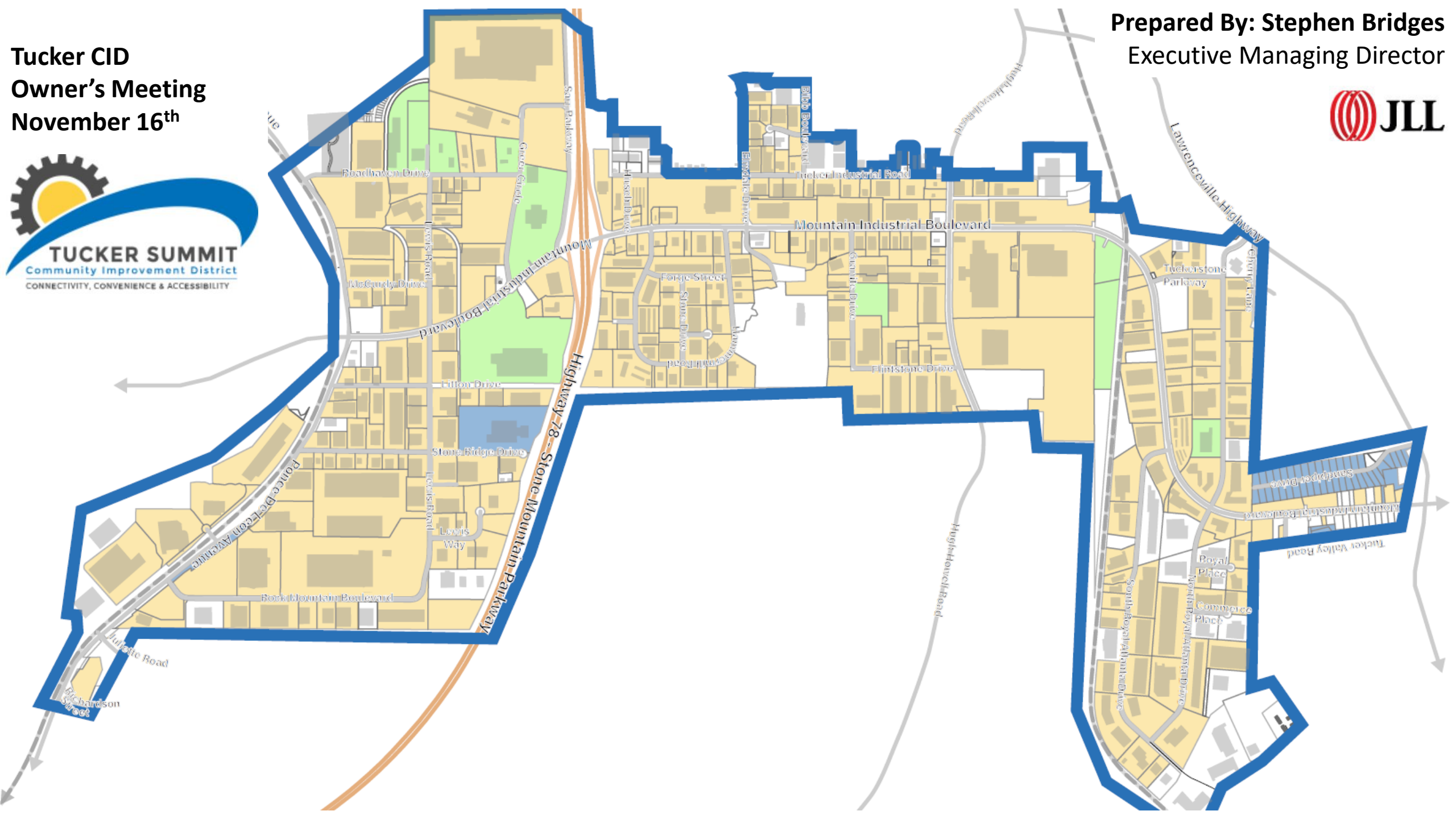


Tucker CID  
Owner's Meeting  
November 16<sup>th</sup>



Prepared By: Stephen Bridges  
Executive Managing Director



# Atlanta

Industrial | Q3 2021  
Quarterly Submarket Report

<b>Fundamentals</b>	Forecast
YTD net absorption	24,357,847 s.f. ▲
Under construction	37,702,741 s.f. ▼
Total vacancy	4.9% ►
Sublease vacancy	1,692,876 s.f. ▼
Direct asking rent	\$4.38 p.s.f. ▲
Sublease asking rent	\$4.59 p.s.f. ▲
Concessions	Flat ►

Industrial | Q2 2021  
Quarterly Submarket Report

<b>Fundamentals</b>	Forecast
YTD net absorption	18,644,769 s.f. ▲
Under construction	33,871,241 s.f. ▼
Total vacancy	5.0% ►
Sublease vacancy	1,748,847 s.f. ▼
Direct asking rent	\$4.30 p.s.f. ▲
Sublease asking rent	\$5.46 p.s.f. ▲
Concessions	Rising ▲

# I-20 East Ind

Industrial | Q3 2021  
Quarterly Submarket Report

## Fundamentals

		YoY
Total inventory	62,508,032 s.f.	▲
YTD delivered	124,170 s.f.	▼
YTD absorption	979,166 s.f.	▼
Under development	2,002,296 s.f.	▼
Total vacancy (%)	3.0%	▼
Sublease vacancy	0 s.f.	▼
Sublease vacancy (%)	0.0%	▼
Direct asking rent	\$5.01 p.s.f.	▲
Sublease asking rent		▼

Industrial | Q2 2021  
Quarterly Submarket Report

## Fundamentals

		YoY
Total inventory	62,346,889 s.f.	▲
YTD delivered	0 s.f.	▼
YTD absorption	580,301 s.f.	▼
Under development	1,603,026 s.f.	▼
Total vacancy (%)	3.4%	▲
Sublease vacancy	226,256 s.f.	▼
Sublease vacancy (%)	0.4%	▼
Direct asking rent	\$5.00 p.s.f.	▼
Sublease asking rent		▼

## November 15<sup>th</sup> 2021 - Stone Mountain Submarket Costar Overview

12 Mo Deliveries in SF	12 Mo Net Absorption in SF	Vacancy Rate	12 Mo Rent Growth
1.4M	1.7M	3.6%	10.2%

## August 23<sup>rd</sup> 2021 - Stone Mountain Submarket Costar Overview

12 Mo Deliveries in SF	12 Mo Net Absorption in SF	Vacancy Rate	12 Mo Rent Growth
2.9M	3M	4.1%	8.0%

## November 15<sup>th</sup> 2021 - Stone Mountain Submarket Costar Overview

Sale Comparables	Avg. Cap Rate	Avg. Price/SF	Avg. Vacancy At Sale
65	7.0%	\$76	6.9%

## August 23<sup>rd</sup> 2021 - Stone Mountain Submarket Costar Overview

Sale Comparables	Avg. Cap Rate	Avg. Price/SF	Avg. Vacancy At Sale
67	7.4%	\$66	15.1%

## Property Under Contract to Sell

Former Scandinavian Tobacco

2280 Mountain Industrial – **Asking \$67/SF**

133,000 SF on 12 acres, 20' clear, Closes 12/10



Current MRC Facility

4411 Bibb Blvd – **Asking \$100/SF**

119,000 SF on 7.79 acres, 28' clear, Closes 12/31



Currently Carolina Handling/Raymond

1955 Montreal Road – **Asking \$110/SF**

50,000 SF on 5 acres, 25' clear, Closes 12/31



# THANKS!

**Stephen Bridges**  
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