

# MarketView

## Hartford Industrial Snapshot

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Second Quarter 2014

Market	Bldgs	Total Sq. ft.	Total Available Sq. ft.	Total Vacant Sq. ft.	Total Sublease Sq. ft.	Available (%)	Vacant (%)	Sublease (%)	Quarter Net Absorption	YTD Absorption	Avg Asking Rent
<b>Hartford</b>	<b>114</b>	<b>4,817,263</b>	<b>585,960</b>	<b>585,960</b>	<b>0</b>	<b>12.2%</b>	<b>12.2%</b>	<b>0.0%</b>	<b>118,750</b>	<b>124,800</b>	<b>\$5.52</b>
Bloomfield	152	6,461,158	722,773	722,773	30,000	11.2%	11.2%	0.5%	(41,580)	(70,554)	\$6.21
East Granby	36	1,343,864	225,994	201,914	0	16.8%	15.0%	0.0%	0	9,600	\$5.52
East Windsor	51	2,165,464	362,522	362,522	0	16.7%	16.7%	0.0%	(16,300)	(11,224)	\$4.92
Enfield	60	6,010,132	371,273	230,273	0	6.2%	3.8%	0.0%	(22,903)	(17,852)	\$3.32
Suffield	12	1,212,820	73,922	73,922	0	6.1%	6.1%	0.0%	0	0	\$6.06
Windsor	104	6,744,241	1,697,567	1,697,567	0	25.2%	25.2%	0.0%	336	(54,291)	\$6.08
Windsor Locks	39	3,369,058	555,015	555,015	0	16.5%	16.5%	0.0%	(42,726)	(42,726)	\$3.52
<b>Hartford North</b>	<b>454</b>	<b>27,306,737</b>	<b>4,009,066</b>	<b>3,843,986</b>	<b>30,000</b>	<b>14.7%</b>	<b>14.1%</b>	<b>0.1%</b>	<b>(123,173)</b>	<b>(187,047)</b>	<b>\$5.20</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%	0	(57,064)	\$5.23
Farmington	44	1,926,642	281,764	281,764	31,667	14.6%	14.6%	1.6%	0	43,488	\$4.66
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	32,584	0	2.3%	2.1%	0.0%	10,450	10,450	\$6.59
West Hartford	44	1,377,461	78,125	78,125	0	5.7%	5.7%	0.0%	812	42,434	\$6.14
<b>Hartford West</b>	<b>237</b>	<b>10,152,763</b>	<b>829,958</b>	<b>827,758</b>	<b>31,667</b>	<b>8.2%</b>	<b>8.2%</b>	<b>0.3%</b>	<b>11,262</b>	<b>42,188</b>	<b>\$5.23</b>
Berlin	74	3,316,161	185,751	185,751	0	5.6%	5.6%	0.0%	(8,150)	(5,070)	\$5.77
New Britain	54	1,648,292	169,365	169,365	0	10.3%	10.3%	0.0%	(20,750)	(2,750)	\$5.04
Newington	94	4,024,014	732,846	732,846	0	18.2%	18.2%	0.0%	188,748	179,654	\$4.31
Rocky Hill	42	1,626,176	111,462	111,462	0	6.9%	6.9%	0.0%	5,130	(14,633)	\$8.11
Wetherfield	16	682,418	127,441	127,441	0	18.7%	18.7%	0.0%	0	(7,500)	\$3.20
<b>Hartford South</b>	<b>280</b>	<b>11,297,061</b>	<b>1,326,865</b>	<b>1,326,865</b>	<b>0</b>	<b>11.8%</b>	<b>11.8%</b>	<b>0.0%</b>	<b>164,978</b>	<b>149,701</b>	<b>\$4.83</b>
East Hartford	112	4,803,897	1,390,523	1,377,090	125,794	29.0%	28.7%	2.6%	(7,038)	(18,038)	\$3.61
Glastonbury	37	898,511	52,995	52,995	0	5.9%	5.9%	0.0%	10,800	17,912	\$7.76
Manchester	90	5,716,575	393,764	390,564	0	6.9%	6.8%	0.0%	(5,950)	(56,750)	\$4.86
South Windsor	146	5,889,042	998,249	987,249	0	17.0%	16.8%	0.0%	(11,600)	(11,300)	\$3.97
Hartford East	385	17,308,025	2,835,531	2,807,898	125,794	16.4%	16.2%	0.7%	(13,788)	(68,176)	\$3.93
<b>Suburban Hartford</b>	<b>1,356</b>	<b>66,064,586</b>	<b>9,001,420</b>	<b>8,806,507</b>	<b>187,461</b>	<b>13.6%</b>	<b>13.3%</b>	<b>0.3%</b>	<b>39,279</b>	<b>(63,334)</b>	<b>\$4.70</b>
<b>Total</b>	<b>1,470</b>	<b>70,881,849</b>	<b>9,587,380</b>	<b>9,392,467</b>	<b>187,461</b>	<b>13.5%</b>	<b>13.3%</b>	<b>0.3%</b>	<b>158,029</b>	<b>61,466</b>	<b>\$4.75</b>