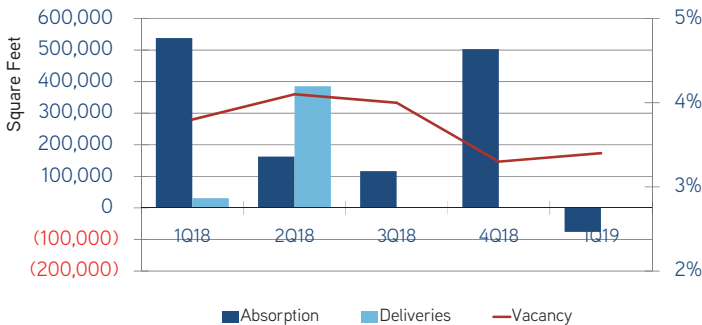


## Key Takeaways

- It was an off quarter for Northwest Atlanta industrial in Q1. The submarket experienced more space vacated by tenants than occupied, resulting in a net total of -76,000 square feet of absorption.
- Despite the negative absorption this quarter, Northwest Atlanta's vacancy rate did not fluctuate much. It still remains the lowest of Atlanta's industrial submarkets.
- Loloi Rugs 647,000 square-foot build-to-suit is anticipated to deliver next quarter which will give the submarket a significant boost in absorption levels.
- Chick-fil-A recently announced plans to develop a 50-acre parcel in Cartersville for a new distribution center expected to open early 2020.
- The Northwest Atlanta industrial submarket will see larger occupancy gains through the end of the year as companies who have recently signed leases move into their spaces.

## Absorption, Deliveries and Vacancy



### Market Indicators

Relative to prior period

	Northwest Atlanta Q1 2019	Northwest Atlanta Q2 2019*
VACANCY	-	↓
NET ABSORPTION	+	+
CONSTRUCTION	-	-
RENTAL RATE	↑	↓

\*Projected

### Summary Statistics

Northwest Atlanta Industrial Market

	All	Warehouse	Flex & Shallow-Bay
Total Inventory (Millions Square Feet)	74.6	55.6	18.6
Vacancy Rate	3.4%	3.2%	4.0%
Change From Q4 2018	0.1%	0.1%	0.2%
Absorption YTD (Thousands Square Feet)	-76	-36	-40
Construction Deliveries YTD (Thousands Square Feet)	-	-	-
Under Construction (Thousands Square Feet)	1,498	1,498	-

### Asking Rents

Per Square Foot Per Year

	All	Warehouse	SB	Flex
Average Quoted	\$5.48	\$4.93	\$6.41	\$9.96
Change From Q4 2018	0.2%	0.8%	-3.0%	5.6%

## UPDATE - Recent Transactions in the Market

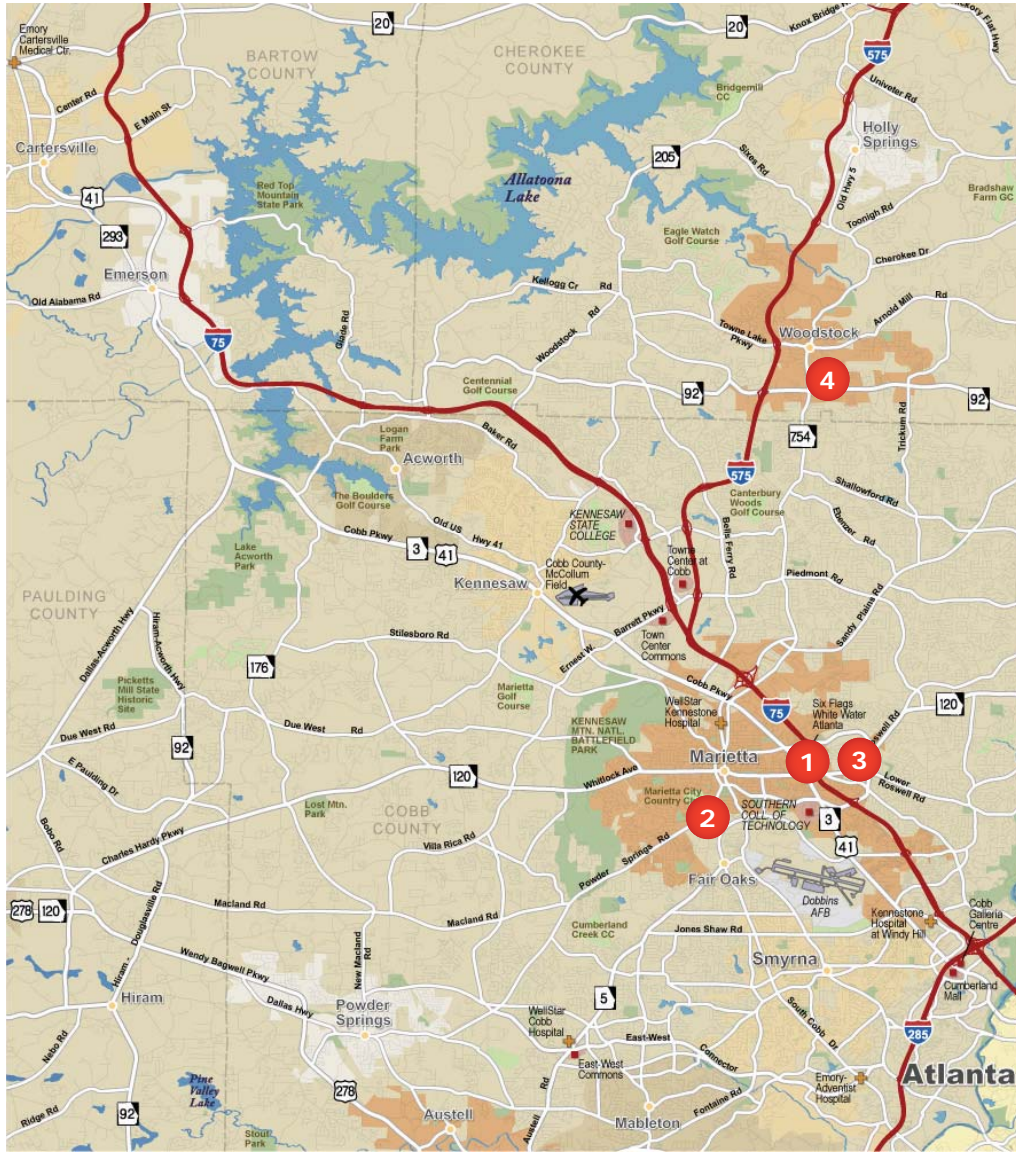
### Notable Leasing Activity

TENANT	PROPERTY	LANDLORD	SIZE (SF)	TYPE
Mohawk Industries	731 Cassville White Rd.	Pattillo Industrial	265,200	Distribution Lease
Cenveo Corp.	1325 Highlands Ridge Rd.	CalSTRS	102,900	Warehouse Renewal
Legacy Cabinets	3625 Kennesaw 75 Pkwy.	Exeter Property Group	85,579	Warehouse Lease
Georgia Bonded Warehouse	Cherokee Commerce Ctr. - 7	Majestic Realty	69,000	Warehouse Lease

### Notable Sales Activity

PROPERTY	SALES DATE	SALE PRICE	SIZE (SF)	PRICE / SF	BUYER
Interstate NW Business Park (Flex)	12/26/2018	\$26,250,000	351,039	\$74.78	Taconic Capital Advisors
Lake Ridge Technology Ctr. (Flex)	11/16/2018	\$18,250,000	188,245	\$96.95	ICM Realty Group
2124 Barrett Park Dr. (Flex)	12/4/2018	\$11,170,000	103,165	\$108.27	Knapp Logistics Automotive
830 Pickens Industrial Dr.	1/10/2019	\$6,300,000	80,000	\$78.75	High Street Realty Co.

# Colliers International | Atlanta | Northwest Atlanta Industrial Listings



## Listings

#	PROPERTY	SF AVAILABLE	BROKER(S)
1	White Water Business Center	3,907	Dany Koe
2	115 Davis Circle	14,155	Chris Cummings / Turner Wisehart
3	1666 Roswell Rd - Bldg. 200	25,225	Dany Koe / Max Ellis
4	109 Smokehill Ln.	6,000	Mike Spears / Ryan Sawyer

## FOR MORE INFORMATION

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| Grant Cochran  | Rick Vaughn         |
| Chris Cummings | Price Weaver        |
| Max Ellis      | Hooper Wilkinson    |
| Ben Logue      | Turner Wisehart     |