

**New Jersey Industrial Market  
Statistical Summary**

**Third Quarter 2009**

**All Space Types - WD/HT/MF**

<b>Submarket Name</b>	<b>Inventory*</b>	<b>Overall Available Space</b>	<b>Overall Vacancy Rate**</b>	<b>Under Construction</b>	<b>YTD Construction Completions</b>	<b>Average Direct NNN Rents</b>
Bergen County	121,253,048	9,252,864	7.6%	0	15,000	\$7.47
Essex County	69,864,026	3,354,399	4.8%	0	0	\$6.29
Hudson County	91,343,116	6,552,771	7.2%	0	0	\$5.98
Morris County	45,876,781	5,392,054	11.8%	0	27,248	\$6.84
Passaic County	46,181,410	3,250,041	7.0%	0	0	\$5.66
<b>Northern NJ Totals</b>	<b>374,518,381</b>	<b>27,802,129</b>	<b>7.4%</b>	<b>0</b>	<b>42,248</b>	<b>\$6.66</b>
Mercer County	30,020,684	5,836,800	19.4%	0	0	\$6.29
Middlesex County	236,738,267	24,100,511	10.2%	199,000	999,483	\$5.50
Monmouth County	17,562,335	1,343,320	7.6%	0	50,000	\$9.10
Somerset County	44,001,371	3,134,312	7.1%	0	86,400	\$7.05
Union County	72,358,650	5,906,303	8.2%	0	385,000	\$5.38
<b>Central NJ Totals</b>	<b>400,681,307</b>	<b>40,321,246</b>	<b>10.1%</b>	<b>199,000</b>	<b>1,520,883</b>	<b>\$5.90</b>
<b>Overall Totals</b>	<b>775,199,688</b>	<b>68,123,375</b>	<b>8.8%</b>	<b>199,000</b>	<b>1,563,131</b>	<b>\$6.23</b>

\* Estimated Inventory

\*\* Estimated Vacancy Rate

Research Services  
Cushman & Wakefield of New Jersey, Inc.

