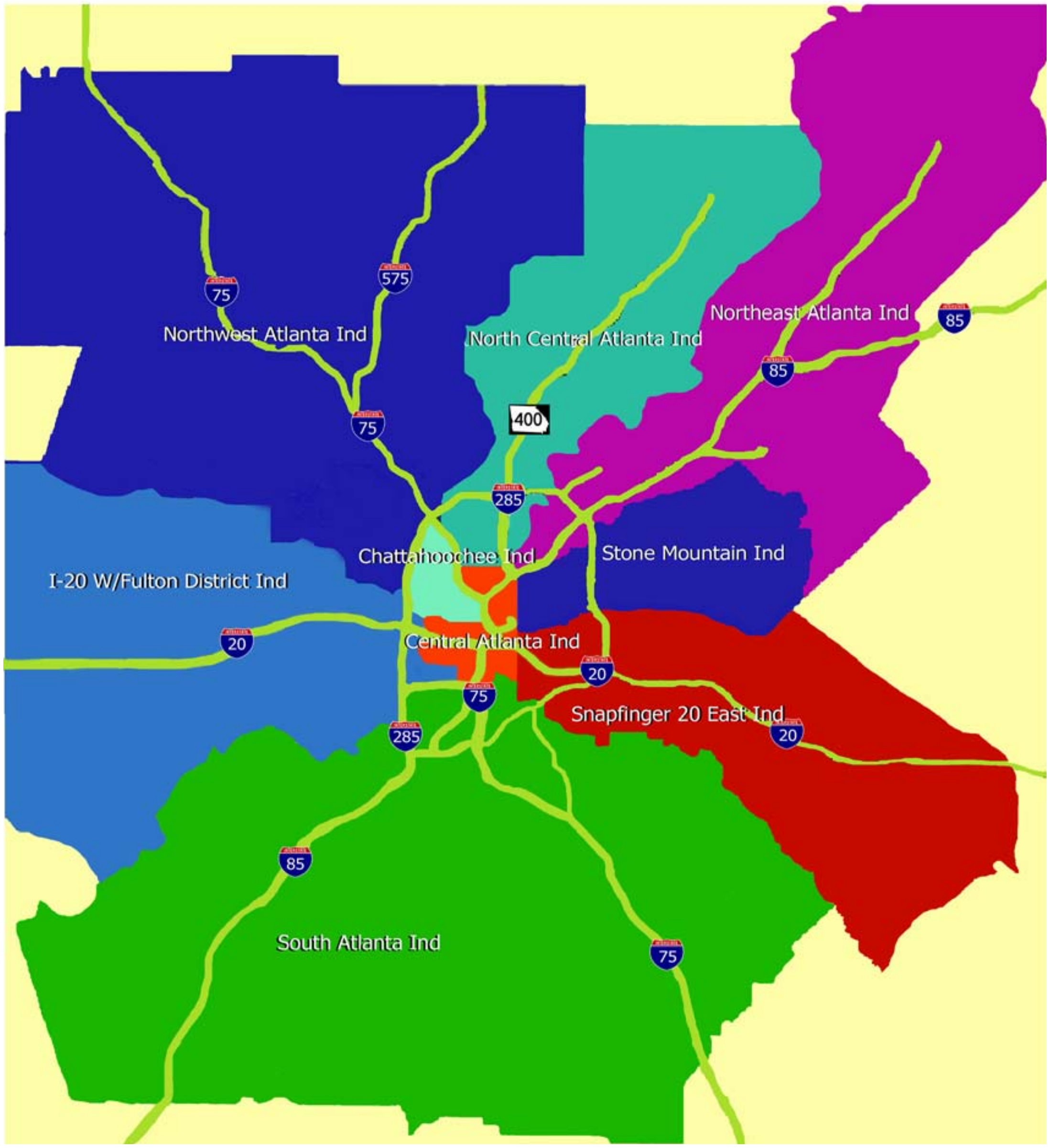

ATLANTA INDUSTRIAL MARKET PROFILE

4th Quarter 2009

Submarket	No. of Buildings	Existing Sq. Ft.	Direct & Sublease Vacant Sq. Ft.	Vacancy Rate	YTD Net Absorption (Sq. Ft.)	Space Under Const. (Sq. Ft.)	YTD New Deliveries (Sq. Ft.)
Central Atlanta	272	17,060,584	1,022,550	6.0%	(16,796)	0	0
Chattahoochee	417	21,004,027	1,369,875	6.5%	(367,673)	0	0
Fulton Ind./I-20 W	884	89,311,787	13,605,665	15.2%	(892,664)	0	75,680
North Central Atlanta	464	23,678,073	3,238,899	13.7%	(190,453)	0	0
Northeast/I-85	2,018	156,263,393	17,459,579	11.2%	(858,489)	0	349,000
Northwest/I-75	910	55,321,266	7,977,944	14.4%	(1,245,672)	18,750	573,783
Snapfinger/I-20 E	428	33,292,100	4,273,665	12.8%	(511,672)	0	0
South Atlanta	1,167	140,680,821	20,416,537	14.5%	656,422	0	550,000
Stone Mountain	472	25,973,895	3,544,784	13.6%	(715,588)	0	0
TOTAL	**7,032**	**562,585,946**	**72,909,498**	**13.0%**	**(4,142,585)**	**18,750**	**1,548,463**

Note: CoStar reports on a statistical base of all industrial buildings 15,000+ square feet.

Sources: CoStar Group and Ackerman & Co.