



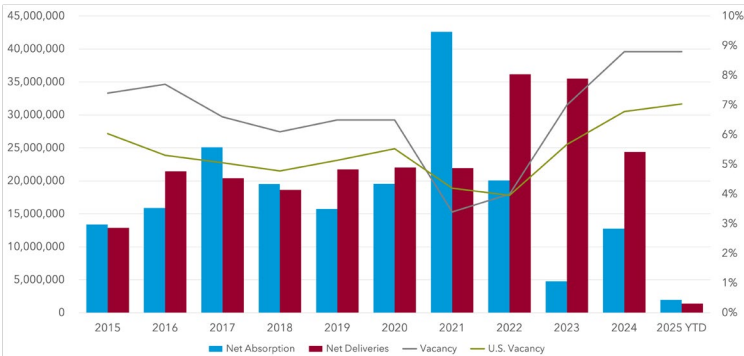
INDUSTRIAL MARKET OVERVIEW

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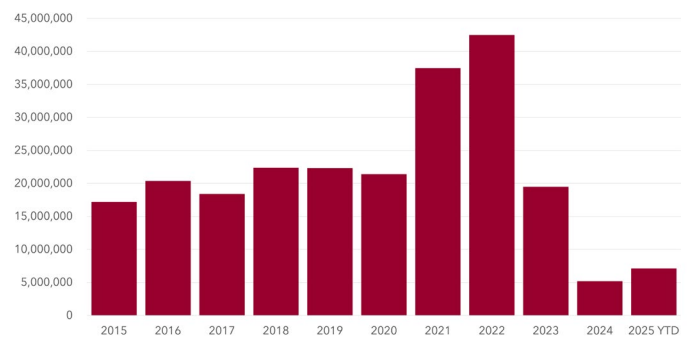
In Q1 2025, the Atlanta industrial market faced slower leasing activity, while still robust, likely due to tariff uncertainties, though demand remained strong. Leasing volume fell 15% year-over-year to 9.79M square feet, with vacancy rates stable at 8.8%. Rental rates slightly increased to \$8.35/SF. Construction activity picked up with 7.1M SF under construction, though still a historic low. With limited supply expected this year, vacancies are anticipated to decline. The market is adjusting but remains robust with long-term growth potential.

MARKET INDICATORS	Q1 2025	Q4 2024	Q3 2024	Q2 2024	Q1 2024
▼ 12 Mo. Net Absorption SF	10,457,368	12,760,529	9,870,839	10,963,750	7,089,361
◀▶ Vacancy Rate	8.8%	8.8%	8.2%	8.2%	7.5%
▼ Avg NNN Asking Rate PSF	\$8.35	\$8.53	\$8.60	\$8.38	\$8.24
▲ Sale Price PSF	\$124	\$121	\$112	\$117	\$102
▼ Cap Rate	5.4%	5.8%	6.1%	5.9%	6.0%
▲ Under Construction SF	7,119,498	5,198,515	9,997,059	11,408,800	18,687,427
▲ Inventory SF	896,853,758	869,931,668	864,660,112	860,122,304	856,164,714

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
Commerce 75* Cartersville, GA	680,247 SF	\$74,493,300 \$109.51 PSF	Bentall Green Oak Hillwood Development Corporation	Class A
100 Naturally Fresh Boulevard College Park, GA	300,000 SF	\$75,000,000 \$250.00 PSF	Lancaster Colony Corporation Winland Foods	Class B
308 Jesse Cronin Road Braselton, GA	207,009 SF	\$25,255,098 \$122.00 PSF	Wen Products Rockefeller Group	Class A

* Two Property Portfolio Sale

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
Interstate 20 & Waco Road Bremen, GA	1,200,000 SF	Panattoni	Southwire	Wire & Cable Manufacturing
545 Logistics Center Parkway Jefferson, GA	924,820 SF	GLP Capital Partners	Mobis Parts America	Motor Vehicle Supplies, New Parts
95 Innovation Way Newnan, GA	484,787 SF	LRC Properties	Variety Wholesale	Transportation and Warehousing

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