

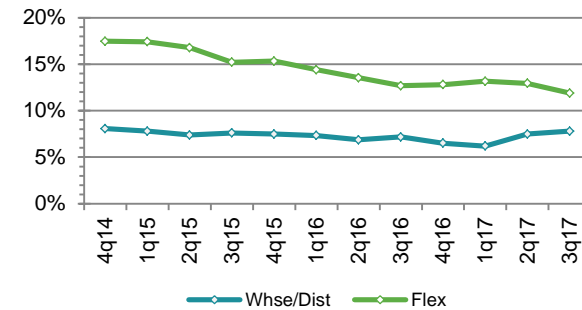
# KNOWLEDGE INDUSTRIAL MARKET SNAPSHOT

## Prince George's County, MD

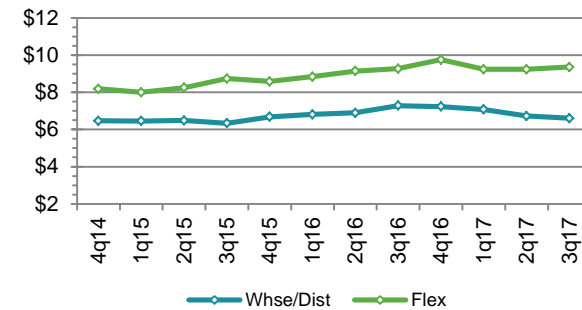
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| Submarket                      | Inventory SF      | Vacancy %, direct | Vacancy 1-yr % Δ | Avg. Rate \$ psf, nnn | Avg. Rate 1-yr % Δ | Net Absorp. SF, YTD | Deliveries SF, YTD | Under Const. SF |
|--------------------------------|-------------------|-------------------|------------------|-----------------------|--------------------|---------------------|--------------------|-----------------|
| <b>WAREHOUSE/DISTRIBUTION</b>  |                   |                   |                  |                       |                    |                     |                    |                 |
| Beltsville                     | 7,118,084         | 1.5%              | -62.9%           | \$7.87                | +6.9%              | -57,803             | 0                  | 0               |
| Bowie                          | 4,282,240         | 11.5%             | +10.3%           | \$6.17                | -7.5%              | 95,623              | 103,000            | 0               |
| Branch Ave./Pr. George's South | 2,808,898         | 19.7%             | +326.8%          | \$5.41                | -8.9%              | -397,270            | 0                  | 0               |
| Capitol Heights                | 5,154,139         | 3.7%              | -46.9%           | \$7.83                | -10.7%             | 118,234             | 72,000             | 46,168          |
| College Park/Hyattsville       | 7,132,627         | 6.6%              | +29.9%           | \$7.10                | -2.2%              | -148,906            | 0                  | 0               |
| Landover/Largo                 | 13,636,319        | 7.6%              | +1.6%            | \$6.90                | -1.1%              | 110,513             | 216,000            | 95,000          |
| Lanham/Greenbelt               | 1,707,573         | 10.7%             | +9.8%            | \$8.85                | -6.8%              | -18,294             | 0                  | 0               |
| Laurel                         | 2,471,024         | 10.2%             | +15.9%           | \$6.43                | -12.9%             | 26,606              | 0                  | 0               |
| Pennsylvania Ave. Corridor     | 4,271,936         | 12.2%             | +3.1%            | \$6.56                | -9.1%              | -14,318             | 0                  | 167,033         |
| <b>PRINCE GEORGE'S COUNTY</b>  | <b>48,582,840</b> | <b>7.8%</b>       | <b>+9.2%</b>     | <b>\$6.60</b>         | <b>-9.3%</b>       | <b>-285,615</b>     | <b>391,000</b>     | <b>308,201</b>  |
| FREDERICK COUNTY               | 12,992,171        | 3.1%              | -61.4%           | \$6.85                | +0.7%              | 1,240,299           | 235,000            | 131,393         |
| MONTGOMERY COUNTY              | 13,271,842        | 7.8%              | +7.0%            | \$11.92               | +1.8%              | 32,073              | 0                  | 330,000         |
| <b>FLEX</b>                    |                   |                   |                  |                       |                    |                     |                    |                 |
| Beltsville                     | 2,309,273         | 14.6%             | +24.3%           | \$10.09               | +3.2%              | -157,144            | 0                  | 0               |
| Bowie                          | 1,006,392         | 16.2%             | -17.1%           | \$9.04                | +23.0%             | 8,470               | 0                  | 0               |
| Branch Ave./Pr. George's South | 318,637           | 3.8%              | -15.3%           | \$13.33               | -9.4%              | 1,940               | 0                  | 0               |
| Capitol Heights                | 329,144           | 1.2%              | +17.0%           | \$0.00                | NA                 | 6,897               | 0                  | 0               |
| College Park/Hyattsville       | 382,709           | 0.5%              | -33.3%           | \$0.00                | NA                 | 1,000               | 0                  | 168,360         |
| Landover/Largo                 | 1,270,255         | 16.5%             | -5.6%            | \$8.04                | -2.3%              | 27,221              | 22,180             | 0               |
| Lanham/Greenbelt               | 1,778,662         | 12.3%             | -13.1%           | \$6.89                | -30.3%             | 24,332              | 0                  | 0               |
| Laurel                         | 1,033,472         | 7.7%              | -34.5%           | \$9.73                | +20.9%             | 61,196              | 0                  | 0               |
| Pennsylvania Ave. Corridor     | 433,343           | 6.7%              | -9.0%            | \$0.00                | NA                 | 203                 | 0                  | 0               |
| <b>PRINCE GEORGE'S COUNTY</b>  | <b>8,861,887</b>  | <b>11.9%</b>      | <b>-6.2%</b>     | <b>\$9.36</b>         | <b>+1.0%</b>       | <b>125,741</b>      | <b>22,180</b>      | <b>168,360</b>  |
| FREDERICK COUNTY               | 5,852,871         | 9.5%              | +6.8%            | \$9.21                | -8.4%              | -58,181             | 0                  | 0               |
| MONTGOMERY COUNTY              | 11,381,353        | 10.1%             | -9.4%            | \$16.77               | +11.8%             | 31,258              | 0                  | 0               |

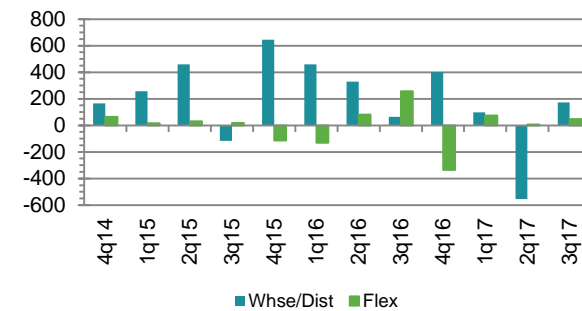
Historical Direct Vacancy



Historical Asking Rate \$ psf, NNN



Historical Net Absorption sf x 1,000



Market Indicators



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