

EGS Commercial Real Estate
Industrial Totals by Submarket
1st Quarter 2015

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	70	4,158,004	714,490	82.8%	(1,925)	(1,925)	1,139	117,509	\$3.64
Total Eastern	18	1,548,300	77,050	95.0%	12,600	12,600	28,600	15,000	\$4.07
Total Oxmoor Valley	47	2,666,564	274,188	89.7%	85,912	85,912	63,200	65,283	\$5.85
Total Southern	77	3,948,003	327,369	91.7%	(5,133)	(5,133)	14,750	7,925	\$5.26
Total Southwestern	23	2,040,677	284,032	86.4%	53,568	53,568	0	53,568	\$4.58
TOTAL	235	14,361,548	1,677,129	88.3%	145,022	145,022	107,689	259,285	\$4.49
Central									
Bulk Distribution	47	3,469,306	542,597	84.4%	39,600	39,600	0	110,935	\$2.80
Office/Warehouse	8	255,135	35,820	86.0%	0	0	0	0	\$3.46
Service Center	15	433,563	136,073	68.6%	(41,525)	(41,525)	1,139	6,574	\$7.01
	70	4,158,004	714,490	82.8%	(1,925)	(1,925)	1,139	117,509	\$3.64
Eastern									
Bulk Distribution	10	1,313,600	60,000	95.4%	0	0	28,600	0	\$3.50
Office/Warehouse	6	201,550	17,050	91.5%	12,600	12,600	0	15,000	\$6.07
Service Center	2	33,150	0	100.0%	0	0	0	0	\$6.13
	18	1,548,300	77,050	95.0%	12,600	12,600	28,600	15,000	\$4.07
Oxmoor Valley									
Bulk Distribution	16	1,658,741	147,541	91.1%	18,443	18,443	63,200	40,089	\$4.29
Office/Warehouse	17	447,650	51,369	88.5%	(1,200)	(1,200)	0	11,900	\$7.34
Service Center	14	560,173	75,278	86.6%	68,669	68,669	0	13,294	\$7.87
	47	2,666,564	274,188	89.7%	85,912	85,912	63,200	65,283	\$5.85
Southern									
Bulk Distribution	10	2,431,184	139,976	94.2%	0	0	0	0	\$3.98
Office/Warehouse	55	1,329,956	178,843	86.6%	(2,083)	(2,083)	14,750	7,925	\$6.15
Service Center	12	186,863	8,550	95.4%	(3,050)	(3,050)	0	0	\$7.50
	77	3,948,003	327,369	91.7%	(5,133)	(5,133)	14,750	7,925	\$5.26
Southwestern									
Bulk Distribution	6	1,638,570	168,060	89.7%	53,568	53,568	0	53,568	\$3.50
Office/Warehouse	16	380,792	98,657	74.1%	0	0	0	0	\$5.98
Service Center	1	21,315	17,315	18.8%	0	0	0	0	\$7.00
	23	2,040,677	284,032	86.4%	53,568	53,568	0	53,568	\$4.58

EGS Commercial Real Estate
Industrial Totals by Property Type
1st Quarter 2015

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	1,058,174	89.9%	111,611	111,611	91,800	204,592	\$3.32
Office/Warehouse	87	2,615,083	381,739	85.4%	9,317	9,317	14,750	34,825	\$6.01
Service Center	44	1,235,064	237,216	80.8%	24,094	24,094	1,139	19,868	\$7.30
TOTAL	220	14,361,548	1,677,129	88.3%	145,022	145,022	107,689	259,285	\$4.49
Bulk Distribution									
Central	47	3,469,306	542,597	84.4%	39,600	39,600	0	110,935	\$2.80
Eastern	10	1,313,600	60,000	95.4%	0	0	28,600	0	\$3.50
Oxmoor Valley	16	1,658,741	147,541	91.1%	18,443	18,443	63,200	40,089	\$4.29
Southern	10	2,431,184	139,976	94.2%	0	0	0	0	\$3.98
Southwestern	6	1,638,570	168,060	89.7%	53,568	53,568	0	53,568	\$3.50
TOTAL	89	10,511,401	1,058,174	89.9%	111,611	111,611	91,800	204,592	\$3.32
Office/Warehouse									
Central	8	255,135	35,820	86.0%	0	0	0	0	\$3.46
Eastern	6	201,550	17,050	91.5%	12,600	12,600	0	15,000	\$6.07
Oxmoor Valley	17	447,650	51,369	88.5%	(1,200)	(1,200)	0	11,900	\$7.34
Southern	55	1,329,956	178,843	86.6%	(2,083)	(2,083)	14,750	7,925	\$6.15
Southwestern	16	380,792	98,657	74.1%	0	0	0	0	\$7.00
TOTAL	102	2,615,083	381,739	85.4%	9,317	9,317	14,750	34,825	\$6.01
Service Center									
Central	15	433,563	136,073	68.6%	(41,525)	(41,525)	1,139	6,574	\$7.01
Eastern	2	33,150	-	100.0%	0	0	0	0	\$6.13
Oxmoor Valley	14	560,173	75,278	86.6%	68,669	68,669	0	13,294	\$7.87
Southern	12	186,863	8,550	95.4%	(3,050)	(3,050)	0	0	\$7.50
Southwestern	1	21,315	17,315	18.8%	0	0	0	0	\$7.00
TOTAL	44	1,235,064	237,216	80.8%	24,094	24,094	1,139	19,868	\$7.30