

**New Jersey Industrial Market
Statistical Summary**

**First Quarter 2009
All Space Types - WD/HT/MF**

Submarket Name	Inventory*	Overall Available Space	Overall Vacancy Rate**	Under Construction	YTD Construction Completions	Average Direct NNN Rents
Bergen County	121,238,048	9,206,016	7.6%	15,000	0	\$7.57
Essex County	69,864,026	2,895,786	4.1%	0	0	\$6.39
Hudson County	91,343,116	4,888,132	5.4%	0	0	\$6.27
Morris County	45,849,533	4,239,395	9.2%	0	0	\$7.34
Passaic County	46,181,410	3,200,376	6.9%	0	0	\$6.24
Northern NJ Totals	374,476,133	24,429,705	6.5%	15,000	0	\$6.95
Mercer County	30,020,684	5,429,586	18.1%	0	0	\$6.58
Middlesex County	236,322,160	22,104,983	9.4%	553,107	583,376	\$6.09
Monmouth County	17,512,335	1,565,284	8.9%	0	0	\$8.79
Somerset County	43,914,971	3,192,850	7.3%	86,400	0	\$6.73
Union County	71,973,650	4,655,703	6.5%	385,000	0	\$5.83
Central NJ Totals	399,743,800	36,948,406	9.2%	1,024,507	583,376	\$6.34
Overall Totals	774,219,933	61,378,111	7.9%	1,039,507	583,376	\$6.59

* Estimated Inventory

** Estimated Vacancy Rate

Research Services
Cushman & Wakefield of New Jersey, Inc.

