

EGS Commercial Real Estate
Industrial Totals by Submarket
4th Quarter 2008

Birmingham

	# Buildings	Total SF	Available SF	% Occupied	YTD Absorption	Quarterly Absorption	Average Weighted Rental Rates
Total Market							
Total Central	73	4,197,328	612,080	85.4%	(269,810)	(239,641)	\$3.17
Total Eastern	17	1,224,300	90,650	92.6%	110,563	(700)	\$4.10
Total Oxmoor Valley	48	2,666,714	298,990	88.8%	(108,176)	(23,511)	\$5.95
Total Southern	60	3,715,187	503,163	86.5%	(79,385)	62,392	\$4.88
Total Southwestern	18	2,227,362	849,470	61.9%	52,700	(7,500)	\$3.99
TOTAL	216	14,030,891	2,354,353	83.2%	(294,108)	(208,960)	\$4.22
Central							
Bulk Distribution	46	3,415,306	523,229	84.7%	(218,791)	(187,066)	\$2.78
Office/Warehouse	9	277,635	45,775	83.5%	(42,775)	(45,775)	\$3.68
Service Center	18	504,387	43,076	91.5%	(8,244)	(6,800)	\$7.40
	73	4,197,328	612,080	85.4%	(269,810)	(239,641)	\$3.17
Eastern							
Bulk Distribution	8	954,400	72,700	92.4%	97,038	(700)	\$3.38
Office/Warehouse	6	201,550	6,150	96.9%	17,425	0	\$5.40
Service Center	3	68,350	11,800	82.7%	(3,900)	0	\$7.84
	17	1,224,300	90,650	92.6%	110,563	(700)	\$4.10
Oxmoor Valley							
Bulk Distribution	16	1,658,741	113,552	93.2%	(96,052)	5,100	\$4.62
Office/Warehouse	16	447,800	35,600	92.1%	16,900	(18,050)	\$7.17
Service Center	16	560,173	149,838	73.3%	(29,024)	(10,561)	\$6.67
	48	2,666,714	298,990	88.8%	(108,176)	(23,511)	\$5.95
Southern							
Bulk Distribution	9	2,277,118	356,750	84.3%	(52,000)	0	\$4.00
Office/Warehouse	45	1,251,206	128,483	89.7%	(21,005)	19,592	\$6.91
Service Center	6	186,863	17,930	90.4%	(6,380)	42,800	\$5.72
	60	3,715,187	503,163	86.5%	(79,385)	62,392	\$4.88
Southwestern							
Bulk Distribution	7	1,846,570	707,630	61.7%	21,600	0	\$3.54
Office/Warehouse	11	380,792	141,840	62.8%	31,100	(7,500)	\$5.38
	18	2,227,362	849,470	61.9%	52,700	(7,500)	\$3.99

EGS Commercial Real Estate
Industrial Totals by Property Type
4th Quarter 2008

Birmingham

	# Buildings	Total SF	Available SF	% Occupied	YTD Absorption	Quarterly Absorption	Average Weighted Rental Rates
Total Market							
Bulk Distribution	86	10,152,135	1,773,861	82.5%	(248,205)	(182,666)	\$3.34
Office/Warehouse	87	2,558,983	357,848	86.0%	1,645	(51,733)	\$6.34
Service Center	43	1,319,773	222,644	83.1%	(47,548)	25,439	\$6.80
TOTAL	216	14,030,891	2,354,353	83.2%	(294,108)	(208,960)	\$4.22
Bulk Distribution							
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