

A Year of Strong Market Activity

Bulk Market Update
Indianapolis, Indiana

3rd
Quarter
2008



Market Drivers

Amazon - over the past six months, Amazon (AMZ) has leased 1.6 million square feet. The activity is split between two facilities, the largest of which is 947,333 square feet. Both of Amazon's facilities will receive an interior LEED Certification.

Siemens - Siemens Healthcare Diagnostics leased 320,000 square feet of Plainfield Distribution Center, as part of a multi-state consolidation. The new operation will serve all of North America.

YTD Leasing Activity
Over 5 million square feet of leasing activity

Bulk Vacancy Continues to Fall

Due to the banner start of 2008, vacancy is on a decline.

1st Qtrr
17.85%



3rd Qtrr
12.5%

Industrial Notable Transactions

Southwest	Amazon	947,000	2008
Southeast	Cooper Tire	808,000	2008
Northwest	Amazon	630,000	2008
Southwest	Monsanto	600,000	2008
Northwest	LaCrosse Footware	380,000	2008
Southwest	Siemens	320,000	2008
Southwest	Ozbourne Hessey	214,000	2008
Northwest	Pitney Bowes	182,000	2008
East	Adidas	162,000	2008

NAI Olympia Partners

Commercial Real Estate Services, Worldwide.

The information contained herein was obtained from sources we believe to be reliable. We cannot be responsible, however, for error, omissions, prior sale, and withdrawal from the market or changes in price. Broker makes no representation as to the environmental or structural condition of the property and recommend independent investigation by all parties.



Matt J. Dickerson, SIOR, CCIM with NAI Olympia Partners, specializing in Corporate Real Estate, Industrial Sales and Leasing, Landlord and Tenant Representation. Matt focuses on providing real estate solutions for companies throughout the United States including corporate relocation, site selection, build to suit analysis.

In recent years, Matt has completed over 200 transactions, totaling more than \$95 million with clients such as: Roadway Transportation, International Paper, First Industrial, Insight Distribution, GE Capital and Republic Property Group.

Matt is earned several awards in the industry and is involved in several organizations including Society of Industrial and Office Realtors (SIOR), Council of Supply Chain Management Professionals (CSCMP) and Certified Commercial Investment Member (CCIM). Matt was the youngest recipient of the prominent Duke Realty Corporation Top Producer Indiana Industrial in 2006.



Chip C. Barnes, SIOR specializes in Industrial property acquisition, disposition and leasing, and multi-market corporate services. Chip's strong analytical skills combined with his keen ability to research a market's competitive landscape, has made him an invaluable source for client's strategic planning and negotiations. In the last 3 years alone, Chip has completed over 65 industrial transactions valued in excess of \$110 million.

Chip has received several industry awards including Duke Realty's Top Indiana Broker Award, First Industrial Realty's First Class Award, CoStar Group's Power Broker Award, NAI Olympia Partners' Charlie Hustle Award and NAI Olympia Partners' Top Associate Producer.

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