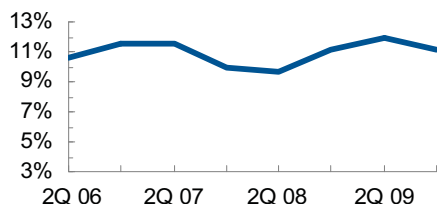
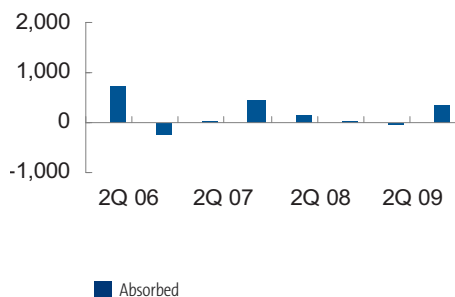




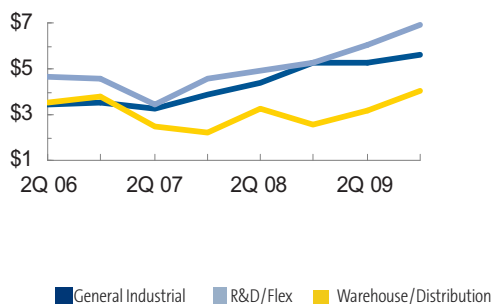
Vacancy Rate
Quarterly



Absorption
Quarterly (in Thousands of SF)



Asking Rental Rates
Quarterly (\$/SF/Yr. Triple Net)



Industrial Market Remains Steady

Overall vacancies dipped slightly to 11.1 percent during the second half of 2009 from the previous level of 11.9 percent. The vacancy rate started 2009 at 11.1 percent. During the last six months, approximately 250,000 square feet of space available for lease was added to the marketplace that. The most significant addition was the Wausau Paper property totaling 105,000 square feet that became available for lease or for sale. Even with this increase in total space available, total vacant space decreased by approximately 190,000 square feet during the last six months of the year and was primarily the result of two major lease transactions. A major lease for more than 100,000 square feet occurred on the north side of Appleton on Ballard Road and over 400,000 square feet was leased on Midway Road in Menasha. With the recessionary pressures in the marketplace, the industrial real estate segment continues to be stable with relative equilibrium. As mentioned in the previous Industrial Trends Report, this equilibrium can be fragile. Although this area has seen job losses and plant closings associated with the current recession, it appears that the industrial real estate component has not been adversely affected in the last 12 to 18 months. Since real estate lags the economy by 6 to 12 months, the true impact on available space will not be experienced until late 2010. Asking rents for industrial properties edged up slightly to approximately \$5.65 per square foot while warehouse distribution asking rents were approximately \$4.00 per square foot.

FORECAST

- The real impact on available space will not be experienced until late 2010.
- The industrial real estate segment will remain steady.

Industrial Trends Report—Fourth Quarter 2009

Appleton, WI

By Submarket	Total SF	Vacant SF	Total Vacancy %	NET ABSORPTION		Under Construction SF	ASKING RENT	
				Current	Year To Date		WH/Dist	R&D/Flex
Downtown	161,891	15,000	9.3%	-	-	-	-	-
East	6,668,973	332,545	5.0%	78,688	113,038	-	-	\$6.97
Oshkosh	10,651,348	496,359	4.7%	11,000	11,000	-	\$2.84	\$6.25
Outlying Area	6,399,231	1,341,733	21.0%	400,500	355,669	30,250	\$4.70	\$5.89
West	4,454,040	962,995	21.6%	(114,056)	(155,930)	-	\$4.72	\$7.35
Totals	28,335,483	3,148,632	11.1%	376,132	323,777	30,250	\$4.07	\$6.91

By Property Type	Total SF	Vacant SF	Total Vacancy %	Current	Year To Date	Under Construction SF	ASKING RENT
							WH/Dist
General Industrial	22,190,731	1,845,373	8.3%	83,313	15,963	30,250	\$5.63
R&D/Flex	888,627	151,683	17.1%	(18,355)	9,215	-	\$6.91
Warehouse/Distribution	5,256,125	1,151,576	21.9%	311,174	298,599	-	\$4.07
Totals	28,335,483	3,148,632	11.1%	376,132	323,777	30,250	\$5.00

Grubb & Ellis Office Locations

as of 4th Quarter 2009



Grubb & Ellis—Appleton

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INDUSTRIAL TERMS AND DEFINITIONS

Inventory: Industrial Inventory includes all multi-tenant, single tenant and owner-occupied buildings at least 5,000 square feet.

Industrial Product Types: Industrial buildings are categorized as warehouse/distribution, general industrial, R&D/flex and incubator based on their physical characteristics including percent office build-out, clear height, typical bay depth, typical suite size, type of loading and typical uses.

Vacancy and Availability: The vacancy rate is the amount of physically vacant space divided by the inventory and includes direct and sublease vacant. The availability rate is the

amount of space available for lease divided by the inventory.

Net Absorption: The net change in physically occupied space over a period of time.

Asking Rent: The dollar amount asked by landlords for available space expressed in dollars per square foot per year in most parts of the country and dollars per square foot per month in areas of California and selected other markets. Industrial rents are expressed as triple net where all costs including, but not limited to, real estate taxes, insurance and common area maintenance are borne by the tenant on a pro rata basis. The asking rent for each building in the market is

weighted by the amount of available space in the building.

* Grubb & Ellis statistics are audited annually and may result in revisions to previously reported quarterly and final year-end figures.