

DETROIT INDUSTRIAL MARKET

FIGURES AT A GLANCE

FLEX MARKET STATISTICS

Third Quarter 2009

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
Airport/I-275 Ind	221	8,846,390	2,067,558	2,081,358	23.5%	(289,272)	0	0	\$8.58
Detroit Area Ind	59	1,902,784	368,400	368,400	19.4%	(13,400)	0	0	\$8.84
Downriver Ind	18	1,165,779	78,975	78,975	6.8%	356,097	0	0	\$7.27
East Area Ind	136	3,410,655	810,451	829,711	24.3%	(31,311)	0	0	\$7.50
I-96 Corridor Ind	261	7,939,500	1,447,310	1,577,728	19.9%	(29,970)	0	67,600	\$9.34
Oakland County NW Ind	135	4,958,363	758,412	774,003	15.6%	(157,731)	0	0	\$7.96
Royal Oak/Southfield Ind	89	2,713,851	629,573	641,430	23.6%	(6,001)	0	0	\$10.62
Troy Area Ind	140	4,054,328	682,889	702,760	17.3%	2,457	0	0	\$7.35
Washtenaw Ind	147	6,254,295	923,855	932,455	14.9%	1,882,827	0	0	\$12.91
Totals	1,206	41,245,945	7,767,423	7,986,820	19.4%	1,713,696	0	67,600	\$9.05

Source: CoStar Property®

WAREHOUSE MARKET STATISTICS

Third Quarter 2009

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
Airport/I-275 Ind	2,779	103,347,229	13,773,294	15,295,636	14.8%	(2,603,728)	135,000	45,000	\$4.45
Detroit Area Ind	1,311	82,475,022	14,682,767	15,344,767	18.6%	(612,810)	0	0	\$2.95
Downriver Ind	624	40,925,539	4,745,046	4,838,097	11.8%	(867,110)	0	0	\$4.11
East Area Ind	3,853	109,292,036	11,128,447	11,221,610	10.3%	(1,421,754)	118,650	20,740	\$4.37
I-96 Corridor Ind	1,643	48,576,620	5,265,908	5,368,264	11.1%	(413,406)	209,570	0	\$5.54
Oakland County NW Ind	1,164	43,058,920	4,608,733	4,663,465	10.8%	(248,594)	0	0	\$5.14
Royal Oak/Southfield Ind	1,062	16,978,911	1,348,831	1,379,031	8.1%	(229,251)	0	0	\$4.37
Troy Area Ind	1,316	28,243,878	3,031,931	3,106,009	11.0%	(443,599)	0	0	\$4.77
Washtenaw Ind	600	19,024,186	2,822,264	2,885,759	15.2%	(1,446,584)	0	0	\$5.50
Totals	14,352	491,922,341	61,407,221	64,102,638	13.0%	(8,286,836)	463,220	65,740	\$4.37

Source: CoStar Property®

TOTAL INDUSTRIAL MARKET STATISTICS

Third Quarter 2009

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
Airport/I-275 Ind	3,000	112,193,619	15,840,852	17,376,994	15.5%	(2,893,000)	135,000	45,000	\$4.72
Detroit Area Ind	1,370	84,377,806	15,051,167	15,713,167	18.6%	(626,210)	0	0	\$3.02
Downriver Ind	642	42,091,318	4,824,021	4,917,072	11.7%	(511,013)	0	0	\$4.29
East Area Ind	3,989	112,702,691	11,938,898	12,051,321	10.7%	(1,453,065)	118,650	20,740	\$4.51
I-96 Corridor Ind	1,904	56,516,120	6,713,218	6,945,992	12.3%	(443,376)	209,570	67,600	\$6.19
Oakland County NW Ind	1,299	48,017,283	5,367,145	5,437,468	11.3%	(406,325)	0	0	\$5.44
Royal Oak/Southfield Ind	1,151	19,692,762	1,978,404	2,020,461	10.3%	(235,252)	0	0	\$5.83
Troy Area Ind	1,456	32,298,206	3,714,820	3,808,769	11.8%	(441,142)	0	0	\$5.20
Washtenaw Ind	747	25,278,481	3,746,119	3,818,214	15.1%	436,243	0	0	\$7.62
Totals	15,558	533,168,286	69,174,644	72,089,458	13.5%	(6,573,140)	463,220	133,340	\$4.77

Source: CoStar Property®