



## DETROIT INDUSTRIAL MARKET

FIGURES AT A GLANCE

## FLEX MARKET STATISTICS

Mid-Year 2011

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	249	10,104,610	2,057,136	2,097,663	20.8%	313,756	0	0	\$8.67
Detroit Area Ind	68	2,082,360	300,836	300,836	14.4%	(6,086)	0	0	\$8.86
Downriver Ind	17	1,151,547	222,139	222,139	19.3%	0	0	0	\$6.70
East Area Ind	132	3,431,485	486,408	497,408	14.5%	95,066	0	0	\$7.07
I-96 Corridor Ind	286	8,111,452	1,485,292	1,619,379	20.0%	207,404	0	0	\$8.15
Oakland County NW Ind	154	5,861,130	791,975	810,272	13.8%	156,626	0	0	\$7.65
Royal Oak/Southfield Ind	90	2,774,223	695,491	695,491	25.1%	38,502	0	0	\$10.39
Troy Area Ind	149	4,547,591	756,133	776,004	17.1%	31,678	0	0	\$7.29
Washtenaw Ind	159	7,386,791	500,883	500,883	6.8%	74,096	0	0	\$10.84
<b>Totals</b>	<b>1,304</b>	<b>45,451,189</b>	<b>7,296,293</b>	<b>7,520,075</b>	<b>16.5%</b>	<b>911,042</b>	<b>0</b>	<b>0</b>	<b>\$8.46</b>

Source: CoStar Property®

## WAREHOUSE MARKET STATISTICS

Mid-Year 2011

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	2,808	104,422,419	13,700,758	13,890,367	13.3%	842,785	0	0	\$4.03
Detroit Area Ind	1,543	86,889,985	18,226,676	18,867,676	21.7%	834,510	0	0	\$2.83
Downriver Ind	647	40,503,719	4,351,438	4,357,438	10.8%	117,396	0	0	\$4.11
East Area Ind	3,969	115,340,630	9,724,019	9,961,523	8.6%	337,041	0	285,000	\$4.01
I-96 Corridor Ind	1,798	51,989,059	4,064,531	4,097,231	7.9%	728,028	45,000	0	\$5.07
Oakland County NW Ind	1,207	51,423,605	4,055,775	4,315,476	8.4%	208,445	0	0	\$4.60
Royal Oak/Southfield Ind	1,087	17,132,313	1,345,007	1,360,147	7.9%	(32,313)	0	0	\$3.85
Troy Area Ind	1,308	27,305,315	3,148,840	3,189,794	11.7%	282,911	0	0	\$4.36
Washtenaw Ind	742	30,236,121	7,349,618	7,395,183	24.5%	207,342	0	0	\$4.72
<b>Totals</b>	<b>15,109</b>	<b>525,243,166</b>	<b>65,966,662</b>	<b>67,434,835</b>	<b>12.8%</b>	<b>3,526,145</b>	<b>45,000</b>	<b>285,000</b>	<b>\$4.01</b>

Source: CoStar Property®

## TOTAL INDUSTRIAL MARKET STATISTICS

Mid-Year 2011

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	3,057	114,527,029	15,757,894	15,988,030	14.0%	1,156,541	0	0	\$4.44
Detroit Area Ind	1,611	88,972,345	18,527,512	19,168,512	21.5%	828,424	0	0	\$2.97
Downriver Ind	664	41,655,266	4,573,577	4,579,577	11.0%	117,396	0	0	\$4.14
East Area Ind	4,101	118,772,115	10,210,427	10,458,931	8.8%	432,107	0	285,000	\$4.12
I-96 Corridor Ind	2,084	60,100,511	5,549,823	5,716,610	9.5%	935,432	45,000	0	\$5.71
Oakland County NW Ind	1,361	57,284,735	4,847,750	5,125,748	8.9%	365,071	0	0	\$5.00
Royal Oak/Southfield Ind	1,177	19,906,536	2,040,498	2,055,638	10.3%	6,189	0	0	\$5.37
Troy Area Ind	1,457	31,852,906	3,904,973	3,965,798	12.5%	314,589	0	0	\$4.83
Washtenaw Ind	901	37,622,912	7,850,501	7,896,066	21.0%	281,438	0	0	\$5.80
<b>Totals</b>	<b>16,413</b>	<b>570,694,355</b>	<b>73,262,955</b>	<b>74,954,910</b>	<b>13.1%</b>	<b>4,437,187</b>	<b>45,000</b>	<b>285,000</b>	<b>\$4.43</b>

Source: CoStar Property®