INDUSTRIAL OVERVIEW
Bill Throne

THANKS OWE TO THE REPORTERS:
Ron Biesecker Thalhimer/Cushman and Wakefield
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INTRODUCTION 2008
“HIGH CUBE” CHALLENGED
INDUSTRIAL CORE STILL HEALTH
2009 FORECAST
CONCLUSION

2008

JOB GROWTH
UNEMPLOYMENT
FINANCIAL MARKETS
RECENT ANNOUNCEMENTS

2008
Nestle Waters (January 2008) Chesapeake
ArvinMeritor (January 2008) Chesapeake
Montague Farms (May 2008) Windsor
Kraft Foods/Planters Peanuts (June 2008) Expansion/Suffolk
OOCL Logistics (July 2008) Suffolk
Polaris (July 2008) Chesapeake
ADS (August 2008) Expansion/Virginia
Cryomax (Sept 2008) Chesapeake
Greatwide Logistics (October 2008) Suffolk
US Auto Parts (January 2009) Chesapeake
Greatwide Logistics (January 2009) Expansion/Suffolk

GVA ADVANTIS NOW 16 LOCATIONS

Virginia named “Best State to do Business!”
**2008**

- **GVA ADVANTIS**
  - **TOTAL TRANSACTION VOLUME**: $1,038,781,427
  - **TOTAL SQUARE FEET**: 15,837,107
  - **NUMBER OF DEALS**: 1,374
  - **TOTAL ACRES**: 42,316
  - **TOTAL MANAGED PROPERTIES**: 13,825,847 Square Feet
  - **TOTAL CONSTRUCTION VOLUME**: $51,000,000

**“HIGH CUBE” SPACE CHALLENGED**

- **PORT BENEFITS ARE LEGITIMATE**
- **ECONOMY MAY WORK TO OUR FAVOR**
- **APPLAUD THE “PIONEERS”**
- **ONE OR TWO TENANTS…**

**INDUSTRIAL CORE STILL HEALTHY**

**INDUSTRIAL CORE STILL HEALTHY**
INDUSTRIAL CORE STILL HEALTHY

2009 FORECAST

2009 FORECAST

WAVERTON COMMERCE PARK

2009 FORECAST
CONCLUSION

- THINK REGIONALLY
- THANK THE MILITARY
- HAVE FAITH IN THE PORT OF VIRGINIA
- WORK FOR OUR INDUSTRIAL COMMUNITY