

New Jersey Industrial Market Statistical Summary					First Quarter 2010 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	85,248,784	10,193,844	12.0%	400,000	0	\$6.97
Essex County	44,342,282	3,154,681	7.1%	0	0	\$5.85
Hudson County	68,856,829	7,122,193	10.3%	0	0	\$5.96
Morris County	42,532,503	5,822,100	13.7%	0	0	\$7.03
Passaic County	37,340,472	3,252,075	8.7%	285,000	0	\$5.29
Northern NJ Totals	278,320,870	29,544,893	10.6%	685,000	0	\$6.44
Mercer County	25,712,628	5,487,384	21.3%	0	0	\$6.24
Middlesex County	194,524,359	22,976,253	11.8%	150,000	0	\$5.23
Monmouth County	13,947,242	1,155,900	8.3%	0	0	\$9.64
Somerset County	32,956,290	3,489,741	10.6%	66,000	0	\$6.61
Union County	57,128,125	6,039,620	10.6%	0	0	\$5.09
Central NJ Totals	324,268,644	39,148,898	12.1%	216,000	0	\$5.66
Overall Totals	602,589,514	68,693,791	11.4%	901,000	0	\$6.02

**New Jersey industrial inventory has been revised to reflect a new benchmark of the total size of the market. This benchmark replaces the estimated inventory used in past reports with a more accurate actual count of space.*

Research Services
Cushman & Wakefield of New Jersey, Inc.

