

# Submarket Report

INDUSTRIAL | SECOND QUARTER | 2008



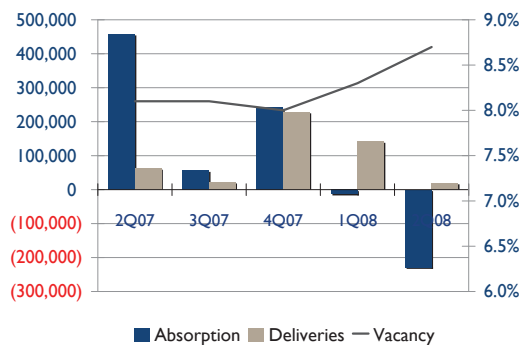
## MARKET INDICATORS

	Q2 2008	NEXT QTR
VACANCY	↑	↑
NET ABSORPTION	↓	↑
CONSTRUCTION	↑	↓
RENTAL RATE	↓	↔

# Northwest

## Highlights

### ABSORPTION, DELIVERIES AND VACANCY RATES



## Northwest

Total SF	53,065,515
Vacancy Rate	8.7%
YTD Net Absorption	(241,262)
YTD Deliveries	162,310
Under Construction	1,212,099
Avg. Warehouse Rate	\$4.17 NNN

## UPDATE

### RECENT TRANSACTIONS IN THE SUBMARKET

#### SALES ACTIVITY

PROPERTY	SALE PRICE	SIZE SQ. FT.	SALES PRICE/SQ. FT.	BUYER
Newmarket BP (8 Prop)	\$47,000,000	469,728	\$100.06	Winthrop Realty Trust
4350 Ball Ground Hwy.	\$15,100,000	327,734	\$46.07	Exeter Property Gr.
Northwest Bus. Ctr.	\$11,950,000	199,300	\$59.96	Cobalt Industrial

#### LEASING ACTIVITY

TENANT	PROPERTY	SIZE SQ. FT.	TYPE
Sandvik	Lakeridge Tech Ctr.-Bldg. 300	52,614	Flex Sublease
TriState Hospitality Supply	3600 Cobb International Blv.	50,000	Warehouse Lease
Newco Valves	Chastain Meadows-Bldg. 200	30,300	Warehouse Lease

- The industrial vacancy rate in Northwest Atlanta is up 0.6% from this time last year. The two factors contributing to the increased vacancy include negative year-to-date absorption of (241,262) SF and deliveries to date totaling 162,310 SF.
- Investment activity for industrial properties has been pretty steady in Northwest Atlanta despite the metrowide slowdown in both leasing and investment activity.
- Northwest Atlanta retains the second highest amount of industrial square feet under construction in the Atlanta market. Chastain Meadows, comprised of three warehouse buildings totaling 340,719 SF, is the largest project currently under construction in the submarket.

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www.colliers.com

Colliers Spectrum Cauble  
Two Midtown Plaza, Ste 1100  
1349 W Peachtree Street  
Atlanta, GA 30309  
Tel: 404.888.9000  
Fax: 404.870.2845

## Colliers Spectrum Cauble Northwest Atlanta Industrial Listings



### LISTINGS

#### FOR LEASE

#	PROPERTY	SQ. FT. AVAIL	BROKER(S)
1	1965 Vaughn Rd.	13,339	Douglas Biggs
2	313 Marble Mill Rd.	3,200	Douglas Biggs



293 OFFICES IN 61 COUNTRIES  
ON 6 CONTINENTS

USA 99  
Canada 19  
Latin America 18  
Asia Pacific 62  
EMEA 95

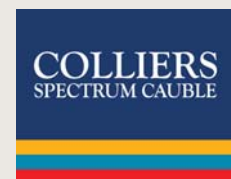
#### CONTACT INFORMATION

Colliers Spectrum Cauble  
Two Midtown Plaza, Ste 1100  
1349 W Peachtree Street  
Atlanta, Georgia 30309  
Tel: 404.888.9000  
Fax: 404.870.2845

#### COLLIERS SPECTRUM CAUBLE INDUSTRIAL SPECIALISTS

Marty Arnold	Ben Logue
Douglas Biggs	Elizabeth Moning
Sean Boswell	Henry Sawyer
Bill Buist	Ryan Sawyer
Chris Cummings	Mike Spears
Steve Grable	Chris Tomasulo
Scott Horowitz	Price Weaver
Chris Irby	

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