

EGS Commercial Real Estate
Industrial Totals by Submarket
3rd 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	689,856	83.4%	22,709	44,120	0	95,830	\$3.66
Total Eastern	18	1,548,300	106,050	93.2%	(16,400)	(34,000)	0	0	\$4.12
Total Oxmoor Valley	47	2,666,564	274,708	89.7%	25,392	(11,890)	16,500	12,354	\$6.03
Total Southern	77	3,948,003	374,610	90.5%	(52,374)	5,816	0	35,550	\$5.81
Total Southwestern	24	2,094,245	229,422	89.0%	108,178	(13,190)	0	72,810	\$4.63
TOTAL	236	14,415,116	1,674,646	88.4%	87,505	(9,144)	16,500	216,544	\$4.69
Central									
Bulk Distribution	47	3,469,306	496,052	85.7%	86,145	71,800	0	81,800	\$2.74
Office/Warehouse	8	255,135	61,220	76.0%	(25,400)	(25,400)	0	11,750	\$3.83
Service Center	15	433,563	132,584	69.4%	(38,036)	(2,280)	0	2,280	\$7.00
	70	4,158,004	689,856	83.4%	22,709	44,120	0	95,830	\$3.66
Eastern									
Bulk Distribution	10	1,313,600	78,000	94.1%	(18,000)	(18,000)	0	0	\$3.50
Office/Warehouse	6	201,550	28,050	86.1%	1,600	(16,000)	0	0	\$5.83
Service Center	2	33,150	0	100.0%	0	0	0	0	\$6.13
	18	1,548,300	106,050	93.2%	(16,400)	(34,000)	0	0	\$4.12
Oxmoor Valley									
Bulk Distribution	16	1,658,741	139,845	91.6%	26,139	0	16,500	0	\$4.51
Office/Warehouse	17	447,650	64,345	85.6%	(14,176)	(17,775)	0	1,850	\$7.47
Service Center	14	560,173	70,518	87.4%	13,429	5,885	0	10,504	\$7.75
	47	2,666,564	274,708	89.7%	25,392	(11,890)	16,500	12,354	\$6.03
Southern									
Bulk Distribution	10	2,431,184	139,976	94.2%	0	0	0	0	\$3.98
Office/Warehouse	55	1,329,956	226,634	83.0%	(49,874)	2,766	0	32,500	\$6.88
Service Center	12	186,863	8,000	95.7%	(2,500)	3,050	0	3,050	\$7.50
	77	3,948,003	374,610	90.5%	(52,374)	5,816	0	35,550	\$5.81
Southwestern									
Bulk Distribution	7	1,692,138	129,450	92.3%	92,178	(12,190)	0	60,060	\$3.25
Office/Warehouse	16	380,792	82,657	78.3%	16,000	(1,000)	0	12,750	\$6.30
Service Center	1	21,315	17,315	18.8%	0	0	0	0	\$7.00
	24	2,094,245	229,422	89.0%	108,178	(13,190)	0	72,810	\$4.63

EGS Commercial Real Estate
Industrial Totals by Property Type
3rd 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	90	10,564,969	983,323	90.7%	186,462	41,610	16,500	141,860	\$3.30
Office/Warehouse	87	2,615,083	462,906	82.3%	(71,850)	(57,409)	-	58,850	\$6.39
Service Center	44	1,235,064	228,417	81.5%	(27,107)	6,655	0	15,834	\$7.25
TOTAL	221	14,415,116	1,674,646	88.4%	87,505	(9,144)	16,500	216,544	\$4.69
Bulk Distribution									
Central	47	3,469,306	496,052	85.7%	86,145	71,800	0	81,800	\$2.74
Eastern	10	1,313,600	78,000	94.1%	(18,000)	(18,000)	0	0	\$3.50
Oxmoor Valley	16	1,658,741	139,845	91.6%	26,139	0	16,500	0	\$4.51
Southern	10	2,431,184	139,976	94.2%	0	0	0	0	\$3.98
Southwestern	7	1,692,138	129,450	92.3%	92,178	(12,190)	0	60,060	\$3.25
	90	10,564,969	983,323	90.7%	186,462	41,610	16,500	141,860	\$3.30
Office/Warehouse									
Central	8	255,135	61,220	76.0%	(25,400)	(25,400)	0	11,750	\$3.83
Eastern	6	201,550	28,050	86.1%	1,600	(16,000)	0	0	\$5.83
Oxmoor Valley	17	447,650	64,345	85.6%	(14,176)	(17,775)	0	1,850	\$7.47
Southern	55	1,329,956	226,634	83.0%	(49,874)	2,766	0	32,500	\$6.88
Southwestern	16	380,792	82,657	78.3%	16,000	(1,000)	0	12,750	\$7.00
	102	2,615,083	462,906	82.3%	(71,850)	(57,409)	0	58,850	\$6.39
Service Center									
Central	15	433,563	132,584	69.4%	(38,036)	(2,280)	0	2,280	\$7.00
Eastern	2	33,150	-	100.0%	0	0	0	0	\$6.13
Oxmoor Valley	14	560,173	70,518	87.4%	13,429	5,885	0	10,504	\$7.75
Southern	12	186,863	8,000	95.7%	(2,500)	3,050	0	3,050	\$7.50
Southwestern	1	21,315	17,315	18.8%	0	0	0	0	\$7.00
	44	1,235,064	228,417	81.5%	(27,107)	6,655	0	15,834	\$7.25