

**CLOSE-IN NORTHEAST INDUSTRIAL
(CHAMBLEE, DORAVILLE & NORCROSS)**

MARKET HIGHLIGHTS



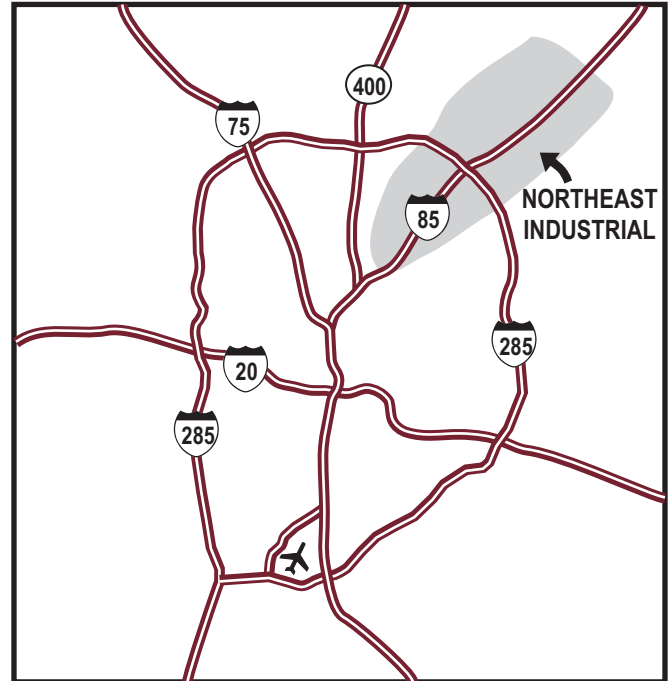
STATS

During the second quarter of 2010 there was negative (652,347) SF of year to date absorption resulting in a 13.2% vacancy rate. Rental rates have trended downward and generally range from \$2.00-\$3.50/SF for bulk warehouse space, \$3.00-\$5.50/SF for warehouse/distribution and \$4.00 - \$8.50/SF for flex space.



ACTIVITY

Deals in the northeast market have been slow to develop as continuing unsteady economic conditions in combination with weak sales have forced tenants to lean toward renewing their leases at short-terms. With a good amount of supply on the market and landlords becoming more aggressive, there are numerous opportunities for tenants to reduce occupancy costs and upgrade. Months of free rent and other concessions allow tenants to choose from several options.



FEATURED LISTING

2716 NORTHEAST EXPRESSWAY - SALE / LEASE



- ◆ Interstate 85 Exposure - Inside Perimeter
- ◆ 22,700 SF Office/Warehouse For Sale or Lease
- ◆ 2 Dock High Doors & 1 Drive-In
- ◆ 3,128 SF of Office
- ◆ Brick & Block Construction

MARKET DESCRIPTION

The close-in Northeast Industrial market consists of 80,405,969 total SF and includes Chamblee, Doraville and Norcross. This market has tremendous access to Interstate 85 and Interstate 285 as well as Buford Highway and Peachtree Industrial Boulevard. For industrial users, this market provides great access to intown markets as well as access to Gwinnett and DeKalb counties. There is a combination of newer tilt-wall construction combined with some older brick & block buildings. The new buildings are more efficient because of the 26'-30' ceiling heights, better sprinkler systems, and more functional truck courts. This market is home to many regional companies that service the Atlanta market due to it's easy access to I-285.

NOTABLE LEASES...

- John Tile leased 20,000 SF of warehouse space at 3651 Clearview Place in Doraville
- Pioneer Apparel leased 29,000 SF of warehouse space at 2148 America Industrial Way in Chamblee

NOTABLE SALES...

- 96,160 SF at 7030 Buford Highway in Doraville sold for \$4,050,000 (\$42.12/SF)
- 10,800 SF at 5864 New Peachtree Road in Doraville sold for \$285,000 (\$26.39/SF)
- 16,289 SF at 3393 Malone Drive in Chamblee sold for \$1,080,000 (\$66.30/SF)