

ATLANTA INDUSTRIAL MARKET TRENDS BY SUBMARKET 2000 - Q4 2007

	Central Atlanta	Chatta- hoochee	I-20 W Fulton Ind.	North Central	I-85 N Northeast	I-75 N Northwest	I-20 E Snapfinger	South Atlanta	Stone Mountain	METRO ATLANTA
NEW DELIVERIES (Sq. Ft.)										
2000	0	66,780	1,156,925	839,119	5,836,945	861,786	1,006,784	6,086,521	225,932	16,080,792
2001	0	0	3,600,481	583,068	5,182,403	914,837	137,315	7,203,302	20,000	17,641,406
2002	0	0	1,059,412	142,616	3,225,207	524,387	256,667	2,109,331	0	7,317,620
2003	0	0	1,303,420	15,000	1,055,770	141,970	30,000	470,516	120,000	3,136,676
2004	0	0	1,576,014	78,200	1,666,707	226,908	627,744	3,392,530	127,317	7,695,420
2005	0	0	1,702,490	20,815	3,723,013	741,580	201,403	2,147,600	0	8,536,901
2006	0	31,500	3,277,852	478,846	4,860,470	480,680	0	11,200,839	0	20,330,187
2007 Q4	0	0	1,907,663	139,040	4,483,231	358,330	62,534	2,540,610	0	9,491,408
Total	0	98,280	15,584,257	2,296,704	30,033,746	4,250,478	2,322,447	35,151,249	493,249	90,230,410
Annual Average	0	11,232	1,781,058	262,480	3,432,428	485,769	265,423	4,017,286	56,371	10,312,047
NET ABSORPTION (Sq. Ft.)										
2000	(290,510)	545,879	1,336,286	489,461	6,284,574	1,782,355	1,467,411	5,113,283	981,291	17,710,030
2001	(193,564)	(48,245)	1,392,809	(102,409)	(279,507)	650,910	318,283	(213,965)	(526,520)	997,792
2002	130,848	(398,356)	411,055	109,018	(1,621,992)	(183,446)	(469,224)	(199,587)	(318,190)	(2,539,874)
2003	315,330	(175,788)	(455,690)	(432,497)	758,204	(1,000,797)	248,864	171,283	(215,502)	(786,593)
2004	(25,804)	138,052	2,576,996	11,725	2,628,300	409,094	964,775	4,093,101	299,771	11,096,010
2005	(530,083)	417,080	2,735,089	786,307	3,187,026	1,018,178	144,006	3,217,339	1,045,363	12,020,305
2006	65,076	(295,632)	3,041,832	452,269	5,956,515	1,028,012	(528,157)	2,663,825	498,610	12,882,350
2007 Q4	(13,968)	378,643	1,578,097	131,763	2,832,531	334,146	(84,040)	4,779,668	(498,062)	9,438,778
Total	(542,675)	561,633	12,616,474	1,445,637	19,745,651	4,038,452	2,061,918	19,624,947	1,266,761	60,818,798
Annual Average	(62,020)	64,187	1,441,883	165,216	2,256,646	461,537	235,648	2,242,851	144,773	6,950,720
VACANCY RATE										
December 2000	9.3%	8.4%	9.8%	11.2%	9.2%	7.9%	7.7%	8.2%	7.5%	8.8%
December 2001	12.6%	10.3%	13.3%	13.6%	12.6%	9.0%	8.4%	15.1%	9.9%	12.5%
December 2002	10.0%	10.6%	14.5%	13.5%	16.0%	10.5%	8.1%	17.0%	10.4%	14.1%
December 2003	8.2%	10.9%	16.6%	15.0%	15.4%	12.4%	7.5%	16.2%	11.5%	14.3%
December 2004	8.4%	9.6%	14.4%	15.4%	13.7%	11.8%	7.3%	14.0%	11.0%	12.8%
December 2005	10.5%	6.8%	12.0%	10.5%	12.8%	11.2%	7.1%	12.2%	7.5%	11.3%
December 2006	5.6%	9.0%	11.7%	10.7%	10.8%	8.6%	9.5%	17.8%	5.1%	11.9%
December 2007	5.6%	7.1%	11.3%	10.3%	11.4%	8.6%	9.4%	15.0%	7.0%	11.3%