# THE PORTER REPOR

Summary of the Richmond, Virginia Industrial Market

2nd Quarter 2009

**ENTERPRISE ZONE!** 

2400 Magnolia Court • Richmond, VA



58,229 SF Office/Whse/Manufacturing Facility Includes 2-Story Office... Zoned M-2 Built in 1973... Addition in 1977, Substantive Electrical (277/480 Volt 3 Ph), 4.976 Ac. Site - Expansion Potential!

Up to 26' Ceilings, Dry Sprinkler System 5 Docks & 1 Drive-In Door, 24 Parking Spaces

Contact Exclusive Agents: Clifford B. Porter, CCIM, SIOR & Richard W. Porter, CCIM, SIOR

Visibility From I-64... Immediate Access @ I-64/Mechanicsville Exit #192

## INDUSTRIAL MARKET VACANCY (VACANT & INVESTOR-OWNED PRODUCT... 40K SF MIN RBA)\*

2nd Quarter 2009: Industrial vacancy has increased from 23% at the end of the 1st Quarter 2009 to 26% (i.e. 5.92MM SF). Occupancy by Building Class is as follows: Class A @ 80%, Class B @ 74%, and Class C @ 67%.

#### MARKET QUADRANT VACANCY\*

#### Vacancy in Bldgs 40k < 75k SF RBA RBA: 1.85MM SF (38 Buildings)

	Class A	Class B	Class C	
Total Bldgs	6	17	15	
Total RBA	327,141	808,864	713,160	
Vacant SF	52,694	297,951	203,950	
Vacancy Rate	16%	37%	29%	

#### Vacancy in Bldgs 75k < 150k SF RBA RBA: 7.84MM SF (71 Bldas)

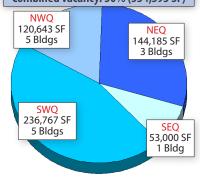
	Class A	Class B	Class C	
Total Bldgs	19	29	23	
Total RBA	2,206,938	2,891,448	2,334,748	
Vacant SF	712,557	1,004,678 721,86		
Vacancy Rate	31%	35%	31%	

#### Vacancy in Bldgs 150k SF Min RBA RBA: 12.46MM (45 Bldgs)

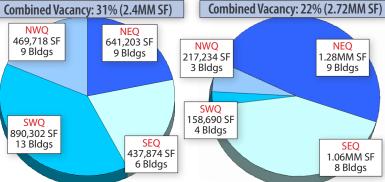
	Class A	Class B	Class C	
Total Bldgs	17	20	8	
Total RBA	5,775,764	4,517,794	2,167,401	
Vacant SF	947,840	924,443	844,401	
Vacancy Rate	16%	22%	39%	

SEQ

### Combined Vacancy: 30% (554,595 SF)



# Combined Vacancy: 31% (2.4MM SF)



\*Based on RBA Total of 22.15MM SF in 154 Existing Buildings. Vacancy Base Criteria: Class A, B, C industrial properties with 40k SF minimum RBA. Includes vacant & investor-owned industrial product, but excludes flex and owner-occupied spaces.

Buildings with a minimum 100k SF vacant represent 55% of the total industrial market vacancy at 3,119,741 SF in 17buildings. Vacancy is shown by quadrant in chart at right.

Vacancy (Min 100k SF)	NWQ	NEQ	SEQ	SWQ
Total Bldgs	1	7	7	2
Total Vacant SF	192,000	1,471,225	1,207,156	249,360

CoStar reports an increase in warehouse vacancy from 8% to 9.3%, with a negative net absorption of 1,118,454 SF in the 2nd quarter. CoStar's reported 9.3% vacancy rate is for ALL warehouse properties (excluding flex space) for a total of 101MM SF in 2,456 existing buildings.



Working Hard, Working Smart... For Our Customers