

*Real value in a changing world*

Contact: Tim Gallen  
Phone: +1 925 930 9848  
Email: [Tim@Gallen.com](mailto:Tim@Gallen.com)

Andrew Neilly  
+1 925 930 9848  
[Andrew@Gallen.com](mailto:Andrew@Gallen.com)

## Seattle Region Industrial Space Sees Uptick in Absorption

**SEATTLE, April 30, 2010** – Jones Lang LaSalle’s first quarter statistics on the status of the industrial real estate market show an uptick in industrial absorption in the Seattle region. This analysis is delivered quarterly as part of the firm’s Pacific Northwest Industrial Newsletter.

“There was noticeable increase in the actual absorption of industrial space in the regional market from the 208,325 square feet left on the market at the end of the fourth quarter 2009, to 113,132 square feet available at the end of the first quarter 2010,” said Gary Danklefsen, Jones Lang LaSalle’s Seattle Market Director.

Vacant industrial space for 50,000+ square foot buildings, in the first quarter, dropped slightly from 6.8 percent at year-end to 6.6 percent at the end of the first quarter of 2010. Rents also dropped on average from \$6.14 a square foot to \$6.05 per foot. Jones Lang LaSalle industrial space specialists reported several other market factors:

- Container unit shipments (TEU twenty-foot equivalent unit) counts are up at Port of Seattle by 33.3 percent from this time last year.
- Although the overall market posted negative absorption, two counties were in the positive. Pierce County had a positive absorption of 42,935 square feet, and Thurston County posted a positive absorption of 167,035 square feet for first quarter 2010.
- The state of Washington experienced positive job growth of 12,400 new jobs, marking the first increase since November 2008 and the biggest one-month gain in nearly three years.
- The U.S. Army Corps of Engineers recently reduced the risk threat of flooding in the Kent Valley Flood Plain along the Green River -- from a 1 in 3 probability of flooding in January 2009, to a 1 in 25 probability since November 2009. There are two solutions being proposed for the overall infrastructure improvements designed to reduce potential flood problems of the Howard Hanson Dam. One solution would be an interim fix, and another would involve a more permanent fix. The interim fix would extend the grout curtain that was installed in the fall 2009 by another 625 feet to a total of 1,000 feet at a cost of \$44 million. The permanent fix being studied would most likely involve extending the dam itself by inserting a concrete wall along the entire right abutment. Estimates of the cost exceed \$500 million. These amendments would make the area more attractive for the development of additional industrial space.

## Seattle Region Industrial Space See Uptick in Absorption – Page 2

Jones Lang LaSalle (NYSE:JLL) is a financial and professional services firm specializing in real estate. The firm offers integrated services delivered by expert teams worldwide to clients seeking increased value by owning, occupying or investing in real estate. With 2009 global revenue of \$2.5 billion, Jones Lang LaSalle serves clients in 60 countries from 750 locations worldwide, including 180 corporate offices. The firm is an industry leader in property and corporate facility management services, with a portfolio of approximately 1.4 billion square feet worldwide. LaSalle Investment Management, the company's investment management business, is one of the world's largest and most diverse in real estate with more than \$40 billion of assets under management. For further information, please visit our Web site, [www.joneslanglasalle.com](http://www.joneslanglasalle.com).

###