



INDUSTRIAL MARKET OVERVIEW

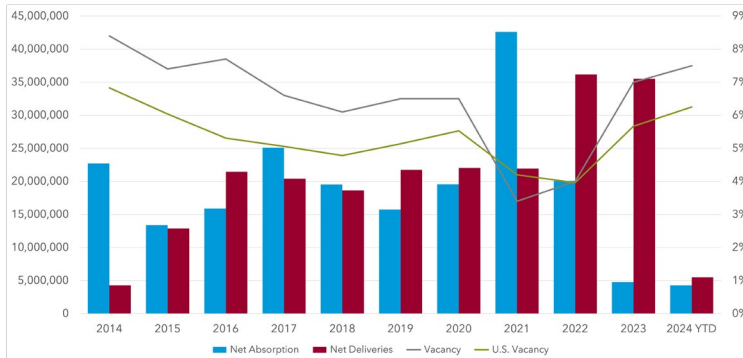
KATE HUNT, Senior Research Analyst

As expected, Atlanta's industrial vacancy rates rose by 50 basis points in Q1 2024 to 7.5%, fueled by 5.4 million square feet of new inventory. Yet, leasing activity highlighted robust market demand. Sublease availability, which had plateaued in 2023, saw another decline, as companies reclaimed subleases due to rising warehouse space demand. With Atlanta's construction starts dwindling each quarter the supply surge is expected to be short-lived in 2024. Fewer projected launched today will mean fewer deliveries, leading to tightening vacancy in 2025.

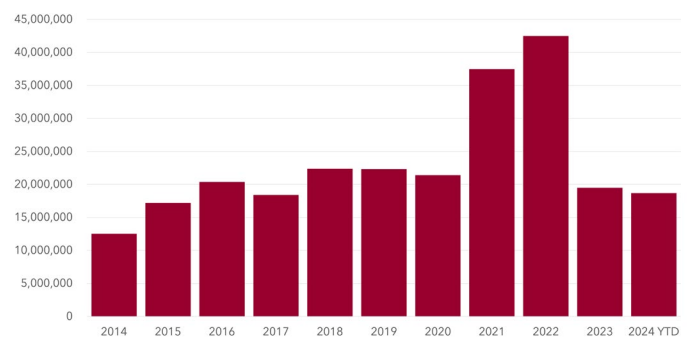
MARKET INDICATORS	Q1 2024	Q4 2023	Q3 2023	Q2 2023	Q1 2023
▲ 12 Mo. Net Absorption SF	7,089,361	4,780,044	9,477,520	11,840,437	18,392,426
▲ Vacancy Rate	7.5%	7.0%	6.0%	5.1%	4.5%
▼ Avg NNN Asking Rate PSF	\$8.24	\$8.37	\$8.51	\$8.28	\$8.24
▼ SF Under Construction	18,687,427	19,483,314	24,649,378	36,225,608	33,690,764
▲ Inventory SF	856,164,714	831,107,927	823,097,931	808,883,501	803,675,642

*Statistics may have changed due to annual audit

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
5005 Terminus Drive* Fairburn, GA	599,914 SF	\$70,936,728 \$118.24 PSF	Purina Clarion Partners	Class A
4755 Thurmon Tanner Road Flowery Branch, GA	447,120 SF	\$58,700,000 \$131.28 PSF	National Financial Services LLC Hines	Class A
195 Sawmill Drive Suwanee, GA	327,825 SF	\$39,339,000 \$120.00 PSF	Longpoint Realty Partners TPA Group	Class A

*Part of a Portfolio Sale

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1230 Cass White Road White, GA	834,971 SF	MDH Partners	Hanwha Qcells	Manufacturing
2464 Mt. Zion Road* Jonesboro, GA	705,833 SF	Conn's	Devgiri	Manufacturing
18019 Logistics Parkway Covington, GA	498,258 SF	Ashley Capital	Central Garden & Pet	Transportation & Warehousing

*Sublease

