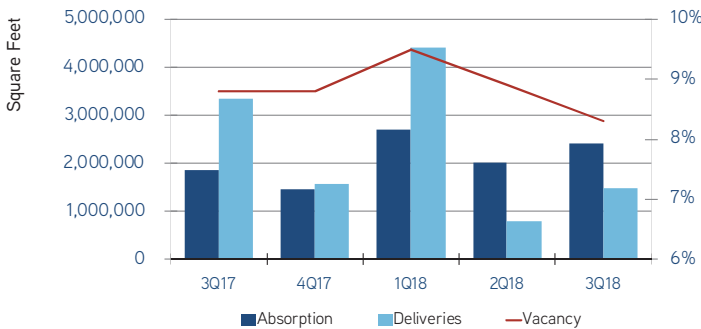


## Key Takeaways

- South Atlanta continues to lead the Atlanta industrial market in space absorbed this year. Net occupancy gains total just over 7 million square feet so far in 2018. This accounts for almost half of the year-to-date total for the Atlanta market as a whole.
- The overall industrial vacancy rate in South Atlanta is down 0.6% from last quarter. Year-over-year, vacancy is down 0.2%, but this is mostly due to the 8.2 million square feet of deliveries in the submarket during this time.
- The highest amount of warehouse product currently under construction is occurring in the South Atlanta submarket; including the highest number of 1-million-plus square footers (5). The I-85 South/Airport section of the submarket is where the majority of this construction is taking place.
- Bulk warehouse rents remained level in the quarter, but are still up 2.6% year-over-year. Asking rents are expected to continue increasing over the coming year as new product delivers.

## Absorption, Deliveries and Vacancy



### Market Indicators

Relative to prior period

South Atlanta  
Q3 2018

South Atlanta  
Q4 2018\*

Indicator	South Atlanta Q3 2018	South Atlanta Q4 2018*
VACANCY	↓	↑
NET ABSORPTION	+	+
CONSTRUCTION	↑	↓
RENTAL RATE	-	↑

\*Projected

### Summary Statistics

South Atlanta Industrial Market

	All	Warehouse	Flex & Shallow-Bay
Total Inventory (Millions Square Feet)	184.8	169.1	15.7
Vacancy Rate	8.3%	8.4%	7.4%
Change From Q2 2018	-0.6%	-0.6%	0.6%
Absorption YTD (Millions Square Feet)	7.0	6.4	0.6
Construction Deliveries YTD (Millions Square Feet)	6.7	6.7	-
Under Construction (Millions Square Feet)	9.3	9.3	-

### Asking Rents

Per Square Foot Per Year

	All	Warehouse	SB	Flex
Average Quoted	\$3.62	\$3.55	\$4.56	\$7.92
Change From Q2 2018	-	0.3%	-0.7%	-25%

## UPDATE - Recent Transactions in the Market

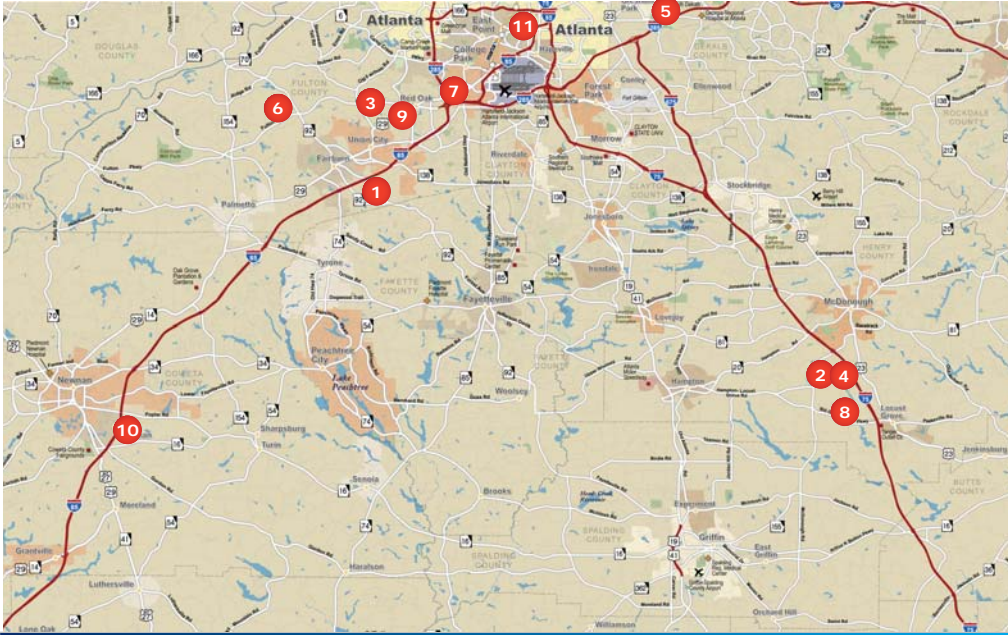
### Notable Leasing Activity

TENANT	PROPERTY	LANDLORD	SIZE (SF)	TYPE
Medical Depot	Palmetto Logistics Park	River Oaks Capital Prtnrs.	1,054,500	Distribution Lease
Kuehne + Nagel	100 Interstate South Dr - Bldg. 3	Exeter Property Group	577,000	Distribution Renewal
Blue Buffalo	159 Westridge Pkwy.	The Blackstone Group	408,195	Warehouse Lease
GFA Logistics	150 Greenwood Industrial Pky.	Canada Pension Plan Inv	306,070	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
95 Innovation Way	10/2/2018	\$53,000,000	1,917,084	\$27.65	Agellan Commercial REIT
Midland Logistics Center	8/1/2018	\$42,000,500	698,068	\$60.95	TA Realty
Clayton Commerce Center	6/1/2018	\$40,760,000	797,580	\$51.10	American Realty Advisors

# 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.	271,860	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.	139,345	Darren Ross / Lee Cardwell
10	Prologis Orchard Hills	900K-1.9M	Scott Plomgren / Harrison Marsteller
11	2181 Sylvan Rd.	80,000	Max Ellis / Turner Wisehart / Sam Campbell



## 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	Matt Wirth
Dennis Mitchell	Turner Wisehart