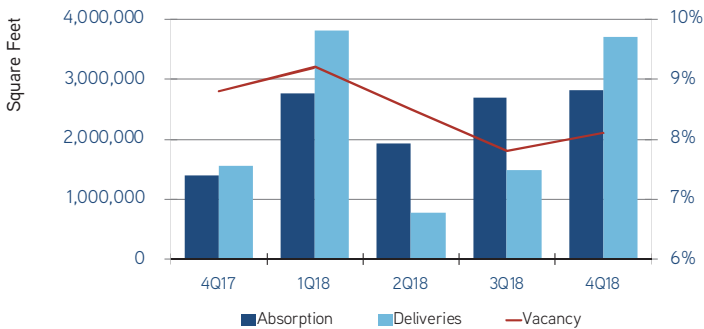


Key Takeaways

- > The South Atlanta submarket dominated industrial activity in 2018 absorbing a total of 10.2 million square feet which accounts for half of the Atlanta market total.
- > Of the submarket's subsets, the I-85 South/Airport area experienced the strongest growth seeing the majority of 1-million square foot occupancies and leases this year.
- > The submarket's vacancy rate is down 70 basis points (0.7%) year-over-year. For the most part, supply and demand principles have been evenly balanced here.
- > Warehouse construction remains robust in South Atlanta. Over 40% of Atlanta's industrial space under construction is taking place in the submarket. The I-85 South/Airport area comprises much of the activity, though the I-75 South/Henry Co. area is beginning to see more and more product break ground.
- > South Atlanta will remain one of Atlanta's top submarkets in 2019.

Absorption, Deliveries and Vacancy



Market Indicators

Relative to prior period

South Atlanta
Q4 2018

South Atlanta
Q1 2019*

Indicator	South Atlanta Q4 2018	South Atlanta Q1 2019*
VACANCY	↑	↑
NET ABSORPTION	+	+
CONSTRUCTION	↓	↓
RENTAL RATE	-	↑

*Projected

Summary Statistics

South Atlanta Industrial Market

	All	Warehouse	Flex & Shallow-Bay
Total Inventory (Millions Square Feet)	188.1	172.4	15.7
Vacancy Rate	8.1%	8.2%	7.6%
Change From Q3 2018	0.3%	0.4%	-0.4%
Absorption YTD (Millions Square Feet)	10.2	9.6	0.6
Construction Deliveries YTD (Millions Square Feet)	9.8	9.8	-
Under Construction (Millions Square Feet)	8.1	8.1	-

Asking Rents

Per Square Foot Per Year

	All	Warehouse	SB	Flex
Average Quoted	\$3.66	\$3.57	\$4.66	\$7.95
Change From Q3 2018	0.5%	0.6%	2.2%	0.4%

UPDATE - Recent Transactions in the Market

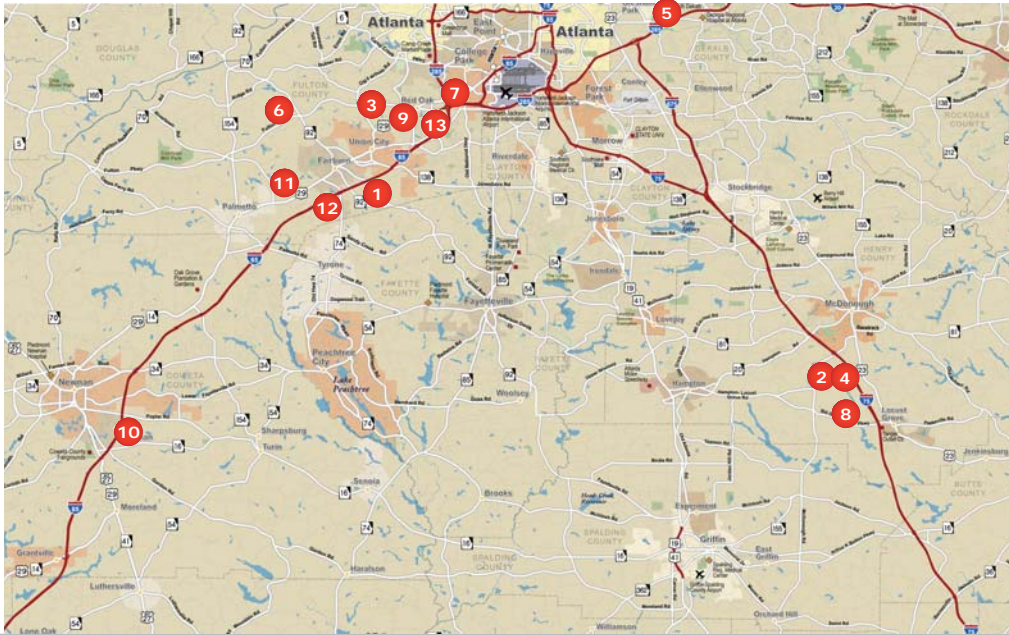
Notable Leasing Activity

TENANT	PROPERTY	LANDLORD	SIZE (SF)	TYPE
(Confidential)	First Park Fairburn	First Industrial	706,000	Build-To-Suit
Blue Buffalo	159 Westridge Pkwy.	The Blackstone Group	408,195	Warehouse Lease
Interface	7225 Goodson Rd.	The Carlyle Group	370,000	Warehouse Renewal
Sangsin Technology America	Greenwood Ind. Park - 700	Clarion Partners	211,445	Warehouse Lease

Notable Sales Activity

PROPERTY	SALES DATE	SALE PRICE	SIZE (SF)	PRICE / SF	BUYER
Lambert Farms Logistics Center	7/3/2018	\$156,100,000	2,307,790	\$67.64	CBRE Global Investors
Southwest 85 Logistics Center	1/10/2019	\$79,350,000	1,208,301	\$65.67	GLL Real Estate Partners
95 Innovation Way	10/2/2018	\$53,000,000	1,917,084	\$27.65	Agellan Commercial REIT
Gillem Logistics Ctr. - Bldg. 300	11/16/2018	\$15,900,000	188,500	\$84.35	TA Realty

Colliers International | Atlanta | South Atlanta Industrial Listings



For Lease

#	PROPERTY	SF AVAILABLE	BROKER(S)
1	4955 Oakley Industrial	1,299,520	Sean Boswell
2	Greenwood 600 & 700	134,383	Sean Boswell / Darren Ross / Scott Plomgren
3	5155 Welcome All Rd.	273,064	Turner Wisehart / Sam Campbell
4	140 Greenwood Industrial	400,000	Scott Plomgren / Harrison Marsteller
5	3569 International Park Dr.	140,160	Chris Cummings / Turner Wisehart
6	Parkway West Commerce	570,988	Scott Plomgren / Harrison Marsteller
7	2750 Sullivan Road	68,648-136,893	Price Weaver / Scott Plomgren
8	Locust Grove Distr. Ctr.	500K-1M	Mike Spears / Ryan Sawyer
9	3800 Naturally Fresh Blvd.	139,338	Darren Ross / Lee Cardwell
10	Prologis Orchard Hills	900K-1.9M	Scott Plomgren / Harrison Marsteller
11	Palmetto Logistics Park	1,041,600	Price Weaver / Ben Logue
12	1200 Oakley Industrial Blvd.	301,153	Scott Plomgren / Harrison Marsteller
13	South Fulton Logistics Ctr.	234,095	Scott Plomgren / Harrison Marsteller



FOR MORE INFORMATION

Scott Amoson
 VP, Director of Research | Atlanta
 +1 404 877 9286
 scott.amoson@colliers.com

COLLIERS INTERNATIONAL ATLANTA INDUSTRIAL SPECIALISTS

Douglas Biggs	Harrison Marsteller
Sean Boswell	Scott Plomgren
Brian Camp	Darren Ross
Sam Campbell	Ryan Sawyer
Lee Cardwell	Mike Spears
Grant Cochran	Rick Vaughn
Chris Cummings	Price Weaver
Max Ellis	Hooper Wilkinson
Ben Logue	Turner Wisehart