

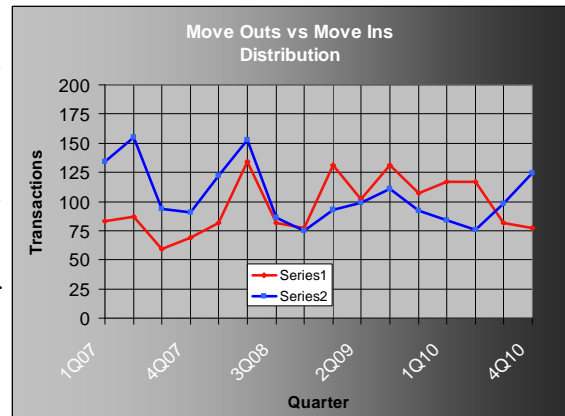
## Jacksonville's Industrial 4Q10 Better news for the 2<sup>nd</sup> straight quarter.

For the second consecutive quarter, market conditions for Jacksonville industrial space have improved. More deals got signed and there were no increases in availability despite some significant move-outs...Is this confirmation of our road to recovery?

For the second straight quarter, move-ins exceeded move-outs by almost 38%. The fourth quarter, which is typically a slow time of year with the holidays, saw move-ins increase almost 27% from the previous quarter and reaching its highest level since 2Q08. During the fourth quarter, 124 available industrial spaces were newly occupied while only 77 spaces were given back to the market. The number of move-outs for the quarter was at its lowest level since 4Q08.

Velocity of deal flow continues to improve, up 27% from the previous quarter and the highest level since 2Q08.

Availability of industrial space remained the same with 20.5 million square feet while 21.3% of the inventory is actively being marketed. Space coming back on the market totaled almost 1.8 million square feet. Almost 45% of that total consisted of three spaces, each of which were over 250,000 square feet. Activity decreased slightly to 1.2 million square feet which reflected an average size deal of just over 9,000 square feet.



Absorption figures, on the surface, continue to be troubling. As indicated above, several large move-outs contributed heavily to an increase in negative net absorption. Those three spaces totaled over 900,000 square feet. Without those, it would have been a different story. Net absorption came in at -621,802 for the fourth quarter.

Deals of note included C&R General Contractors, Spec Building Materials, The Filing Source, Comcast, Mission Harvest America and Air Van Inc.

In summary, the Jacksonville industrial market finished the year with two consecutive quarters of more positive news than negative. Companies appear to be moving forward with buying and leasing of space, which is something they have not done in almost two years. Transactions and activity are on the rise and industry professionals appear to be busier. This is all better news...

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### Total Market

	Total Inventory	Net Absorption	Total Availability	% Available	Total Activity	# of Deals	Avg SF Per Deal
Distribution	96,212,667	(621,802)	20,521,905	21.3%	1,194,929	124	9,637
Service Center	2,555,607	(7,617)	673,058	26.3%	47,485	13	3,653
							4Q10

Point of View