



VACANCY BY SUBMARKET

### SIGNIFICANT LEASE DEALS

Building	Tenant	Submarket	Size (SF)	Comments
130 Distribution Dr	Wayfair	S Clayton/Henry Co	846,496	New Lease
1793 Highway 42 S	OHL	S Clayton/Henry Co	417,400	New Lease
Southpark - Bldg 2	Georgia Pacific	Airport/N Clayton	279,776	New Lease

### SIGNIFICANT BUILDING SALES

Building(s)	Price	Size (SF)	Submarket
Newpoint Place (11 Properties)	\$114.0M	977,895	Northeast Atlanta
Gwinnett Progress Center (6 Properties)	\$53.3M	979,650	Northeast Atlanta
Riverside Business Center - Bldg A	\$40.6M	653,484	I-20 W/Douglasville

### ALL CONSTRUCTION ACTIVITY

Market	# Bldgs	Total RBA	Preleased SF	Preleased %	Available SF
South Atlanta	12	6,468,363	1,501,196	23.2%	4,967,167
Northeast Atlanta	23	4,755,998	2,193,335	46.1%	2,562,663
I-20 W/Fulton	5	2,366,368	1,258,355	53.2%	1,108,013
Snappfinger/I-20 East	1	1,000,000	1,000,000	100.0%	0
Northwest Atlanta	6	582,285	331,866	57.0%	250,419
North Central Atlanta	3	191,981	191,981	100.0%	0
Stone Mountain	2	82,697	82,697	100.0%	0
Chattahoochee	1	55,801	55,801	100.0%	0
<b>Totals</b>	<b>53</b>	<b>15,503,493</b>	<b>6,615,231</b>	<b>42.7%</b>	<b>8,888,262</b>

#### VACANCY



**7.3%**

Over 44.4 million square feet of vacant industrial space

▼  
from previous qtr  
▼  
from previous year

#### NET ABSORPTION



**5,119,575 SF (Q2)**

**8,801,348 SF (YTD)**

▲  
from previous qtr  
▲  
from previous year

#### LEASING ACTIVITY



**6,004,835 SF**

An increase from the previous quarter (3,956,843 SF)

▲  
from previous qtr  
▼  
from previous year

#### AVERAGE RENTAL RATE



**\$4.31 PSF**

No change from the previous quarter (\$4.31)

=  
to previous qtr  
▲  
from previous year

#### DELIVERIES



**4,364,916 SF**

12 Buildings completed

▼  
from previous qtr  
▲  
from previous year

#### UNDER CONSTRUCTION



**15,503,493 SF**

53 Buildings in progress

▼  
from previous qtr  
▲  
from previous year

### LARGEST DELIVERIES

**Union Station Business Center: 987,840 SF**  
South Atlanta | 100% Occupied | Delivered 2Q'16

**McDonough Commerce Center: 714,560 SF**  
South Atlanta | 0% Occupied | Delivered 2Q'16

### LARGEST UNDER CONSTRUCTION

**Medline: 1,069,200 SF**  
South Atlanta | 61% Pre-leased | Delivers 3Q'16

**Majestic Airport Center IV (A): 1,042,000 SF**  
South Atlanta | 4% Pre-leased | Delivers 4Q'16

**TOTAL ATLANTA INDUSTRIAL MARKET STATISTICS**

Market	Existing Inventory		Vacancy				YTD Net Absorption	YTD Deliveries	Under Const SF	Leasing Activity
	# Bldgs	Total RBA	Direct SF	Sublease SF	Total SF	Vac%				
Central Atlanta	272	13,539,527	1,206,970	0	1,206,970	8.9%	(147,464)	0	0	41,650
Chattahoochee	398	20,240,588	680,849	22,000	702,849	3.5%	(136,921)	0	55,801	78,492
I-20 W/Fulton	965	94,622,442	6,088,709	163,400	6,252,109	6.6%	976,703	307,000	2,022,041	1,099,490
North Central Atlanta	516	26,625,019	2,106,996	91,904	2,198,900	8.3%	369,846	343,180	191,981	313,490
Northeast Atlanta	2,114	153,717,518	8,479,438	450,862	8,930,300	5.8%	346,728	338,000	3,044,862	2,873,148
Northwest Atlanta	1,023	65,339,363	4,393,551	195,143	4,588,694	7.0%	2,612,064	3,080,200	220,235	1,063,360
Snapfinger/I-20 East	528	44,390,696	2,691,712	75,000	2,766,712	6.2%	(4,442)	175,000	1,000,000	994,602
South Atlanta	1,350	163,881,044	14,167,768	1,620,051	15,787,819	9.6%	4,508,083	5,899,954	6,066,059	2,979,121
Stone Mountain	468	25,261,262	1,999,994	26,275	2,026,269	8.0%	276,751	0	75,000	518,325
<b>Totals</b>	<b>7,634</b>	<b>607,617,459</b>	<b>41,815,987</b>	<b>2,644,635</b>	<b>44,460,622</b>	<b>7.3%</b>	<b>8,801,348</b>	<b>10,143,334</b>	<b>12,675,979</b>	<b>9,961,678</b>

**FLEX MARKET STATISTICS**

Market	Existing Inventory		Vacancy				YTD Net Absorption	YTD Deliveries	Under Const SF	Leasing Activity
	# Bldgs	Total RBA	Direct SF	Sublease SF	Total SF	Vac%				
Central Atlanta	56	1,945,130	40,945	0	40,945	2.1%	(2,364)	0	0	11,250
Chattahoochee	74	3,355,111	51,874	0	51,874	1.5%	9,565	0	0	32,458
I-20 W/Fulton	62	3,187,920	199,145	0	199,145	6.2%	(46,732)	0	808,355	35,184
North Central Atlanta	156	7,436,957	652,770	0	652,770	8.8%	184,106	0	0	134,467
Northeast Atlanta	402	15,001,847	2,093,611	78,212	2,171,823	14.5%	174,410	0	0	474,735
Northwest Atlanta	185	7,720,721	840,109	2,648	842,757	10.9%	(12,711)	0	0	186,632
Snapfinger/I-20 East	65	1,947,022	289,291	0	289,291	14.9%	(5,786)	0	0	3,184
South Atlanta	138	4,241,569	505,251	0	505,251	11.9%	(16,343)	0	0	117,672
Stone Mountain	86	2,878,472	505,028	0	505,028	17.5%	43,871	0	0	48,830
<b>Totals</b>	<b>1,224</b>	<b>47,714,749</b>	<b>5,178,024</b>	<b>80,860</b>	<b>5,258,884</b>	<b>11.0%</b>	<b>328,016</b>	<b>0</b>	<b>808,355</b>	<b>1,044,412</b>

**SHALLOW-BAY DISTRIBUTION MARKET STATISTICS**

Market	Existing Inventory		Vacancy				YTD Net Absorption	YTD Deliveries	Under Const SF	Leasing Activity
	# Bldgs	Total RBA	Direct SF	Sublease SF	Total SF	Vac%				
Central Atlanta	41	1,885,512	15,000	0	15,000	0.8%	(300)	0	0	13,600
Chattahoochee	32	1,246,917	0	0	0	0.0%	0	0	0	0
I-20 W/Fulton	247	16,029,782	1,037,163	0	1,037,163	6.5%	(22,581)	0	0	210,628
North Central Atlanta	102	5,160,082	329,285	11,200	340,485	6.6%	27,720	102,720	0	37,222
Northeast Atlanta	517	27,671,445	1,558,933	29,619	1,588,552	5.7%	337,639	38,000	281,865	639,573
Northwest Atlanta	210	11,184,351	506,656	22,257	528,913	4.7%	208,574	0	0	296,126
Snapfinger/I-20 East	112	6,662,661	178,496	75,000	253,496	3.8%	68,732	0	0	197,396
South Atlanta	258	25,424,090	3,510,292	553,840	4,064,132	16.0%	(54,980)	0	0	80,890
Stone Mountain	167	7,467,539	438,082	26,275	464,357	6.2%	31,034	0	75,000	155,371
<b>Totals</b>	<b>1,686</b>	<b>102,732,379</b>	<b>7,573,907</b>	<b>718,191</b>	<b>8,292,098</b>	<b>8.1%</b>	<b>595,838</b>	<b>140,720</b>	<b>356,865</b>	<b>1,630,806</b>

**WAREHOUSE MARKET STATISTICS**

Market	Existing Inventory		Vacancy				YTD Net Absorption	YTD Deliveries	Under Const SF	Leasing Activity
	# Bldgs	Total RBA	Direct SF	Sublease SF	Total SF	Vac%				
Central Atlanta	175	9,708,885	1,151,025	0	1,151,025	11.9%	(144,800)	0	0	16,800
Chattahoochee	292	15,638,560	628,975	22,000	650,975	4.2%	(146,486)	0	55,801	46,034
I-20 W/Fulton	656	75,404,740	4,852,401	163,400	5,015,801	6.7%	1,046,016	307,000	1,213,686	853,678
North Central Atlanta	258	14,027,980	1,124,941	80,704	1,205,645	8.6%	158,020	240,460	191,981	141,801
Northeast Atlanta	1,195	111,044,226	4,826,894	343,031	5,169,925	4.7%	(165,321)	300,000	2,762,997	1,758,840
Northwest Atlanta	628	46,434,291	3,046,786	170,238	3,217,024	6.9%	2,416,201	3,080,200	220,235	580,602
Snapfinger/I-20 East	351	35,781,013	2,223,925	0	2,223,925	6.2%	(67,388)	175,000	1,000,000	794,022
South Atlanta	954	134,215,385	10,152,225	1,066,211	11,218,436	8.4%	4,579,406	5,899,954	6,066,059	2,780,559
Stone Mountain	215	14,915,251	1,056,884	0	1,056,884	7.1%	201,846	0	0	314,124
<b>Totals</b>	<b>4,724</b>	<b>457,170,331</b>	<b>29,064,056</b>	<b>1,845,584</b>	<b>30,909,640</b>	<b>6.8%</b>	<b>7,877,494</b>	<b>10,002,614</b>	<b>11,510,759</b>	<b>7,286,460</b>