

Orlando Industrial Market Statistics
Third Quarter 2007



Submarket Name	Inventory	Direct Vacant Space	Direct Vacancy Rate	Overall* Vacant Space	Overall* Vacancy Rate	Third Quarter Direct Net Absorption	YTD Direct Net Absorption	Third Quarter Overall* Net Absorption	YTD Overall* Net Absorption	Year to Date Leasing Activity	Under Construction
CBD/Winter Park/Maitland	3,876,329	75,865	2.0%	87,080	2.2%	(5,453)	51,817	(4,506)	52,764	21,022	0
Warehouse/Distribution	2,547,277	31,740	1.2%	42,955	1.7%	0	(13,190)	947	(12,243)	6,947	0
Manufacturing	660,029	0	0.0%	0	0.0%	0	11,000	0	11,000	0	0
High-Tech	113,238	0	0.0%	0	0.0%	0	64,285	0	64,285	0	0
Office Service Center	555,785	44,125	7.9%	44,125	7.9%	(5,453)	(10,278)	(5,453)	(10,278)	14,075	0
NW/Silver Star/Apopka	15,163,513	934,548	6.2%	934,548	6.2%	(198,634)	(301,326)	(198,634)	(273,126)	324,091	317,280
Warehouse/Distribution	11,809,323	748,567	6.3%	748,567	6.3%	(180,849)	(302,644)	(180,849)	(285,644)	251,344	317,280
Manufacturing	1,897,296	98,860	5.2%	98,860	5.2%	4,500	21,140	4,500	21,140	12,000	0
Office Service Center	1,456,894	87,121	6.0%	87,121	6.0%	(22,285)	(19,822)	(22,285)	(8,622)	60,747	0
Altamonte/Longwood	5,316,669	143,785	2.7%	189,912	3.6%	(9,404)	60,377	(35,004)	14,250	124,605	0
Warehouse/Distribution	3,094,675	7,133	0.2%	32,733	1.1%	(125)	23,253	(25,725)	(2,347)	32,478	0
Manufacturing	499,856	7,300	1.5%	7,300	1.5%	(7,300)	9,350	(7,300)	9,350	10,500	0
Office Service Center	1,722,138	129,352	7.5%	149,879	8.7%	(1,979)	27,774	(1,979)	7,247	81,627	0
Lake Mary/Sanford	8,081,597	959,468	11.9%	1,043,232	12.9%	(156,008)	(209,064)	(110,082)	(282,628)	191,041	0
Warehouse/Distribution	4,587,356	343,157	7.5%	343,157	7.5%	(168,141)	(196,794)	(107,641)	(196,794)	90,452	0
Manufacturing	2,247,645	519,071	23.1%	519,071	23.1%	15,000	21,800	15,000	21,800	51,800	0
Office Service Center	1,246,596	97,240	7.8%	181,004	14.5%	(2,867)	(34,070)	(17,441)	(107,634)	48,789	0
E Orange/University/Forsyth	4,339,068	174,698	4.0%	176,698	4.1%	41,912	(62,542)	39,912	(44,126)	150,305	0
Warehouse/Distribution	1,857,582	23,780	1.3%	25,780	1.4%	(6,500)	(14,762)	(8,500)	(16,762)	28,618	0
Manufacturing	207,960	6,000	2.9%	6,000	2.9%	0	6,000	0	6,000	6,000	0
High Tech	987,907	11,985	1.2%	11,985	1.2%	0	0	0	0	0	0
Office Service Center	1,285,619	132,933	10.3%	132,933	10.3%	48,412	(53,780)	48,412	(33,364)	115,687	0
NE/Winter Springs/Oviedo	761,099	212,530	27.9%	212,530	27.9%	(819)	(9,819)	(819)	(9,819)	2,114	0
Warehouse/Distribution	282,107	14,395	5.1%	14,395	5.1%	(2,933)	(11,933)	(2,933)	(11,933)	0	0
Manufacturing	232,135	198,135	85.4%	198,135	85.4%	0	0	0	0	0	0
High-Tech	12,000	0	0.0%	0	0.0%	0	0	0	0	0	0
Office Service Center	234,857	0	0.0%	0	0.0%	2,114	2,114	2,114	2,114	2,114	0
Michigan/So. Orange Ave.	2,404,892	109,461	4.6%	109,461	4.6%	62,776	60,074	62,776	60,074	12,169	0
Warehouse/Distribution	2,143,982	57,626	2.7%	57,626	2.7%	(6,533)	(9,235)	(6,533)	(9,235)	12,169	0
Manufacturing	101,709	20,000	19.7%	20,000	19.7%	69,309	69,309	69,309	69,309	0	0
Office Service Center	159,201	31,635	19.9%	31,635	19.9%	0	0	0	0	0	0
Southeast/ Int'l Airport	10,534,540	755,263	7.2%	774,409	7.4%	285,543	179,251	283,243	380,473	806,935	571,558
Warehouse/Distribution	8,508,638	456,388	5.4%	471,388	5.5%	247,532	189,887	232,532	382,555	756,268	571,558
Manufacturing	876,432	0	0.0%	0	0.0%	0	135,000	0	135,000	0	0
Office Service Center	1,149,470	298,875	26.0%	303,021	26.4%	38,011	(145,636)	50,711	(137,082)	50,667	0
33rd Street/LB McLeod	5,126,624	279,880	5.5%	295,340	5.8%	(66,261)	(56,679)	(81,721)	(72,139)	165,571	0
Warehouse/Distribution	4,062,272	208,695	5.1%	224,155	5.5%	(66,791)	(9,550)	(82,251)	(25,010)	158,993	0
Manufacturing	33,503	0	0.0%	0	0.0%	0	0	0	0	0	0
Office Service Center	1,030,849	71,185	6.9%	71,185	6.9%	530	(47,129)	530	(47,129)	6,578	0
SW/Regency/Turnpike	15,869,900	1,245,121	7.8%	1,422,758	9.0%	215,425	682,301	143,025	577,314	610,118	0
Warehouse/Distribution	12,970,764	828,674	6.4%	979,511	7.6%	256,840	309,465	168,840	184,078	542,591	0
Manufacturing	2,003,191	283,490	14.2%	283,490	14.2%	(40,800)	342,586	(40,800)	342,586	0	0
High-Tech	129,257	129,257	100.0%	129,257	100.0%	0	0	0	0	0	0
Office Service Center	766,688	3,700	0.5%	30,500	4.0%	(615)	30,250	14,985	50,650	67,527	0
Orlando Central Park	18,900,115	903,238	4.8%	938,183	5.0%	160,865	566,252	212,120	628,183	788,944	99,496
Warehouse/Distribution	13,123,716	508,099	3.9%	535,899	4.1%	130,988	565,548	189,388	623,948	646,008	99,496
Manufacturing	2,512,891	147,821	5.9%	147,821	5.9%	0	(71,821)	0	(71,821)	0	0
Office Service Center	3,263,508	247,318	7.6%	254,463	7.8%	29,877	72,525	22,732	76,056	142,936	0
Osceola/Kissimmee	4,649,420	135,134	2.9%	135,134	2.9%	(111,554)	(135,134)	(111,554)	(135,134)	9,324	0
Warehouse/Distribution	4,029,697	18,000	0.4%	18,000	0.4%	5,580	(18,000)	5,580	(18,000)	5,580	0
Manufacturing	513,903	117,134	22.8%	117,134	22.8%	(117,134)	(117,134)	(117,134)	(117,134)	0	0
Office Service Center	105,820	0	0.0%	0	0.0%	0	0	0	0	3,744	0
West Orange/Winter Garden	2,118,260	3,750	0.2%	3,750	0.2%	0	(3,750)	0	(3,750)	13,730	60,000
Warehouse/Distribution	1,620,882	3,750	0.2%	3,750	0.2%	0	(3,750)	0	(3,750)	13,730	60,000
Manufacturing	472,560	0	0.0%	0	0.0%	0	0	0	0	0	0
Office Service Center	24,818	0	0.0%	0	0.0%	0	0	0	0	0	0
TOTAL	97,142,026	5,932,741	6.1%	6,323,035	6.5%	218,388	821,758	198,756	892,336	3,219,969	1,048,334
Warehouse/Distribution	70,638,271	3,250,204	4.6%	3,498,116	5.0%	209,068	508,295	182,855	608,863	2,545,178	1,048,334
Manufacturing	12,259,110	1,397,811	11.4%	1,397,811	11.4%	(76,425)	427,230	(76,425)	427,230	80,300	0
High-Tech	1,242,402	141,242	11.4%	141,242	11.4%	0	64,285	0	64,285	0	0
Office Service Center	13,002,243	1,143,484	8.8%	1,285,866	9.9%	85,745	(178,052)	92,326	(208,042)	594,491	0

* Overall vacancy rates include sublease and direct space available.

Source: Cushman & Wakefield Research Services, September 2007

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