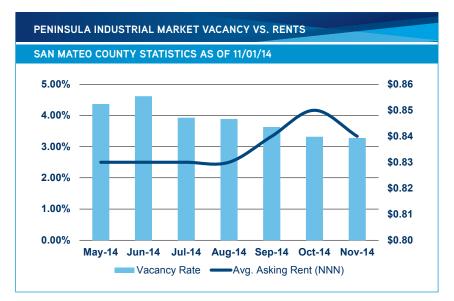


PENINSULA REPORT

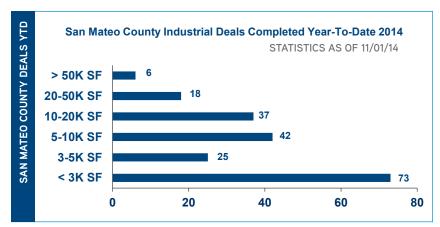
Industrial
November 2014

Colliers International - Redwood City



PENINSULA INDUSTRIAL VACANCY & RENTS					
SAN MATEO COUNTY STATISTICS AS OF 11/01/14					
	Vacancy Rate	Vacancy SF	Rent (NNN)		
Menlo Park	2.31%	70,728	\$0.83		
Redwood City	2.48%	103,889	\$0.99		
Belmont/San Carlos	1.31%	71,311	\$0.70		
San Mateo/Foster City	1.69%	21,500	\$0.60		
Burlingame	4.16%	197,416	\$0.96		
San Bruno/Millbrae	0.00%	0	N/A		
Brisbane/Daly City	8.36%	414,405	\$0.76		
South San Francisco	2.81%	462,458	\$0.88		
Total	3.28%	1,341,707	\$0.84		

COUNTY ABSORPTION YTD		2014 Gross	2014 Net
TION	Menlo Park	227,805	212,389
SR.	Redwood City	105,944	32,352
BS(Belmont/San Carlos	98,951	16,450
∀	San Mateo/Foster City	32,222	22,935
F	Burlingame	237,069	(90,358)
	San Bruno/Millbrae	19,657	19,657
0.	Brisbane/Daly City	246,567	(6,086)
¥	South San Francisco	987,726	573,082
AN MATEO	San Mateo County	1,955,941	780,421



ARKET NEW

- SF Express leased 27,519 square feet of industrial space at 320 Corey way in South San Francisco.
- Average asking rent for industrial space in San Mateo County has dropped 4 basis points from 3.32% down to 3.28% since last month.
- Only 2 industrial submarkets have negative year-to-date net absorption and they are Burlingame and Brisbane/Daly City.
- The sublease vacancy rate is still well under 1.00% coming in at 0.31% for this month.
- Redwood City remains the submarket with the highest average asking rate at \$0.99 NNN for industrial space in San Mateo County.

Unemploym	ent Rate
Sep 14	4.2
Aug 14	4.5
Jul 14	4.8
Jun 14	4.2
May 14	4.1
Apr 14	4.3
Mar 14	5.1
Feb 14	5.1
Jan 14	5.1
Dec 13	4.6
Nov 13	5.0
Oct 13	5.2
Sep 13	5.1
	Sep 14 Aug 14 Jul 14 Jun 14 May 14 Apr 14 Mar 14 Feb 14 Jan 14 Dec 13 Nov 13 Oct 13

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