



# Market Research

METROPOLITAN CHICAGO

INDUSTRIAL | YEAR-END 2009

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## YEAR-END 2009 MARKET STATISTICS

Sub-Market	Total Inventory Sq. Ft.	New Supply	Came On Market	Vacancy Rate Current Qtr	Vacancy Rate Prior Qtr	Net Absorption Current Qtr	Net Absorption Year-to-Date -Sq. Ft.	Leased Sq. Ft. Current Qtr.	Sold Sq. Ft. Current Qtr.	Under Constr. Current Qtr.	Ave Annual Asking Rate/Sf	Ave Asking Sales Price/SF
Central DuPage County	83,970,535	24,074	1,150,028	11.34%	10.77%	(634,148)	(1,461,382)	465,000	50,884	-	\$4.58	\$62.94
Chicago North	90,735,202	0	1,766,587	8.21%	6.95%	(1,221,520)	(2,148,699)	109,613	288,454	0	\$7.07	\$46.43
Chicago South	84,531,011	0	651,079	13.68%	13.42%	(242,032)	(3,332,271)	213,094	16,800	0	\$4.09	\$40.32
DeKalb County	19,171,307	0	155,000	6.48%	5.67%	(155,000)	(432,892)	-	0	0	\$3.92	\$42.76
Elgin I-90 corridor	27,707,751	0	399,046	12.80%	11.91%	(239,627)	50,149	22,500	34,706	0	\$5.20	\$68.40
Far South Suburbs	43,632,832	0	305,000	8.78%	8.56%	(295,000)	(1,059,818)	-	0	0	\$3.33	\$26.06
Fox Valley	89,039,155	0	1,162,648	15.19%	14.79%	(500,635)	(2,264,761)	521,165	120,848	47,000	\$4.00	\$59.42
I-290 North	77,409,060	0	750,850	12.83%	12.96%	(194,294)	(2,004,644)	498,962	46,981	0	\$4.38	\$41.41
I-290 South	44,116,541	0	251,122	11.32%	11.02%	(158,228)	(988,256)	35,180	10,000	0	\$5.06	\$43.67
I-39 Corridor*	16,186,944	0	122,000	6.95%	7.49%	86,742	(616,443)	208,742	0	0	\$2.87	\$15.36
I-55 Corridor	72,890,700	0	1,437,326	15.69%	15.35%	(204,751)	651,888	1,019,452	74,468	0	\$3.95	\$69.46
I-80/Joliet Corridor	66,642,944	0	382,500	18.94%	21.19%	1,385,906	2,013,737	44,813	1,723,593	0	\$3.34	\$49.70
Lake County	69,827,498	129,000	1,013,329	13.81%	13.61%	145,929	(1,653,421)	562,281	378,418	0	\$5.84	\$69.69
McHenry County	30,160,592	23,880	228,334	12.53%	12.07%	(94,439)	(967,669)	25,000	0	0	\$2.61	\$40.95
North Suburbs	58,606,409	0	818,048	8.48%	7.50%	(568,413)	(1,437,218)	196,099	53,536	0	\$4.61	\$54.00
Northwest Suburbs	34,146,205	0	556,051	11.39%	10.04%	(465,489)	(1,176,011)	29,612	35,500	0	\$4.95	\$70.82
O'Hare	140,582,393	30,000	1,893,055	12.58%	12.49%	(373,363)	(2,854,745)	1,218,916	233,643	0	\$5.52	\$62.37
South Suburbs	99,115,692	32,000	895,166	12.38%	12.43%	(158,616)	(788,822)	463,148	67,879	46,300	\$3.78	\$34.81
<b>Metro Chicago Total</b>	<b>1,148,472,771</b>	<b>238,954</b>	<b>13,937,169</b>	<b>12.45%</b>	<b>12.21%</b>	<b>(3,886,978)</b>	<b>(20,471,278)</b>	<b>5,633,577</b>	<b>3,135,710</b>	<b>93,300</b>	<b>\$4.39</b>	<b>\$49.92</b>
Northwest Indiana	60,929,618	0	314,695	9.87%	8.80%	(142,294)	(542,671)	87,275	54,466	0	\$3.15	\$16.49
Rockford Area*	43,089,197	0	274,058	7.99%	7.84%	(150,463)	(597,765)	123,595	0	40,000	\$2.67	\$21.93
Southeastern Wisconsin	59,459,196	30,000	309,340	11.55%	12.31%	417,548	(358,928)	672,888	0	1,560,000	\$3.90	\$33.03
<b>GRAND TOTAL</b>	<b>1,311,950,782</b>	<b>268,954</b>	<b>14,835,262</b>	<b>12.15%</b>	<b>11.91%</b>	<b>(3,762,187)</b>	<b>(21,970,642)</b>	<b>6,517,335</b>	<b>3,190,176</b>	<b>1,693,300</b>	<b>\$4.25</b>	<b>\$47.55</b>

## QUARTERLY COMPARISON AND TOTALS

Q4-09	1,311,950,782	268,954	14,835,262	12.15%	11.91%	(3,762,187)	(21,970,642)	6,517,335	3,190,176	1,693,300	\$4.25	\$47.55
Q3-09	1,311,681,828	1,209,978	16,060,407	11.91%	11.68%	(3,132,816)	(18,208,455)	8,531,831	1,586,220	1,795,990	\$4.22	\$47.12
Q2-09	1,310,449,108	1,736,815	17,497,598	11.68%	11.08%	(6,756,301)	(15,075,639)	6,318,517	2,860,921	3,040,912	\$4.30	\$46.81
Q1-09	1,308,712,293	3,402,188	21,162,131	11.08%	10.32%	(8,319,338)	(8,319,338)	6,053,681	3,503,798	4,571,982	\$4.53	\$49.49
Q4-08	1,303,948,259	6,404,856	18,402,404	10.32%	9.86%	(1,319,820)	(11,080,595)	6,808,794	3,747,977	7,404,198	\$4.61	\$54.23

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