

New Jersey Industrial Market **Second Quarter 2009**
Statistical Summary **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	121,253,048	9,298,121	7.7%	0	15,000	\$7.73
Essex County	69,864,026	2,917,063	4.2%	0	0	\$6.28
Hudson County	91,343,116	6,755,618	7.4%	0	0	\$6.05
Morris County	45,849,533	4,437,941	9.7%	0	0	\$7.14
Passaic County	46,181,410	3,082,417	6.7%	0	0	\$5.78
Northern NJ Totals	374,491,133	26,491,160	7.1%	0	15,000	\$6.88
Mercer County	30,020,684	5,971,205	19.9%	0	0	\$6.66
Middlesex County	236,423,491	24,131,348	10.2%	513,776	684,707	\$5.73
Monmouth County	17,562,335	1,640,764	9.3%	0	50,000	\$9.00
Somerset County	44,001,371	3,510,011	8.0%	0	86,400	\$6.97
Union County	71,973,650	5,240,185	7.3%	385,000	0	\$5.63
Central NJ Totals	399,981,531	40,493,513	10.1%	898,776	821,107	\$6.16
Overall Totals	774,472,664	66,984,673	8.6%	898,776	836,107	\$6.46

* Estimated Inventory

** Estimated Vacancy Rate

Research Services
 Cushman & Wakefield of New Jersey, Inc.

