

## Central Atlanta

Central Atlanta's role in the Atlanta regional economy had its origins in the warehousing and distribution business. It began in the early 1800's with the selection of a site near today's Underground Atlanta as the termination point for the Western and Atlantic Railroad. From this point, branch lines to various Georgia cities were built, and Atlanta's role as a rail distribution center began. During the next 150-plus years more railway lines were constructed, an interstate highway system linked the area with markets throughout the

nation, Hartsfield International became one of the world's busiest airports, and Atlanta became the distribution center of the Southeast. As the economy of the metro area has evolved, Central Atlanta's focus has changed from warehousing and distribution to office-based services. A wide variety of facilities are still available, however, for cost-conscious industrial concerns seeking a central location in close proximity to Atlanta's extensive interstate highway network.

## Submarket Field Reports



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**Supply Side:**  
**Existing Available Space:** Shortage  
**New Available Space:** Shortage

**Demand Side:**  
**Deal Activity:** Very Good  
 Central Atlanta's industrial market has yielded a limited supply of land sites, developers are focusing on sites in the I-20 West/Fulton Industrial and South Atlanta Industrial submarkets.  
 Lafarge North America

renewed their 103,295-s.f. lease at 885 Glenwood Avenue.

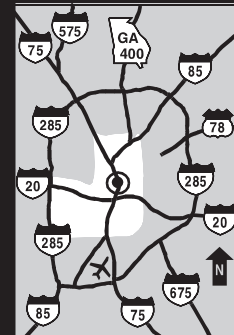
The shortage of viable land sites for development along with increasing "in-town" land values has limited industrial development in favor of higher and better uses. Central Atlanta's older structures are being converted to lofts or torn down for redevelopment for non-industrial purposes.

### Effective Rental Rates and Concessions

**Bulk Warehouse Space:** \$2.00-4.00 per s.f.  
**Business Distribution Space:** \$3.00-5.00 per s.f.  
**Business Service Space:** \$6.00-8.00 per s.f.  
**Concessions:** Free rent.

## Map Area

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METRO ATLANTA

## Statistics & Area Facts

### Third Quarter 2005 Industrial Market Statistics

#### Distribution Space:

Total Vacant: .....1,632,791 sq. ft.  
 Rental Rate Range: .....\$3.10-\$3.22  
 Under Construction: .....0 sq. ft.

#### Service Space:

Total Vacant: .....617,267 sq. ft.  
 Rental Rate Range: .....\$8.85-\$10.79  
 Under Construction: .....0 sq. ft.

#### Warehouse Space:

Total Vacant: .....540,000 sq. ft.  
 Rental Rate Range: .....NA  
 Under Construction: .....0 sq. ft.

### Area Facts

#### County:

Fulton

#### Transportation:

I-75, I-85, I-20, MARTA rail and bus;  
 Lakewood Freeway

#### Distance to Hartsfield:

5 to 20 miles, 5 to 20 minutes

#### Nearest Private Airport:

Charlie Brown/Fulton Airport

#### Taxes:

(Atlanta) Sales - 8%; Freeport - 20%  
 (East Point) Sales - 7%; Freeport - 100%  
 (Fulton County) Sales - 7%; Freeport - 100%

#### Area Utility Companies:

Georgia Power, East Point MEAG,  
 Atlanta Gas Light Co., BellSouth

CENTRAL ATLANTA  
 AREA PROFILE