

DETROIT INDUSTRIAL MARKET



FIGURES AT A GLANCE

FLEX MARKET STATISTICS

Year-End 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	225	9,316,275	2,283,767	2,293,767	24.6%	(382,163)	0	0	\$8.59
Detroit Area Ind	60	2,032,764	399,450	399,450	19.7%	(44,450)	0	0	\$8.84
Downriver Ind	18	1,165,779	81,475	81,475	7.0%	353,597	0	0	\$7.15
East Area Ind	138	3,440,174	758,718	777,978	22.6%	25,522	0	0	\$7.32
I-96 Corridor Ind	261	7,843,999	1,492,633	1,623,051	20.7%	(75,078)	0	60,523	\$8.97
Oakland County NW Ind	143	5,117,031	827,489	921,099	18.0%	(262,991)	0	0	\$7.68
Royal Oak/Southfield Ind	89	2,732,177	617,772	629,629	23.0%	12,440	0	0	\$10.72
Troy Area Ind	140	4,063,828	828,305	848,176	20.9%	(142,959)	0	0	\$7.07
Washtenaw Ind	147	6,260,362	914,992	921,992	14.7%	1,893,290	0	0	\$12.90
Totals	1,221	41,972,389	8,204,601	8,496,617	20.2%	1,377,208	0	60,523	\$8.90

Source: CoStar Property®

WAREHOUSE MARKET STATISTICS

Year-End 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	2,774	103,248,235	13,716,833	15,272,784	14.8%	(2,871,410)	180,000	0	\$4.54
Detroit Area Ind	1,336	83,998,878	15,462,760	16,124,760	19.2%	(1,457,447)	19,200	0	\$2.89
Downriver Ind	626	40,538,117	4,816,911	4,909,962	12.1%	(938,975)	0	0	\$3.77
East Area Ind	3,946	111,663,982	11,073,964	11,121,584	10.0%	(1,480,461)	139,390	0	\$4.27
I-96 Corridor Ind	1,644	48,812,946	5,422,993	5,516,599	11.3%	(632,495)	209,570	0	\$5.29
Oakland County NW Ind	1,168	45,928,965	4,678,420	4,704,316	10.2%	(360,556)	0	0	\$5.09
Royal Oak/Southfield Ind	1,075	16,909,113	1,252,060	1,282,260	7.6%	(146,723)	0	0	\$4.08
Troy Area Ind	1,312	28,060,802	3,679,441	3,753,519	13.4%	(1,124,940)	0	0	\$4.71
Washtenaw Ind	615	19,274,384	2,838,422	2,897,821	15.0%	(1,373,126)	0	0	\$5.22
Totals	14,496	498,435,422	62,941,804	65,583,605	13.2%	(10,386,133)	548,160	0	\$4.30

Source: CoStar Property®

TOTAL INDUSTRIAL MARKET STATISTICS

Year-End 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	2,999	112,564,510	16,000,600	17,566,551	15.6%	(3,253,573)	180,000	0	\$4.93
Detroit Area Ind	1,396	86,031,642	15,862,210	16,524,210	19.2%	(1,501,897)	19,200	0	\$2.97
Downriver Ind	644	41,703,896	4,898,386	4,991,437	12.0%	(585,378)	0	0	\$3.97
East Area Ind	4,084	115,104,156	11,832,682	11,899,562	10.3%	(1,454,939)	139,390	0	\$4.39
I-96 Corridor Ind	1,905	56,656,945	6,915,626	7,139,650	12.6%	(707,573)	209,570	60,523	\$5.88
Oakland County NW Ind	1,311	51,045,996	5,505,909	5,625,415	11.0%	(623,547)	0	0	\$5.37
Royal Oak/Southfield Ind	1,164	19,641,290	1,869,832	1,911,889	9.7%	(134,283)	0	0	\$5.54
Troy Area Ind	1,452	32,124,630	4,507,746	4,601,695	14.3%	(1,267,899)	0	0	\$5.04
Washtenaw Ind	762	25,534,746	3,753,414	3,819,813	15.0%	520,164	0	0	\$7.30
Totals	15,717	540,407,811	71,146,405	74,080,222	13.7%	(9,008,925)	548,160	60,523	\$4.73

Source: CoStar Property®