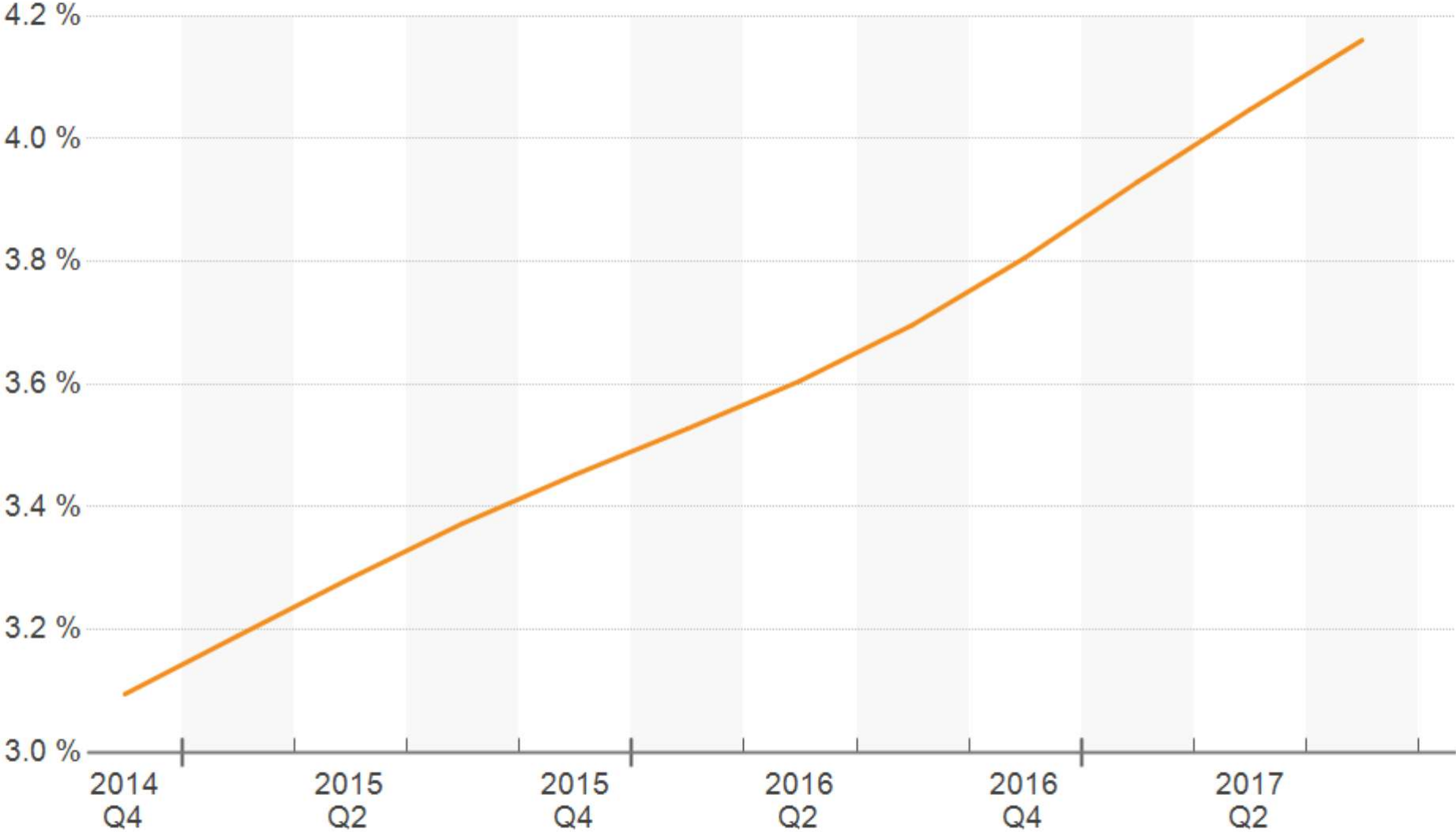


Greeley & Surrounding Area - Industrial/Flex

Vacancy Rate



Greeley & Surrounding Area - Industrial/Flex

Availability	Survey	5-Year Avg
Rent Per SF	\$9.22	\$6.97
Vacancy Rate	4.2%	4.9%
Vacant SF	566,815	652,949
Availability Rate	5.1%	6.7%
Available SF	692,097	890,917
Sublet SF	2,500	6,280
Months on Market	5.2	11.1

Inventory	Survey	5-Year Avg
Existing Buildings	570	562
Existing SF	13,442,681	13,255,226
12 Mo. Const. Starts	71,176	54,795
Under Construction	45,000	134,048
12 Mo. Deliveries	93,787	147,056

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	-4,554	209,132
12 Mo. Leasing SF	211,112	161,313

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$37	\$47
Asking Price Per SF	\$107	\$65
Sales Volume (Mil.)	\$38	\$25
Cap Rate	8.7%	7.6%