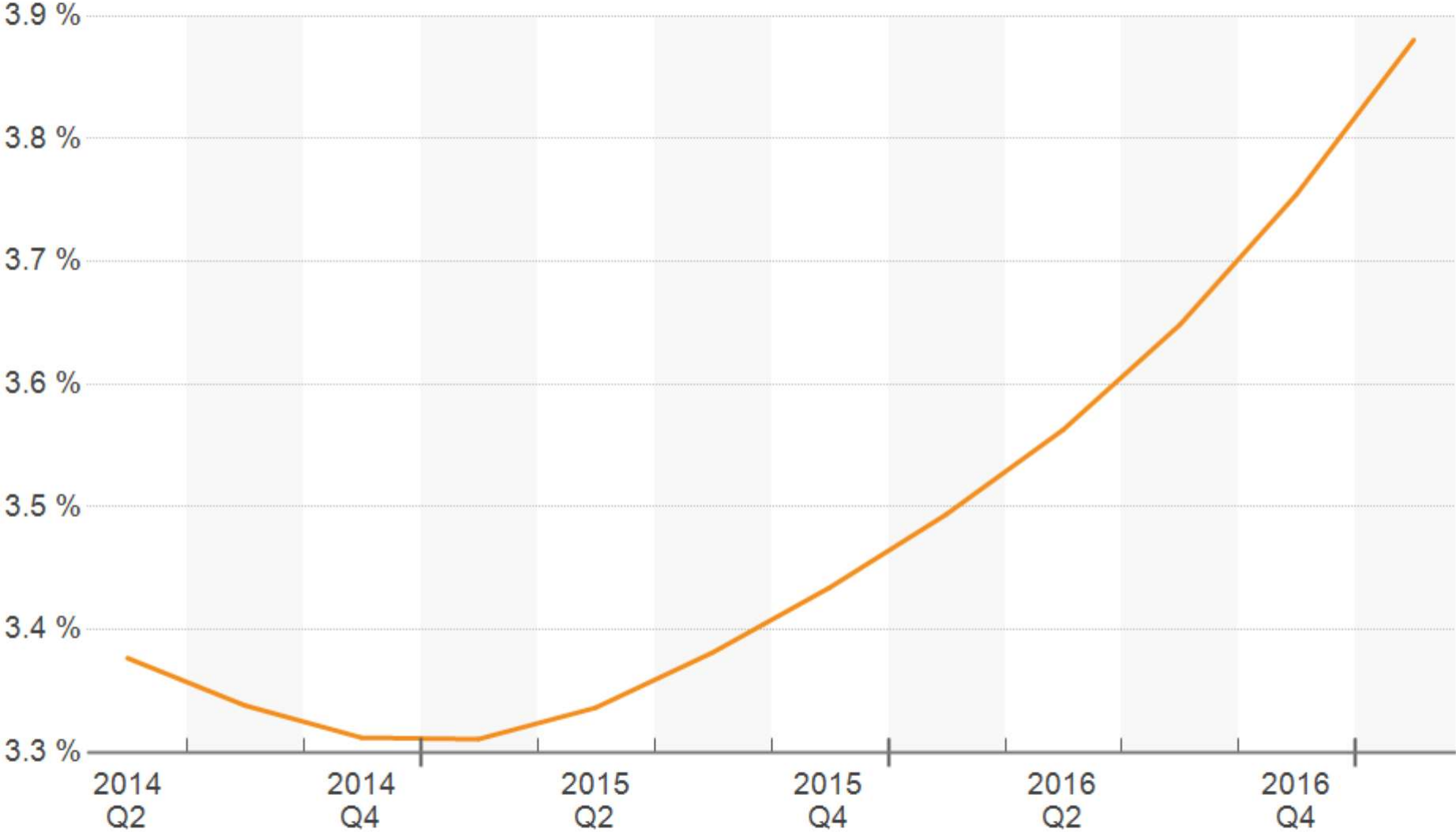


Greeley & Surrounding Area - Industrial/Flex

Vacancy Rate



Greeley & Surrounding Area - Industrial/Flex

Availability	Survey	5-Year Avg
Rent Per SF	\$8.75	\$6.54
Vacancy Rate	4.1%	5.8%
Vacant SF	542,676	772,760
Availability Rate	4.8%	7.6%
Available SF	646,998	1,012,205
Sublet SF	5,058	6,275
Months on Market	5.2	11.6

Inventory	Survey	5-Year Avg
Existing Buildings	565	560
Existing SF	13,349,128	13,236,462
12 Mo. Const. Starts	82,387	43,336
Under Construction	50,026	174,157
12 Mo. Deliveries	74,035	136,690

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	11,632	244,631
12 Mo. Leasing SF	151,650	159,245

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$42	\$48
Asking Price Per SF	\$122	\$67
Sales Volume (Mil.)	\$20	\$23
Cap Rate	-	7.4%