



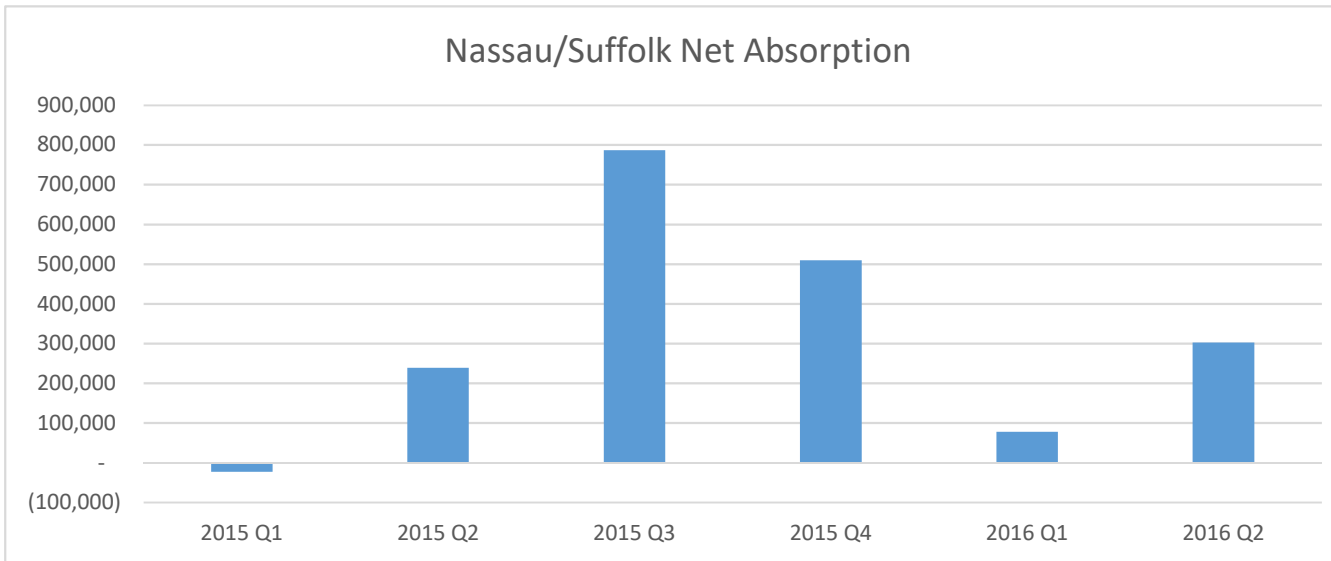
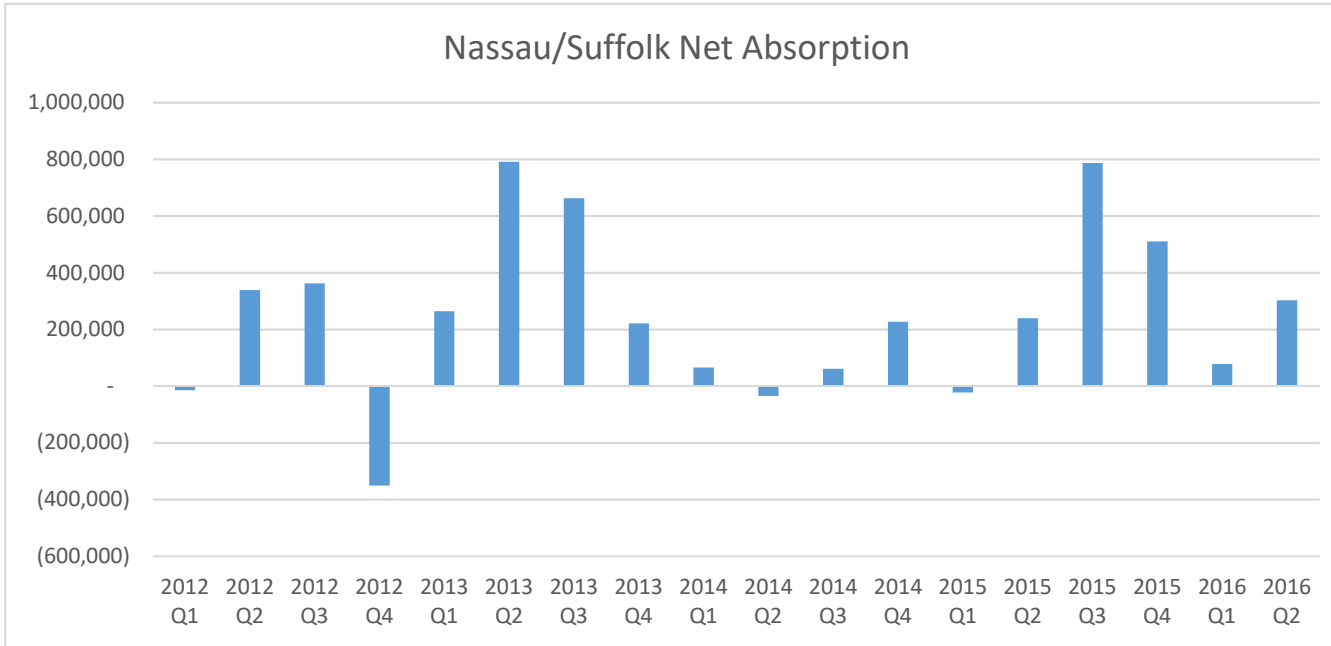
Description	2nd Q 2015	3rd Q 2015	4th Q 2015	1st Q 2016	2nd Q 2016	Trend
Vacancy Rate	4.40%	3.90%	3.50%	3.30%	3.00%	Down
Net Absorption	238,920	786,292	509,747	77,580	302,590	Up
Vacant Sublease Space	220,430	227,830	152,440	128,850	192,684	Down
Rental Rate (All Industrial)	\$ 9.29	\$ 9.82	\$ 9.97	\$ 9.99	\$ 9.98	Down
Rental Rate (Warehouse)	\$ 9.49	\$ 9.37	\$ 9.54	\$ 9.49	\$ 9.61	Up
Rental Rate (Flex)	\$ 13.69	\$ 13.67	\$ 13.62	\$ 14.10	\$ 13.15	Down
New Construction Delivered						-
SF of Industrial Inventory	163,683,925	164,053,633	164,217,386	164,314,111	165,268,941	Up
# of Industrial Bldg's	6,050	6,484	6,490	6,513	6,600	Up
Sales Activity - \$'s	\$ 59,905,000	\$ 74,072,490	\$ 118,729,250	\$ 89,130,249	\$ 86,627,075	Down
Sales Activity - # of Bldg's	19	23	36	22	22	-
Sales Activity - Total SF	733,346	915,461	1,450,920	936,507	1,039,883	Up
Sales Price PSF	\$ 81.69	\$ 83.84	\$ 81.83	\$ 95.17	\$ 83.30	Down

The second quarter 2016 vacancy rates came in at 3.0%, which is a down from the first quarter 2016. Flex properties had a vacancy rate of 4.9% which is an increase from the 3.8% vacancy rate of the first quarter 2016. The warehouse vacancy rate decreased to 2.9% at the end of the second quarter 2016, compared to 3.1% at the end of the first quarter 2016. Vacant industrial sublease space increased to 192,684 SF in the second quarter 2016 up from 121,090 SF in the first quarter 2016. No Vacant sublease space for flex properties were reported in the second quarter 2016. Vacant warehouse sublease space increased to 148,470 SF in the second quarter 2016 up from 121,090 SF in the first quarter 2016. Net absorption for the second quarter was positive, finishing at 302,590 square feet, a significant increase from the 35,500 SF of net absorption reported in the first quarter 2016. One building totaling 125,000 SF was completed in the second quarter 2016 with 328,262 SF still under construction. Looking at industrial building sales of 15,000 square feet or larger, Nassau and Suffolk County industrial sales figures decreased slightly during the second quarter 2016 in terms of dollar volume compared to the first quarter of 2016. In the second quarter 2016, 22 industrial transactions closed with a total volume of \$86,627,075. The 22 buildings totaled 1,039,883 SF and the average price per square foot equated to \$83.30 PSF. down from \$96.17 PSF in the first quarter 2016.



Net Absorption Graph

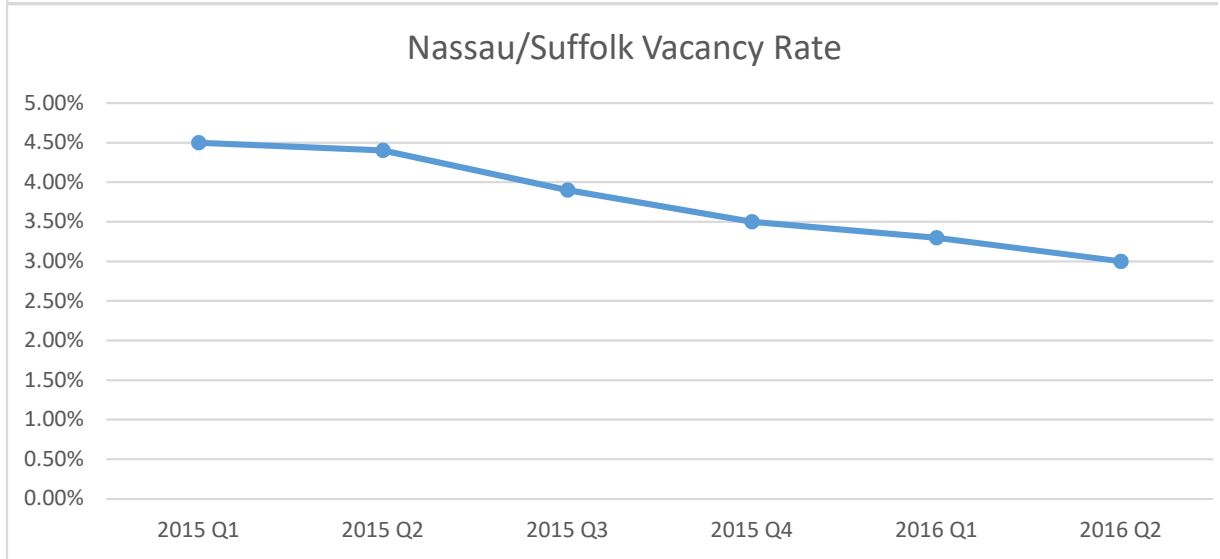
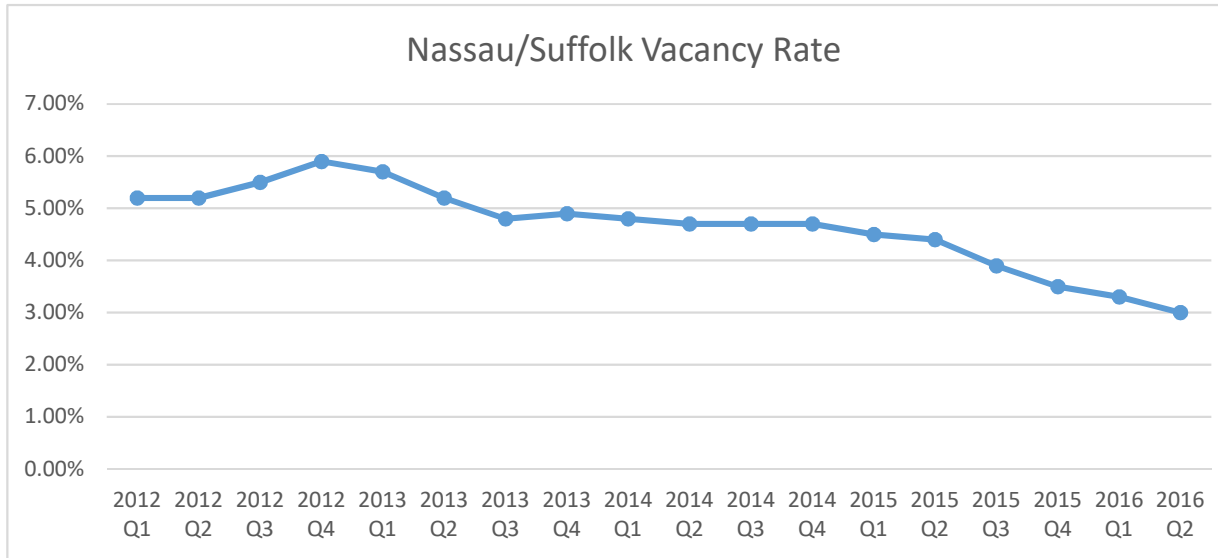
Period	Totals
2012 Q1	(14,774)
2012 Q2	338,752
2012 Q3	362,098
2012 Q4	(351,219)
2013 Q1	263,740
2013 Q2	791,530
2013 Q3	662,522
2013 Q4	220,550
2014 Q1	65,102
2014 Q2	(35,696)
2014 Q3	61,051
2014 Q4	226,750
2015 Q1	(22,616)
2015 Q2	238,920
2015 Q3	786,292
2015 Q4	509,747
2016 Q1	77,580
2016 Q2	302,590





Vacancy Rate Graph

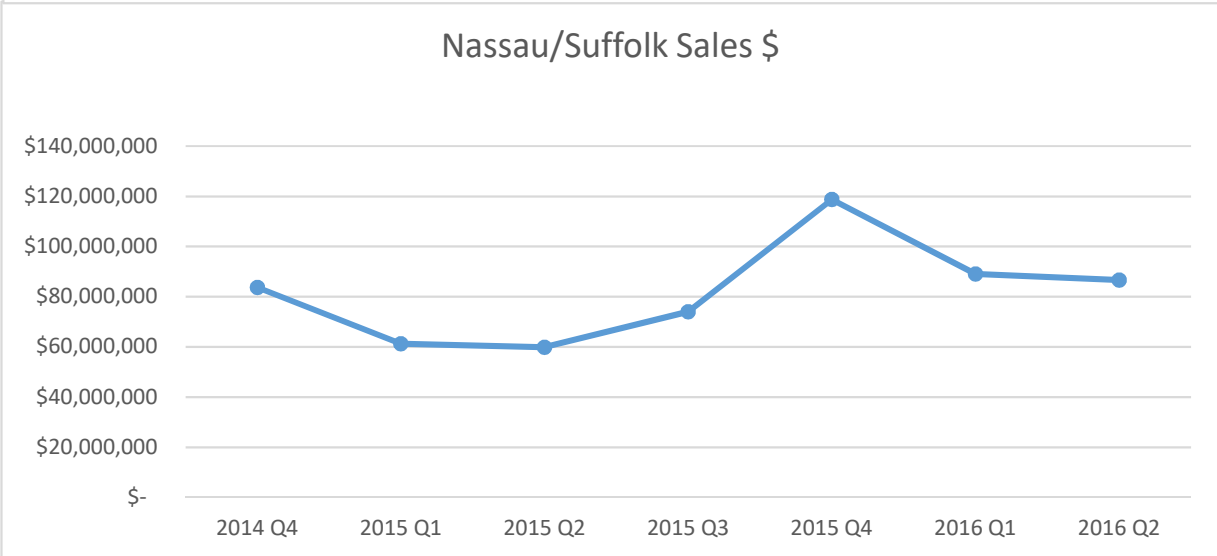
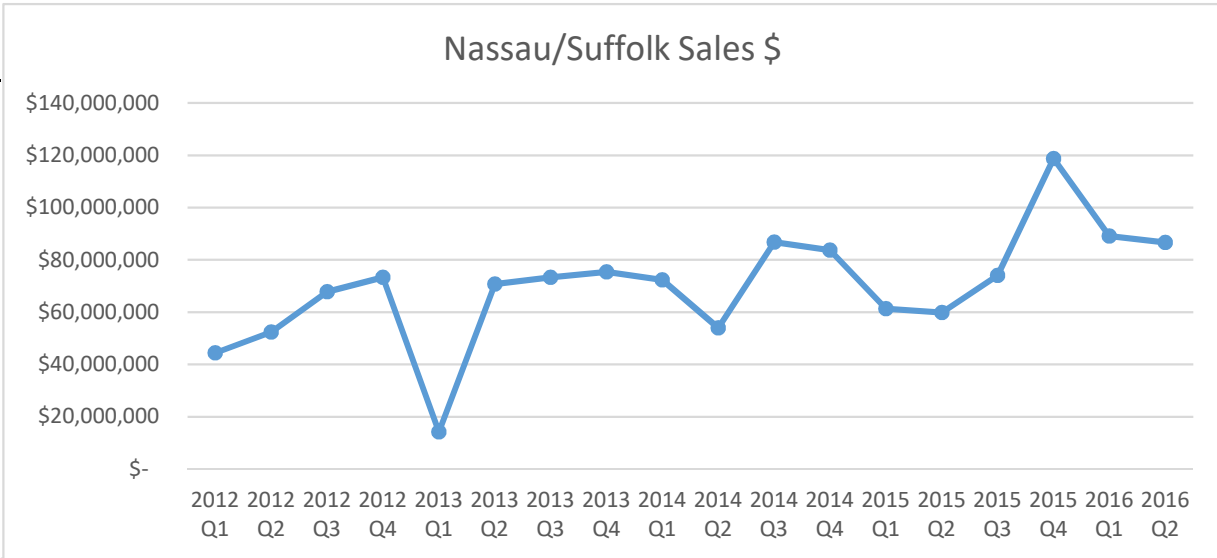
Period	Vac Rate
2012 Q1	5.20%
2012 Q2	5.20%
2012 Q3	5.50%
2012 Q4	5.90%
2013 Q1	5.70%
2013 Q2	5.20%
2013 Q3	4.80%
2013 Q4	4.90%
2014 Q1	4.80%
2014 Q2	4.70%
2014 Q3	4.70%
2014 Q4	4.70%
2015 Q1	4.50%
2015 Q2	4.40%
2015 Q3	3.90%
2015 Q4	3.50%
2016 Q1	3.30%
2016 Q2	3.00%





Nassau/Suffolk Sales \$

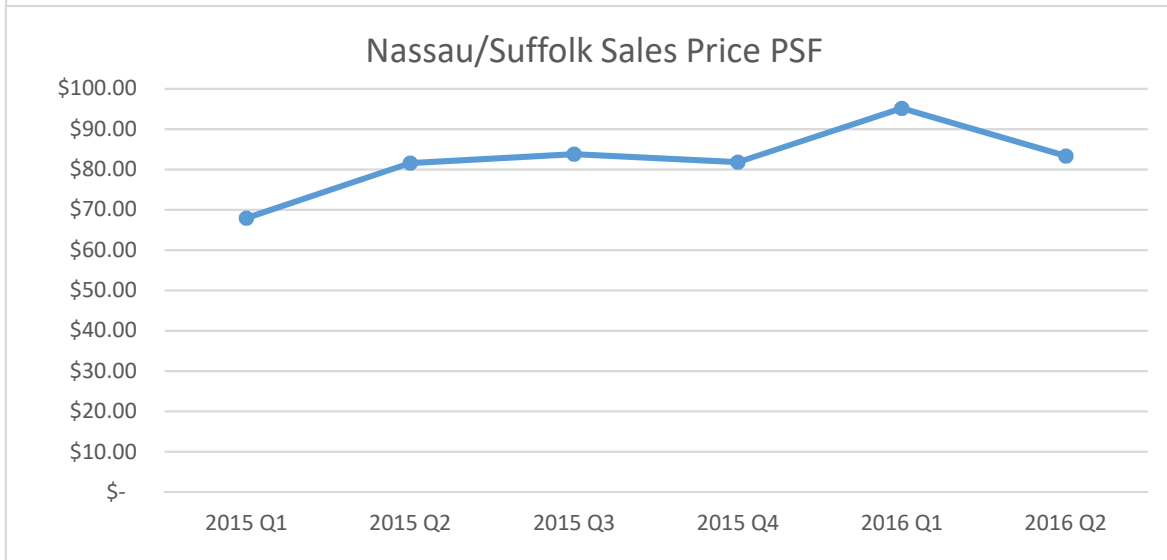
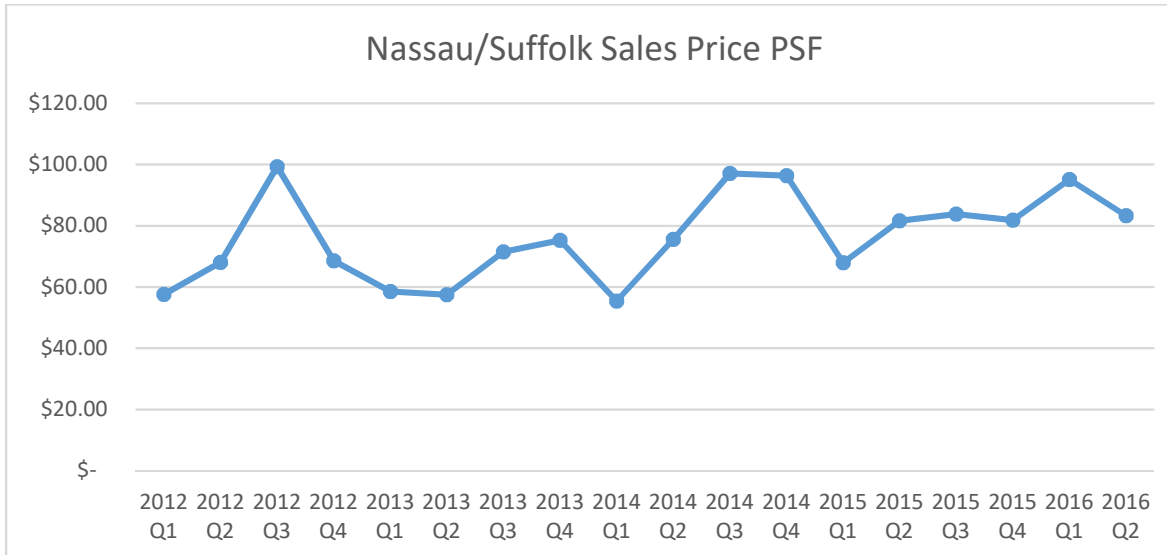
Period	Total Sales
2012 Q1	\$ 44,483,392
2012 Q2	\$ 52,338,054
2012 Q3	\$ 67,835,880
2012 Q4	\$ 73,280,320
2013 Q1	\$ 14,204,600
2013 Q2	\$ 70,755,000
2013 Q3	\$ 73,302,705
2013 Q4	\$ 75,425,545
2014 Q1	\$ 72,367,450
2014 Q2	\$ 53,930,955
2014 Q3	\$ 86,745,884
2014 Q4	\$ 83,714,152
2015 Q1	\$ 61,288,250
2015 Q2	\$ 59,905,000
2015 Q3	\$ 74,072,490
2015 Q4	\$ 118,729,250
2016 Q1	\$ 89,130,249
2016 Q2	\$ 86,627,075





Sales Price PSF

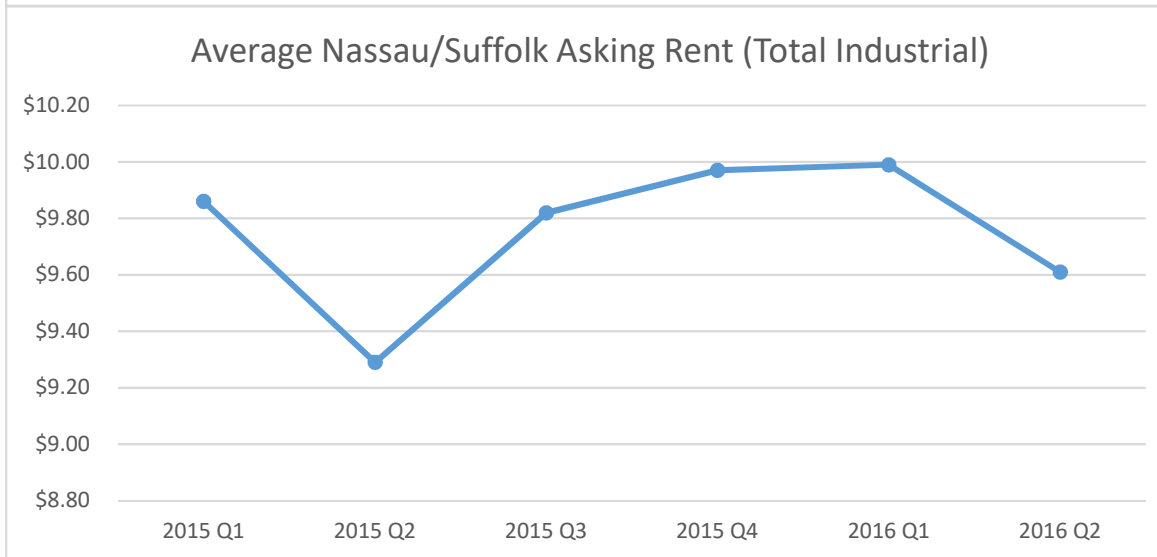
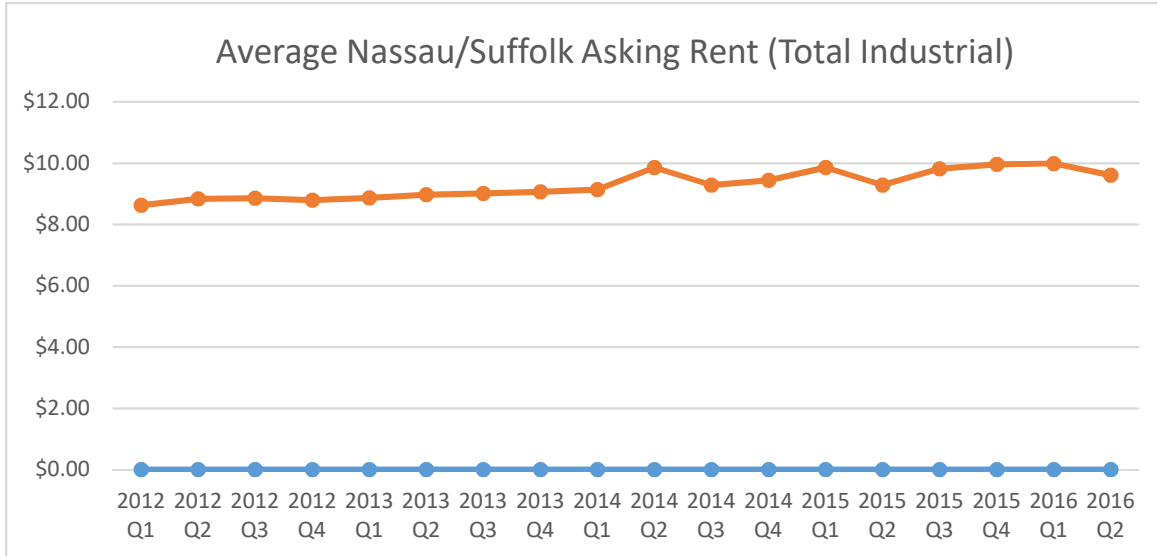
Period	\$ PSF
2012 Q1	\$ 57.59
2012 Q2	\$ 68.05
2012 Q3	\$ 99.35
2012 Q4	\$ 68.57
2013 Q1	\$ 58.60
2013 Q2	\$ 57.53
2013 Q3	\$ 71.53
2013 Q4	\$ 75.26
2014 Q1	\$ 55.45
2014 Q2	\$ 75.59
2014 Q3	\$ 97.11
2014 Q4	\$ 96.40
2015 Q1	\$ 67.96
2015 Q2	\$ 81.61
2015 Q3	\$83.84
2015 Q4	\$81.83
2016 Q1	\$ 95.17
2016 Q2	\$ 83.30





Average Nassau/Suffolk Asking Rent (Total Industrial)

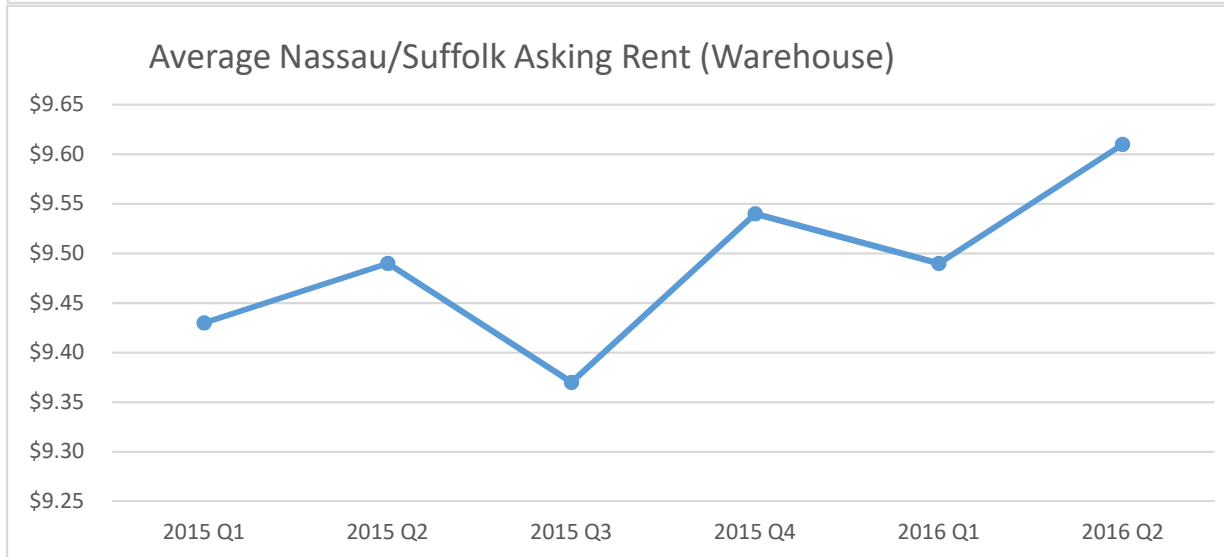
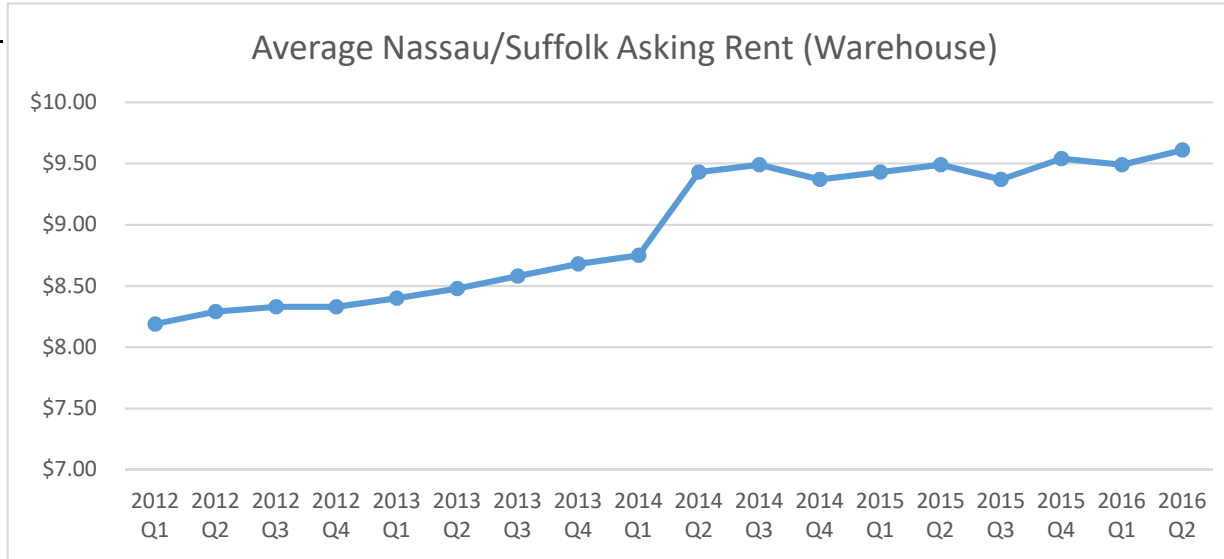
Period	Rent PSF
2012 Q1	\$ 8.63
2012 Q2	\$ 8.84
2012 Q3	\$ 8.86
2012 Q4	\$ 8.80
2013 Q1	\$ 8.87
2013 Q2	\$ 8.97
2013 Q3	\$ 9.01
2013 Q4	\$ 9.07
2014 Q1	\$ 9.14
2014 Q2	\$ 9.86
2014 Q3	\$ 9.29
2014 Q4	\$9.44
2015 Q1	\$9.86
2015 Q2	\$9.29
2015 Q3	\$9.82
2015 Q4	\$9.97
2016 Q1	\$9.99
2016 Q2	\$ 9.61





Average Nassau/Suffolk Asking Rent (Warehouse)

Period	Rent PSF
2012 Q1	\$ 8.19
2012 Q2	\$ 8.29
2012 Q3	\$ 8.33
2012 Q4	\$ 8.33
2013 Q1	\$ 8.40
2013 Q2	\$ 8.48
2013 Q3	\$ 8.58
2013 Q4	\$ 8.68
2014 Q1	\$ 8.75
2014 Q2	\$ 9.43
2014 Q3	\$ 9.49
2014 Q4	\$ 9.37
2015 Q1	\$ 9.43
2015 Q2	\$ 9.49
2015 Q3	\$ 9.37
2015 Q4	\$ 9.54
2016 Q1	\$ 9.49
2016 Q2	\$ 9.61





Average Nassau/Suffolk Asking Rent (Flex)

Period	Rent PSF
2012 Q1	\$ 14.11
2012 Q2	\$ 14.48
2012 Q3	\$ 14.47
2012 Q4	\$ 14.44
2013 Q1	\$ 14.59
2013 Q2	\$ 14.57
2013 Q3	\$ 14.22
2013 Q4	\$ 14.22
2014 Q1	\$ 14.24
2014 Q2	\$ 13.75
2014 Q3	\$ 13.69
2014 Q4	\$ 12.78
2015 Q1	\$ 13.75
2015 Q2	\$ 13.69
2015 Q3	\$ 13.67
2015 Q4	\$ 13.62
2016 Q1	\$ 14.10
2016 Q2	\$ 13.15

