

KNOWLEDGE: INDUSTRIAL MARKET SNAPSHOT

Prince George's County, Maryland 2Q17

Submarket	Inventory SF	Vacancy % direct	Vacancy 1-yr % Δ	Avg. Rate \$ psf, nnn	Avg. Rate 1-yr % Δ	Net Absorp. SF, YTD	Deliveries SF, YTD	Under Const. SF
WAREHOUSE/DISTRIBUTION								
Beltsville	7,132,383	1.3%	-74.5%	\$7.31	+5.0%	-25,377	0	0
Bowie	4,268,810	11.3%	+8.5%	\$6.23	-6.3%	93,301	103,000	0
Branch Ave./Pr. George's South	2,808,898	18.0%	+339.5%	\$5.39	+2.1%	-349,520	0	0
Capitol Heights	5,082,139	3.8%	-34.9%	\$7.83	-3.3%	42,730	0	72,001
College Park/Hyattsville	7,104,007	6.7%	+86.7%	\$7.07	+1.3%	-186,878	0	0
Landover/Largo	13,424,358	6.6%	-18.3%	\$7.04	+7.0%	50,351	22,180	311,000
Lanham/Greenbelt	1,654,559	14.1%	43.8%	\$9.04	-4.8%	-121,900	0	0
Laurel	2,471,024	10.2%	+139.3%	\$7.12	+7.1%	24,536	0	0
Pennsylvania Ave. Corridor	4,271,936	11.5%	-2.3%	\$6.56	-10.1%	15,228	0	167,033
PRINCE GEORGE'S COUNTY	48,218,114	7.5%	+9.0%	\$6.72	-2.6%	-457,529	125,180	550,034

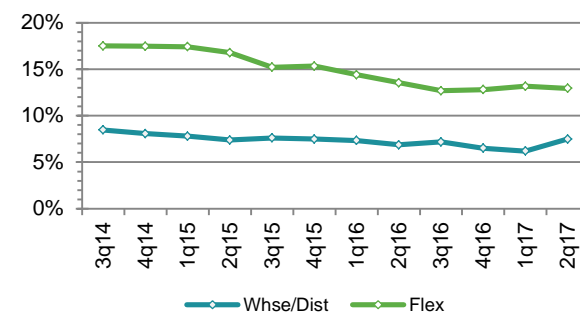
FLEX								
Beltsville	2,293,908	14.7%	+19.5%	\$10.07	+6.3%	-113,062	0	0
Bowie	1,006,392	16.4%	-17.2%	\$9.04	+5.6%	6,750	0	0
Branch Ave./Pr. George's South	318,637	7.5%	-38.0%	\$0.00	-100.0%	23,026	0	0
Capitol Heights	329,144	5.0%	-59.0%	\$0.00	-100.0%	6,897	0	0
College Park/Hyattsville	382,709	0.8%	0.0%	\$0.00	NA	0	0	111,240
Landover/Largo	1,270,255	17.3%	-14.5%	\$8.04	-5.9%	24,371	0	0
Lanham/Greenbelt	1,831,871	15.9%	+16.2%	\$7.45	-23.5%	-3,992	0	0
Laurel	1,064,404	8.4%	-38.0%	\$9.73	+16.5%	61,196	0	0
Pennsylvania Ave. Corridor	433,373	6.9%	-19.1%	\$0.00	NA	-27,341	0	0
PRINCE GEORGE'S COUNTY	8,930,693	13.2%	-4.4%	\$9.24	+1.1%	78,929	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.

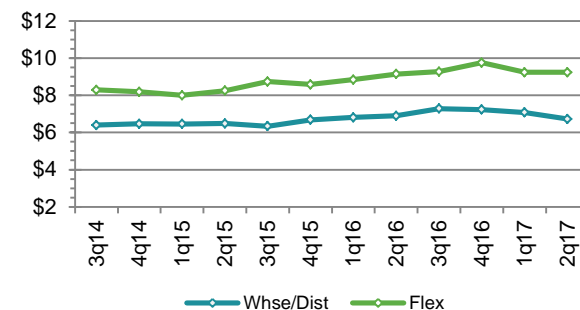
Market Indicators



Historical Direct Vacancy



Historical Asking Rate \$ psf, NNN



Historical Net Absorption sf x 1,000

