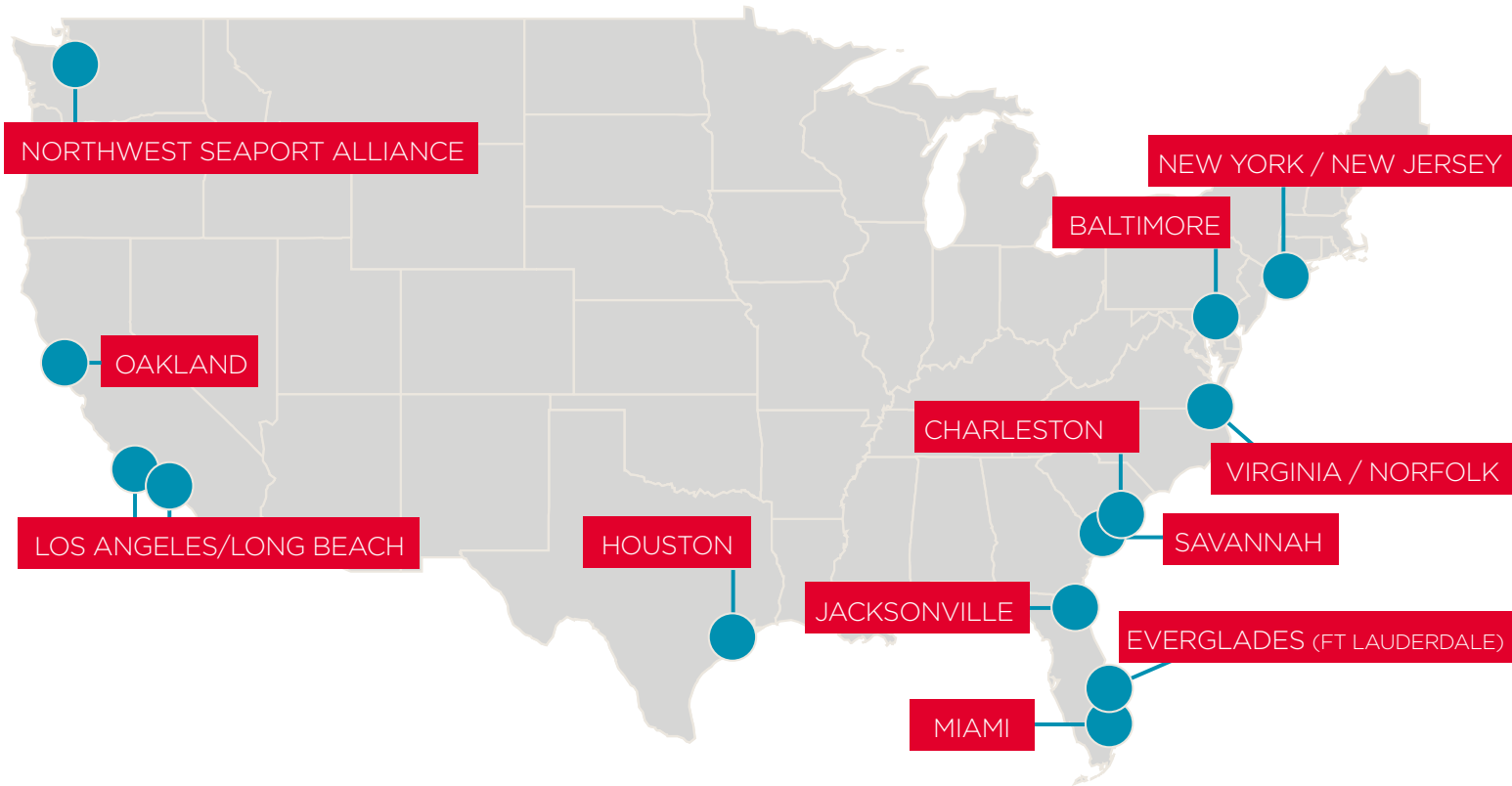


# Ocean Freight Volume and Industrial Real Estate Year-End 2017



Port Name	2017 Total Container Volume (TEUs)	% of Traffic	Annual Change 2017 vs 2016	Existing Industrial Inventory	Overall Vacancy 4Q2017	Overall Net Rental Rate 4Q2017	2017 Total Leasing Activity	2017 Total Net Absorption	2017 Construction Completions	UC 4Q2017
<b>LOS ANGELES/LONG BEACH</b>	16,887,708	37.2%	8.03%	1,867,644,074	2.2%	\$9.60	85,660,566	25,563,352	25,697,290	33,109,351
Import Volume	8,579,278	40.9%	7.41%							
Export Volume	3,370,451	27.4%	0.67%							
<b>NEW YORK/NEW JERSEY</b>	6,710,817	14.8%	7.34%	628,920,096	3.8%	\$8.15	25,608,362	13,524,052	9,791,029	10,905,338
Import Volume	3,396,469	16.2%	6.05%							
Export Volume	1,415,322	11.5%	4.37%							
<b>SAVANNAH, GA</b>	4,046,216	8.9%	11.02%	55,642,703	1.2%	\$4.62	5,039,311	6,023,943	5,435,719	3,388,742
Import Volume	1,875,833	8.9%	12.27%							
Export Volume	1,372,453	11.2%	7.70%							
<b>NORTHWEST SEAPORT ALLIANCE</b>	3,665,329	8.1%	1.37%	206,252,441	4.3%	\$8.95	11,732,207	2,628,291	3,404,001	4,131,901
Import Volume	1,380,652	6.6%	-0.79%							
Export Volume	927,345	7.5%	-5.78%							
<b>VIRGINIA/NORFOLK</b>	2,841,016	6.3%	6.98%	97,358,305	4.4%	\$5.28	3,229,011	2,199,127	599,580	245,000
Import Volume	1,276,335	6.1%	8.63%							
Export Volume	1,014,570	8.3%	0.84%							
<b>HOUSTON</b>	2,459,107	5.4%	12.66%	416,388,219	6.3%	\$6.44	20,981,848	5,189,643	5,145,688	6,438,689
Import Volume	1,076,033	5.1%	21.61%							
Export Volume	966,197	7.9%	5.47%							
<b>OAKLAND, CA</b>	2,420,837	5.3%	2.16%	205,185,318	3.0%	\$10.43	12,808,175	(327,206)	1,240,589	3,470,319
Import Volume	919,523	4.4%	4.05%							
Export Volume	930,826	7.6%	-1.81%							
<b>CHARLESTON, SC</b>	2,177,550	4.8%	9.08%	65,973,979	8.1%	\$5.52	2,412,415	497,959	1,759,985	5,322,048
Import Volume	955,285	4.6%	8.15%							
Export Volume	804,203	6.5%	7.41%							
<b>JACKSONVILLE</b>	1,076,627	2.4%	9.71%	107,082,686	4.0%	\$5.37	4,514,146	4,149,099	2,573,476	814,005
Import Volume	293,685	1.4%	16.32%							
Export Volume	410,920	3.3%	7.44%							
<b>EVERGLADES (FT LAUDERDALE)</b>	1,074,885	2.4%	1.53%	87,825,789	2.9%	\$9.27	3,976,774	1,314,642	664,923	1,538,751
Import Volume	359,246	1.7%	5.39%							
Export Volume	442,411	3.6%	5.65%							
<b>MIAMI</b>	1,047,304	2.3%	1.61%	157,981,410	4.7%	\$8.45	7,064,849	1,301,929	3,067,904	3,172,892
Import Volume	395,343	1.9%	0.36%							
Export Volume	390,135	3.2%	2.90%							
<b>BALTIMORE</b>	962,480	2.1%	10.62%	205,536,774	6.4%	\$5.70	8,842,465	6,984,154	3,804,351	5,322,329
Import Volume	473,807	2.3%	11.25%							
Export Volume	240,574	2.0%	3.33%							
<b>TOTAL PORT VOLUME</b>	<b>45,369,876</b>	<b>100%</b>	<b>7.28%</b>							
Import Volume	20,981,488	100%	7.64%							
Export Volume	12,285,407	100%	2.42%							
<b>Port Markets Total</b>				<b>4,101,791,794</b>	<b>3.5%</b>	<b>\$7.51</b>	<b>191,870,129</b>	<b>69,048,985</b>	<b>63,184,535</b>	<b>77,859,365</b>
<b>U.S. TOTAL</b>				<b>14,254,374,086</b>	<b>5.1%</b>	<b>\$5.84</b>	<b>545,935,180</b>	<b>246,341,028</b>	<b>246,050,822</b>	<b>242,262,914</b>
<b>Port Markets as % of U.S.</b>				<b>28.8%</b>			<b>35.1%</b>	<b>28.0%</b>	<b>25.7%</b>	<b>32.1%</b>

NOTE: % of Traffic - TEU traffic captured as % of total volume of the seaports in this study. Import and Export volume do not include empties (only loaded). Total Includes empties.

Market for Ports of Los Angeles & Long Beach = Los Angeles, Orange County and Inland Empire, New York/New Jersey = Central & Northern NJ, Oakland = East Bay (Oakland & Contra Costa), Virginia = Hamptons Road, Northwest Alliance = Seattle & Puget Sound.

For more information, please contact:

**Tina Arambulo**  
 Industrial Research Director | Los Angeles Basin  
 +1 310 525 1918  
[tina.arambulo@cushwake.com](mailto:tina.arambulo@cushwake.com)