

# Southeastern Wisconsin Industrial Market Report



Second Quarter 2009						
County/Submarket		Inventory (SF)	Total Vacant (SF)	Vacancy Q1 (%)	Vacancy Q2 (%)	Absorption Q2 (SF)
Milwaukee	Downtown	12,309,751	1,267,438	8.9%	10.3%	(90,090)
	North Central	10,703,495	1,001,224	9.3%	9.4%	(7,606)
	North Shore	6,939,855	848,960	10.0%	12.2%	(154,780)
	Northwest	18,678,819	2,013,526	9.5%	10.8%	(122,648)
	South	22,249,599	1,715,586	6.9%	7.7%	(257,648)
	South Central	9,347,263	1,035,673	12.1%	11.1%	47,102
	West	13,563,053	1,388,107	9.4%	10.2%	(106,136)
<b>Milwaukee Total</b>		<b>93,791,835</b>	<b>9,270,514</b>	<b>9.0%</b>	<b>9.9%</b>	<b>(691,806)</b>
Waukesha	Northeast	19,752,450	1,348,103	6.1%	6.8%	(59,247)
	Northwest	17,322,984	1,060,085	5.5%	6.1%	(166,485)
	Southeast	14,247,657	764,011	5.3%	5.4%	785,257
	Southwest	14,571,542	338,117	3.1%	2.3%	76,526
<b>Waukesha Total</b>		<b>65,894,633</b>	<b>3,510,316</b>	<b>5.1%</b>	<b>5.3%</b>	<b>636,051</b>
<b>Ozaukee</b>		<b>14,129,089</b>	<b>1,196,288</b>	<b>8.2%</b>	<b>8.5%</b>	<b>(56,904)</b>
<b>Racine</b>		<b>27,814,537</b>	<b>2,362,992</b>	<b>6.1%</b>	<b>8.5%</b>	<b>(293,177)</b>
<b>Sheboygan</b>		<b>16,199,628</b>	<b>397,466</b>	<b>2.5%</b>	<b>2.5%</b>	<b>-</b>
<b>Kenosha</b>		<b>20,398,651</b>	<b>2,488,324</b>	<b>10.0%</b>	<b>12.2%</b>	<b>(77,150)</b>
<b>Walworth</b>		<b>8,694,688</b>	<b>580,930</b>	<b>7.0%</b>	<b>6.7%</b>	<b>24,700</b>
<b>Washington</b>		<b>19,276,304</b>	<b>1,266,420</b>	<b>6.0%</b>	<b>6.6%</b>	<b>(21,020)</b>
<b>Grand Total</b>		<b>266,199,365</b>	<b>21,073,250</b>	<b>7.1%</b>	<b>7.9%</b>	<b>(479,306)</b>

## Terminology

**Inventory** - The total square feet of all single and multi-tenant industrial properties above 10,000 square feet.

**Vacant SF** - Space that is not currently occupied.

**Vacancy Rate** - Percentage of space in the market that is not currently occupied (Vacant square feet divided by inventory).

**Absorption** - The net change in vacant square feet over a given period of time.

This information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it.

Data provided by Xceligent, Inc.