

EGS Commercial Real Estate
Industrial Totals by Submarket
3rd Quarter 2014

Birmingham

	# Buildings	Total SF	Available SF	% Occupied	YTD Absorption	Quarterly Absorption	Sublease Available SF	Leasing Activity SF	Average Weighted Rental Rates
Total Market									
Total Central	71	4,180,504	727,850	82.6%	83,465	5,375	0	73,500	\$3.27
Total Eastern	18	1,548,300	203,650	86.8%	83,350	(9,050)	28,600	24,950	\$4.27
Total Oxmoor Valley	47	2,666,564	393,565	85.2%	103,896	52,186	63,200	55,367	\$5.64
Total Southern	77	3,948,003	431,785	89.1%	175,545	263,380	8,000	361,778	\$5.23
Total Southwestern	23	2,040,677	431,732	78.8%	8,540	0	5,000	0	\$4.23
TOTAL	236	14,384,048	2,188,582	84.8%	454,796	311,891	104,800	515,595	\$4.36
Central									
Bulk Distribution	47	3,469,306	608,322	82.5%	70,875	1,300	0	67,675	\$2.83
Office/Warehouse	9	277,635	45,400	83.6%	2,775	875	0	2,625	\$3.56
Service Center	15	433,563	74,128	82.9%	9,815	3,200	0	3,200	\$6.69
	71	4,180,504	727,850	82.6%	83,465	5,375	0	73,500	\$3.27
Eastern									
Bulk Distribution	10	1,313,600	174,000	86.8%	86,500	(6,000)	28,600	18,000	\$3.97
Office/Warehouse	6	201,550	29,650	85.3%	(5,100)	(5,000)	0	5,000	\$6.04
Service Center	2	33,150	0	100.0%	1,950	1,950	0	1,950	#DIV/0!
	18	1,548,300	203,650	86.8%	83,350	(9,050)	28,600	24,950	\$4.27
Oxmoor Valley									
Bulk Distribution	16	1,658,741	193,609	88.3%	61,350	5,675	63,200	7,500	\$4.34
Office/Warehouse	17	447,650	52,162	88.3%	30,380	34,074	0	29,375	\$7.12
Service Center	14	560,173	147,794	73.6%	12,166	12,437	0	18,492	\$6.82
	47	2,666,564	393,565	85.2%	103,896	52,186	63,200	55,367	\$5.64
Southern									
Bulk Distribution	10	2,431,184	220,150	90.9%	192,550	273,000	0	334,188	\$4.24
Office/Warehouse	55	1,329,956	196,635	85.2%	(16,205)	(8,820)	8,000	20,390	\$6.14
Service Center	12	186,863	15,000	92.0%	(800)	(800)	0	7,200	\$7.74
	77	3,948,003	431,785	89.1%	175,545	263,380	8,000	361,778	\$5.23
Southwestern									
Bulk Distribution	6	1,638,570	305,760	81.3%	19,940	0	0	0	\$3.39
Office/Warehouse	16	380,792	108,657	71.5%	(11,400)	0	5,000	0	\$6.15
Service Center	1	21,315	17,315	18.8%	0	0	0	0	\$7.00
	23	2,040,677	431,732	78.8%	8,540	0	5,000	0	\$4.23

EGS Commercial Real Estate
Industrial Totals by Property Type
3rd Quarter 2014

Birmingham

	# Buildings	Total SF	Available SF	% Occupied	YTD Absorption	Quarterly Absorption	Sublease Available SF	Leasing Activity SF	Average Weighted Rental Rates
Total Market									
Bulk Distribution	89	10,511,401	1,501,841	85.7%	431,215	273,975	91,800	427,363	\$3.48
Office/Warehouse	88	2,637,583	432,504	83.6%	450	21,129	13,000	57,390	\$5.98
Service Center	44	1,235,064	254,237	79.4%	23,131	16,787	0	30,842	\$6.85
TOTAL	221	14,384,048	2,188,582	84.8%	454,796	311,891	104,800	515,595	\$4.36
Bulk Distribution									
Central	47	3,469,306	608,322	82.5%	70,875	1,300	0	67,675	\$2.83
Eastern	10	1,313,600	174,000	86.8%	86,500	(6,000)	28,600	18,000	\$3.97
Oxmoor Valley	16	1,658,741	193,609	88.3%	61,350	5,675	63,200	7,500	\$4.34
Southern	10	2,431,184	220,150	90.9%	192,550	273,000	0	334,188	\$4.24
Southwestern	6	1,638,570	305,760	81.3%	19,940	0	0	0	\$3.39
	89	10,511,401	1,501,841	85.7%	431,215	273,975	91,800	427,363	\$3.48
Office/Warehouse									
Central	9	277,635	45,400	83.6%	2,775	875	0	2,625	\$3.56
Eastern	6	201,550	29,650	85.3%	(5,100)	(5,000)	0	5,000	\$6.04
Oxmoor Valley	17	447,650	52,162	88.3%	30,380	34,074	0	29,375	\$7.12
Southern	55	1,329,956	196,635	85.2%	(16,205)	(8,820)	8,000	20,390	\$6.14
Southwestern	16	380,792	108,657	71.5%	(11,400)	0	5,000	0	\$7.00
	103	2,637,583	432,504	83.6%	450	21,129	13,000	57,390	\$5.98
Service Center									
Central	15	433,563	74,128	82.9%	9,815	3,200	0	3,200	\$6.69
Eastern	2	33,150	-	100.0%	1,950	1,950	0	1,950	#DIV/0!
Oxmoor Valley	14	560,173	147,794	73.6%	12,166	12,437	0	18,492	\$6.82
Southern	12	186,863	15,000	92.0%	(800)	(800)	0	7,200	\$7.74
Southwestern	1	21,315	17,315	18.8%	0	0	0	0	\$7.00
	44	1,235,064	254,237	79.4%	23,131	16,787	0	30,842	\$6.85