

New Jersey Industrial Market Statistical Summary					Second 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	85,559,376	9,988,244	11.7%	400,000	0	\$6.74
Essex County	44,369,994	2,996,195	6.8%	0	0	\$5.80
Hudson County	68,923,829	6,539,038	9.5%	0	0	\$5.89
Morris County	42,533,482	6,681,949	15.7%	0	0	\$6.50
Passaic County	37,437,517	3,521,932	9.4%	285,000	0	\$5.60
Northern NJ Totals	278,824,198	29,727,358	10.7%	685,000	0	\$6.26
Mercer County	25,712,628	5,506,924	21.4%	0	0	\$6.28
Middlesex County	194,715,710	21,352,501	11.0%	420,000	0	\$5.20
Monmouth County	13,947,242	1,084,772	7.8%	0	0	\$9.52
Somerset County	33,198,350	3,826,900	11.5%	66,000	0	\$6.53
Union County	57,128,125	5,683,047	9.9%	0	0	\$5.09
Central NJ Totals	324,702,055	37,454,144	11.5%	486,000	0	\$5.64
Overall Totals	603,526,253	67,181,502	11.1%	1,171,000	0	\$5.92

**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.

