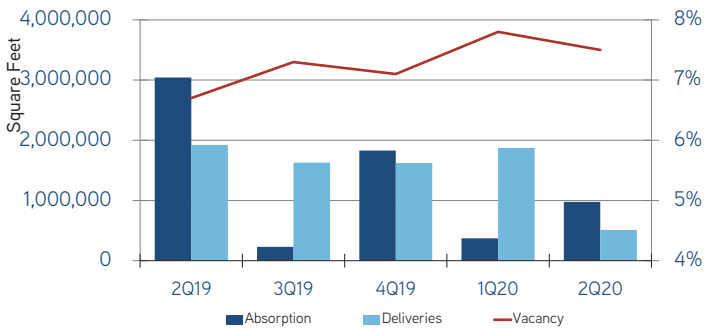


Key Takeaways

- Northeast Atlanta had the second highest amount of industrial space absorbed this quarter at just under 1 million square feet.
- Occupancy gains in Q2 were powered mostly by Walmart's move in at Valentine 85 Logistics Center, and also Southeast Toyota Distributors moving into its new 350,000 square-foot building.
- The Jackson County area of the submarket experienced the largest vacancy drop in the Atlanta market, declining 330 basis points (3.3%) from Q1. Walmart's occupancy helped take a large vacant space off the market.
- Deliveries were limited in the quarter, but Northeast Atlanta's construction activity still remains second highest in Atlanta's industrial market. 2 million square feet is anticipated to deliver by year's end, but most of this is in small industrial buildings.
- Some large move-ins will boost absorption levels next quarter. Industrial activity remains strong in the Northeast Atlanta submarket.

Absorption, Deliveries and Vacancy



Market Indicators

Relative to prior period

Northeast Atlanta
Q2 2020

Northeast Atlanta
Q3 2020*

VACANCY	↓	↓
NET ABSORPTION	+	+
CONSTRUCTION	↑	↓
RENTAL RATE	↑	-

*Projected

Summary Statistics

Northeast Atlanta Industrial Market

	All	Warehouse	Flex & MFG
Total Inventory (Millions Square Feet)	214.6	181.0	33.2
Vacancy Rate	7.5%	8.0%	5.0%
Change From Q1 2020	-0.3%	-0.2%	-0.1%
Absorption YTD (Millions Square Feet)	1.3	1.5	-0.2
Construction Deliveries YTD (Millions Square Feet)	2.4	2.4	-
Under Construction (Millions Square Feet)	3.7	2.5	1.2

Asking Rents

Per Square Foot Per Year

Average Quoted	\$4.95	\$4.65	MFG \$5.75 Flex \$9.37
Change From Q1 2020	3.6%	3.3%	MFG -3.4% Flex 3.3%

UPDATE - Recent Transactions in the Market

Notable Leasing Activity

TENANT	PROPERTY	LANDLORD	SIZE (SF)	TYPE
Amazon	Northeast 85 Logistics Ctr.	Property Reserve Inc.	1,053,360	Distribution Lease
Walmart	Valentine 85 Logistics Ctr.	Hillwood Dev. Co.	1,021,440	Warehouse Lease
DSC Logistics	874 Thomas Pkwy.	Pattillo Industrial	378,733	Warehouse Extension
Encompass Group Affiliates	775 Tipton Industrial Dr.	Invesco Advisors	154,164	Warehouse Lease

Notable Sales Activity

PROPERTY	SALES DATE	SALE PRICE	SIZE (SF)	PRICE / SF	BUYER
Northeast 85 Logistics Center	11/8/2019	\$46,052,196	1,053,360	\$44	Property Reserve Inc
860 John B. Brooks Rd.	8/11/2020	\$43,900,000	811,000	\$54	Exeter Property Group
PIB Logistics Center	7/29/2020	\$30,500,000	442,000	\$69	PGIM, Inc.
5849 Peachtree Rd.	7/2/2020	\$20,300,000	206,040	\$99	Hennessy Automobile Group

Colliers International | Atlanta | Northeast Atlanta Industrial Listings



FOR MORE INFORMATION

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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 | Turner Wisehart |

For Lease			
#	PROPERTY	SF AVAILABLE	BROKER(S)
1	Jefferson Mill Business Park	250,569-749,730	Price Weaver / Ben Logue
2	Peachtree Corners Log. Ctr.	163,644-256,469	Price Weaver / Hooper Wilkinson / Ben Logue
3	Northbelt Business Park	Availabilities	Brian Camp / Max Ellis
4	4985 New Peachtree Rd.	8,840	Ryan Sawyer
5	1990 Beaver Ridge Cir.	39,755	Brian Camp / Max Ellis
6	1530 Broadmoor Blvd.	30,511	Harrison Marsteller / Darren Ross
7	2395 Pleasantdale Rd.	26,661	Brian Camp
8	2205 Northmont Pkwy.	42,000	Price Weaver / Hooper Wilkinson

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