

Submarket Report

INDUSTRIAL | SECOND QUARTER | 2009



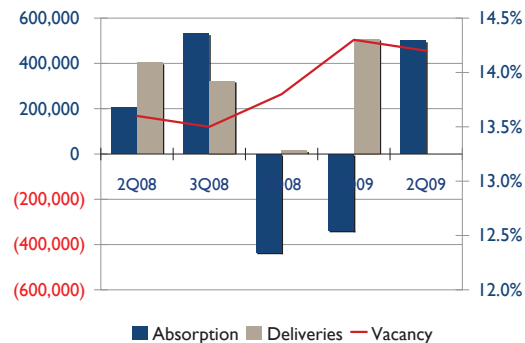
MARKET INDICATORS

| | Q2 2009 | NEXT QTR |
|----------------|------------|-------------|
| VACANCY | ↓ | ↓ |
| NET ABSORPTION | ↑ | ↑ |
| CONSTRUCTION | ↔ | ↓ |
| RENTAL RATE | ↓ | ↔ |

South Atlanta

Highlights

ABSORPTION, DELIVERIES AND VACANCY RATES



South Atlanta

| | |
|---------------------|-------------|
| Total SF | 140,374,763 |
| Vacancy Rate | 14.2% |
| YTD Net Absorption | 161,210 |
| YTD Deliveries | 508,000 |
| Under Construction | 42,000 |
| Avg. Warehouse Rate | \$2.95 NNN |

Source: CoStar Property

UPDATE

RECENT TRANSACTIONS IN THE SUBMARKET

SALES ACTIVITY

| PROPERTY | SALE PRICE | SIZE SQ. FT. | SALES PRICE/SQ. FT. | BUYER |
|--------------------------|--------------|--------------|---------------------|-------------------------|
| 7135-7139 Southlake Pky. | \$15,000,000 | 807,143 | \$18.58 | UBS Realty Inv. (Forc.) |
| Tradeport I & II | \$9,150,000 | 436,800 | \$21 | Cobalt Industrial REIT |
| 485,495 Lake Mirror Rd. | \$5,007,370 | 113,280 | \$44 | Stockbridge Capital |

LEASING ACTIVITY

| TENANT | PROPERTY | SIZE SQ. FT. | TYPE |
|------------------------|----------------------------|--------------|--------------------------|
| Jacobson Warehouse Co. | Southfield Logistics Ctr. | 323,500 | Warehouse Renewal |
| Coaster Co. of America | Majestic Airport Ctr. II-I | 253,308 | Warehouse Renewal & Exp. |
| FedEx "Smart Post" | South Park 4600 | 201,600 | Warehouse Lease |

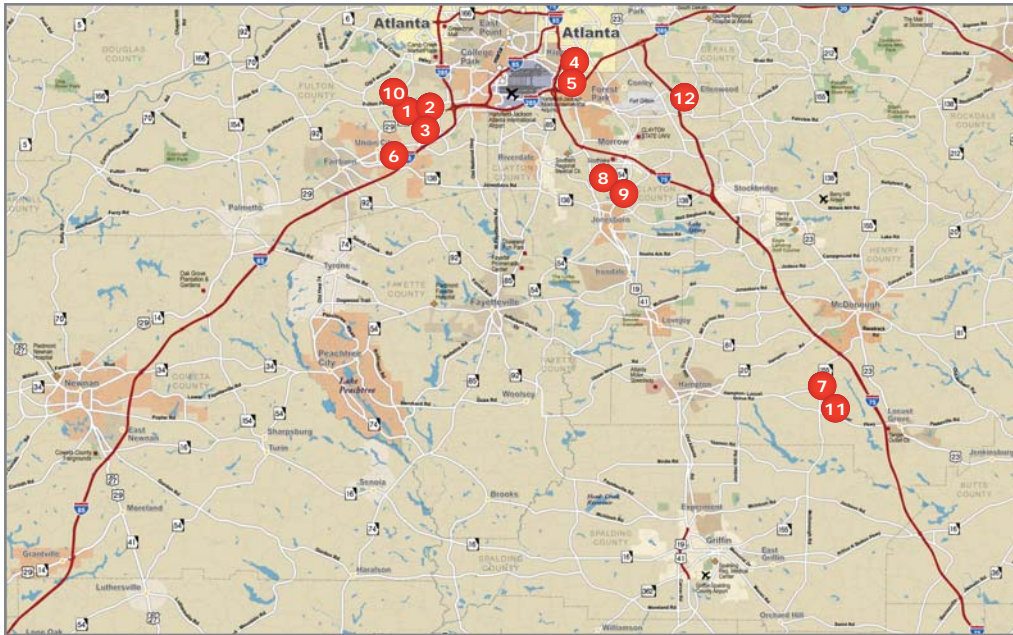
- South Atlanta is the only industrial submarket in Atlanta to have any significant absorption in the second quarter. Smuckers which moved into 324,000 SF and Southeast Paper which moved into 256,789 SF were the largest contributors to the positive absorption.
- For the first time in five years, the overall average industrial rental rate in South Atlanta dropped below \$3/sf. Since this time last year, the submarket's overall rate is down \$0.17/sf.
- Looking ahead to third quarter, South Atlanta should continue having positive activity. Absorption is expected to be just as strong as second quarter thanks to anticipated move-ins by Owens Corning and Briggs & Stratton.

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Colliers Spectrum Cauble South Atlanta Industrial Listings



LISTINGS

FOR LEASE

| # | PROPERTY | SQ. FT. AVAIL | BROKER(S) |
|----|-------------------------------|----------------|------------------------------------|
| 1 | Parkway Logistics Ctr. 300 | 33,644 | Sean Boswell / Chris Cummings |
| 2 | Parkway Logistics Ctr. 500 | 37,044-89,080 | Sean Boswell / Chris Cummings |
| 3 | Parkway Logistics Ctr. 400 | 62,212 | Sean Boswell / Chris Cummings |
| 4 | Tradeport I-4380 Intl. Pkwy. | 242,000 | Elizabeth McSweeney / Sean Boswell |
| 5 | Tradeport II-4350 Intl. Pkwy. | 98,800 | Elizabeth McSweeney / Sean Boswell |
| 6 | 6855 Shannon Pkwy. | 226,920 | Chris Cummings / Sean Boswell |
| 7 | 125 Southside Ct. | 168,610 | Sean Boswell |
| 8 | Atlanta Southern Bus. Park I | 68,250-273,000 | Douglas Biggs |
| 9 | 7625 Southlake Pkwy. | 124,000 | Douglas Biggs |
| 10 | Welcome All Industrial Park | 30,000-945,380 | Marty Arnold |
| 11 | 103-105 Declaration Dr. | 237,650 | Chris Cummings / Mike Spears |
| 12 | 3060 South Park Blvd. | 657,451 | Sean Boswell / Chris Cummings |

FOR SALE

| # | PROPERTY | SQ. FT. AVAIL | BROKER(S) |
|---|-------------------|---------------|--------------|
| 7 | 125 Southside Ct. | 322,560 | Sean Boswell |

294 OFFICES IN 61 COUNTRIES
ON 6 CONTINENTS

USA 94
Canada 22
Latin America 17
Asia Pacific 64
EMEA 97

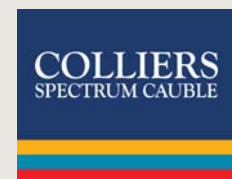
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| Lee Cardwell | Mike Spears |
| Chris Cummings | Rick Vaughn |
| Chris Irby | Price Weaver |

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