



Atlanta Northwest Atlanta 21Q3

Key Takeaways

- Following Q2's strong performance, Northwest Atlanta witnessed another 617,000 square feet absorbed in Q3.
- This quarter's occupancy gains have pushed the submarket's overall vacancy rate to a record low of 3.1%.
- Despite the positive activity, Northwest's average rental rate dropped 3% quarter-over-quarter.
- Northwest Atlanta is expected to see a more subdued quarter of absorption in Q4, but leasing is anticipated to remain solid.



Northwest Atlanta At Record Vacancy Low, Construction Increases

Another quarter of positive absorption puts Northwest Atlanta's year-to-date total to just under 3-million square feet. Though the occupancy gains were modest compared to the last two quarters, the activity has resulted in the submarket's vacancy rate reaching a record low of 3.1%; the second lowest in Atlanta's industrial market. In spite of this, the average rental rate dropped 3% quarter-over-quarter. This likely due to most of the newer product being leased and no longer available. As a result, construction levels increased above 6-million square feet. Q4 is anticipated to be more subdued; however, leasing should remain steady.

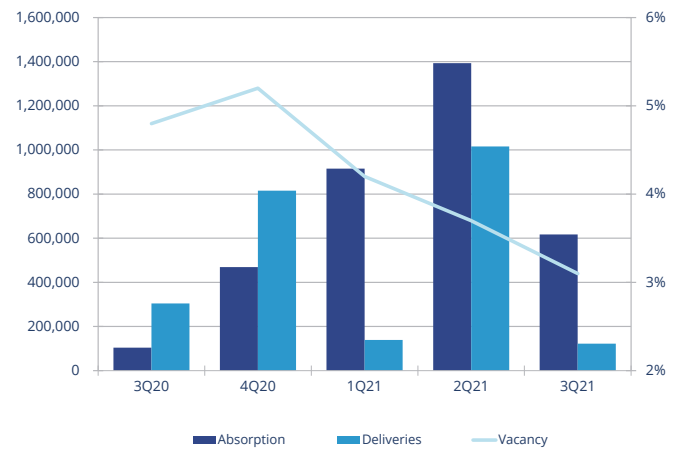
Atlanta Market Indicators



Historic Comparison

	20Q3	21Q2	21Q3
Total Inventory (in Millions of SF)	80.1	82.1	82.2
New Supply (in Millions of SF)	0.3	1.0	0.1
Net Absorption (in Millions of SF)	0.1	1.4	0.6
Overall Vacancy	4.8%	3.7%	3.1%
Under Construction (in Millions of SF)	3.5	5.9	6.3
Overall Asking Lease Rates (NNN)	\$5.97	\$5.95	\$5.77

Market Graph



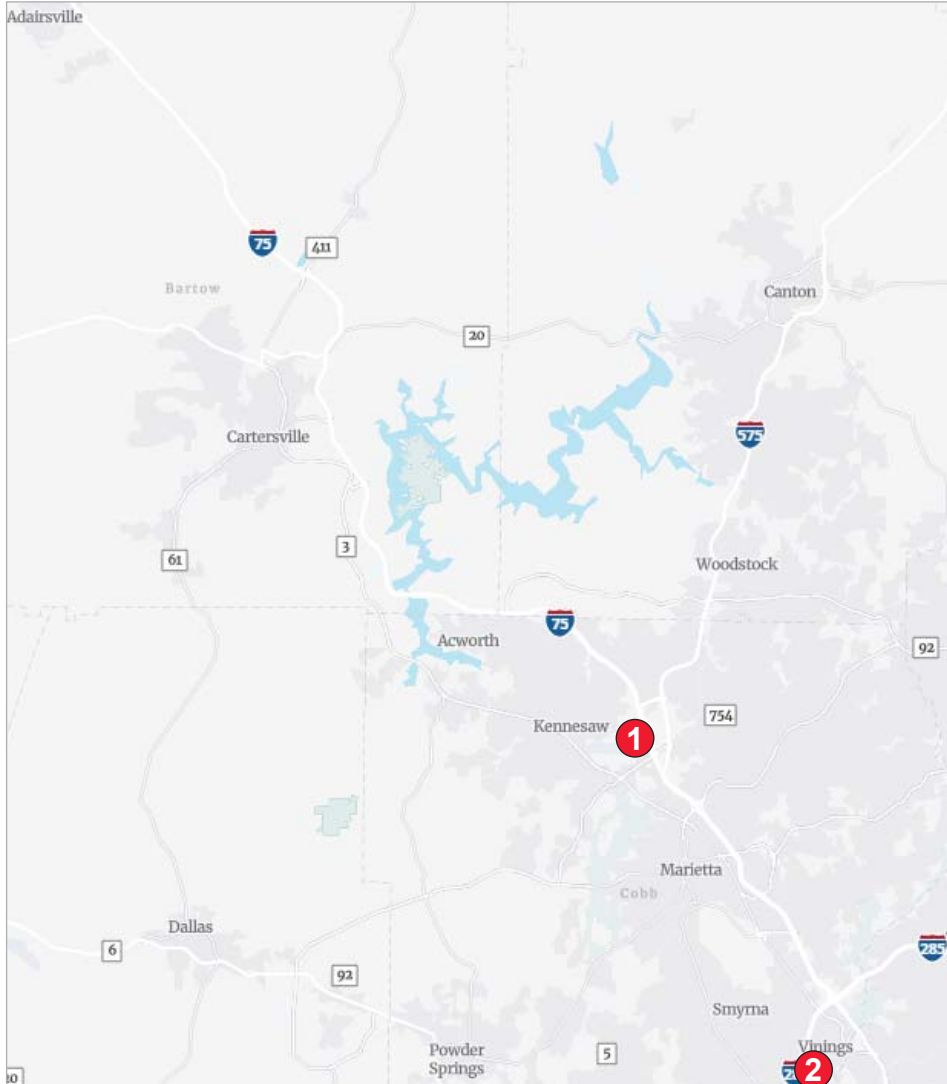
Continued occupancy gains for Northwest Atlanta in Q3. The positive activity has pushed overall vacancy down to a record low for the submarket at 3.1%. Given limited supply, construction activity has ticked up.

Sources: CoStar, Colliers Research

Recent Transactions

 Renewal 7000 Cobb International 151k SF	 Lease 6300 Highlands Pky. 122k SF	 Lease 574 Joe Frank Harris 119k SF	 Sale 399 Northpoint Pky. \$13M (\$149/SF) EQT Exeter	 Sale 101 Old Mill Rd. \$13M (\$29/SF) Piana Real Estate	 Sale 8105 Cobb Center Dr. \$7.7M (\$103/SF) Dogwood Industrial
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Colliers Northwest Atlanta Industrial Listings



#	Property	SF Available	Broker(s)
1	2850 Barrett Lakes Blvd	150,000	Darren Ross / Harrison Marsteller
2	3021 Olympic Industrial Dr	36,730	Mike Spears

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