

**New Jersey Industrial Market
Statistical Summary**

**Fourth Quarter 2009
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	9,552,576	7.9%	0	15,000	\$7.20
Essex County	69,864,026	3,122,711	4.5%	0	0	\$5.91
Hudson County	91,343,116	6,342,101	6.9%	0	0	\$5.97
Morris County	45,876,781	5,645,874	12.3%	0	27,248	\$6.91
Passaic County	46,181,410	3,406,417	7.4%	0	0	\$5.46
Northern NJ Totals	374,518,381	28,069,679	7.5%	0	42,248	\$6.52
Mercer County	30,020,684	5,593,530	18.6%	0	0	\$6.20
Middlesex County	236,738,267	21,637,627	9.1%	150,000	999,483	\$5.37
Monmouth County	17,562,335	1,313,604	7.5%	0	50,000	\$9.00
Somerset County	44,001,371	3,273,375	7.4%	66,000	86,400	\$6.79
Union County	72,358,650	6,143,596	8.5%	0	385,000	\$5.30
Central NJ Totals	400,681,307	37,961,732	9.5%	216,000	1,520,883	\$5.81
Overall Totals	775,199,688	66,031,411	8.5%	216,000	1,563,131	\$6.12

* Estimated Inventory

** Estimated Vacancy Rate

Research Services
Cushman & Wakefield of New Jersey, Inc.

