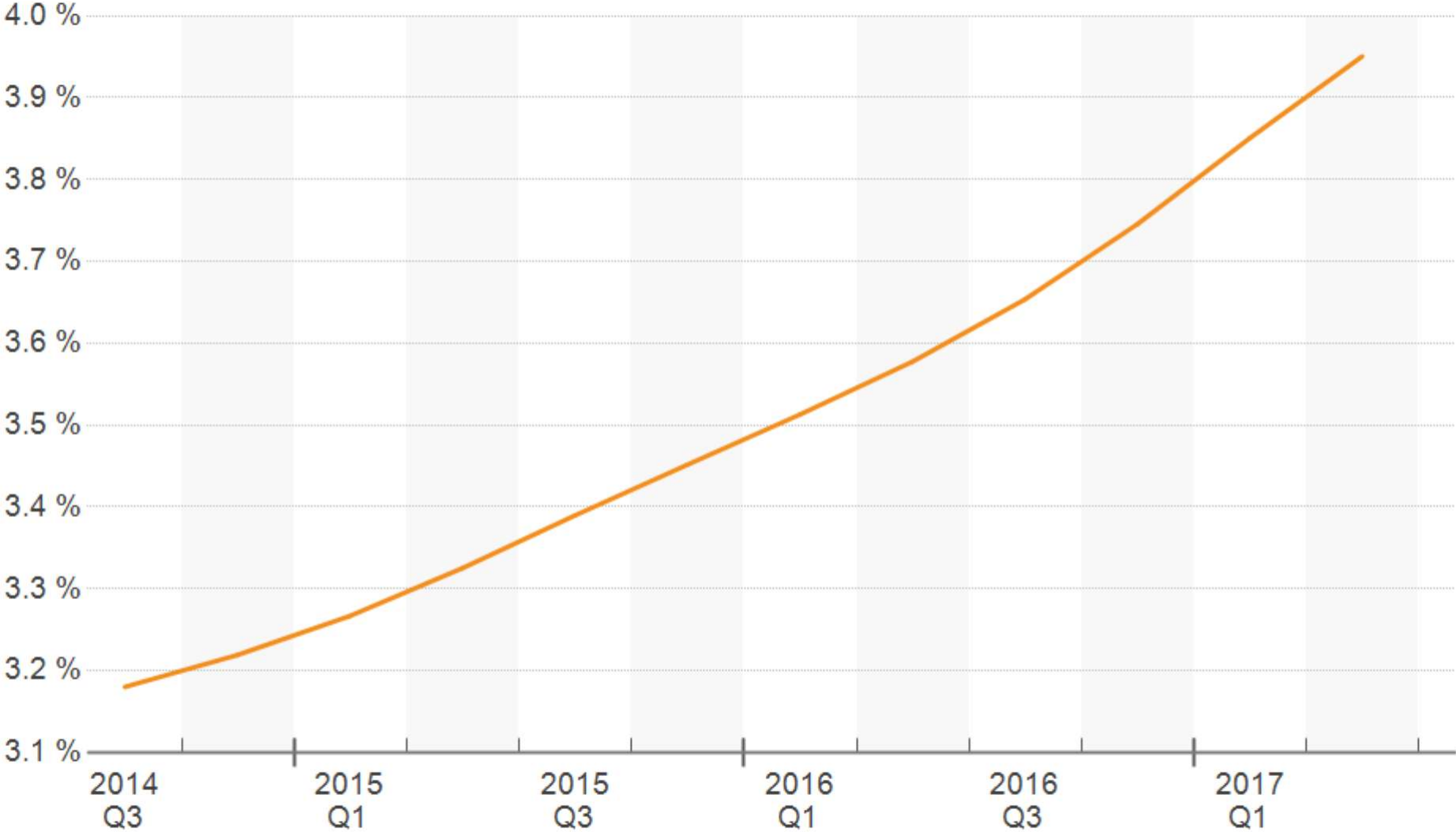


Greeley & Surrounding Area - Industrial/Flex

Vacancy Rate



Greeley & Surrounding Area - Industrial/Flex

Availability	Survey	5-Year Avg
Rent Per SF	\$9.09	\$6.77
Vacancy Rate	4.0%	5.3%
Vacant SF	530,455	699,905
Availability Rate	5.0%	7.1%
Available SF	676,949	942,995
Sublet SF	2,500	6,277
Months on Market	3.3	11.6

Inventory	Survey	5-Year Avg
Existing Buildings	566	561
Existing SF	13,351,751	13,225,508
12 Mo. Const. Starts	100,426	54,906
Under Construction	100,426	157,078
12 Mo. Deliveries	32,361	140,348

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	-35,442	237,350
12 Mo. Leasing SF	191,054	162,237

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$43	\$50
Asking Price Per SF	\$127	\$71
Sales Volume (Mil.)	\$25	\$22
Cap Rate	-	7.4%