



Atlanta Northeast Atlanta 21Q4

Key Takeaways

- Occupancy gains in Northeast Atlanta continued this quarter with absorption reaching just under 3-million square feet.
- Year-over-year, the submarket's vacancy rate has dropped 280 basis points (2.8%) finishing the year at a record low of 3.4%.
- At 16.2-million square feet, record construction activity is taking place in Northeast Atlanta.
- The positive activity will continue for the submarket in 2022. Like other major submarkets though, vacancy is likely to increase.



Strong Finish To Record Year For Northeast Atlanta

With occupancy gains topping 2.9-million square feet in the fourth quarter, Northeast Atlanta finishes 2021 with a record annual net absorption total of 9.7-million square feet. While the number of move-ins of 600,000-square feet and below were instrumental to the submarket's success this year, the sheer lack of move-outs helped contribute to Northeast's vacancy rate dropping to a record low of 3.4%. The Jackson County subarea of the submarket has seen the largest drop this year declining 840 basis points (8.4%). Though subdued in the fourth quarter, the strong leasing activity earlier in the year is anticipated to continue the positive absorption into the new year.

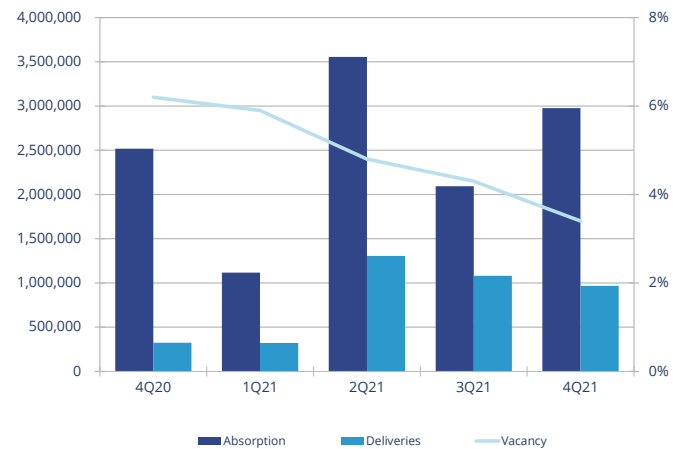
Atlanta Market Indicators



Historic Comparison

	20Q4	21Q3	21Q4
Total Inventory (in Millions of SF)	216.1	218.9	219.8
New Supply (in Millions of SF)	0.3	1.1	1.0
Net Absorption (in Millions of SF)	2.5	2.1	3.0
Overall Vacancy	6.2%	4.3%	3.4%
Under Construction (in Millions of SF)	6.9	12.5	16.2
Overall Asking Lease Rates (NNN)	\$4.92	\$5.62	\$5.60

Market Graph



Absorption remained strong in the final quarter of the year for Northeast Atlanta, pushing the year-to-date total to a record 9.7-million square feet. Given limited deliveries, this has led to a record vacancy low of 3.4% as well.

Sources: CoStar, Colliers Research

Recent Transactions



Lease
Hamilton Mill BC - I
301k SF



Lease
Buford Bus. Centre
273k SF



Lease
4075 Blue Ridge Ind.
152k SF



Sale
Friendship DC
\$95M (\$146/SF)
JLL Income Prop. Tr.

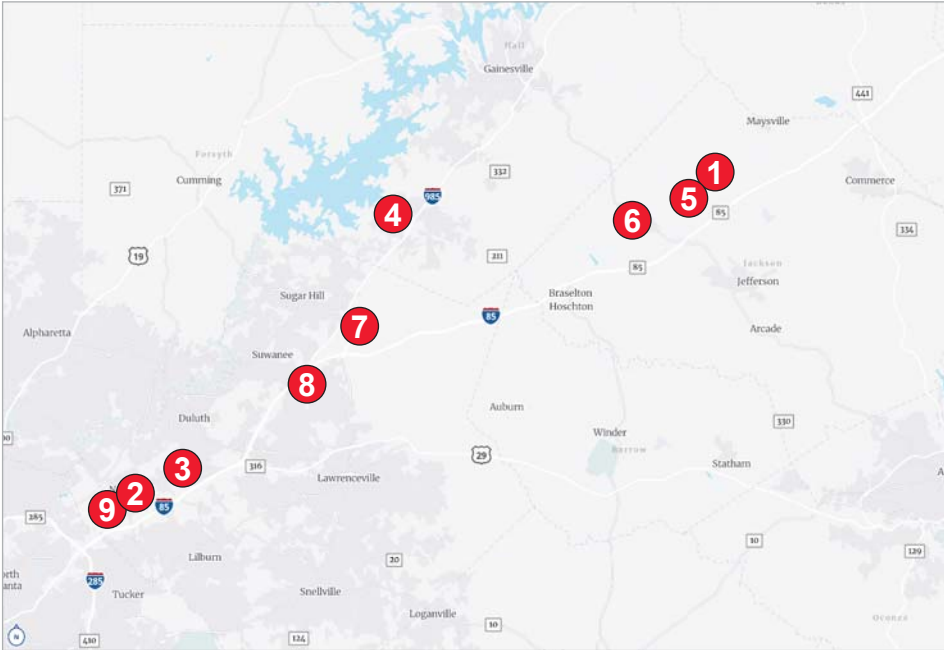


Sale
650 Broadway Ave.
\$59.6M (\$97/SF)
J.W. Mitchell Co.



Sale
1380 Jesse Cronin Rd.
\$56.5M (\$96/SF)
Cabot Properties

Colliers Northeast Atlanta Industrial Listings



#	Property	SF Available	Broker(s)
1	Valentine 85 LC	400,000-800,590	Scott Plomgren / Harrison Marsteller
2	Northbelt Business Park	Availabilities	Brian Camp / Max Ellis
3	Beaver Run Bus. Ctr.	Availabilities	Brian Camp / Max Ellis
4	Buford Commerce Park	310,230-1,089,080	Price Weaver / Scott Plomgren
5	NE 85 Logistics Center	1,174,796	Darren Ross / Sean Boswell
6	Pendergrass Logistics Ctr	250,000-532,980	Ben Logue / Hooper Wilkinson
7	Gwinnett 85 Logistics Ctr	180,000-970,450	Scott Plomgren
8	Vista 85 Business Ctr	70,000-140,830	Price Weaver / Harrison Marsteller
9	6280 Best Friend Rd.	102,160	Scott Plomgren / Harrison Marsteller

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