

## MARKET DATA

### SIZE & VACANCY OF THE MARKET

**Class C and Above | Frederick County & Winchester**

#### Office

**2.9mm** total square footage  
**108k** vacant  
**3.8%** vacancy rate

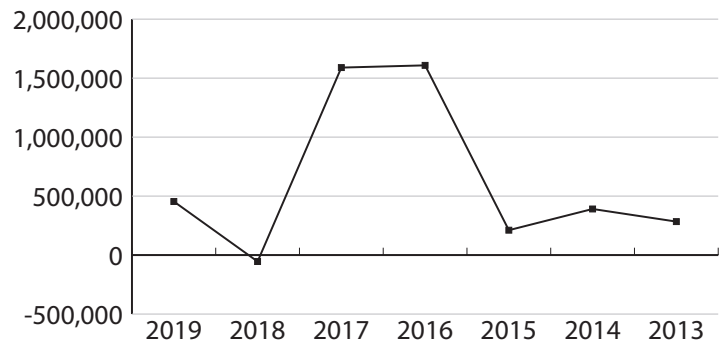
#### Industrial

**20.1mm** total square footage  
**918k** vacant  
**4.6%** vacancy rate

Industrial Absorption



<b>2019</b>	69,296 sq. ft. (YTD)
<b>2018</b>	-54,753 sq. ft.
<b>2017</b>	1,589,289 sq. ft.
<b>2016</b>	1,608,221 sq. ft.
<b>2015</b>	210,969 sq. ft.
<b>2014</b>	390,707 sq. ft.
<b>2013</b>	283,708 sq. ft.



### LARGEST INDUSTRIAL USERS BY SQUARE FOOTAGE

COMPANY	TYPE	SQUARE FEET*	EMPLOYEES	OWNERSHIP
<b>Home Depot</b>	logistics	1,700,878	500-999	lease
<b>Trex Company</b>	manufacturing & logistics	1,167,483	500-999	mix of lease & own
<b>Rubbermaid Commercial Products</b>	manufacturing & logistics	1,105,309	500-999	mix of lease & own
<b>Amazon</b>	logistics	1,016,041	500-999	own
<b>McKesson</b>	logistics	450,056	100-249	lease
<b>Kohl's</b>	logistics	420,000	250-499	own
<b>Fiat Chrysler   Mopar</b>	logistics	400,400	1-99	lease
<b>Kraft Heinz</b>	manufacturing	344,700	250-499	lease
<b>Mercury Paper</b>	communications	338,000	1-99	lease
<b>Ozburn - Hessey Logistics</b>	logistics	300,000	1-99	lease
<b>Ford Motor Co</b>	manufacturing & logistics	252,000	1-99	own
<b>Crown Beverage Packaging</b>	manufacturing	216,470	100-249	own
<b>Fortessa</b>	logistics	208,564	100-249	own
<b>Bender Warehouse Co.</b>	logistics	200,000	1-99	lease
<b>FedEx</b>	business services	170,820	1-99	lease

Source: CoStar

Last Updated | October 2019

\* Sq. Ft. includes space leased or owned in Winchester & Frederick County