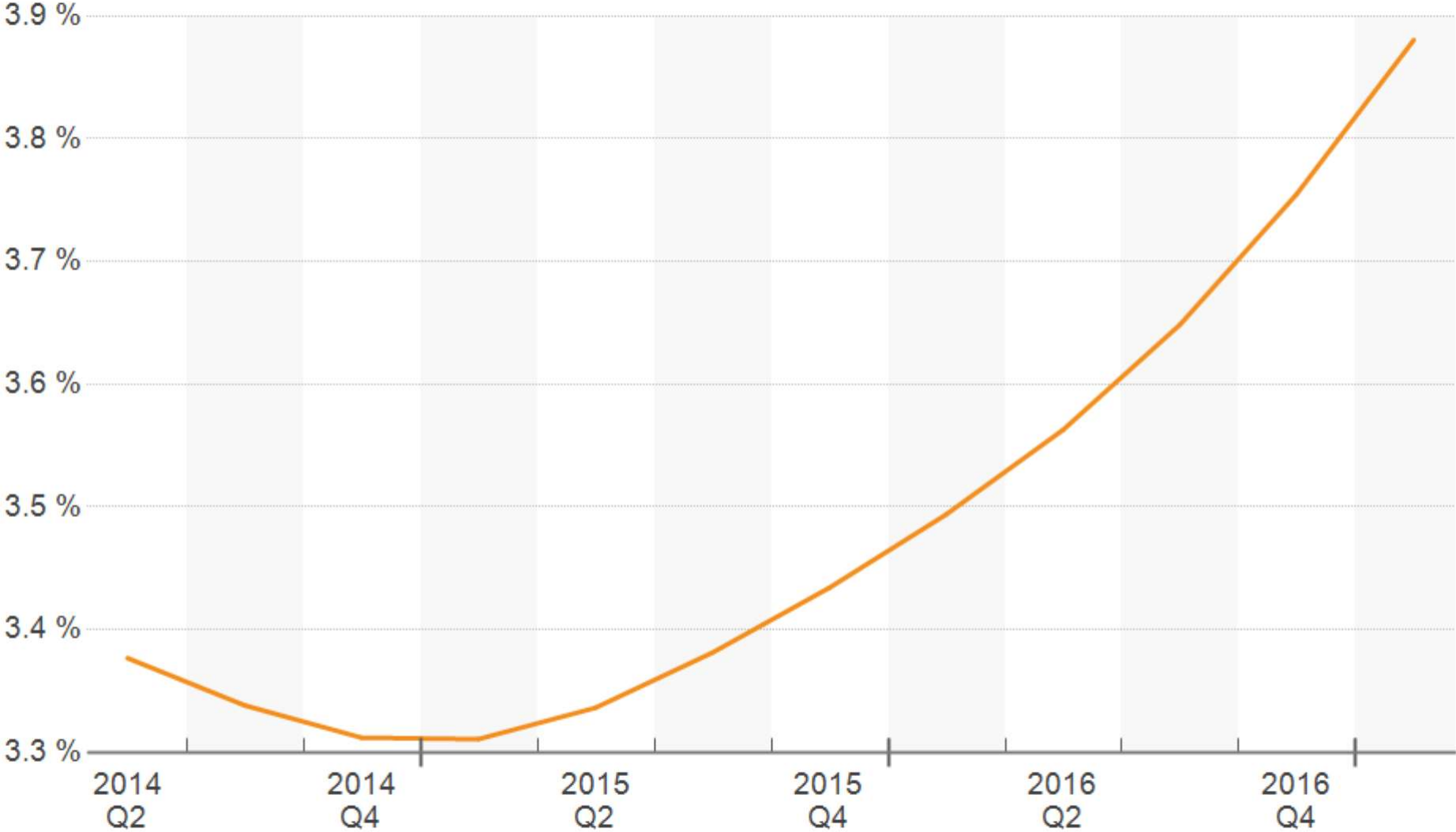


# Greeley & Surrounding Area - Industrial/Flex

## Vacancy Rate



## Greeley & Surrounding Area - Industrial/Flex

<b>Availability</b>	<b>Survey</b>	<b>5-Year Avg</b>
Rent Per SF	\$8.81	\$6.54
Vacancy Rate	4.1%	5.8%
Vacant SF	542,599	772,760
Availability Rate	4.8%	7.6%
Available SF	650,127	1,012,205
Sublet SF	7,558	6,275
Months on Market	2.7	11.6

<b>Inventory</b>	<b>Survey</b>	<b>5-Year Avg</b>
Existing Buildings	566	560
Existing SF	13,353,029	13,236,462
12 Mo. Const. Starts	93,787	43,336
Under Construction	61,426	174,157
12 Mo. Deliveries	74,035	136,690

<b>Demand</b>	<b>Survey</b>	<b>5-Year Avg</b>
12 Mo. Absorption SF	9,533	244,631
12 Mo. Leasing SF	168,222	159,245

<b>Sales</b>	<b>Past Year</b>	<b>5-Year Avg</b>
Sale Price Per SF	\$42	\$48
Asking Price Per SF	\$121	\$69
Sales Volume (Mil.)	\$23	\$23
Cap Rate	-	7.4%