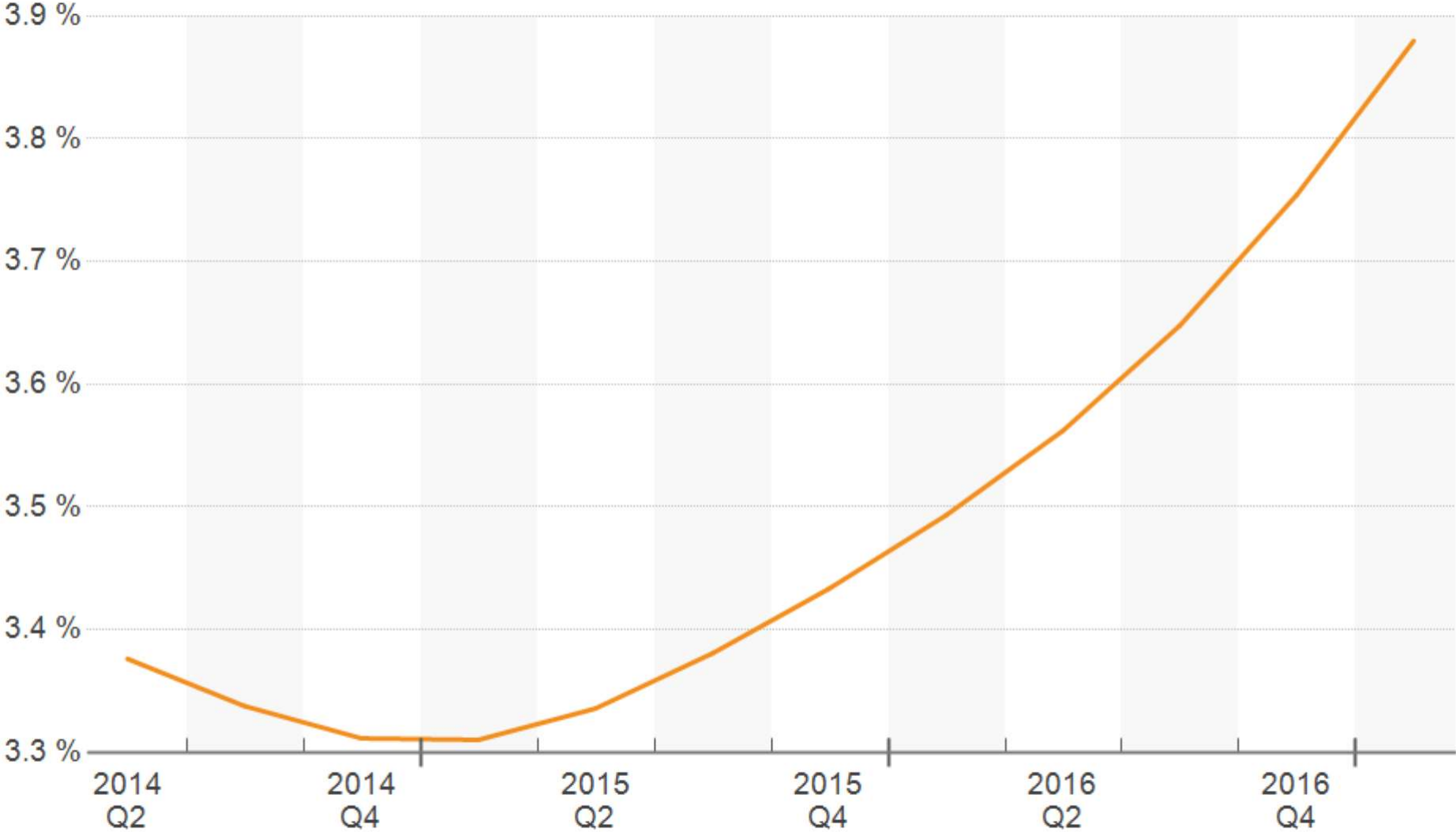


Greeley & Surrounding Area - Industrial/Flex

Vacancy Rate



Greeley & Surrounding Area - Industrial/Flex

Availability	Survey	5-Year Avg
Rent Per SF	\$8.81	\$6.54
Vacancy Rate	3.9%	5.8%
Vacant SF	523,385	772,760
Availability Rate	4.8%	7.6%
Available SF	648,456	1,012,205
Sublet SF	7,558	6,275
Months on Market	3.9	11.6

Inventory	Survey	5-Year Avg
Existing Buildings	566	560
Existing SF	13,351,529	13,236,462
12 Mo. Const. Starts	93,787	43,336
Under Construction	61,426	174,157
12 Mo. Deliveries	74,035	136,690

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	28,747	244,631
12 Mo. Leasing SF	168,722	159,245

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$43	\$50
Asking Price Per SF	\$113	\$71
Sales Volume (Mil.)	\$24	\$22
Cap Rate	-	7.4%