

# Submarket Report

INDUSTRIAL | SECOND QUARTER | 2009



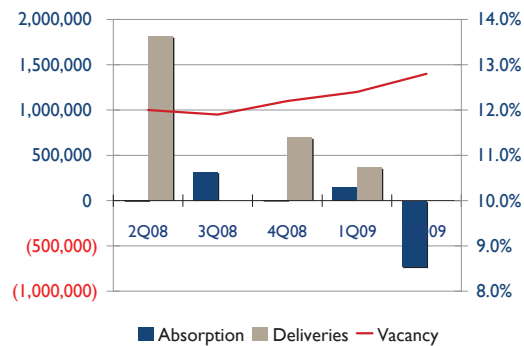
## MARKET INDICATORS

	Q2 2009	NEXT QTR
VACANCY	↑	↑
NET ABSORPTION	↓	↑
CONSTRUCTION	↔	↔
RENTAL RATE	↓	↓

## Northeast

## Highlights

## ABSORPTION, DELIVERIES AND VACANCY RATES



## Northeast

Total SF	167,898,762
Vacancy Rate	12.84%
YTD Net Absorption	(579,651)
YTD Deliveries	367,581
Under Construction	0
Avg. Warehouse Rate	\$3.73 NNN

Source: CoStar Property

## UPDATE

## RECENT TRANSACTIONS IN THE SUBMARKET

## SALES ACTIVITY

PROPERTY	SALE PRICE	SIZE SQ. FT.	SALES PRICE/SQ. FT.	BUYER
Shawnee Ridge (9 bldgs.)	\$47,800,000	1,700,745	\$28	Cobalt Industrial REIT
1275 Barrow Ind. Pkwy.	\$10,500,000	270,185	\$39	Chicos FAS Inc.
Northwoods Bus. Ctr. (3)	\$5,600,000	110,490	\$51	OA Development Inc.

## LEASING ACTIVITY

TENANT	PROPERTY	SIZE SQ. FT.	TYPE
Trader Joe's	Shawnee Ridge-D2	159,759	Warehouse Lease
Rockwell Collins	Northmont 900	108,707	Warehouse Lease
Brighton Best	2660 Pinemeadow Ct.	104,000	Warehouse Lease

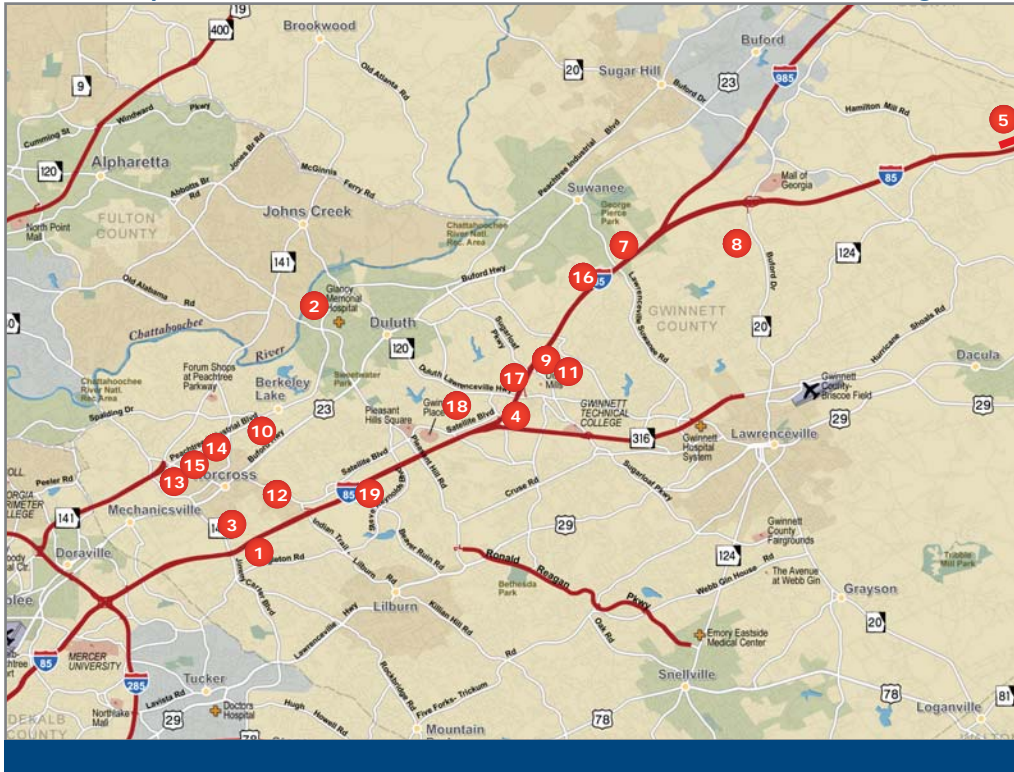
- Second quarter move-outs by industrial tenants in Northeast Atlanta led to the submarket experiencing its worst quarter of absorption since the fourth quarter of 2001. The submarket had the highest amount of negative absorption in Atlanta in second quarter.
- Northeast Atlanta's industrial vacancy rate continues to increase, up 0.8% since this time last year. This marks the third consecutive quarterly increase of vacant space for the submarket.
- The first half of 2009 was a rough period for the Northeast Atlanta industrial submarket. Leasing activity and demand over this time was miniscule at its best. On a positive note however, the second half of 2009 is looking upbeat as some of the leasing activity has picked back up in the past couple of months.

COLLIERS  
SPECTRUM CAUBLE

www.colliers.com

Colliers Spectrum Cauble  
Two Midtown Plaza, Ste 1100  
1349 W Peachtree Street  
Atlanta, GA 30309  
Tel: 404.888.9000  
Fax: 404.870.2845

## Colliers Spectrum Cauble Northeast Atlanta Industrial Listings



## FOR LEASE

#	PROPERTY	SQ. FT. AVAIL	BROKER(S)
1	Oakbrook Summit	Availabilities	Elizabeth McSweeney
2	4680 River Green Pkwy.	106,000	Elizabeth McSweeney / Bill Buist
3	Northbelt Bus. Park	Availabilities	Doug Tyler
4	Newpoint Place IV	21,000-71,884	Ryan Sawyer / Chris Irby
5	625 Braselton Pkwy.	100,000-291,500	Ben Logue
6	1001 Cherry Dr.	100,000-287,018	Price Weaver / Bill Buist
7	Suwanee Creek	41,934-95,538	Elizabeth McSweeney
8	Technology Ctr. of Georgia	29,018	Price Weaver / Ben Logue
9	1050 Northbrook Pkwy.	108,632	Price Weaver / Ryan Sawyer / Mike Spears
10	4955 Avalon Ridge Pkwy.	16,550	Bill Buist / Elizabeth McSweeney
11	620 Old Peachtree Rd.	18,000-72,000	Bill Buist / Elizabeth McSweeney
12	Norcross Center	6,000-29,647	Elizabeth McSweeney
13	6191 Atlantic Blvd.	5,300-17,000	Elizabeth McSweeney
14	Peachtree Corners East	Availabilities	Elizabeth McSweeney
15	6100 Atlantic Blvd.	217,497	Elizabeth McSweeney
16	2935 Shawnee Ind. Way	196,215	Elizabeth McSweeney / Bill Buist
17	2450 Satellite Blvd.	102,862	Price Weaver / Ben Logue

## FOR SALE

#	PROPERTY	SQ. FT. AVAIL	BROKER(S)
6	1001 Cherry Dr.	287,018	Price Weaver / Bill Buist
9	1050 Northbrook Pkwy.	108,632	Price Weaver / Ryan Sawyer / Mike Spears
16	6100 Atlantic Blvd.	217,497	Elizabeth McSweeney
18	3025 Evergreen Drive	199,738	Price Weaver / Ben Logue

294 OFFICES IN 61 COUNTRIES  
ON 6 CONTINENTS

USA 94  
Canada 22  
Latin America 17  
Asia Pacific 64  
EMEA 97

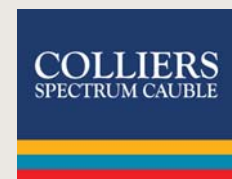
## CONTACT INFORMATION

Colliers Spectrum Cauble  
Two Midtown Plaza, Ste I 100  
1349 W Peachtree Street  
Atlanta, Georgia 30309  
Tel: 404.888.9000  
Fax: 404.870.2845

COLLIERS SPECTRUM CAUBLE  
INDUSTRIAL SPECIALISTS

Marty Arnold	Ben Logue
Douglas Biggs	Elizabeth McSweeney
Sean Boswell	Henry Sawyer
Bill Buist	Ryan Sawyer
Lee Cardwell	Mike Spears
Chris Cummings	Rick Vaughn
Chris Irby	Price Weaver

This report and other research materials may be found on our website at [www.colliers.com/atlanta](http://www.colliers.com/atlanta). This market report is a research document of Colliers Spectrum Cauble, Inc. Questions related to information herein should be directed to the Research Department at 404-888-9000. Information contained herein has been obtained from sources deemed reliable and no representation is made as to the accuracy thereof. Colliers Spectrum Cauble, Inc. is an independently owned and operated business and a member firm of Colliers International Property Consultants, an affiliation of independent companies with 294 offices throughout more than 61 countries worldwide.



[www.colliers.com](http://www.colliers.com)