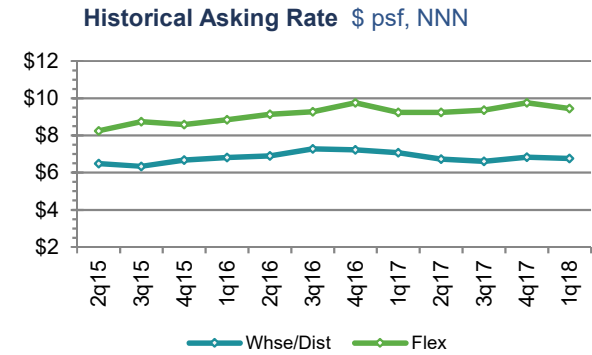
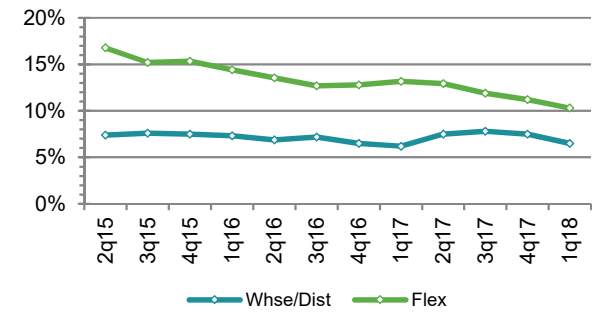


INDUSTRIAL MARKET SNAPSHOT PRINCE GEORGE'S COUNTY

1Q18

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	7,130,752	1.8%	+5.7%	\$8.86	+29.2%	71,283	0	0
Bowie	4,285,746	4.5%	-57.4%	\$6.41	+4.1%	222,322	0	0
Branch Ave./Pr. George's South	2,860,435	19.6%	+341.1%	\$5.33	-14.4%	60,983	0	0
Capitol Heights	5,055,415	5.2%	+158.7%	\$7.65	-1.3%	-21,074	0	46,168
College Park/Hyattsville	7,165,171	6.5%	+48.3%	\$7.17	-8.8%	17,764	0	0
Landover/Largo	13,316,120	6.0%	-13.4%	\$7.23	+2.0%	-296,185	0	0
Lanham/Greenbelt	1,745,073	12.0%	+24.0%	\$8.78	+4.2%	48,568	0	0
Laurel	2,471,024	5.2%	-60.7%	\$6.44	-9.7%	126,001	0	0
Pennsylvania Ave. Corridor	4,317,625	9.1%	-17.4%	NA	NA	111,298	0	167,033
PRINCE GEORGE'S COUNTY	48,347,361	6.5%	+4.5%	\$6.76	-4.5%	340,960	0	213,201
FREDERICK COUNTY	13,689,760	2.3%	-65.2%	\$6.40	+2.6%	471,108	0	109,043
MONTGOMERY COUNTY	13,596,467	6.3%	-11.1%	\$12.04	+1.1%	9,674	0	0
FLEX								
Beltsville	2,306,330	13.9%	-5.4%	\$10.00	-3.4%	-66,713	0	0
Bowie	1,025,434	11.0%	-32.9%	\$9.59	+5.8%	88,639	0	0
Branch Ave./Pr. George's South	318,637	3.4%	-54.1%	NA	NA	-22,732	0	0
Capitol Heights	397,837	1.0%	-79.6%	NA	NA	0	0	0
College Park/Hyattsville	435,389	0.0%	-100.0%	NA	NA	52,680	52,680	114,240
Landover/Largo	1,271,335	17.5%	+1.4%	\$8.04	+0.2%	1,080	0	0
Lanham/Greenbelt	1,778,662	9.2%	-41.8%	\$9.50	+27.5%	42,750	0	0
Laurel	980,564	8.5%	+0.9%	\$7.33	-1.5%	-52,597	0	0
Pennsylvania Ave. Corridor	420,421	0.2%	-96.7%	NA	NA	44,279	0	0
PRINCE GEORGE'S COUNTY	8,934,609	10.3%	-21.8%	\$9.44	+2.2%	137,928	52,680	114,240
FREDERICK COUNTY	5,889,192	9.3%	-5.0%	\$9.67	+3.8%	13,969	0	0
MONTGOMERY COUNTY	11,387,173	9.6%	-3.6%	\$22.98	+35.8%	61,090	0	0



Market Indicators



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