

KNOWLEDGE: INDUSTRIAL MARKET SNAPSHOT

Prince George's County, Maryland 1Q17

Submarket	Inventory SF	Vacancy % direct	Vacancy 1-yr % Δ	Avg. Rate \$ psf, nnn	Avg. Rate 1-yr % Δ	Net Absorp. SF	Deliveries SF, YTD	Under Const. SF
WAREHOUSE/DISTRIBUTION								
Beltsville	7,132,383	1.7%	-60.5%	\$6.86	31.6%	-57,945	0	0
Bowie	4,165,810	10.5%	16.1%	\$6.16	2.3%	35,501	0	100,000
Branch Ave./Pr. George's South	2,778,678	4.4%	16.5%	\$6.23	6.5%	3,750	0	0
Capitol Heights	5,081,976	2.0%	-30.6%	\$7.75	34.4%	133,416	0	72,000
College Park/Hyattsville	7,122,345	4.4%	-22.8%	\$7.86	25.8%	-5,303	0	0
Landover/Largo	13,435,100	6.9%	-17.0%	\$7.09	14.1%	23,445	22,180	311,000
Lanham/Greenbelt	1,655,006	9.7%	-31.0%	\$8.43	4.6%	-48,900	0	0
Laurel	2,506,743	13.3%	92.9%	\$7.13	4.5%	-20,000	0	0
Pennsylvania Ave. Corridor	4,271,204	11.0%	-10.4%	\$6.45	-5.7%	33,012	0	0
PRINCE GEORGE'S COUNTY	48,149,245	6.2%	-13.0%	\$7.08	8.2%	96,976	22,180	483,000

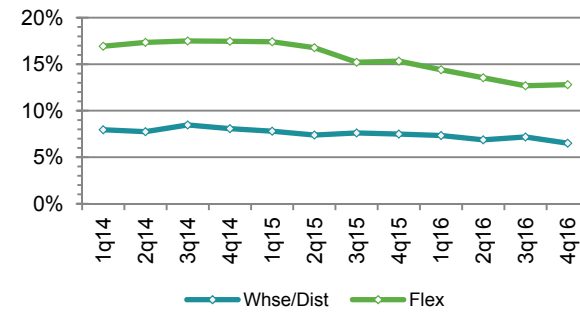
FLEX								
Beltsville	2,293,908	14.7%	-14.9%	\$10.35	12.3%	-72,169	0	0
Bowie	1,006,392	16.4%	-25.4%	\$9.06	19.1%	6,750	0	0
Branch Ave./Pr. George's South	318,637	7.5%	-71.3%	\$11.00	-1.7%	-9,778	0	0
Capitol Heights	329,144	5.0%	-51.4%	\$0.00	22.2%	-5,619	0	0
College Park/Hyattsville	382,709	0.8%	-85.7%	\$0.00	NA	0	0	111,240
Landover/Largo	1,270,255	17.3%	-13.7%	\$8.02	-8.0%	17,239	0	0
Lanham/Greenbelt	1,831,871	15.9%	9.5%	\$7.45	37.8%	4,790	0	0
Laurel	1,064,404	8.4%	-21.9%	\$7.44	-6.0%	81,763	0	0
Pennsylvania Ave. Corridor	433,373	6.9%	-43.1%	\$0.00	NA	-419	0	0
PRINCE GEORGE'S COUNTY	8,930,693	13.2%	-16.7%	\$9.24	13.6%	73,099	0	111,240

This data has been gathered from sources deemed reliable. However, EDGE Commercial Real Estate makes no guarantees as to the accuracy thereof.

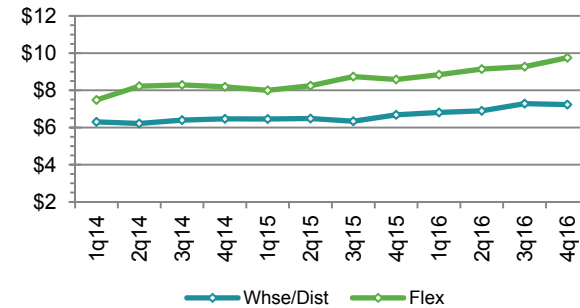
Market Indicators



Historical Direct Vacancy



Historical Asking Rate \$ psf, NNN



Historical Net Absorption sf x 1,000

