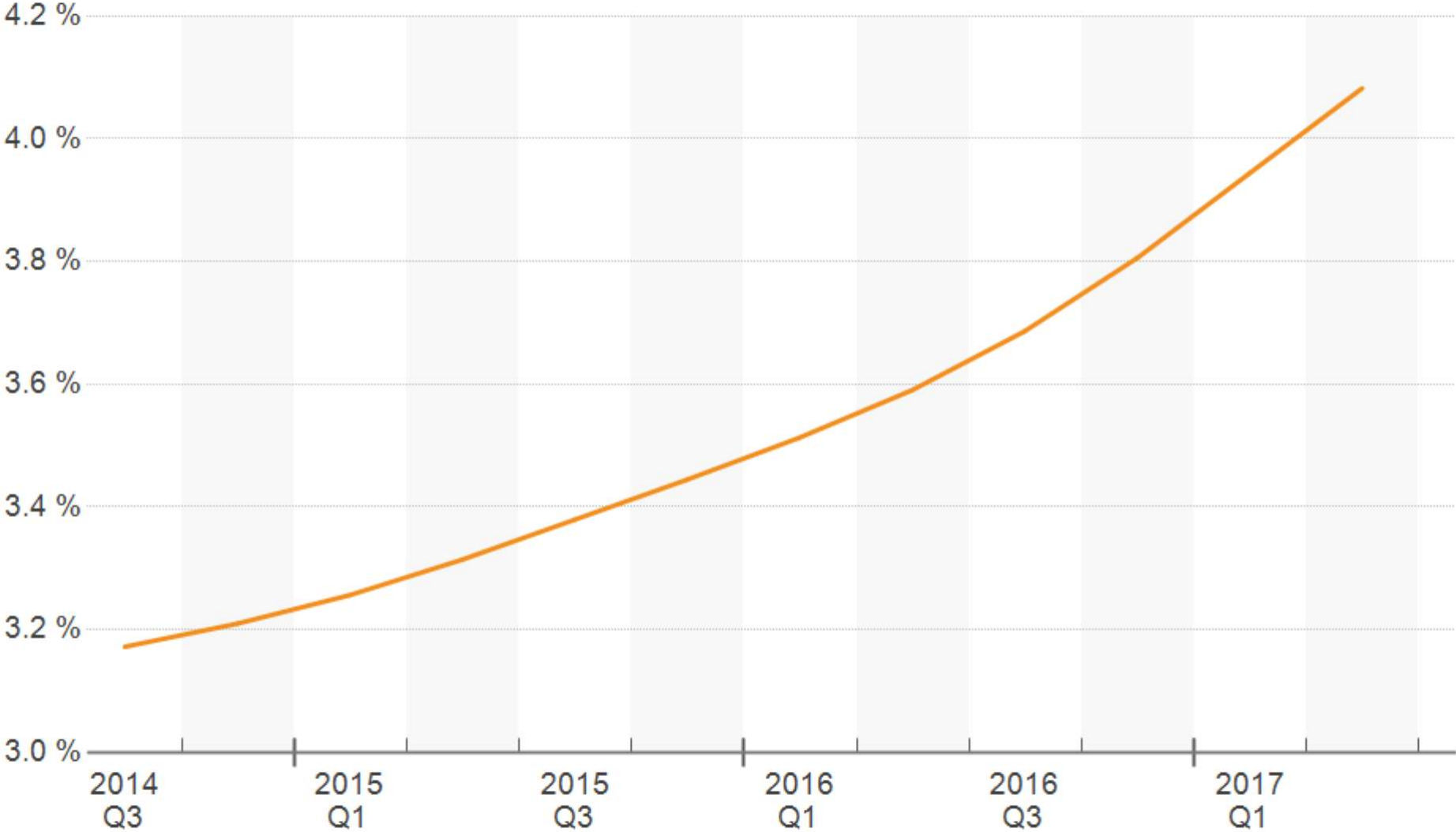


Greeley & Surrounding Area - Industrial/Flex

Vacancy Rate



Greeley & Surrounding Area - Industrial/Flex

Availability	Survey	5-Year Avg
Rent Per SF	\$9.24	\$6.77
Vacancy Rate	4.2%	5.3%
Vacant SF	567,821	699,650
Availability Rate	5.4%	7.1%
Available SF	725,106	942,775
Sublet SF	2,500	6,277
Months on Market	4.4	11.6

Inventory	Survey	5-Year Avg
Existing Buildings	569	560
Existing SF	13,431,281	13,223,108
12 Mo. Const. Starts	106,426	54,906
Under Construction	56,400	157,078
12 Mo. Deliveries	82,387	140,348

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	-19,782	237,730
12 Mo. Leasing SF	196,749	162,237

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$50	\$51
Asking Price Per SF	\$103	\$64
Sales Volume (Mil.)	\$36	\$25
Cap Rate	8.7%	7.6%