

# MarketView

## Hartford Industrial Snapshot

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Third Quarter 2014

General Industrial	Bldgs	Total SF	Total Available SF	Total Vacant SF	Total Sublease SF	Available (%)	Vacant (%)	Sublease (%)	Quarter Absorption	YTD Absorption	Avg Asking Rent
Hartford	114	4,817,263	585,260	585,260	0	12.2%	12.2%	0.0%	700	125,500	\$5.52
Hartford North	455	27,515,261	4,105,412	3,960,332	30,000	14.9%	14.4%	0.1%	139,134	(47,913)	\$5.05
Bloomfield	152	6,461,878	765,305	765,305	30,000	11.8%	11.8%	0.5%	(41,812)	(112,366)	\$6.21
East Granby	36	1,343,864	225,994	221,914	0	16.8%	16.5%	0.0%	0	9,600	\$5.52
East Windsor	51	2,165,464	361,514	361,514	0	16.7%	16.7%	0.0%	1,008	(10,216)	\$4.93
Enfield	61	6,245,132	612,773	471,773	0	9.8%	7.6%	0.0%	(6,500)	(24,352)	\$3.46
Suffield	12	1,212,820	73,922	73,922	0	6.1%	6.1%	0.0%	0	0	\$6.06
Windsor	104	6,717,045	1,597,209	1,597,209	0	23.8%	23.8%	0.0%	100,118	45,827	\$5.69
Windsor Locks	39	3,369,058	468,695	468,695	0	13.9%	13.9%	0.0%	86,320	43,594	\$3.60
<b>Hartford West</b>	<b>237</b>	<b>10,152,763</b>	<b>705,627</b>	<b>705,627</b>	<b>31,667</b>	<b>7.0%</b>	<b>7.0%</b>	<b>0.3%</b>	<b>178,801</b>	<b>220,989</b>	<b>\$5.41</b>
Avon	14	729,006	77,130	77,130	0	10.6%	10.6%	0.0%	0	0	\$4.50
Bristol	84	4,143,199	331,839	331,839	0	8.0%	8.0%	0.0%	54,470	(2,594)	\$5.23
Farmington	44	1,926,642	161,627	161,627	31,667	8.4%	8.4%	1.6%	120,137	163,625	\$5.47
Plainville	15	317,118	16,666	16,666	0	5.3%	5.3%	0.0%	0	2,880	\$7.50
Simsbury	6	121,202	9,650	9,650	0	8.0%	8.0%	0.0%	0	0	\$7.50
Southington	30	1,538,135	34,784	34,784	0	2.3%	2.3%	0.0%	0	10,450	\$6.59
West Hartford	44	1,377,461	73,931	73,931	0	5.4%	5.4%	0.0%	4,194	46,628	\$5.92
<b>Hartford South</b>	<b>280</b>	<b>11,297,061</b>	<b>1,317,369</b>	<b>1,317,369</b>	<b>26,505</b>	<b>11.7%</b>	<b>11.7%</b>	<b>0.2%</b>	<b>9,496</b>	<b>159,197</b>	<b>\$4.82</b>
Berlin	74	3,316,161	176,970	176,970	0	5.3%	5.3%	0.0%	8,781	3,711	\$5.77
New Britain	54	1,648,292	158,615	158,615	0	9.6%	9.6%	0.0%	10,750	8,000	\$5.06
Newington	94	4,024,014	716,376	716,376	0	17.8%	17.8%	0.0%	16,470	196,124	\$4.30
Rocky Hill	42	1,626,176	137,967	137,967	26,505	8.5%	8.5%	1.6%	(26,505)	(41,138)	\$8.11
Wethersfield	16	682,418	127,441	127,441	0	18.7%	18.7%	0.0%	0	(7,500)	\$3.20
<b>Hartford East</b>	<b>385</b>	<b>17,308,025</b>	<b>2,765,759</b>	<b>2,741,326</b>	<b>125,794</b>	<b>16.0%</b>	<b>15.8%</b>	<b>0.7%</b>	<b>69,772</b>	<b>1,596</b>	<b>\$3.88</b>
East Hartford	112	4,803,897	1,320,351	1,306,918	125,794	27.5%	27.2%	2.6%	70,172	52,134	\$3.54
Glastonbury	37	898,511	52,995	52,995	0	5.9%	5.9%	0.0%	0	17,912	\$7.76
Manchester	90	5,716,575	390,564	390,564	0	6.8%	6.8%	0.0%	3,200	(53,550)	\$4.79
South Windsor	146	5,889,042	1,001,849	990,849	0	17.0%	16.8%	0.0%	(3,600)	(14,900)	\$3.92
<b>Suburban Hartford</b>	<b>1,357</b>	<b>66,273,110</b>	<b>8,894,167</b>	<b>8,724,654</b>	<b>213,966</b>	<b>13.4%</b>	<b>13.2%</b>	<b>0.3%</b>	<b>397,203</b>	<b>333,869</b>	<b>\$4.66</b>
<b>TOTAL</b>	<b>1,471</b>	<b>71,090,373</b>	<b>9,479,427</b>	<b>9,309,914</b>	<b>213,966</b>	<b>13.3%</b>	<b>13.1%</b>	<b>0.3%</b>	<b>397,903</b>	<b>459,369</b>	<b>\$4.71</b>