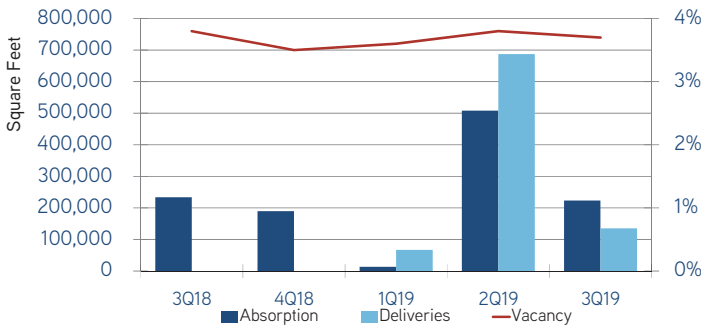


Key Takeaways

- › Absorption was steady in the Northwest Atlanta industrial submarket this quarter. Occupancies under 100,000 square feet accounted for Q3's positive activity.
- › Although vacancy has remained relatively level year-over-year, Northwest Atlanta continues to boast the lowest industrial vacancy rate of Atlanta's largest industrial submarkets.
- › Given the strong demand for industrial space here, developers have taken note and are beginning to announce new projects to the area. Panattoni just recently revealed its plans for a new 1-million square-foot building in the submarket.
- › Overall rents in Northwest Atlanta remain elevated thanks to the limited availabilities for large blocks of space. Warehouse rents have increased just over 10% year-over-year.
- › A couple of large vacancies are anticipated to hit the market in Q4, but the submarket should still finish 2019 positive overall.

Absorption, Deliveries and Vacancy



UPDATE - Recent Transactions in the Market

Notable Leasing Activity					
TENANT	PROPERTY	LANDLORD	SIZE (SF)	TYPE	
(TBD)	201 Princeton Blvd.	Beaulieu America	300,000	Warehouse Lease	
Exact Direct	3075 Chastain Meadows Pky.	Exeter Property Group	130,250	Warehouse Lease	
King Machine	435 Industrial Park Rd.	NY State Teachers Retirement	73,764	Warehouse Sublease	
Elanders	63 Industrial Dr.	Holt Family Properties, LLC	67,561	Manufacturing Expansion	

Notable Sales Activity					
PROPERTY	SALES DATE	SALE PRICE	SIZE (SF)	PRICE / SF	BUYER
281 Veterans Memorial Hwy.	8/30/2019	\$5,200,000	184,200	\$28	Nest Development LLC
190 Etowah Industrial Ct.	11/8/2019	\$4,800,000	175,000	\$64	Plae Holdings LLC
1111 Shallowford Rd. (Flex)	8/28/2019	\$4,400,000	20,000	\$218	ARKA Properties Group
30 North Drive	6/13/2019	\$4,000,000	40,000	\$100	America Jingwei Textile Machinery

Market Indicators

Relative to prior period

	Northwest Atlanta Q3 2019	Northwest Atlanta Q4 2019*
VACANCY	↓	↑
NET ABSORPTION	+	-
CONSTRUCTION	↑	↓
RENTAL RATE	↑	↑

*Projected

Summary Statistics

Northwest Atlanta Industrial Market

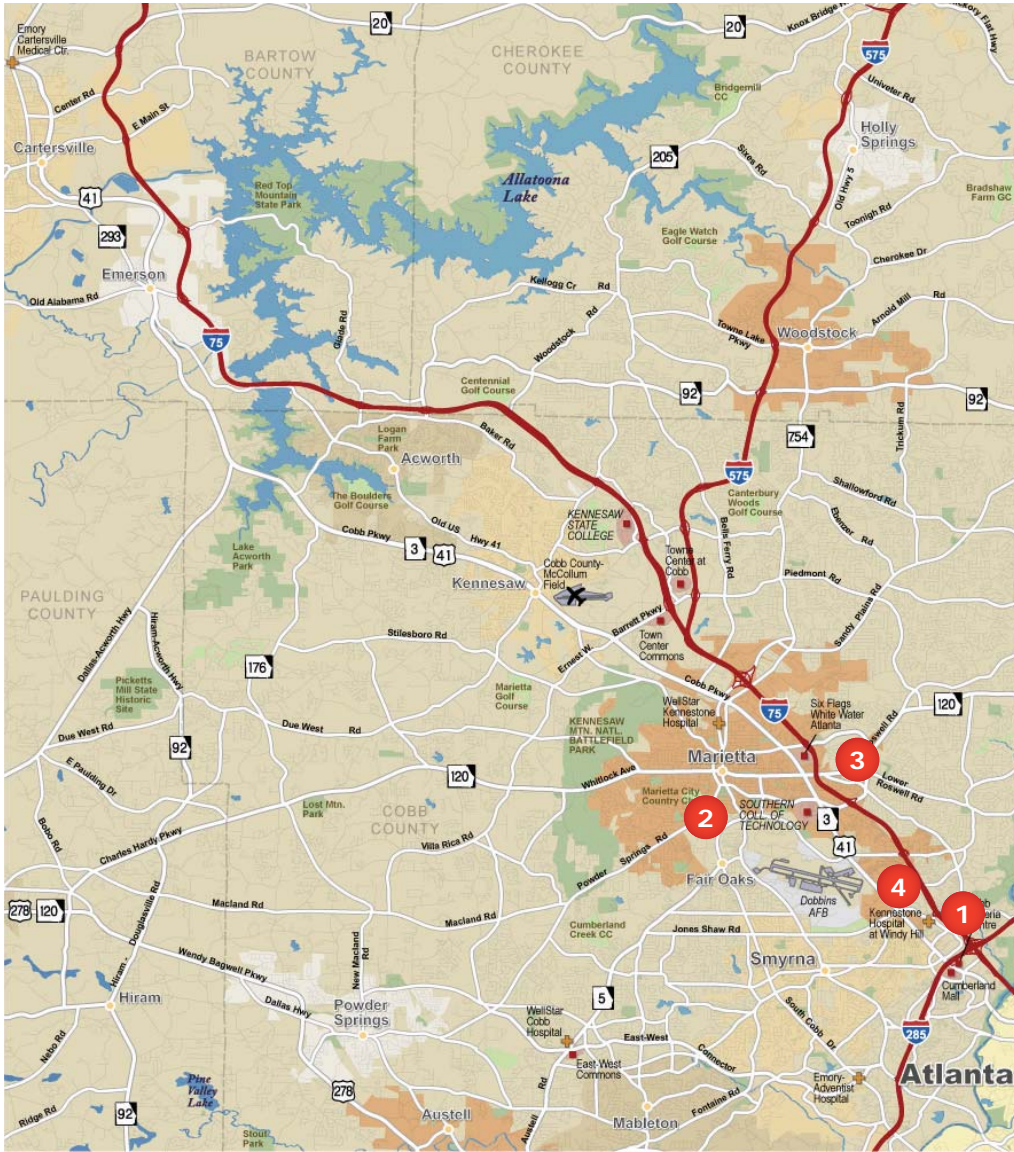
	All	Warehouse	Flex & MFG
Total Inventory (Millions Square Feet)	76.6	57.1	18.4
Vacancy Rate	3.7%	3.7%	3.7%
Change From Q2 2019	-0.1%	-0.1%	-
Absorption YTD (Thousands Square Feet)	745	388	357
Construction Deliveries YTD (Thousands Square Feet)	889	822	67
Under Construction (Millions Square Feet)	1.3	1.2	0.1

Asking Rents

Per Square Foot Per Year

	All	Warehouse	MFG	Flex
Average Quoted	\$5.99	\$5.57	\$4.65	\$11.56
Change From Q2 2019	0.7%	2.0%	-2.7%	1.7%

Colliers International | Atlanta | Northwest Atlanta Industrial Listings



Listings

#	PROPERTY	SF AVAILABLE	BROKER(S)
1	120 Interstate N Pkwy.	5,475	dany Koe / Frank Cannon
2	115 Davis Circle	14,155	Chris Cummings / Turner Wisehart
3	1666 Roswell Rd - Bldg. 200	25,225	Dany Koe / Max Ellis
4	2130 Northwest Pkwy.	5,500	Price Weaver / Hooper Wilkinson

FOR MORE INFORMATION

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