



VACANCY BY SUBMARKET

SIGNIFICANT LEASE DEALS

Building	Tenant	Submarket	Size (SF)
300 Interstate West Pkwy	Shippers Warehouse	I-20 W/Fulton	538,686
3707 N Commerce Dr	Armada Warehouse Solutions	Airport/N Clayton	447,606
North Satellite Business Ctr	Turnils, Inc	Duluth/Suwanee/Buford	226,878

SIGNIFICANT BUILDING SALES

Building(s)	Price	Size (SF)	Submarket
McDonough Commerce Ctr	\$43.5 M	714,560	South Atlanta
5400 Fulton Industrial Blvd SW	\$28.4 M	682,750	I-20 W/Fulton District
Lambert Farms Logistics Park	\$27.4 M	752,590	South Atlanta

ALL CONSTRUCTION ACTIVITY

Market	# Bldgs	Total RBA	Preleased SF	Preleased %	Available SF
South Atlanta	13	6,730,847	2,132,606	31.7%	4,598,241
I-20 W/Fulton	6	2,671,230	1,326,355	49.7%	1,344,875
Northeast Atlanta	11	2,356,462	490,106	20.8%	1,866,356
Snappfinger/I-20 East	1	1,000,000	1,000,000	100.0%	0
Northwest Atlanta	13	345,386	232,000	67.2%	113,386
North Central Atlanta	3	197,278	48,981	24.8%	148,297
Chattahoochee	2	173,707	135,997	78.3%	37,710
Central Atlanta	1	80,000	80,000	100.0%	0
Totals	50	13,554,910	5,446,025	40.2%	8,108,885

VACANCY



8.0%

Over 49.7 million square feet of vacant industrial space

▲
from previous qtr
▲
from previous year

NET ABSORPTION



1,065,383 SF

YTD net absorption reached 12.9 million square feet

▼
from previous qtr
▼
from previous year

LEASING ACTIVITY



4,639,238 SF

A 35.6% decrease from the previous quarter

▼
from previous qtr
▼
from previous year

AVERAGE RENTAL RATE



\$4.43 PSF

A 2.3% increase from the previous quarter (\$4.33/SF)

▲
from previous qtr
▲
from previous year

DELIVERIES



6,044,304 SF

23 Buildings completed

▲
from previous qtr
▲
from previous year

UNDER CONSTRUCTION



13,554,910 SF

50 Buildings in progress

▼
from previous qtr
▼
from previous year

LARGEST DELIVERIES

Shugart Farms Lake Park Ind Bldg: 873,800 SF

South Atlanta | 0% Occupied | Delivered Q4'16

Gillem Logistics Center - Bldg 200: 848,421 SF

South Atlanta | 0% Occupied | Delivered Q4'16

LARGEST UNDER CONSTRUCTION

Gillem Logistics Center - Bldg 150: 1,471,260 SF

South Atlanta | 0% Pre-leased | Delivers Q1'18

Majestic Airport Center IV - Bldg A: 1,039,570 SF

South Atlanta | 0% Pre-leased | Delivers Q1'17

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	269	13,356,972	1,302,059	0	1,302,059	9.7%	(467,778)	0	80,000	231,987
Chattahoochee	394	20,105,121	1,007,182	22,000	1,029,182	5.1%	(519,570)	0	173,707	528,488
I-20 W/Fulton	977	96,668,437	7,191,681	63,766	7,255,447	7.5%	994,086	1,419,502	2,671,230	3,280,411
North Central Atlanta	514	26,810,015	1,801,079	12,640	1,813,719	6.8%	711,296	437,451	197,278	761,939
Northeast Atlanta	2,130	156,891,040	9,859,681	667,106	10,526,787	6.7%	1,559,086	3,457,850	2,299,662	5,710,145
Northwest Atlanta	1,035	67,448,715	4,685,223	218,422	4,903,645	7.3%	2,682,666	3,450,485	268,500	2,717,817
Snapfinger/I-20 East	532	44,712,451	1,305,041	75,000	1,380,041	3.1%	1,160,228	175,000	1,000,000	1,861,376
South Atlanta	1,369	169,398,954	18,554,287	1,042,531	19,596,818	11.6%	6,369,123	10,655,569	6,723,347	8,824,454
Stone Mountain	469	25,390,994	1,913,208	2,995	1,916,203	7.5%	429,955	75,000	0	927,972
Totals	7,689	620,782,699	47,619,441	2,104,460	49,723,901	8.0%	12,919,092	19,670,857	13,413,724	24,844,589

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	58	1,987,235	76,979	0	76,979	3.9%	(37,798)	0	80,000	51,430
Chattahoochee	75	3,503,111	86,502	0	86,502	2.5%	(23,123)	0	117,906	106,429
I-20 W/Fulton	62	3,248,193	162,662	0	162,662	5.0%	(10,249)	0	808,355	50,849
North Central Atlanta	151	7,266,970	685,770	1,440	687,210	9.5%	88,637	0	0	247,790
Northeast Atlanta	402	14,998,244	1,959,230	65,255	2,024,485	13.5%	241,856	0	0	789,090
Northwest Atlanta	186	7,900,949	679,021	34,467	713,488	9.0%	77,746	0	0	394,916
Snapfinger/I-20 East	66	1,967,022	253,860	0	253,860	12.9%	29,645	0	0	11,184
South Atlanta	137	4,222,760	408,755	4,200	412,955	9.8%	55,953	0	0	161,314
Stone Mountain	85	2,862,576	507,349	0	507,349	17.7%	45,414	0	0	73,746
Totals	1,222	47,957,060	4,820,128	105,362	4,925,490	10.3%	468,081	0	1,006,261	1,886,748

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	43	1,946,012	0	0	0	0.0%	14,700	0	0	100,846
Chattahoochee	31	1,229,917	0	0	0	0.0%	0	0	0	0
I-20 W/Fulton	251	16,567,145	1,223,726	0	1,223,726	7.4%	(258,744)	0	0	530,295
North Central Atlanta	103	5,406,302	332,084	11,200	343,284	6.3%	119,481	197,280	0	93,322
Northeast Atlanta	523	29,219,482	1,772,036	11,870	1,783,906	6.1%	616,450	636,016	65,931	1,234,011
Northwest Atlanta	207	11,290,823	411,171	27,980	439,151	3.9%	287,920	0	0	494,323
Snapfinger/I-20 East	112	6,662,796	254,166	75,000	329,166	4.9%	62,254	0	0	458,714
South Atlanta	258	25,708,416	3,221,953	553,840	3,775,793	14.7%	364,063	402,304	0	2,333,793
Stone Mountain	165	7,309,745	541,315	2,995	544,310	7.4%	(3,662)	75,000	0	333,445
Totals	1,693	105,340,638	7,756,451	682,885	8,439,336	8.0%	1,202,462	1,310,600	65,931	5,578,749

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	168	9,423,725	1,225,080	0	1,225,080	13.0%	(444,680)	0	0	79,711
Chattahoochee	288	15,372,093	920,680	22,000	942,680	6.1%	(496,447)	0	55,801	422,059
I-20 W/Fulton	664	76,853,099	5,805,293	63,766	5,869,059	7.6%	1,263,079	1,419,502	1,862,875	2,699,267
North Central Atlanta	260	14,136,743	783,225	0	783,225	5.5%	503,178	240,171	197,278	420,827
Northeast Atlanta	1,205	112,673,314	6,128,415	589,981	6,718,396	6.0%	700,780	2,821,834	2,233,731	3,687,044
Northwest Atlanta	642	48,256,943	3,595,031	155,975	3,751,006	7.8%	2,317,000	3,450,485	268,500	1,828,578
Snapfinger/I-20 East	354	36,082,633	797,015	0	797,015	2.2%	1,068,329	175,000	1,000,000	1,391,478
South Atlanta	974	139,467,778	14,923,579	484,491	15,408,070	11.0%	5,949,107	10,253,265	6,723,347	6,329,347
Stone Mountain	219	15,218,673	864,544	0	864,544	5.7%	388,203	0	0	520,781
Totals	4,774	467,485,001	35,042,862	1,316,213	36,359,075	7.8%	11,248,549	18,360,257	12,341,532	17,379,092