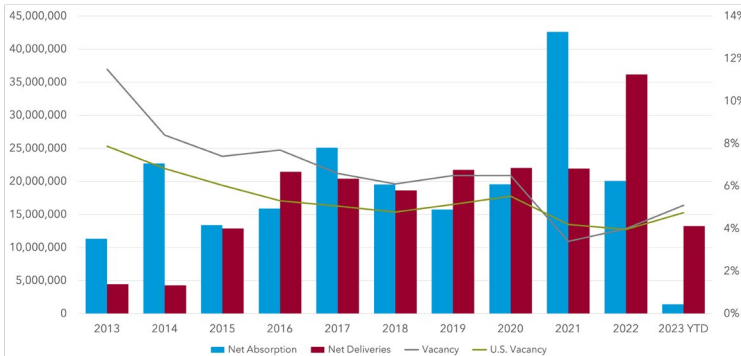
INDUSTRIAL MARKET OVERVIEW

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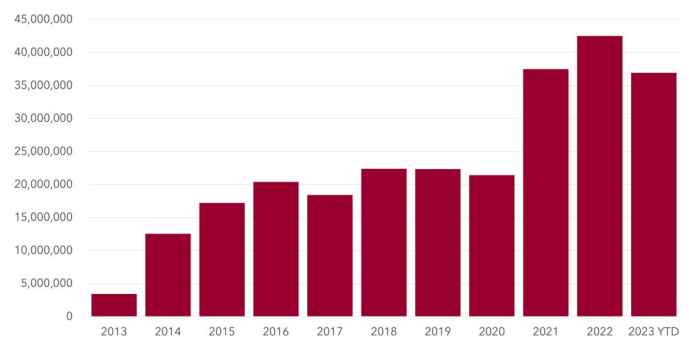
After record-setting activity in 2021 and 2022, Atlanta's industrial market slowed significantly in the first half of 2023. While industrial demand remains high, a slow deal process coupled with market uncertainty led leasing activity to decline to 6,460,974 SF in Q2 2023, the lowest level since Q3 2011. However, slowing leasing activity has not discouraged landlords from increasing rents. Vacancy rose for the fourth consecutive quarter to 5.1% and tenant move-outs dropped net absorption to a negative 557,882 SF in Q2 2023. Despite the Q2 slowdown, developers pushed ahead with new groundbreakings, with 36.2M SF under construction, 19% of which is pre-committed.

MARKET INDICATORS	Q2 2023	Q1 2023	Q4 2022	Q3 2022	Q2 2022
▼ 12 Mo. Net Absorption SF	11,840,437	18,392,426	20,074,856	30,719,093	30,468,619
▲ Vacancy Rate	5.10%	4.50%	4.00%	3.70%	3.60%
▲ Avg NNN Asking Rate PSF	\$8.32	\$8.24	\$7.90	\$7.05	\$6.18
▲ SF Under Construction	36,225,608	33,690,764	42,488,685	44,038,314	45,435,187
▲ Inventory SF	808,883,501	803,675,642	794,460,904	785,752,196	777,874,004

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
200 Logistics Parkway NE* White, GA	973,218 SF	\$68,400,000 \$70.28 PSF	MDH Partners LLC Core5 Industrial Partners	Class A
7965 Bowen Road Palmetto, GA	686,038 SF	\$85,000,000 \$123.90 PSF	KKR Real Estate Becknell Industrial	Class A
1551 North River Road Douglasville, GA	280,140 SF	\$64,000,000 \$228.46 PSF	Aligned Data Centers The Carlyle Group	Class A

*Part of a Portfolio Sale

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
7634 Adairsville Highway Adairsville, GA	691,667 SF	Strategic Real Estate Partners	Broadrange Logistics	Freight & Logistics Services
3312 North Berkeley Lake Road Duluth, GA	320,530 SF	GLEN UNA	Broder Bros Company	Apparel Wholesaler
601 Logistics Parkway Jackson, GA	306,035 SF	CRG Real Estate	Yongsan Automotive USA, Inc.	Manufacturing

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