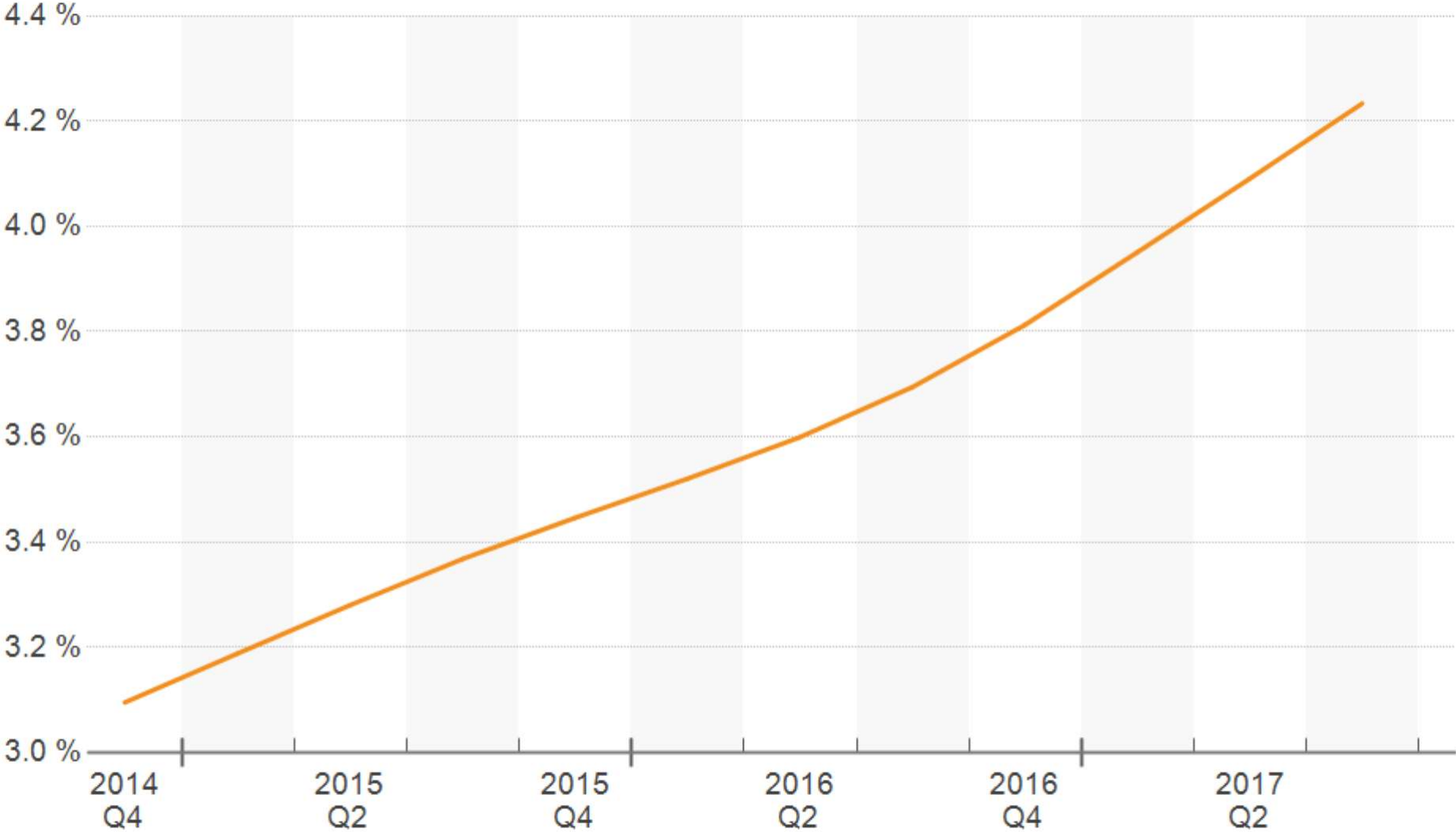


Greeley & Surrounding Area - Industrial/Flex

Vacancy Rate



Greeley & Surrounding Area - Industrial/Flex

Availability	Survey	5-Year Avg
Rent Per SF	\$9.34	\$6.97
Vacancy Rate	4.4%	4.9%
Vacant SF	596,441	652,949
Availability Rate	5.1%	6.7%
Available SF	685,890	890,917
Sublet SF	2,500	6,280
Months on Market	6.4	11.1

Inventory	Survey	5-Year Avg
Existing Buildings	570	562
Existing SF	13,442,681	13,255,226
12 Mo. Const. Starts	65,176	54,795
Under Construction	39,000	134,048
12 Mo. Deliveries	93,787	147,056

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	-34,180	209,132
12 Mo. Leasing SF	241,330	161,313

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$40	\$53
Asking Price Per SF	\$95	\$63
Sales Volume (Mil.)	\$27	\$25
Cap Rate	8.7%	7.6%