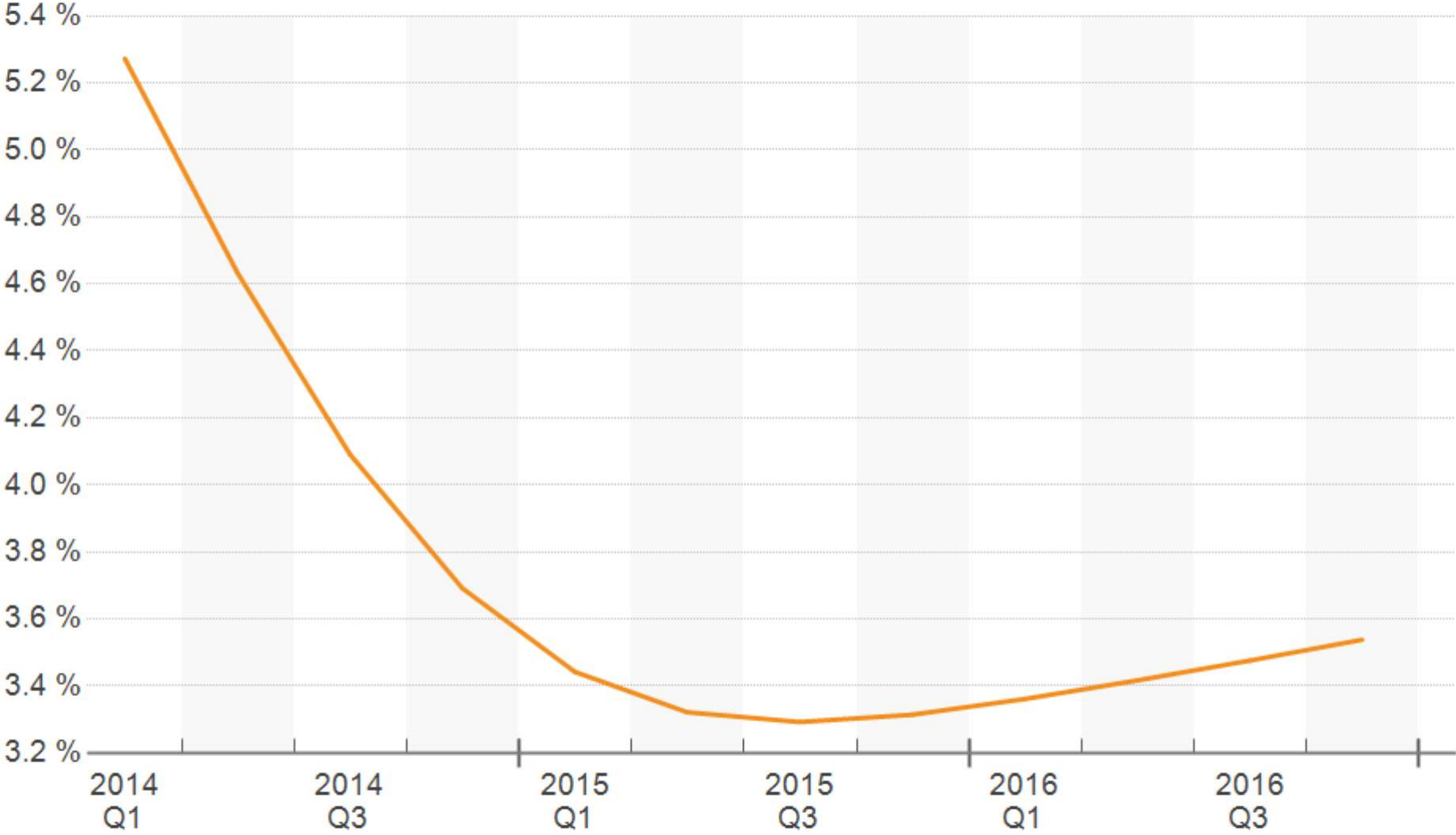


Greeley & Surrounding Area - Industrial/Flex

Vacancy Rate



Greeley & Surrounding Area - Industrial/Flex

Availability	Survey	5-Year Avg
Rent Per SF	\$7.99	\$6.39
Vacancy Rate	3.7%	6.4%
Vacant SF	493,253	846,177
Availability Rate	4.8%	8.1%
Available SF	641,440	1,093,572
Sublet SF	14,230	6,145
Months on Market	6.9	11.6

Inventory	Survey	5-Year Avg
Existing Buildings	566	561
Existing SF	13,355,830	13,252,546
12 Mo. Const. Starts	36,000	35,851
Under Construction	0	193,595
12 Mo. Deliveries	77,674	144,650

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	48,921	230,057
12 Mo. Leasing SF	104,914	150,926

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$80	\$54
Asking Price Per SF	\$88	\$55
Sales Volume (Mil.)	\$20	\$27
Cap Rate	-	7.4%