

**New Jersey Industrial Market
Statistical Summary**

Third Quarter 2008

All Space Types - WD/HT/MF

Submarket Name	Inventory*	Overall Available Space	Overall Vacancy Rate**	Under Construction	YTD Construction Completions	Average Asking NNN Rents
Bergen County	121,155,698	8,604,786	7.1%	97,350	0	\$7.46
Essex County	69,864,026	2,847,958	4.1%	0	191,196	\$6.70
Hudson County	91,343,116	4,523,100	5.0%	0	0	\$6.16
Morris County	45,822,533	3,462,614	7.6%	0	27,000	\$7.78
Passaic County	46,181,410	2,590,781	5.6%	0	22,000	\$6.42
Northern NJ Totals	374,366,783	22,029,239	5.9%	97,350	240,196	\$7.03
Mercer County	30,020,684	5,258,534	17.5%	0	879,677	\$6.37
Middlesex County	235,070,284	20,549,639	8.7%	1,498,207	1,652,050	\$6.21
Monmouth County	17,512,335	1,418,741	8.1%	0	341,000	\$8.79
Somerset County	43,914,971	2,397,593	5.5%	86,400	0	\$6.82
Union County	71,973,650	4,261,429	5.9%	385,000	143,756	\$5.95
Central NJ Totals	398,491,924	33,885,936	8.5%	1,969,607	3,016,483	\$6.39
Overall Totals	772,858,707	55,915,175	7.2%	2,066,957	3,256,679	\$6.64

* Estimated Inventory

** Estimated Vacancy Rate

Research Services
Cushman & Wakefield of New Jersey, Inc.

