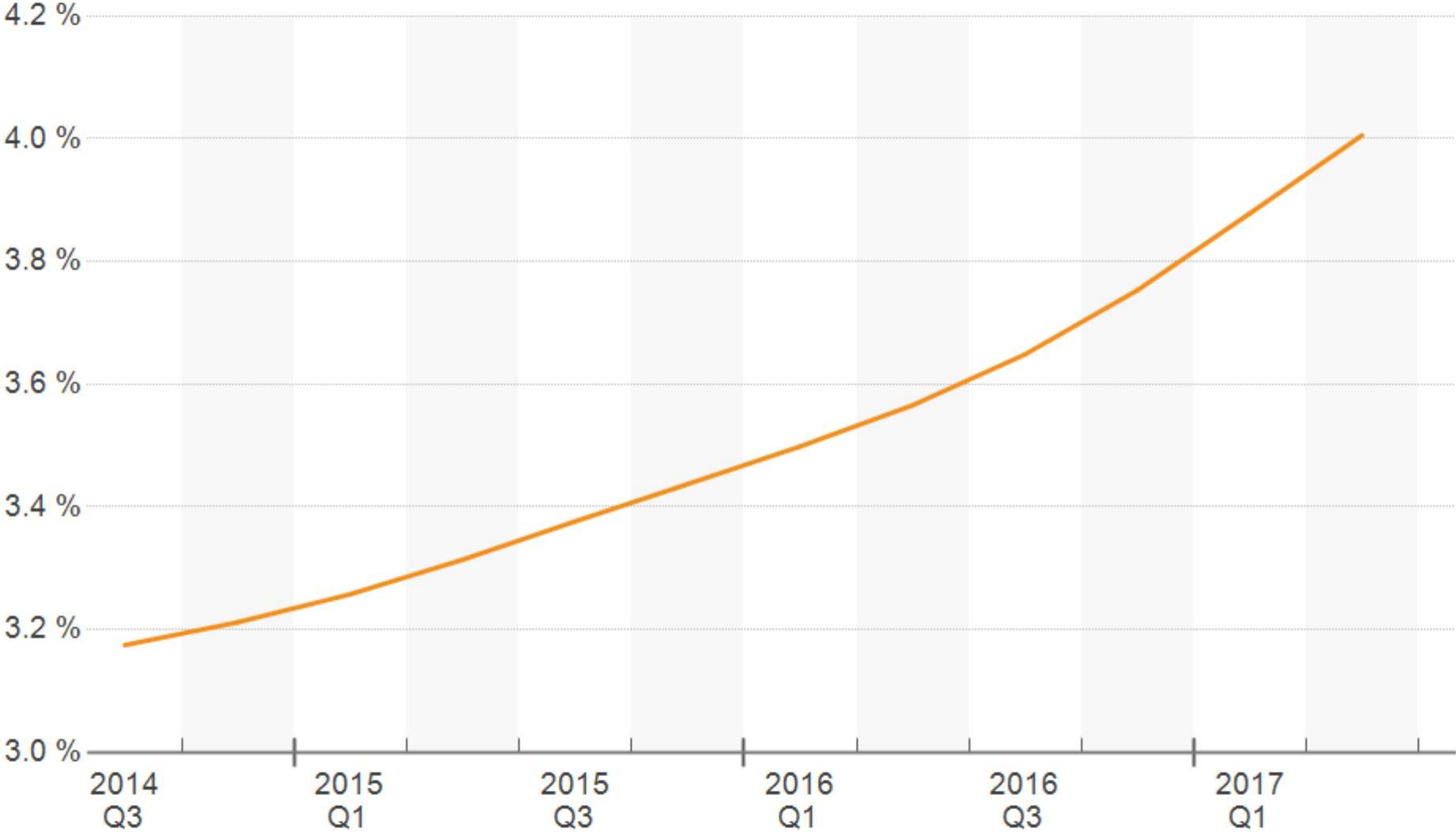


Greeley & Surrounding Area - Industrial/Flex

Vacancy Rate



Greeley & Surrounding Area - Industrial/Flex

Availability	Survey	5-Year Avg
Rent Per SF	\$9.09	\$6.77
Vacancy Rate	4.2%	5.3%
Vacant SF	559,431	699,905
Availability Rate	5.0%	7.1%
Available SF	674,944	942,995
Sublet SF	2,500	6,277
Months on Market	4.4	11.6

Inventory	Survey	5-Year Avg
Existing Buildings	569	561
Existing SF	13,426,481	13,225,508
12 Mo. Const. Starts	100,426	54,906
Under Construction	50,400	157,078
12 Mo. Deliveries	82,387	140,348

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	-11,892	237,350
12 Mo. Leasing SF	196,749	162,237

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$47	\$50
Asking Price Per SF	\$102	\$63
Sales Volume (Mil.)	\$33	\$24
Cap Rate	8.7%	7.6%