

Q2/2010 Industrial Market Statistics

Northern Suburbs Ind

Submarket	Bldgs	Existing Rentable Bldg Area	Direct SF Vacant	Vacant Rate %	Direct w/ Sublet SF Vacant	Vacant % with Sublet	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
Medford/Malden Ind	8	448,666	40,000	8.9%	40,000	8.9%	70,000	70,000	0	30,000	\$7.63/nnn
Somerville/Chelsea Ind	24	1,599,684	97,365	6.1%	97,365	6.1%	200,365	200,365	0	63,000	\$7.02/nnn
Totals	32	2,048,350	137,365	6.7%	137,365	6.7%	270,365	270,365	0	63,000	\$7.13/nnn

Route 128 North Ind

Submarket	Bldgs	Existing Rentable Bldg Area	Direct SF Vacant	Vacant Rate %	Direct w/ Sublet SF Vacant	Vacant % with Sublet	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
Danvers/Beverly Ind	10	1,001,798	0	0.0%	0	0.0%	149,120	149,120	0	149,120	-
Peabody/Salem Ind	21	2,418,159	53,904	2.2%	53,904	2.2%	89,760	89,760	0	42,132	\$6.48/nnn
Reading/Melrose Ind	4	272,655	0	0.0%	0	0.0%	42,720	42,720	0	42,720	-
Saugus/Lynn Ind	6	394,580	113,455	28.8%	243,455	61.7%	195,455	65,455	130,000	323,553	\$6.83/nnn
Wilmington/Winchester Ind	84	7,482,491	600,764	8.0%	600,764	8.0%	1,354,524	1,324,220	30,304	232,944	\$5.71/nnn
Totals	125	11,569,683	768,123	6.6%	898,123	7.8%	1,831,579	1,671,275	160,304	323,553	\$5.99/nnn

Route 128 South Ind

Submarket	Bldgs	Existing Rentable Bldg Area	Direct SF Vacant	Vacant Rate %	Direct w/ Sublet SF Vacant	Vacant % with Sublet	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
Quincy/Braintree Ind	27	1,921,302	218,058	11.3%	248,664	12.9%	280,918	250,312	30,606	90,000	\$5.25/nnn
Route 1 South Ind	60	5,792,113	519,367	9.0%	519,367	9.0%	1,301,720	1,301,720	0	405,796	\$5.68/nnn
Route 24 Ind	114	9,511,344	2,491,062	26.2%	2,511,062	26.4%	3,229,712	3,124,937	126,775	329,336	\$4.49/nnn
Route 3 Corridor Ind	19	1,183,659	85,825	7.3%	85,825	7.3%	161,525	161,525	0	58,000	\$6.55/nnn
Totals	220	18,408,418	3,314,312	18.0%	3,364,918	18.3%	4,973,875	4,838,494	157,381	405,796	\$4.84/nnn

Route 128 West Ind

Submarket	Bldgs	Existing Rentable Bldg Area	Direct SF Vacant	Vacant Rate %	Direct w/ Sublet SF Vacant	Vacant % with Sublet	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
Lexington/Arlington Ind	1	100,000	0	0.0%	0	0.0%	0	0	0	0	-
Newton/Dover Ind	4	714,922	0	0.0%	0	0.0%	0	0	0	0	-
Waltham/Watertown Ind	12	921,005	144,100	15.6%	144,100	15.6%	224,546	224,546	0	130,400	\$8.69/nnn
Totals	17	1,735,927	144,100	8.3%	144,100	8.3%	224,546	224,546	0	130,400	\$8.69/nnn

Route 3 North Ind

Submarket	Bldgs	Existing Rentable Bldg Area	Direct SF Vacant	Vacant Rate %	Direct w/ Sublet SF Vacant	Vacant % with Sublet	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
Lowell/Chelmsford Ind	44	3,584,615	376,043	10.5%	388,543	10.8%	379,474	348,974	30,500	92,844	\$5.07/nnn
Totals	44	3,584,615	376,043	10.5%	388,543	10.8%	379,474	348,974	30,500	92,844	\$5.07/nnn

Q2/2010 Industrial Market Statistics

Route 495 North East Ind

Submarket	Bldgs	Existing Rentable Bldg Area	Direct SF Vacant	Vacant Rate %	Direct w/ Sublet SF Vacant	Vacant % with Sublet	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
Lawrence/Andover Ind	50	5,173,261	474,876	9.2%	515,951	10.0%	804,076	764,076	56,075	238,850	\$6.47/nnn
Totals	50	5,173,261	474,876	9.2%	515,951	10.0%	804,076	764,076	56,075	238,850	\$6.47/nnn

Route 495 South Ind

Submarket	Bldgs	Existing Rentable Bldg Area	Direct SF Vacant	Vacant Rate %	Direct w/ Sublet SF Vacant	Vacant % with Sublet	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
I-95 Corridor South Ind	69	7,174,904	1,811,427	25.2%	1,905,605	26.6%	2,545,342	2,198,251	399,334	260,000	\$5.10/nnn
Route 3 South Ind	37	2,770,391	410,588	14.8%	410,588	14.8%	585,279	585,279	0	190,000	\$4.98/nnn
Totals	106	9,945,295	2,222,015	22.3%	2,316,193	23.3%	3,130,621	2,783,530	399,334	260,000	\$5.07/nnn

Rt 495/Mass Pike West Ind

Submarket	Bldgs	Existing Rentable Bldg Area	Direct SF Vacant	Vacant Rate %	Direct w/ Sublet SF Vacant	Vacant % with Sublet	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
Framingham/Natick Ind	16	1,609,518	104,500	6.5%	104,500	6.5%	573,760	573,760	0	316,116	\$7.50/nnn
Hopkinton/Holliston Ind	19	1,373,571	129,973	9.5%	129,973	9.5%	461,123	354,873	106,250	106,250	\$4.63/nnn
The Boroughs Ind	46	5,545,162	806,086	14.5%	806,086	14.5%	1,465,091	1,428,468	36,623	376,360	\$6.29/nnn
Totals	81	8,528,251	1,040,559	12.2%	1,040,559	12.2%	2,499,974	2,357,101	142,873	376,360	\$6.11/nnn

Rt 495/Rt 2 West Ind

Submarket	Bldgs	Existing Rentable Bldg Area	Direct SF Vacant	Vacant Rate %	Direct w/ Sublet SF Vacant	Vacant % with Sublet	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
Concord/Maynard Ind	28	2,611,494	573,544	22.0%	573,544	22.0%	633,544	633,544	0	300,000	\$4.74/nnn
Totals	28	2,611,494	573,544	22.0%	573,544	22.0%	633,544	633,544	0	300,000	\$4.74/nnn

Grand Totals

Submarket	Bldgs	Existing Rentable Bldg Area	Direct SF Vacant	Vacant Rate %	Direct w/ Sublet SF Vacant	Vacant % with Sublet	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
	703	63,605,294	9,050,937	14.2%	9,379,296	14.7%	14,748,054	13,891,905	946,467	405,796	\$5.41/nnn