



SIGNIFICANT LEASE DEALS

Address	Submarket/City	SF	Tenant
8500 Tatum Rd	South Atlanta	982,777	PVH Corp
4286 E. Southmeadow Pky	South Atlanta	400,125	Trane US, Inc.
5345 Old Dixie Hwy	South Atlanta	373,900	XPO Logistics

SIGNIFICANT BUILDING SALES

Address	Sale Value	PPSF	SF	Buyer
Submarket	Type of Sale	Cap Rate	Class	Seller
590 Coweta Industrial Park	\$79,350,000	\$67.00	1,208,301	GLL Real Estate Ptnrs
South Atlanta	Investment	5.0%	Class A	Core5 Industrial Ptnrs
2160 Anvil Block Rd	\$57,000,000	\$66.00	848,421	TA Realty
South Atlanta	Investment	-	Class A	Barings, LLC
1015 Collinsworth Rd	\$50,570,000	\$51.00	1,000,200	MCB Real Estate LLC
South Atlanta	Investment	-	Class A	TPA Group, LLC

LARGEST DELIVERIES

Address	Submarket/City	SF	Developer
421-429 Toy Wright Rd	Northeast	1,053,360	Core5 Industrial
240 The Bluffs	I-20 West/Fulton Ind	498,480	Duke Realty
South Fulton Pkwy	I-20 West/Fulton Ind	330,000	Coca Cola Bottling


LARGEST UNDER CONSTRUCTION


Address	Submarket/City	SF	Delivery Date
King Mill Rd	South Atlanta	1,104,320	Q2 2019
Steve Reynolds Ind Pkwy	Northeast	1,099,880	Q2 2019
2160 Anvil Block Rd	South Atlanta	1,042,730	Q3 2019

TOTAL INDUSTRIAL MARKET STATISTICS

	Vacancy Rate	Avg. SF Rental Rates	Net SF Absorption	SF Inventory	SF Under Construction
Q1 2019	6.2%	\$5.19	1,210,119	694,836,341	17,207,348
Q4 2018	5.8%	\$5.08	4,885,721	690,615,663	17,338,831
Q3 2018	5.7%	\$5.02	8,147,752	684,438,372	20,649,068
Q2 2018	6.2%	\$4.88	4,199,127	679,916,589	20,701,208
Q1 2018	6.5%	\$4.74	3,645,730	677,452,632	14,403,354

 **1,210,119** NET ABSORPTION SF

 **6.2%** VACANCY 43,166,661 SF

 **\$5.19** AVG. ASKING RATE PSF

 **2,963,878** DELIVERIES 9 Buildings

 **17,207,348** UNDER CONSTRUCTION 34 Buildings

CRAIG VIERGEVER

President/Principal

Overall vacancy slightly increased 40 basis points in the Atlanta industrial market to 6.2%. Absorption was positive 1,210,119 SF in Q1 but was the lowest absorption Atlanta had seen since Q1 2012. Developers continue to push new spec and built to suit opportunities as six new buildings were broken ground in Q1, totaling 3.28M SF. Atlanta is the economic engine of the Southeast and the fastest growing region in the country. As population, job growth and e-commerce continue to surge, the metro Atlanta region will continue to be one of the top industrial markets in the country.