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The framework of our business is built upon our relentless desire to be unsurpassed in the level of information, knowledge and expertise we impart to our clients. In pursuit of this goal, we have assembled a diverse staff of experienced professionals in several related fields, supplemented these individuals with teams of strategic consultants, and dedicated administrative staff including a full-time database administrator/researcher. Our professional staff brings multiple years of combined real estate experience to the service of our clients.

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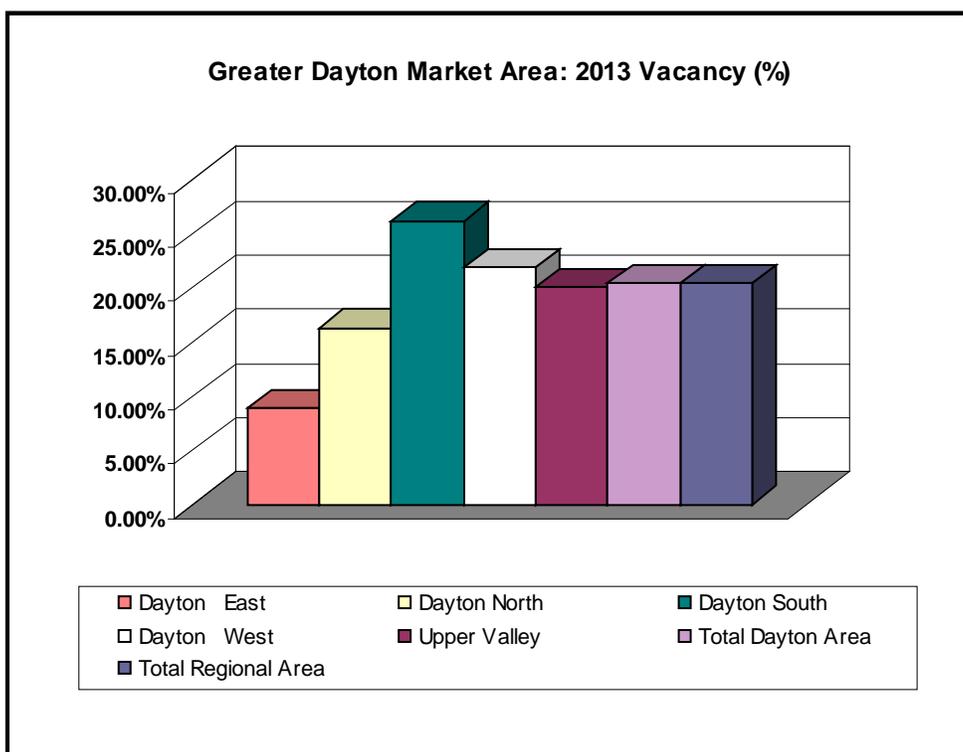
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## 2013 DAYTON INDUSTRIAL MARKET SURVEY

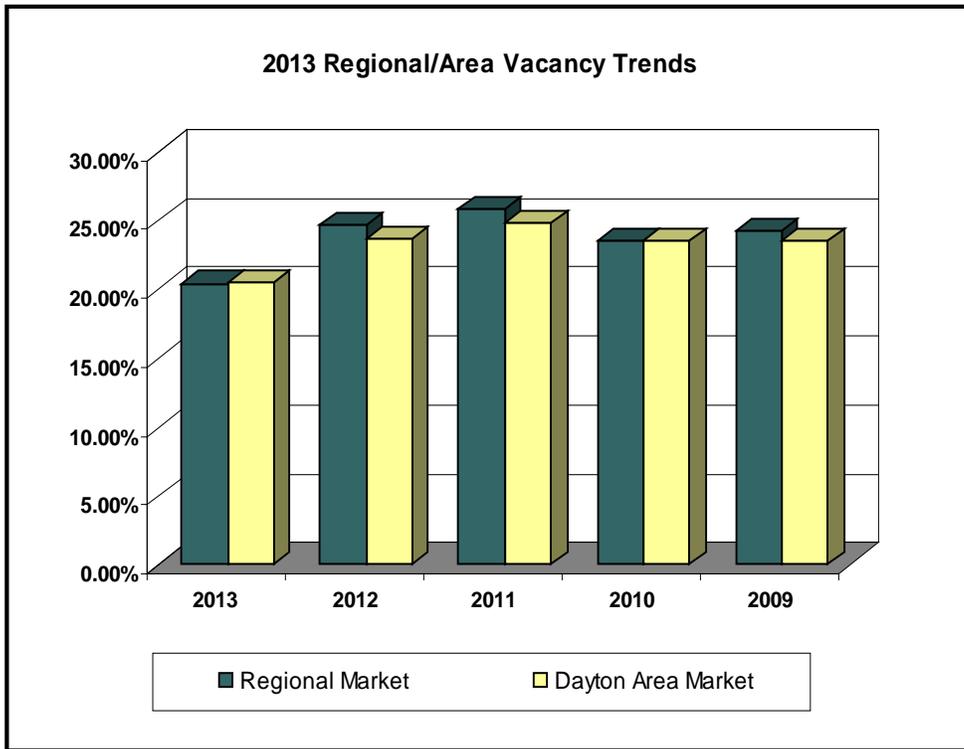
*Miller-Valentine Gem Real Estate Group's 2013 Industrial Market Survey* is a comprehensive survey intended to capture the current conditions and developing trends regarding Industrial space within the greater Dayton area. The facilities included in this study represent those, which are most reflective of the area's Industrial market.

In the 2013 survey, we have sampled 297 Industrial Buildings which have been segmented into five (5) distinct markets identified as Dayton East, Dayton North, Dayton South, Dayton West, and the Upper Valley Market. A total of 21,805,220 square feet of industrial/warehouse space was surveyed within these five (5) markets, of which 4,444,540 square feet, or 20.38% was reported to be vacant. This vacancy rate is down from the 2012 figure of 24.61%. The 2013 results are summarized in the following grid and chart.

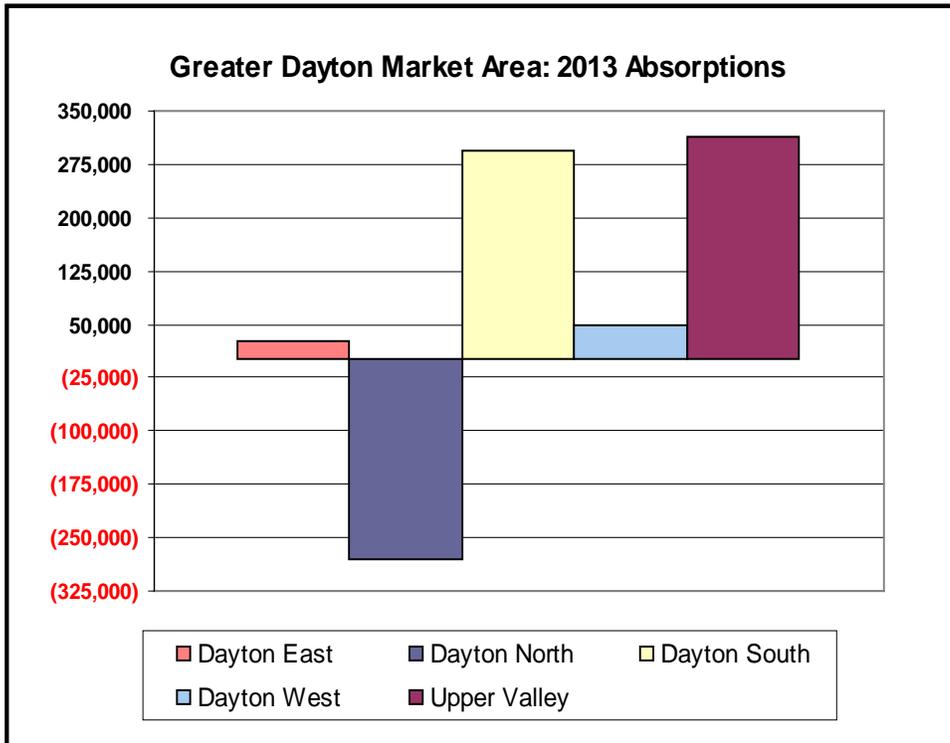
2013 Dayton Industrial Market Survey				
	#	GFA	Vac. s.f.	Vac. %
<i>Dayton East Market</i>	35	2,025,964	179,642	8.87%
<i>Dayton North Market</i>	91	6,699,416	1,091,964	16.30%
<i>Dayton South Market</i>	125	8,663,918	2,266,627	26.16%
<i>Dayton West Market</i>	7	1,114,810	244,118	21.90%
<i>Upper Valley Market</i>	39	3,301,112	662,189	20.06%
<i>Regional Market</i>	297	21,805,220	4,444,540	20.38%
<i>Dayton Area Market</i>	258	18,504,108	3,782,351	20.44%



A comparison of the Dayton Area and Regional Vacancy rates is illustrated on the following chart.



Within the regional market, a positive absorption of 401,781 square feet of space occurred in 2012-2013 survey period. The Dayton Area market experienced a positive absorption of 88,417 square feet during the 2012-2013 survey period. Illustrated on the following chart, is the 2012-2013 absorption by sub-market.



The grid below illustrates a summary of the 2013, 2012, 2011, 2010 and 2009 vacancy rates and absorption results for the surveyed markets:

**2013 Dayton Industrial Market Survey Vacancy Rates and Absorption Results**

Market Area	2013			2012			2011			2010			2009		
	GFA	Vac. %	2012-13 Absorb.	GFA	Vac. %	2011-12 Absorb.	GFA	Vac. %	2010-11 Absorb.	GFA	Vac. %	2009-10 Absorb.	GFA	Vac. %	2008-09 Absorb.
Dayton East	2,025,964	8.87%	25,274	2,025,964	10.11%	(103,116)	1,992,241	5.11%	156,260	1,992,241	12.95%	146,584	1,992,241	20.31%	24,078
Dayton North	6,699,416	16.30%	(279,231)	4,971,296	16.41%	240,288	5,025,095	21.47%	110,606	5,072,637	23.73%	(248,085)	5,028,118	18.92%	(113,578)
Dayton South	8,663,918	26.16%	294,127	8,684,458	29.49%	26,026	8,203,903	31.26%	(515,188)	8,218,139	25.39%	88,747	8,154,645	26.68%	(484,194)
Dayton West	1,114,810	21.90%	48,247	1,240,948	33.72%	(99,183)	1,184,810	26.95%	(5,000)	1,184,810	26.53%	(9,200)	1,184,810	25.75%	(35,800)
Upper Valley	3,301,112	20.06%	313,364	3,290,976	29.64%	195,482	3,108,115	31.49%	(163,852)	3,127,690	23.89%	97,360	2,948,807	28.64%	(310,921)
Regional	21,805,220	20.38%	401,781	20,213,642	24.61%	259,497	19,514,164	25.85%	(416,374)	19,984,243	25.58%	138,626	19,308,621	24.24%	(920,415)
Dayton Area	18,504,108	20.44%	88,417	16,922,666	23.64%	64,015	16,406,049	24.78%	(253,322)	16,467,827	23.46%	(21,954)	16,359,814	23.45%	(609,494)

Specifically, in the Dayton Area market, we have surveyed 258 Industrial Buildings, which included properties in the submarkets of East, North, South and West. Within these sampled markets, a grand total of 18,504,108 square feet of space was surveyed, of which 3,782,351 square feet, or 20.44%, was reported to be vacant.

Next, we will examine each of the five (5) distinct markets identified as *Dayton: East, Dayton: North, Dayton: West, Dayton: South, and the Upper Valley Region.*

### Dayton East

In the *East Industrial* market, a total of (35) facilities were surveyed. This market accounts for a total of 2,025,964 square feet of space, of which 179,642 square feet, or 8.87%, was reported to be vacant. This market indicates a net positive absorption of 25,274 square feet. For the *East* market, quoted annual lease rates range from \$11.00/square foot to \$11.00/square foot for office space, from \$2.95/square foot to \$7.00/square foot for warehouse space and from \$2.00/square foot to \$3.50/square foot on a blended basis.

### Dayton North

In the *North Industrial* market, a total of (91) facilities were surveyed. This market accounts for a total of 6,699,416 square feet of space, of which 1,091,964 square feet, or 16.30%, was reported to be vacant. This market reflected a net negative absorption of (279,231) square feet. For the *North* market, quoted annual lease rates range from \$8.75/square foot to \$9.35/square foot for office space, from \$2.25/square foot to \$5.75/square foot for warehouse space and from \$2.70/square foot to \$5.95/square foot on a blended basis.

### Dayton South

In the *South Industrial* market, a total of (125) facilities were surveyed. This market accounts for a total of 8,663,918 square feet of space, of which 2,266,627 square feet, or 26.16%, was reported to be vacant. This indicates a net positive absorption for the *South* market of 294,127 square feet. A large percentage of the vacant space in the *South* market is within bulk industrial facilities. For the *South* market, quoted annual lease rates range from \$5.50/square foot to \$16.00/square foot for office space, from \$2.25/square foot to \$6.00/square foot for warehouse space and from \$4.00/square foot to \$6.50/square foot on a blended basis.

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### Dayton West

In the *West Industrial* market, a total of (7) facilities were surveyed. This market accounts for a total of 1,114,810 square feet of space, of which 244,118 square feet, or 21.90%, was reported to be vacant. This indicates a net positive absorption for the *West* market of 48,247 square feet. For the *West* market, quoted annual lease rates range from \$7.50/square foot to \$16.87/square foot for office space, from \$2.00/square foot to \$4.50/square foot for warehouse space and from \$1.49/square foot to \$1.49/square foot on a blended basis.

### Upper Valley

In the *Upper Valley Industrial* market, a total of (39) facilities were surveyed. This market accounts for a total of 3,301,112 square feet of space, of which 662,189 square feet, or 20.06% was reported to be vacant. This indicates a net positive absorption for the *Upper Valley* market of 313,364 square feet. For the *Upper Valley* market, quoted annual lease rates range from \$1.25/square foot to \$3.25/square foot for warehouse space and from \$3.95/square foot to \$3.95/square foot on a blended basis.

**Miller-Valentine Gem Real Estate Group** is a full-service commercial, industrial and investment real estate resource company offering a wide variety of professional services including Leasing and Sales, Property Management and Consulting. Additional Real Estate Advisory Services are provided by our associate company The Gem Real Estate Advisory Group. These Advisory Services include Appraisal, Litigation Valuation, Public Sector Services, and Corporate Services.

The information published in **Miller-Valentine Gem Real Estate Group's 2013 Industrial Market Study** reflects market conditions during the Second quarter of 2013. All data contained herein are believed to be accurate and have been compiled from one or more of the following sources: property owners, property managers, leasing agents, and/or public records. All information furnished by others is believed to be reliable. **Miller-Valentine Gem Real Estate Group** makes no warranties regarding the accuracy of this information, which is subject to change without notice.

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