

Empire State Manufacturing Survey: Supplemental Report

February 2009

For release February 17, 2009

Manufacturers Foresee Decline in Demand for Leased Space

Supplementary questions in the February 2009 *Empire State Manufacturing Survey* focused on firms' current and expected use of both owned and leased commercial space. These questions had not been asked in earlier surveys.

On average, respondents indicated that they owned close to three-quarters of the space they used in New York State and leased the remainder. When asked how the total amount of space they currently held—owned and leased—compared with the amount they required, nearly 62 percent reported that they currently held about the “right amount,” while 27 percent said that they currently held too much; just 12 percent said they held too little space.

Of all the commercial space reported by manufacturers in the survey, owned industrial space—which includes warehousing—accounted for 73 percent of total space used, while leased industrial space accounted for another 13 percent. Office space represented another 10 percent and retail another 1 percent—again, mostly owned, as opposed to leased. Looking ahead to the end of 2009, respondents indicated that they planned to cut back on the amount of industrial space they leased, but expected a modest increase in the volume of space they owned. Little or no change was anticipated in other categories.

1) Of all the space you use in New York State, approximately what percentage do you own (as opposed to lease)?

Average Percentage of Space	
Owned	72.3
Leased	27.7

2) Relative to your space requirements, would you say that the amount of space your business currently holds is too much, about the right amount, or too little space?

Percentage of Respondents	
Hold too much	26.7
Hold the right amount	61.6
Hold too little	11.6

3) Currently, approximately how many square feet of space do you lease and/or own for your business in each of these categories ?

	Percentage of Total Square Feet Reported	
	Leased	Owned
Industrial space	13.3	72.8
Office space	1.2	8.6
Retail space	0.1	1.2
Other	0.0	2.8

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4) Looking ahead to the end of 2009, approximately how many square feet of office space do you expect to lease and/or own in each of these categories?

	Average Expected Percentage Change	
	Leased Space	Owned Space
Industrial space	-17.1	2.6
Office space	-1.1	0.6
Retail space	0.0	0.0
Other	n.a.	0.0