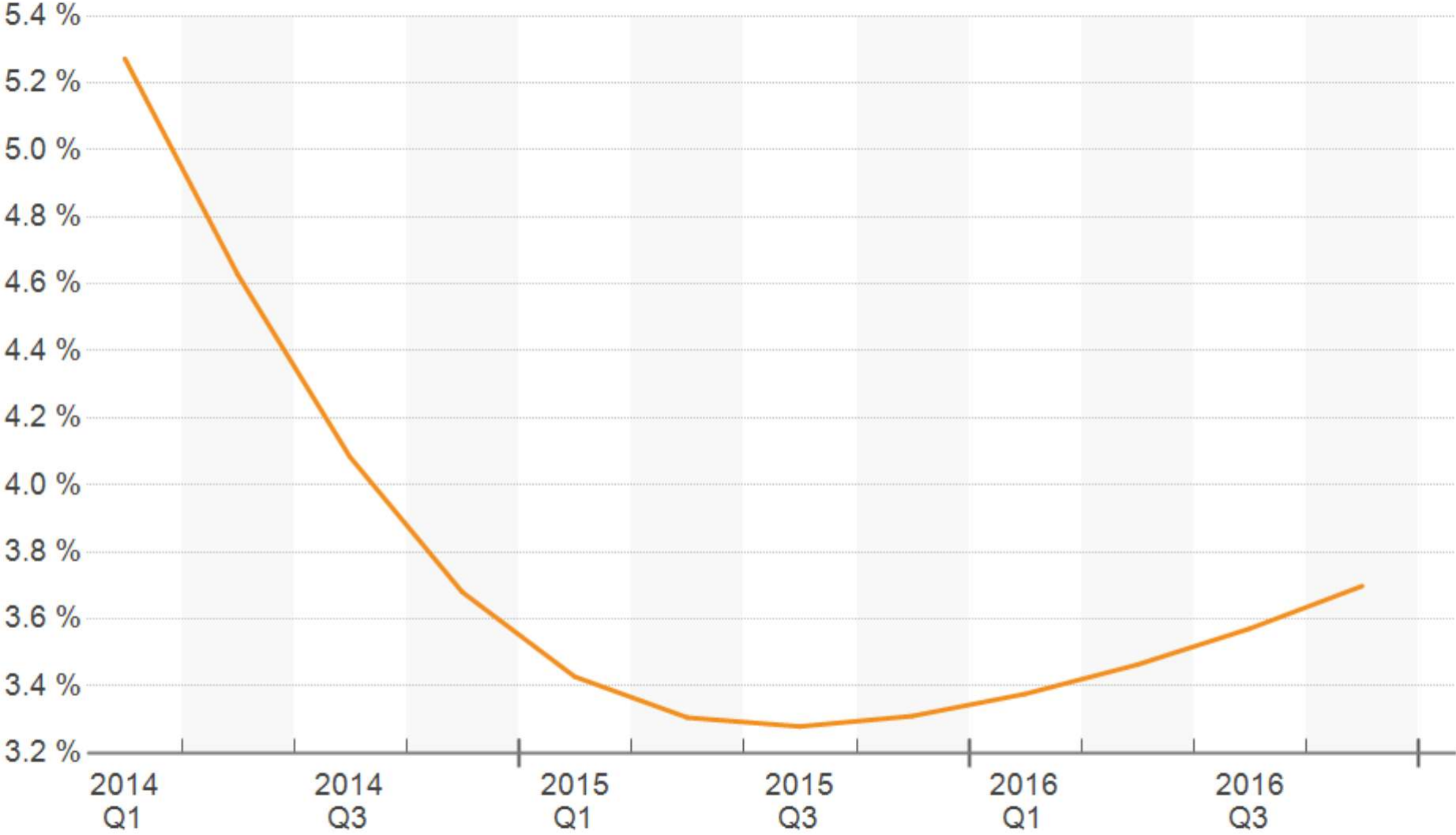


# Greeley & Surrounding Area - Industrial/Flex

## Vacancy Rate



## Greeley & Surrounding Area - Industrial/Flex

<b>Availability</b>	<b>Survey</b>	<b>5-Year Avg</b>
Rent Per SF	\$8.70	\$6.39
Vacancy Rate	4.2%	6.4%
Vacant SF	557,634	846,177
Availability Rate	5.3%	8.1%
Available SF	704,126	1,093,572
Sublet SF	8,322	6,145
Months on Market	7.6	11.6

<b>Inventory</b>	<b>Survey</b>	<b>5-Year Avg</b>
Existing Buildings	566	561
Existing SF	13,352,191	13,252,546
12 Mo. Const. Starts	67,137	35,851
Under Construction	34,776	193,595
12 Mo. Deliveries	74,035	144,650

<b>Demand</b>	<b>Survey</b>	<b>5-Year Avg</b>
12 Mo. Absorption SF	-19,099	230,057
12 Mo. Leasing SF	125,401	150,926

<b>Sales</b>	<b>Past Year</b>	<b>5-Year Avg</b>
Sale Price Per SF	\$41	\$48
Asking Price Per SF	\$89	\$56
Sales Volume (Mil.)	\$22	\$23
Cap Rate	-	7.4%