



Atlanta I-20 West/ Fulton Ind 21Q4

Key Takeaways

- The I-20 West/Fulton Industrial submarket absorbed almost 1-million square feet in the final quarter of the year.
- After reaching a record low value of 1.8%, overall vacancy increased slightly this quarter due to new space delivered.
- The submarket's average rent is the highest ever at almost \$5/sf.
- With newly delivered space adding to the submarket's inventory, availabilities are increasing to meet the continued demand for space in the market.



Strong Year Again For I-20 West/Fulton Industrial

Absorbing just under 1-million square feet of space in Q4, the I-20 West/Fulton Industrial submarket experienced its 11th consecutive positive quarter. Though not a record, the 4.6-million square feet absorbed during the year is this highest amount since 2018. The submarket's overall vacancy rate showed a slight increase quarter-over-quarter, but is still down 140 basis points (1.4%) from this time last year. The uptick in the fourth quarter was a result of 1.2-million square feet of newly delivered space coming onto market, most of which was vacant. This is a good thing though as more space availability is added in the tight submarket.

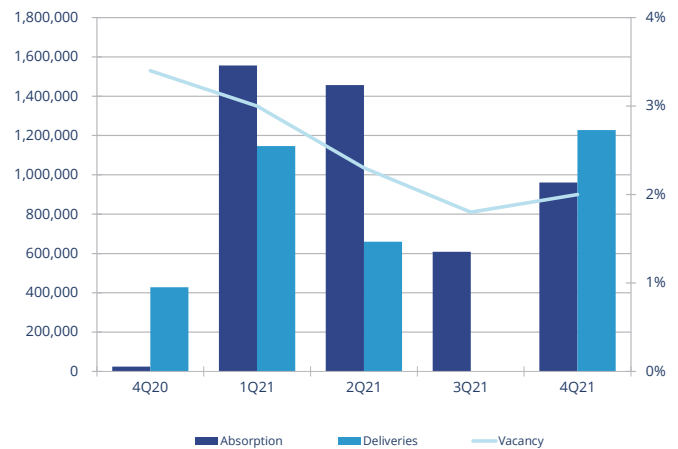
Atlanta Market Indicators



Historic Comparison

	20Q4	21Q3	21Q4
Total Inventory (in Millions of SF)	116.7	118.5	119.8
New Supply (in Millions of SF)	0.4	-	1.2
Net Absorption (in Thousands of SF)	23.9	608.6	961.2
Overall Vacancy	3.4%	1.8%	2.0%
Under Construction (in Millions of SF)	2.8	3.3	3.1
Overall Asking Lease Rates (NNN)	\$4.37	\$4.83	\$4.99

Market Graph



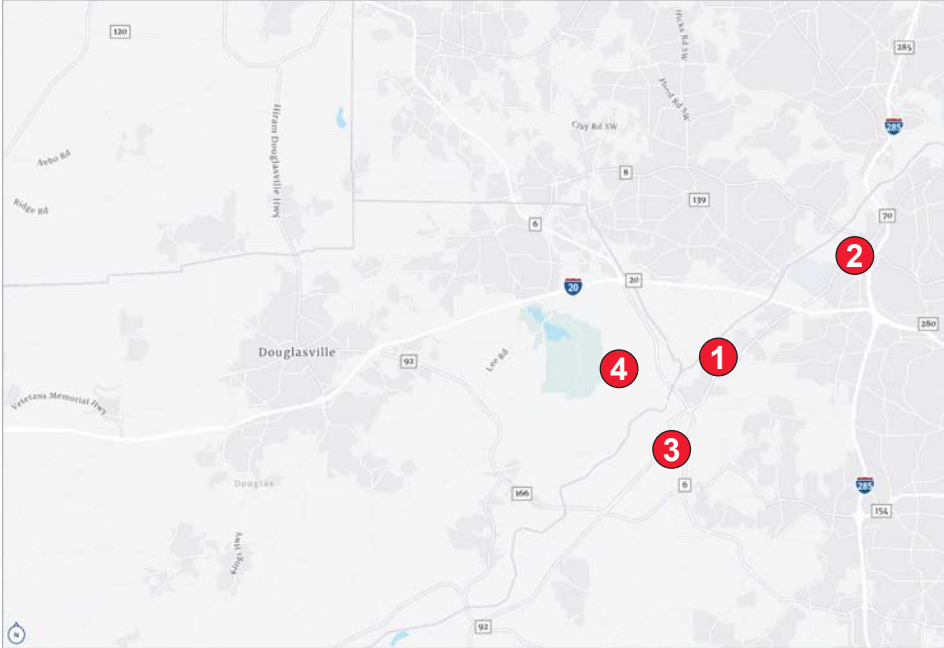
After dropping to a record low 1.8% vacancy level, I-20 West/Fulton Industrial saw its rate increase in the fourth quarter as space deliveries outnumbered the amount of space absorbed. For the year, however, occupancy gains were solid at 4.6-million square feet.

Sources: CoStar, Colliers Research

Recent Transactions

 Lease West Fulton CP - 5. 396k SF	 Build-To-Suit 1030 3rd St. 300k SF	 Expansion 372 Central High Rd. 300k SF	 Sale 1851 Riverside Pkwy. \$61M (\$135/SF) Goldman Sachs & Co.	 Sale 9103 Riverside Pky. \$46.8M (\$79/SF) The Blackstone Group	 Sale 5501 Fulton Ind. Blvd. \$16M (\$97/SF) Broadstone Net Lease
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Colliers I-20 West/Fulton Industrial Listings



#	Property	SF Available	Broker(s)
1	8145 Troon Circle	16,124	Brian Camp / Max Ellis
2	I-285 Logistics Center	237,515	Price Weaver / Hooper Wilkinson
3	W. Fulton Comm Park II	396,300-1,029,600	Price Weaver / Scott Plomgren
4	New Manchester BP	142,085	Price Weaver / Scott Plomgren

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