

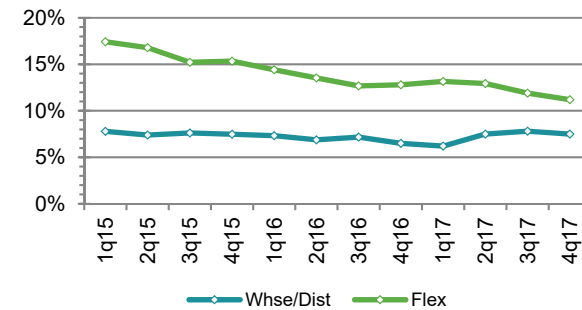
KNOWLEDGE INDUSTRIAL MARKET SNAPSHOT

Prince George's County, MD

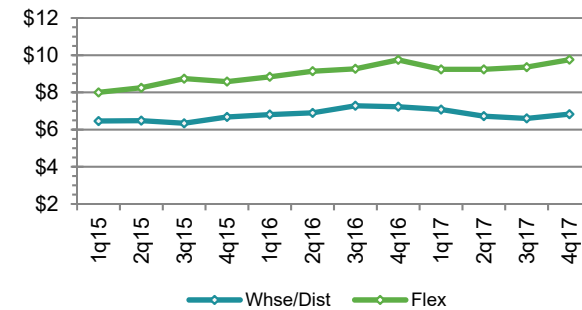
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Submarket	Inventory SF	Vacancy % direct	Vacancy 1-yr % Δ	Avg. Rate \$ psf, nnn	Avg. Rate 1-yr % Δ	Net Absorp. SF, YTD	Deliveries SF, YTD	Under Const. SF
WAREHOUSE/DISTRIBUTION								
Beltsville	7,053,502	1.7%	-12.0%	\$9.65	12.6%	-79,996	0	0
Bowie	4,285,746	9.7%	-14.9%	\$6.81	9.8%	82,935	103,000	0
Branch Ave./Pr. George's South	2,808,898	20.3%	+343.3%	\$5.43	-8.4%	-14,430	0	0
Capitol Heights	5,038,139	4.4%	-4.4%	\$7.61	-16.8%	-149,777	72,000	46,168
College Park/Hyattsville	7,133,007	6.4%	+55.0%	\$7.10	-12.8%	14,180	0	0
Landover/Largo	13,750,609	6.8%	-4.5%	\$7.19	-1.1%	220,931	311,000	0
Lanham/Greenbelt	1,707,573	12.9%	+91.9%	\$8.85	-6.8%	-38,469	0	0
Laurel	2,471,024	10.3%	-14.7%	\$6.13	-9.7%	-4,000	0	0
Pennsylvania Ave. Corridor	4,271,936	10.8%	-8.8%	\$5.94	-17.0%	60,235	0	167,033
PRINCE GEORGE'S COUNTY	48,520,434	7.5%	+15.5%	\$6.83	-5.5%	91,609	486,000	213,201
FREDERICK COUNTY	13,231,133	2.45%	-69.4%	\$6.62	-6.9%	313,164	425,299	109,043
MONTGOMERY COUNTY	13,631,039	6.6%	-3.7%	\$12.08	+1.9%	489,778	330,000	0
FLEX								
Beltsville	2,309,273	13.3%	12.2%	\$10.29	1.8%	-21,528	0	0
Bowie	947,928	13.1%	-23.4%	\$8.37	-7.6%	-19,142	0	0
Branch Ave./Pr. George's South	342,317	3.5%	-21.4%	\$13.33	21.2%	23,932	0	0
Capitol Heights	397,837	1.0%	-69.2%	\$0.00	-100.0%	68,693	0	0
College Park/Hyattsville	382,709	0.0%	-100.0%	\$0.00	NA	2,000	0	168,360
Landover/Largo	1,270,255	17.6%	1.3%	\$8.04	-2.3%	-13,349	22,180	0
Lanham/Greenbelt	1,778,662	11.7%	-27.6%	\$10.50	-9.8%	11,141	0	0
Laurel	1,033,621	8.1%	-30.8%	\$9.73	23.8%	-4,351	0	0
Pennsylvania Ave. Corridor	409,663	8.4%	22.9%	\$0.00	NA	-29,103	0	0
PRINCE GEORGE'S COUNTY	8,872,265	11.2%	-12.2%	\$9.76	0.1%	68,835	22,180	168,360
FREDERICK COUNTY	5,901,655	9.7%	+23.4%	\$9.40	-7.4%	34,239	0	0
MONTGOMERY COUNTY	11,386,036	10.2%	-4.2%	\$18.44	+27.7%	-7,071	0	0

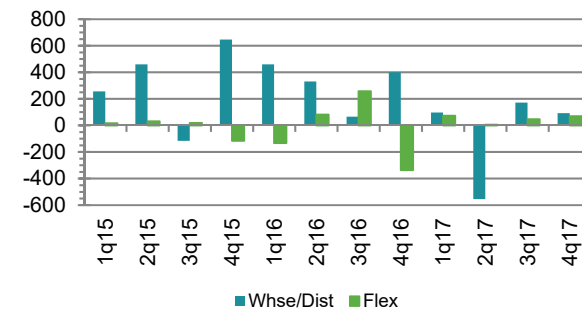
Historical Direct Vacancy



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.