

King

***Industrial
Realty, Inc.***

CORFAC
INTERNATIONAL

Presents:

Atlanta Industrial Market

Third Quarter 2024

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The Atlanta Industrial Market



UNITED STATES OF AMERICA

PRESIDENTIAL
2024
ELECTION

YOUR VOTE IS YOUR VOICE

The Atlanta Industrial Market

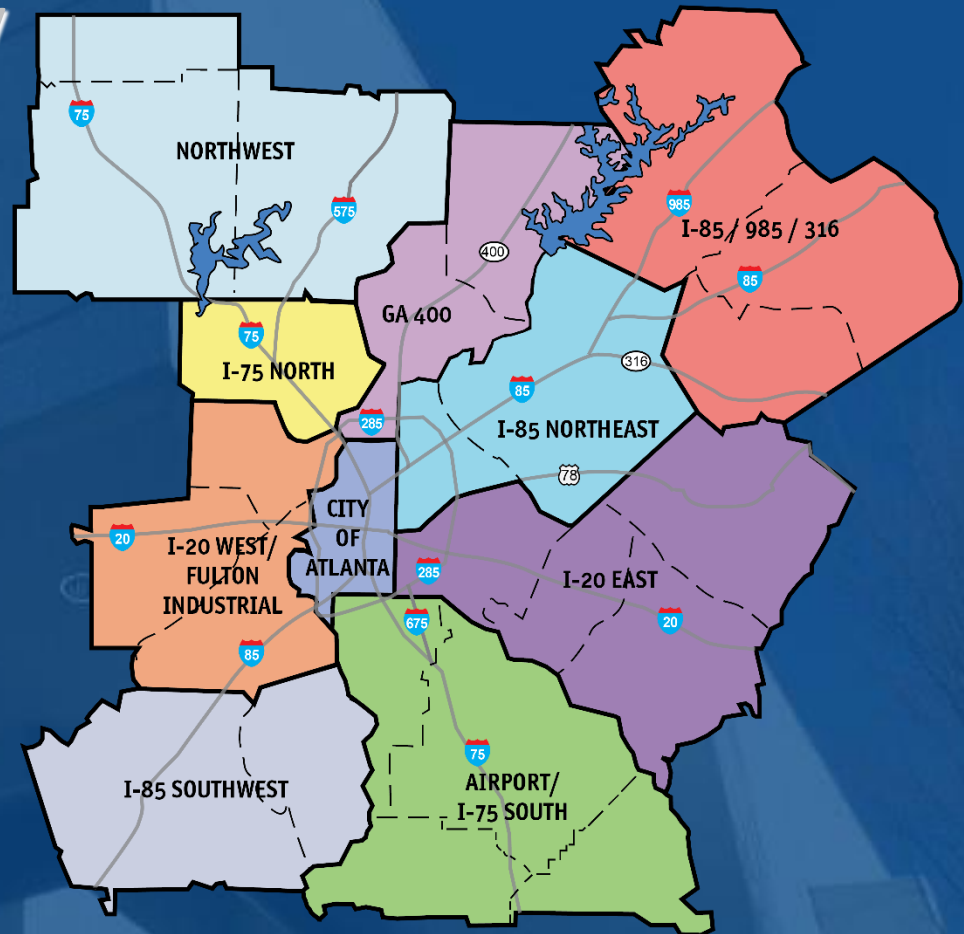
➤ PinPointsm Technology

- ❖ Custom designed
- ❖ Inventory every quarter

10 Regions

(distribution & service)

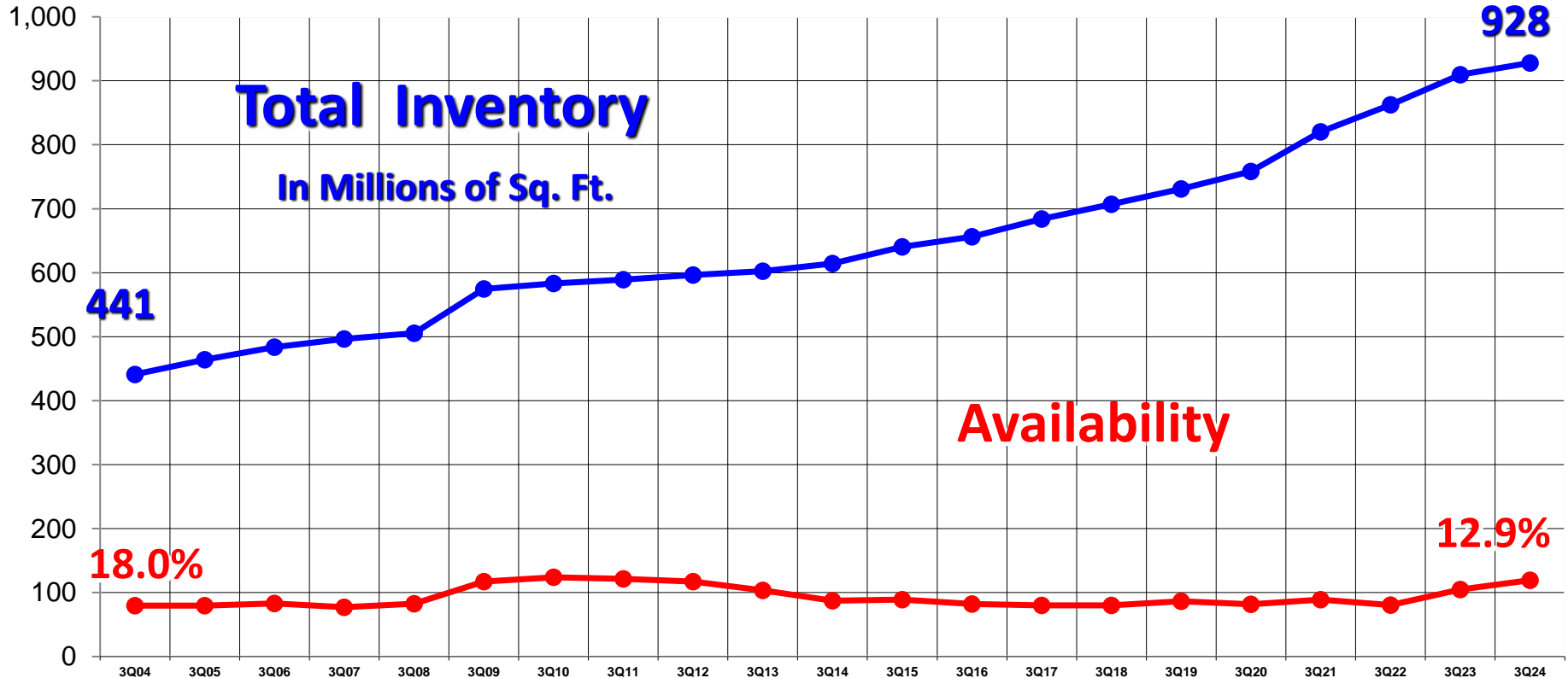
- ❖ 956 million sq. ft.
- ❖ 16,647 buildings
- ❖ 27,850 businesses



Source data compiled from PinPointsm, a proprietary database owned by King Industrial Realty, Inc. Every effort has been made to provide accurate information, but no liability is assumed for errors and omissions.

Distribution Inventory

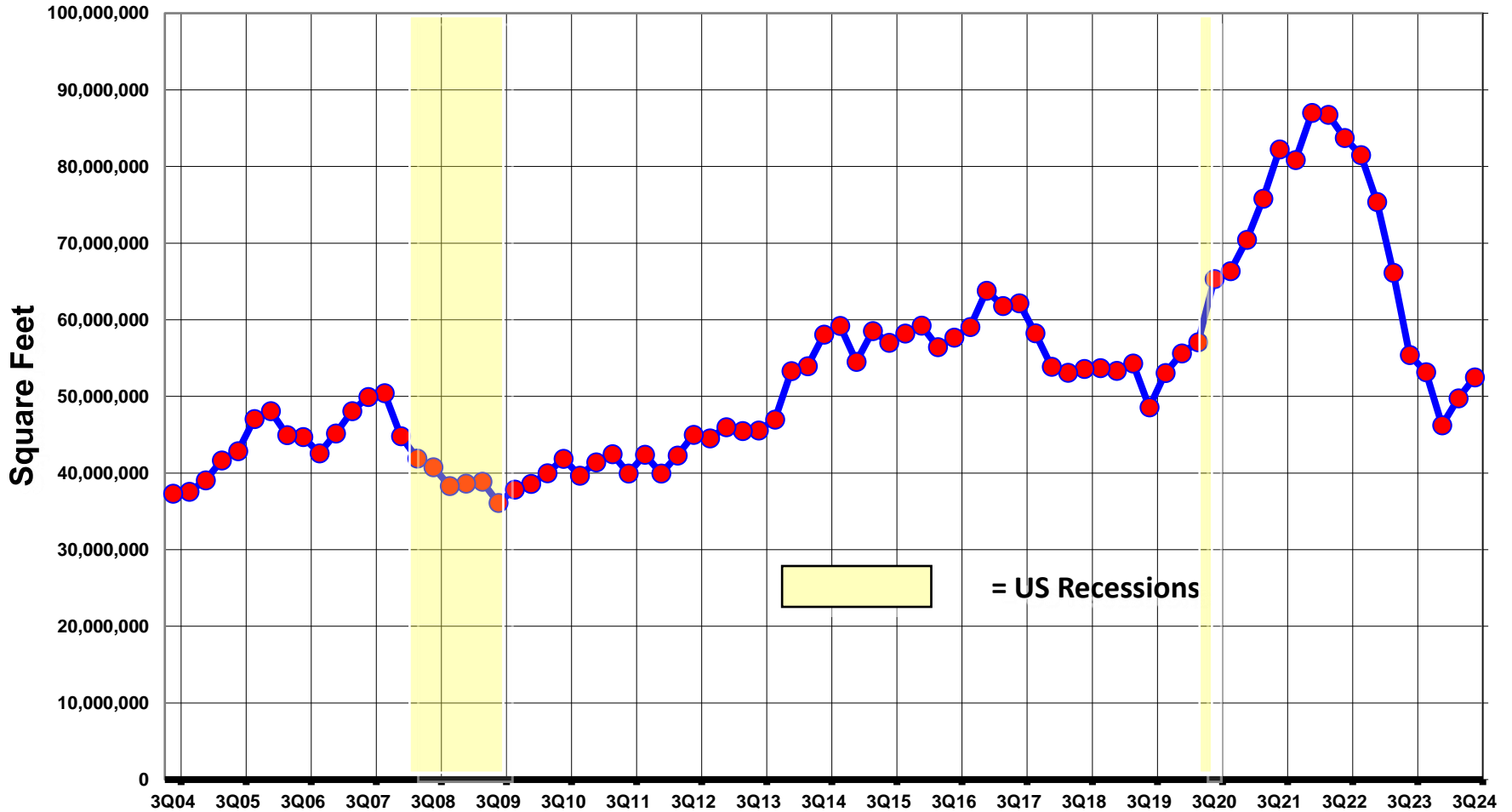
2004-2024



*

* Analysis expanded to include 8 additional counties.

Activity 2004-2024

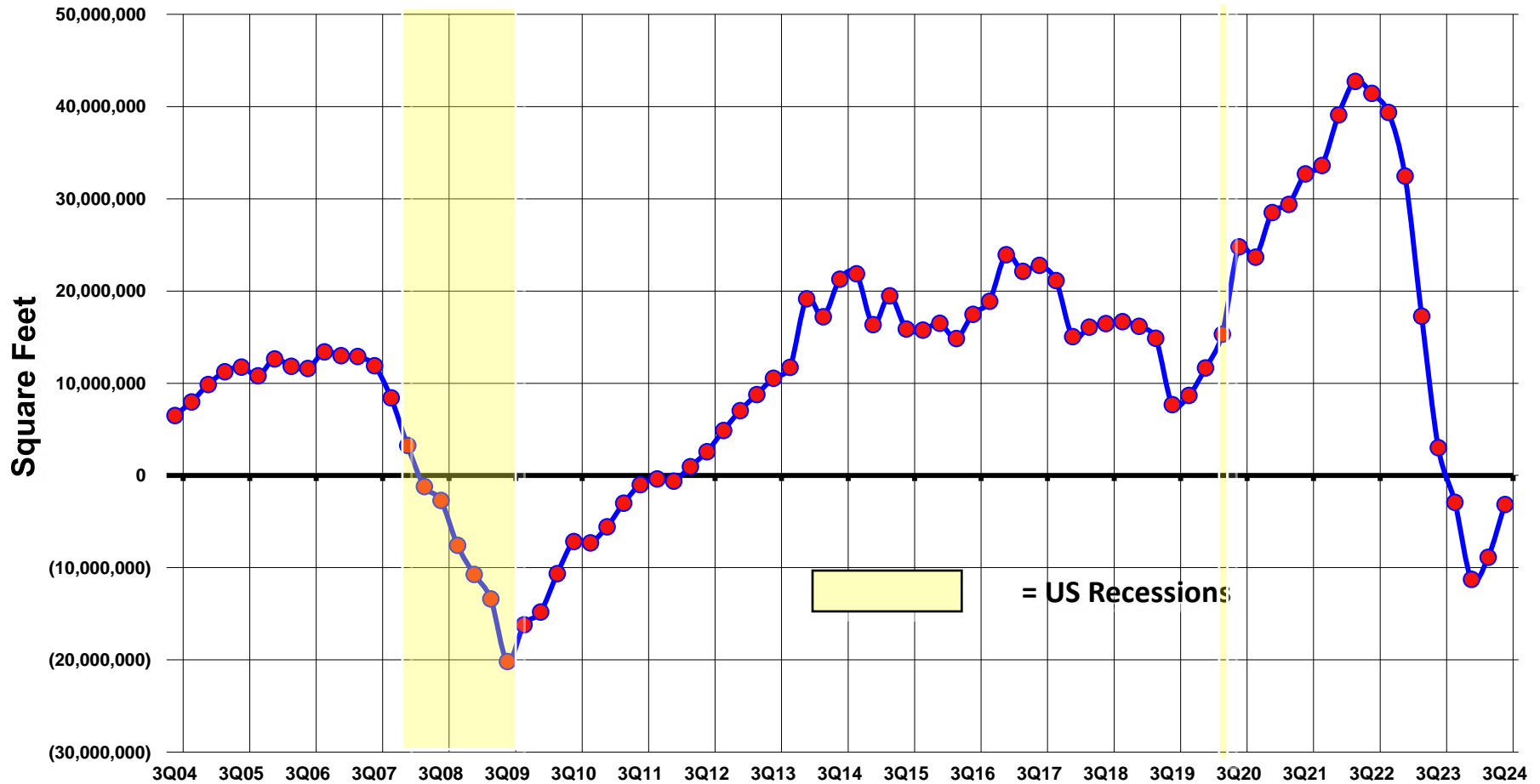


Numbers represent four rolling quarters.

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Absorption

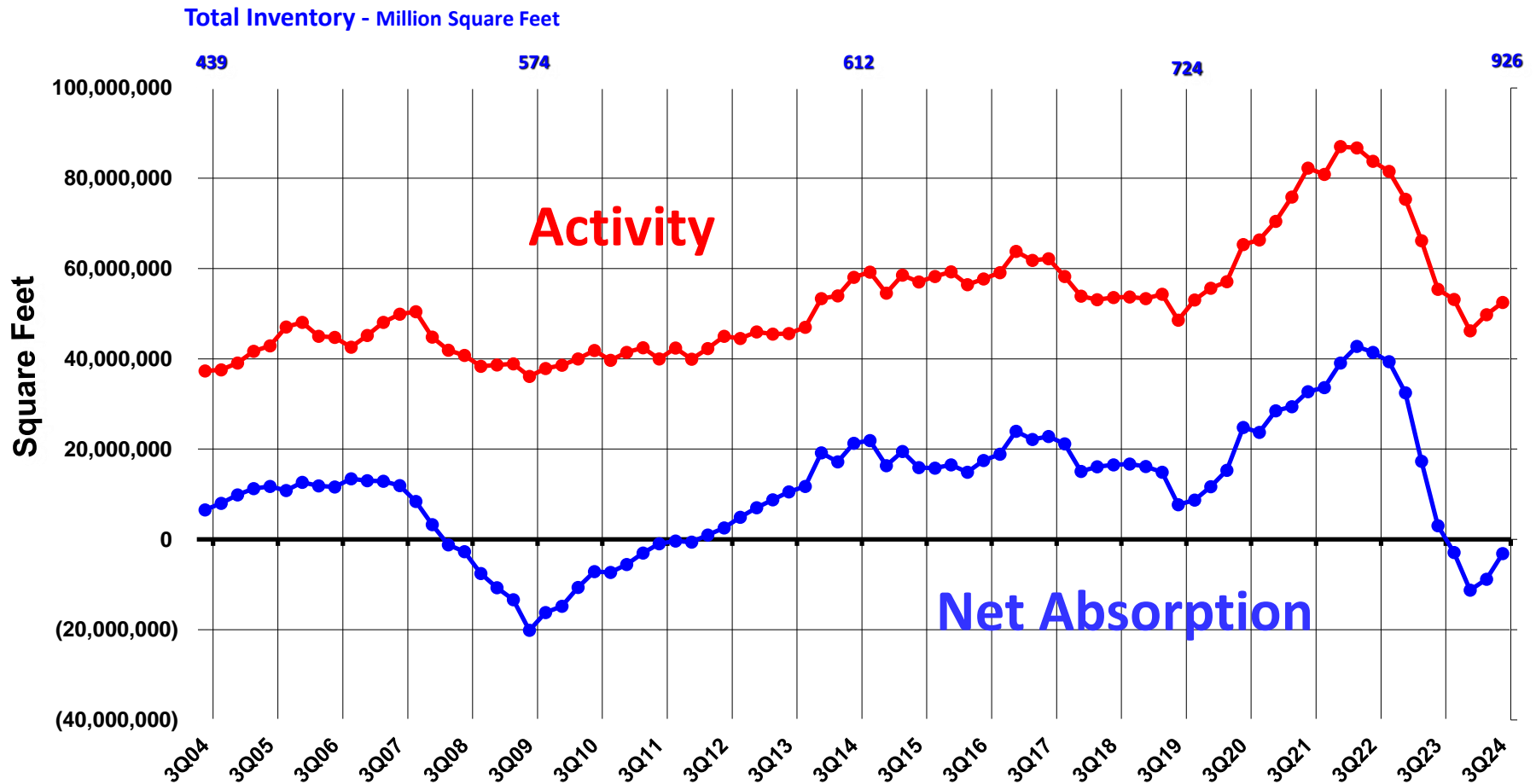
2004-2024



Numbers represent four rolling quarters.

Absorption & Activity

2004-2024



Numbers represent four rolling quarters.

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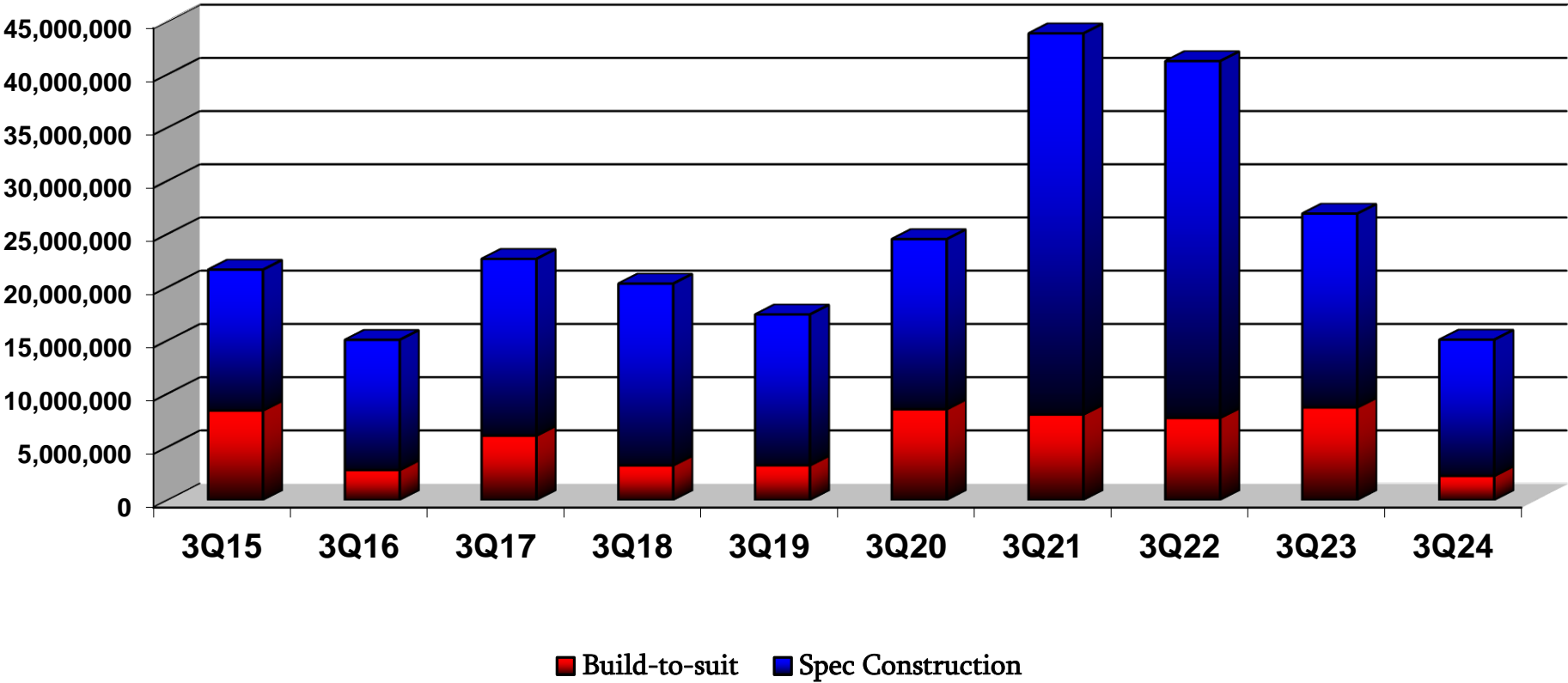
New Construction

2015-2024



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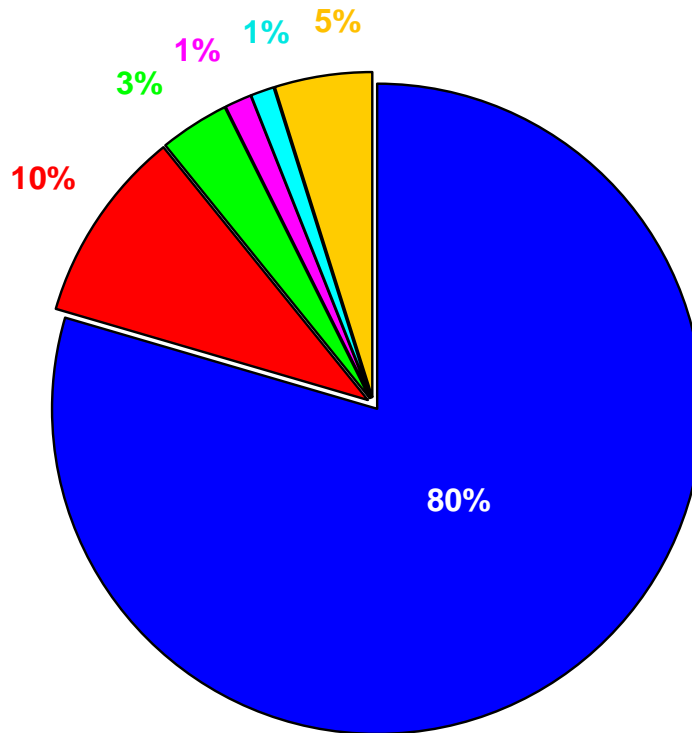
Square Feet



Numbers represent four rolling quarters.

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Deals Completed

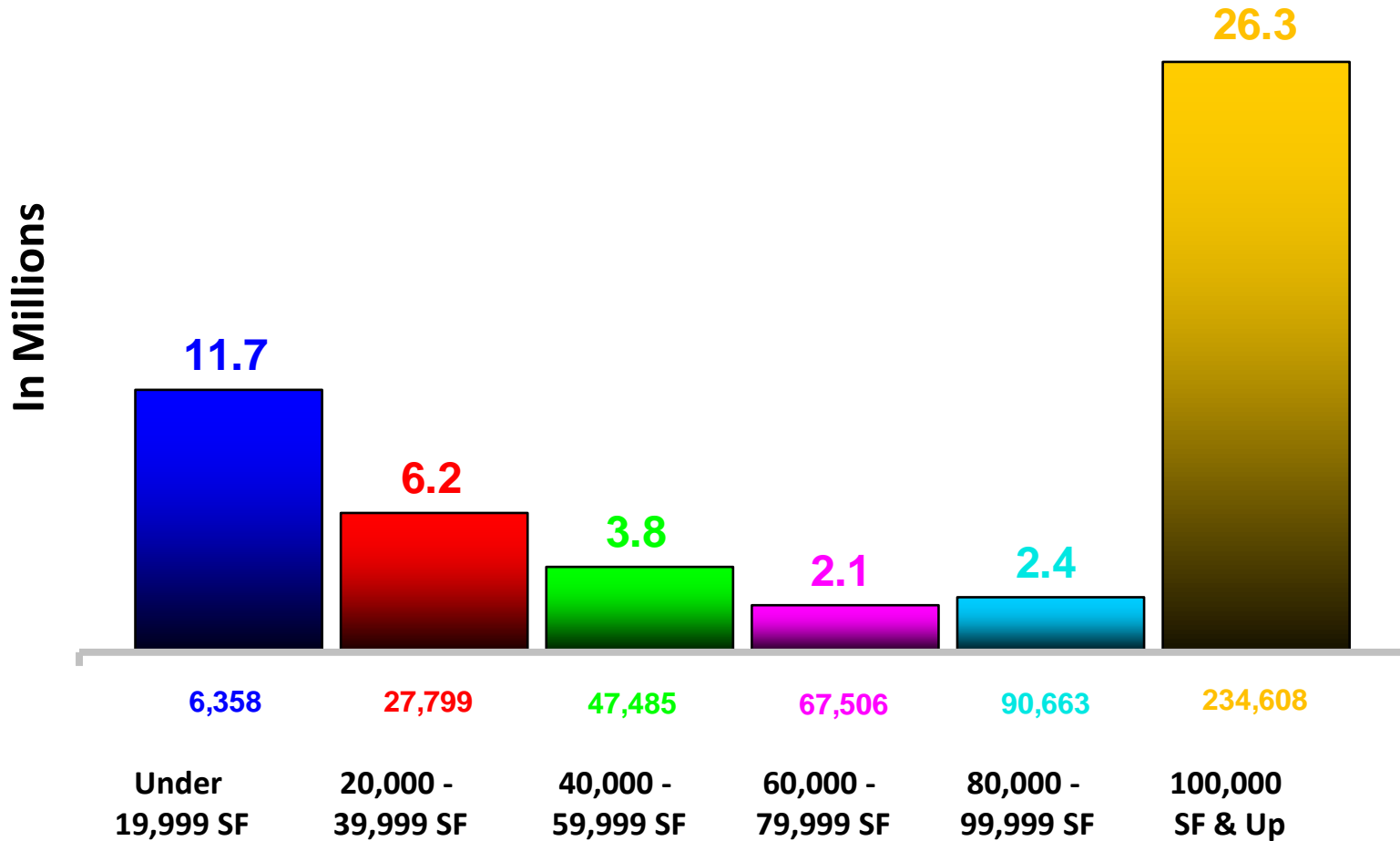


- Under 19,999 SF
1,837 Deals
- 20,000-39,999 SF
223 Deals
- 40,000-59,999 SF
80 Deals
- 60,000-79,999 SF
31 Deals
- 80,000-99,999 SF
27 Deals
- 100,000 & up
112 Deals

**TOTAL # of DEALS:
2,310**

Numbers represent four rolling quarters.

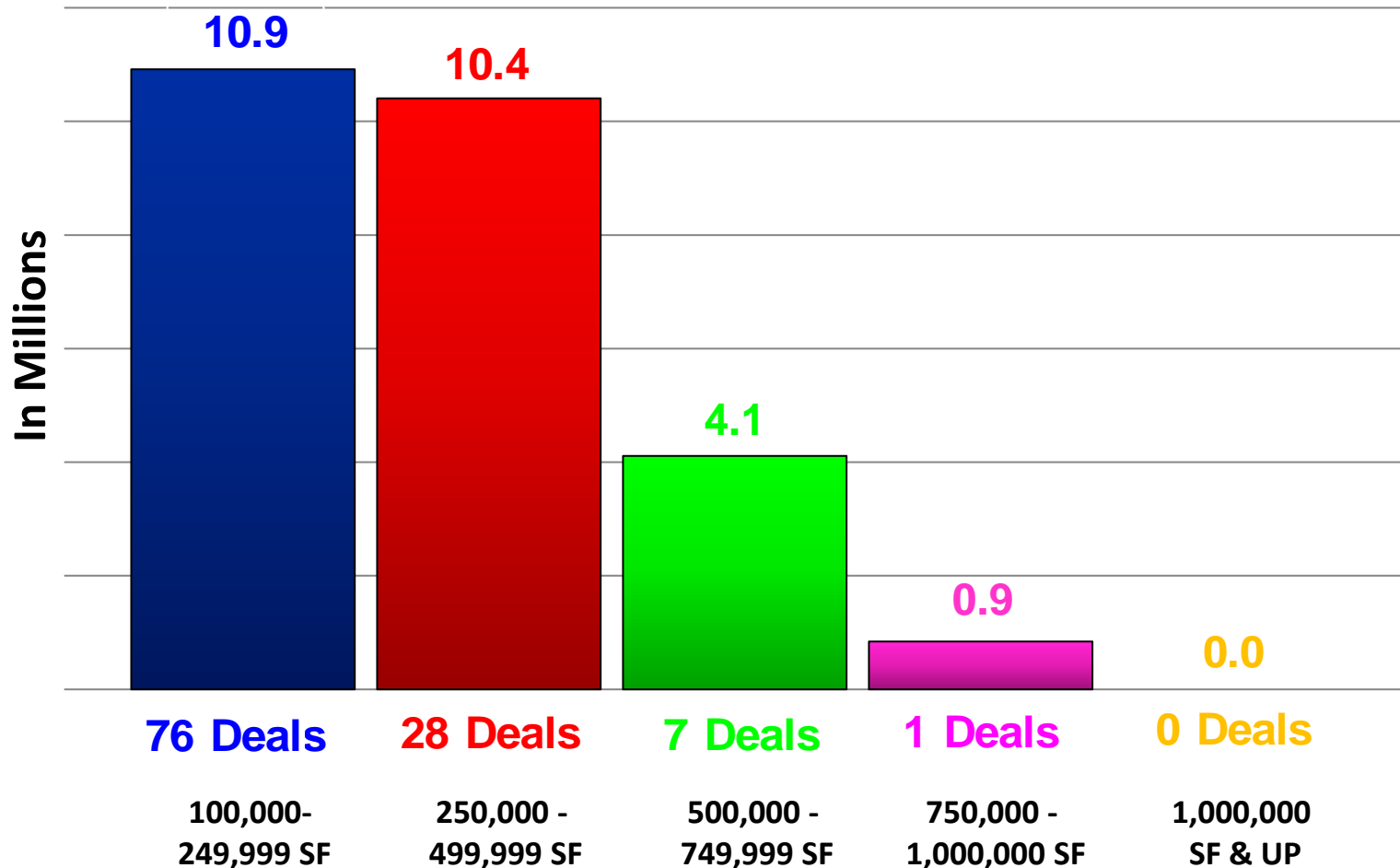
Square Feet Leased



Numbers represent four rolling quarters.

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Square Feet Leased 100,000 +



Numbers represent four rolling quarters.

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Largest Deals as of 3Q24

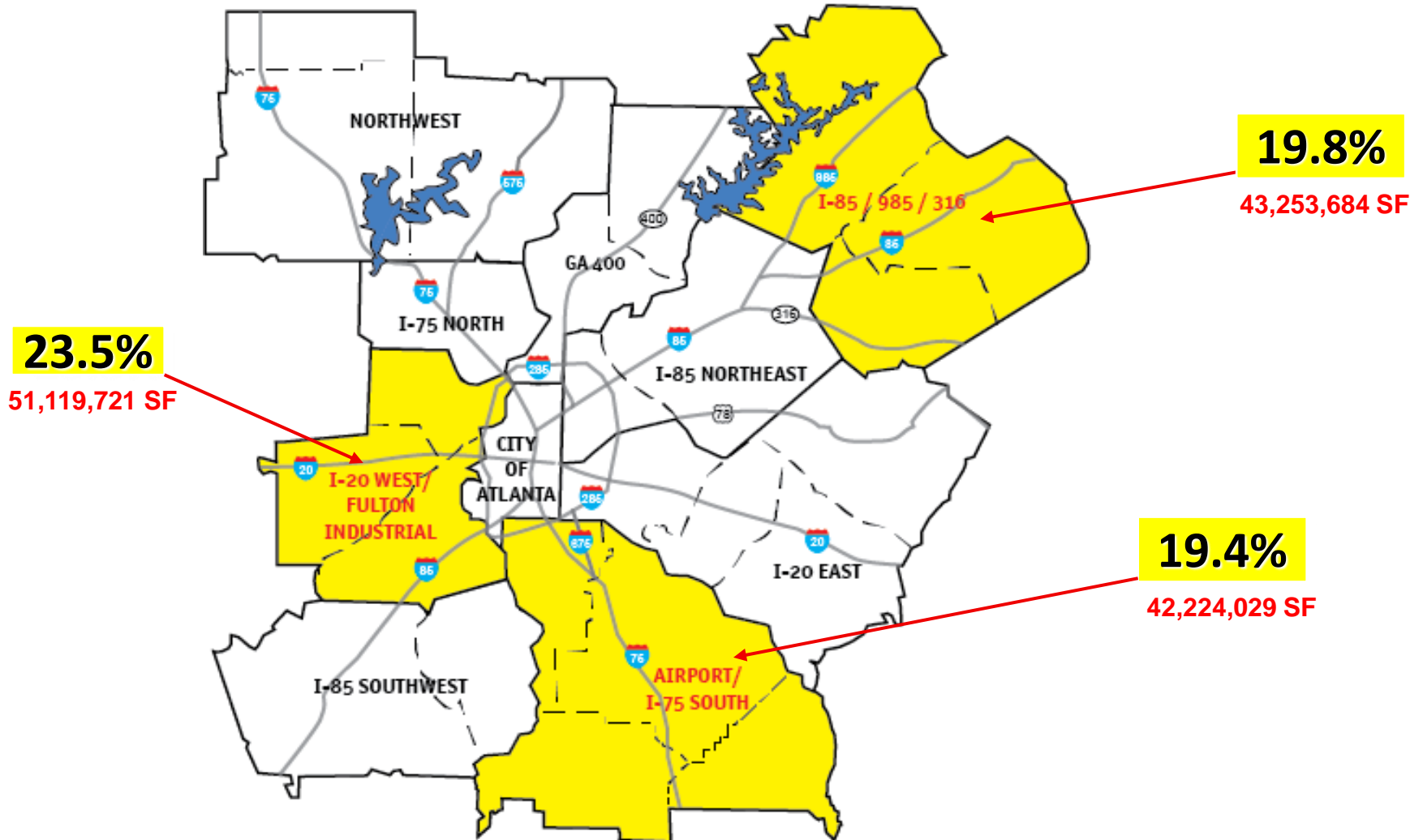
4 Rolling quarters



Company	Sq.Ft.
Hanwha QCells	843,000
GXO Logistics, LLC	733,680
Devgiri Exports/ABC Industries	705,833
Cottrell, Inc.	578,645
eDeltaCom	564,688
Atkore	523,541
CJ Logistics America	504,000
Hanwha QCells	500,000
Pactra Corporation	497,842
Central Garden & Pet	496,200

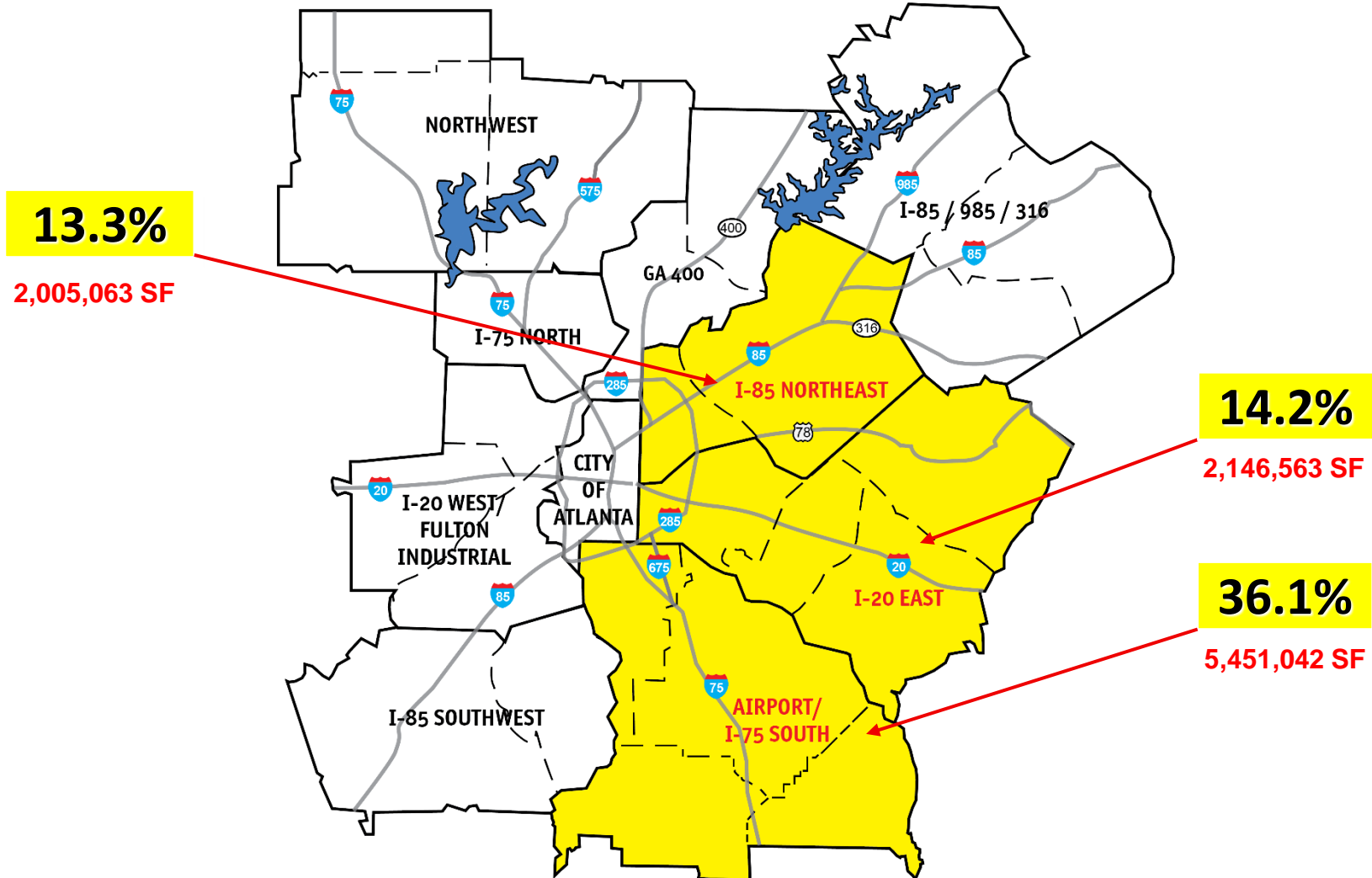
Distribution Hot Markets

2016-2024 Construction



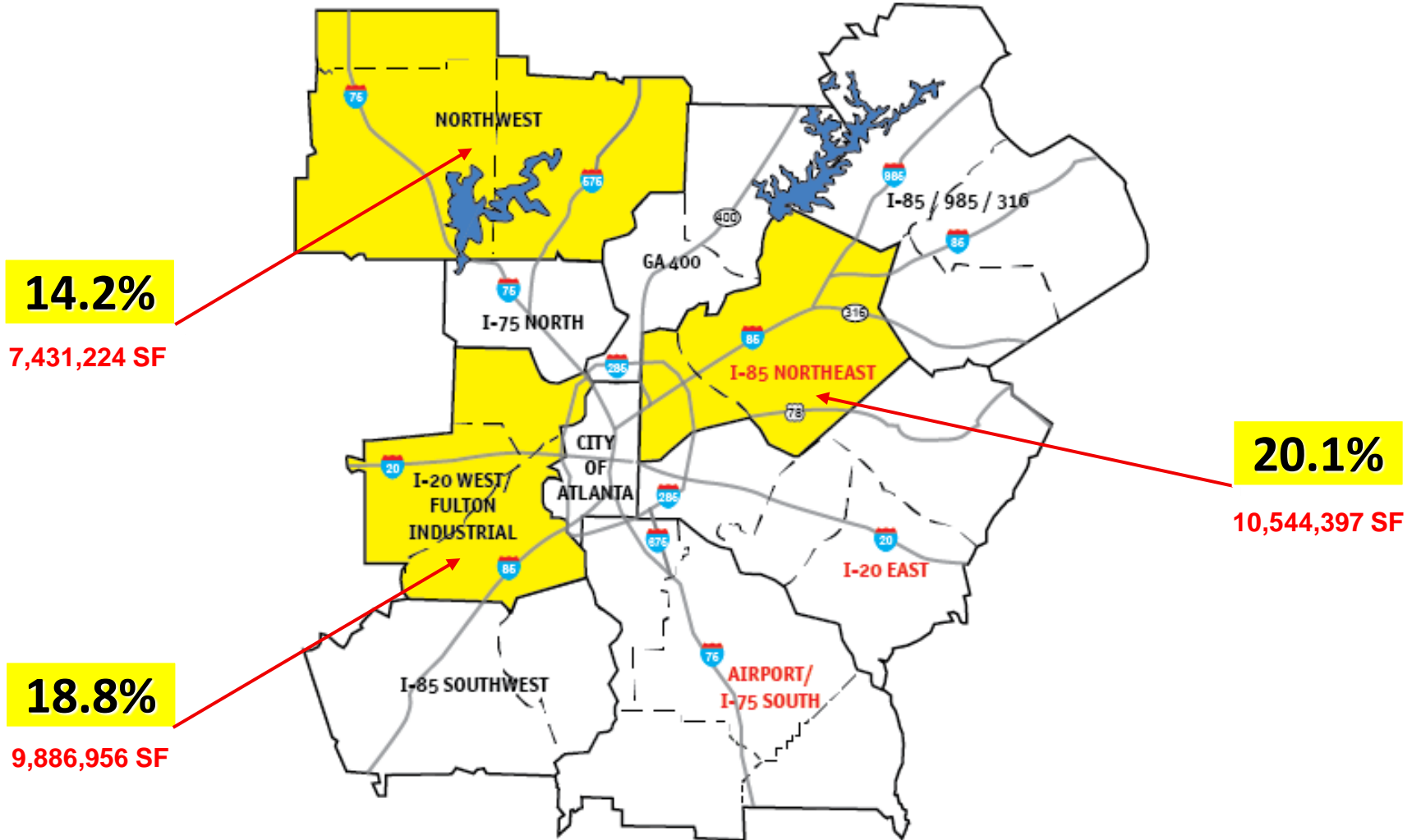
Distribution Hot Markets

4 Rolling Quarters Construction



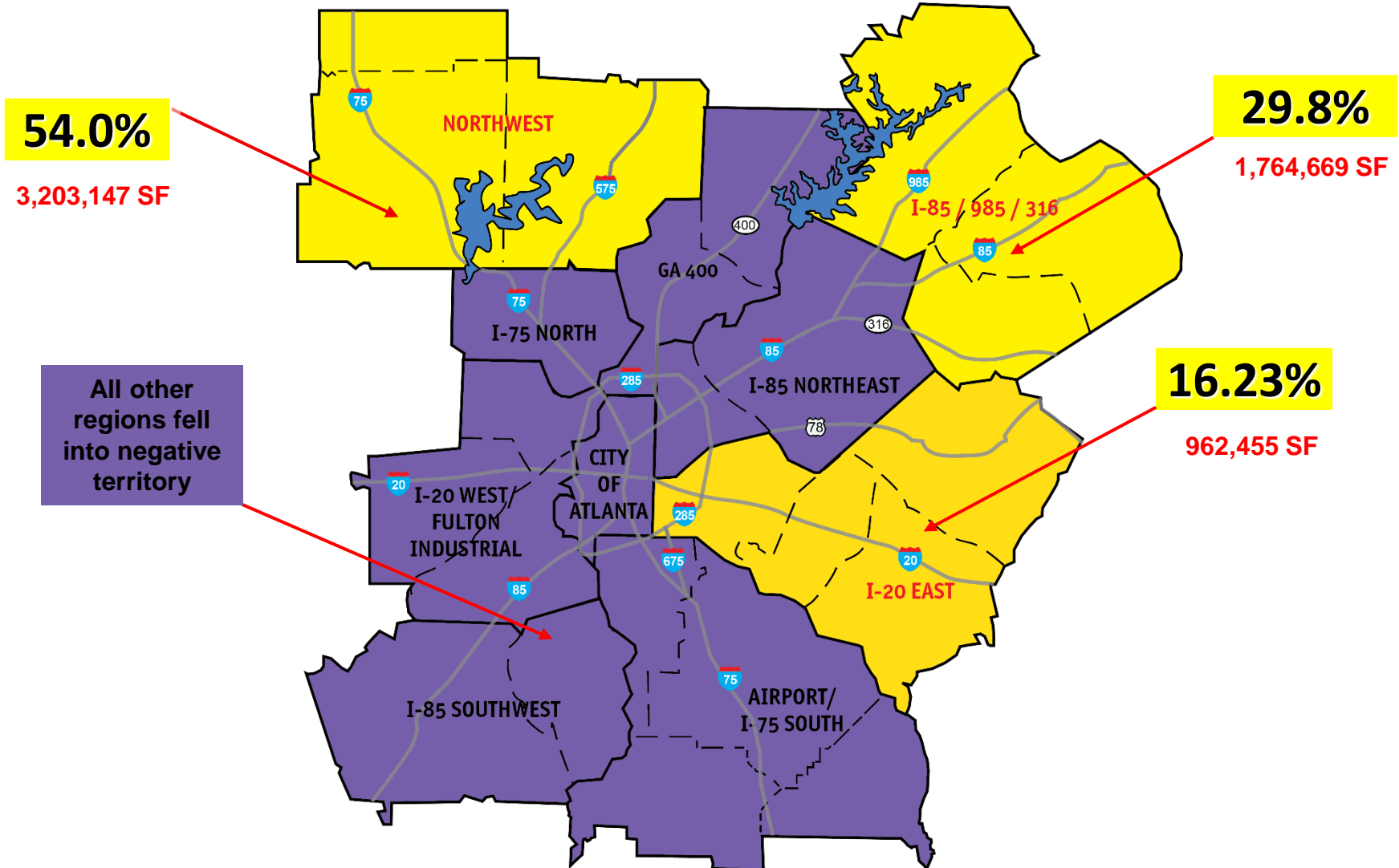
Distribution Hot Markets

4 Rolling Quarters Activity



Distribution Hot Markets

4 Rolling Quarters Net Absorption



Conclusion

- ❖ Activity was up to 52.5 MSF, up 2.7 MSF from last quarter
- ❖ After 5 consecutive quarters of negative absorption, this quarter posted positive with 2.6 MSF; however, the 4 rolling quarters remained negative with -3.1 MSF
- ❖ New construction fell by 57.9% down to 1.3 MSF – the 4 rolling quarters of construction held steady at 15.1 MSF: 84.8% Spec, 15.2% BTS
- ❖ There was 218 million square feet of new construction over the last 8 years; availability rate only rose 1% during the same time frame
- ❖ Availability rate is 12.9%, down 0.2% from last quarter – 119.5 MSF available
- ❖ Sublease space is 12.7% of the available space – 15.2 MSF
- ❖ US jobs created during the 3rd quarter totaled 399,000 (114K July, 142K August & 254K September)
- ❖ Unemployment rates: Atlanta 4.0% ↑, Georgia 3.6% ↑, US 4.1% ↔
(August preliminary for Atlanta & Georgia & September preliminary for US from the Bureau of Labor Statistics)
- ❖ US Manufacturing index: July: 46.8%, August: 47.9% and Sept: 47.3% (from Trading Economics)

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“Converting Market Knowledge to Client Advantage.”