

EGS Commercial Real Estate
Industrial Totals by Submarket
4th 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	727,145	82.6%	84,170	705	1,139	36,302	\$3.45
Total Eastern	18	1,548,300	89,650	94.2%	197,350	114,000	28,600	114,000	\$4.34
Total Oxmoor Valley	47	2,666,564	360,100	86.5%	137,361	39,140	63,200	43,020	\$5.72
Total Southern	77	3,948,003	322,236	91.8%	285,094	109,549	14,750	49,375	\$5.18
Total Southwestern	23	2,040,677	284,032	86.1%	156,240	147,700	0	147,700	\$4.58
TOTAL	236	14,384,048	1,783,163	87.6%	860,215	411,094	107,689	390,397	\$4.44
Central									
Bulk Distribution	47	3,469,306	582,197	83.2%	97,000	26,125	0	30,702	\$2.82
Office/Warehouse	9	277,635	45,400	83.6%	2,775	0	0	5,600	\$3.56
Service Center	15	433,563	99,548	77.0%	(15,605)	(25,420)	1,139	0	\$7.04
	71	4,180,504	727,145	82.6%	84,170	705	1,139	36,302	\$3.45
Eastern									
Bulk Distribution	10	1,313,600	60,000	95.4%	200,500	114,000	28,600	114,000	\$3.50
Office/Warehouse	6	201,550	29,650	85.3%	(5,100)	0	0	0	\$6.04
Service Center	2	33,150	0	100.0%	1,950	0	0	0	#DIV/0!
	18	1,548,300	89,650	94.2%	197,350	114,000	28,600	114,000	\$4.34
Oxmoor Valley									
Bulk Distribution	16	1,658,741	165,984	90.0%	88,975	33,300	63,200	33,300	\$4.33
Office/Warehouse	17	447,650	50,169	88.8%	32,373	1,993	0	2,417	\$7.06
Service Center	14	560,173	143,947	74.3%	16,013	3,847	0	7,303	\$6.85
	47	2,666,564	360,100	86.5%	137,361	39,140	63,200	43,020	\$5.72
Southern									
Bulk Distribution	10	2,431,184	139,976	94.2%	272,724	80,174	0	20,000	\$3.98
Office/Warehouse	55	1,329,956	176,760	86.7%	3,670	19,875	14,750	19,875	\$6.05
Service Center	12	186,863	5,500	97.1%	8,700	9,500	0	9,500	\$7.50
	77	3,948,003	322,236	91.8%	285,094	109,549	14,750	49,375	\$5.18
Southwestern									
Bulk Distribution	6	1,638,570	168,060	89.7%	157,640	137,700	0	137,700	\$3.50
Office/Warehouse	16	380,792	98,657	74.1%	(1,400)	10,000	0	10,000	\$5.98
Service Center	1	21,315	17,315	18.8%	0	0	0	0	\$7.00
	23	2,040,677	284,032	86.1%	156,240	147,700	0	147,700	\$4.58

EGS Commercial Real Estate
 Industrial Totals by Property Type
 4th 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	1,116,217	89.4%	816,839	391,299	91,800	335,702	\$3.33
Office/Warehouse	88	2,637,583	400,636	84.8%	32,318	31,868	14,750	37,892	\$5.88
Service Center	44	1,235,064	266,310	78.4%	11,058	(12,073)	1,139	16,803	\$6.94
TOTAL	221	14,384,048	1,783,163	87.6%	860,215	411,094	107,689	390,397	\$4.44
Bulk Distribution									
Central	47	3,469,306	582,197	83.2%	97,000	26,125	0	30,702	\$2.82
Eastern	10	1,313,600	60,000	95.4%	200,500	114,000	28,600	114,000	\$3.50
Oxmoor Valley	16	1,658,741	165,984	90.0%	88,975	33,300	63,200	33,300	\$4.33
Southern	10	2,431,184	139,976	94.2%	272,724	80,174	0	20,000	\$3.98
Southwestern	6	1,638,570	168,060	89.7%	157,640	137,700	0	137,700	\$3.50
	89	10,511,401	1,116,217	89.4%	816,839	391,299	91,800	335,702	\$3.33
Office/Warehouse									
Central	9	277,635	45,400	83.6%	2,775	0	0	5,600	\$3.56
Eastern	6	201,550	29,650	85.3%	(5,100)	0	0	0	\$6.04
Oxmoor Valley	17	447,650	50,169	88.8%	32,373	1,993	0	2,417	\$7.06
Southern	55	1,329,956	176,760	86.7%	3,670	19,875	14,750	19,875	\$6.05
Southwestern	16	380,792	98,657	74.1%	(1,400)	10,000	0	10,000	\$7.00
	103	2,637,583	400,636	84.8%	32,318	31,868	14,750	37,892	\$5.88
Service Center									
Central	15	433,563	99,548	77.0%	(15,605)	(25,420)	1,139	0	\$7.04
Eastern	2	33,150	-	100.0%	1,950	0	0	0	#DIV/0!
Oxmoor Valley	14	560,173	143,947	74.3%	16,013	3,847	0	7,303	\$6.85
Southern	12	186,863	5,500	97.1%	8,700	9,500	0	9,500	\$7.50
Southwestern	1	21,315	17,315	18.8%	0	0	0	0	\$7.00
	44	1,235,064	266,310	78.4%	11,058	(12,073)	1,139	16,803	\$6.94