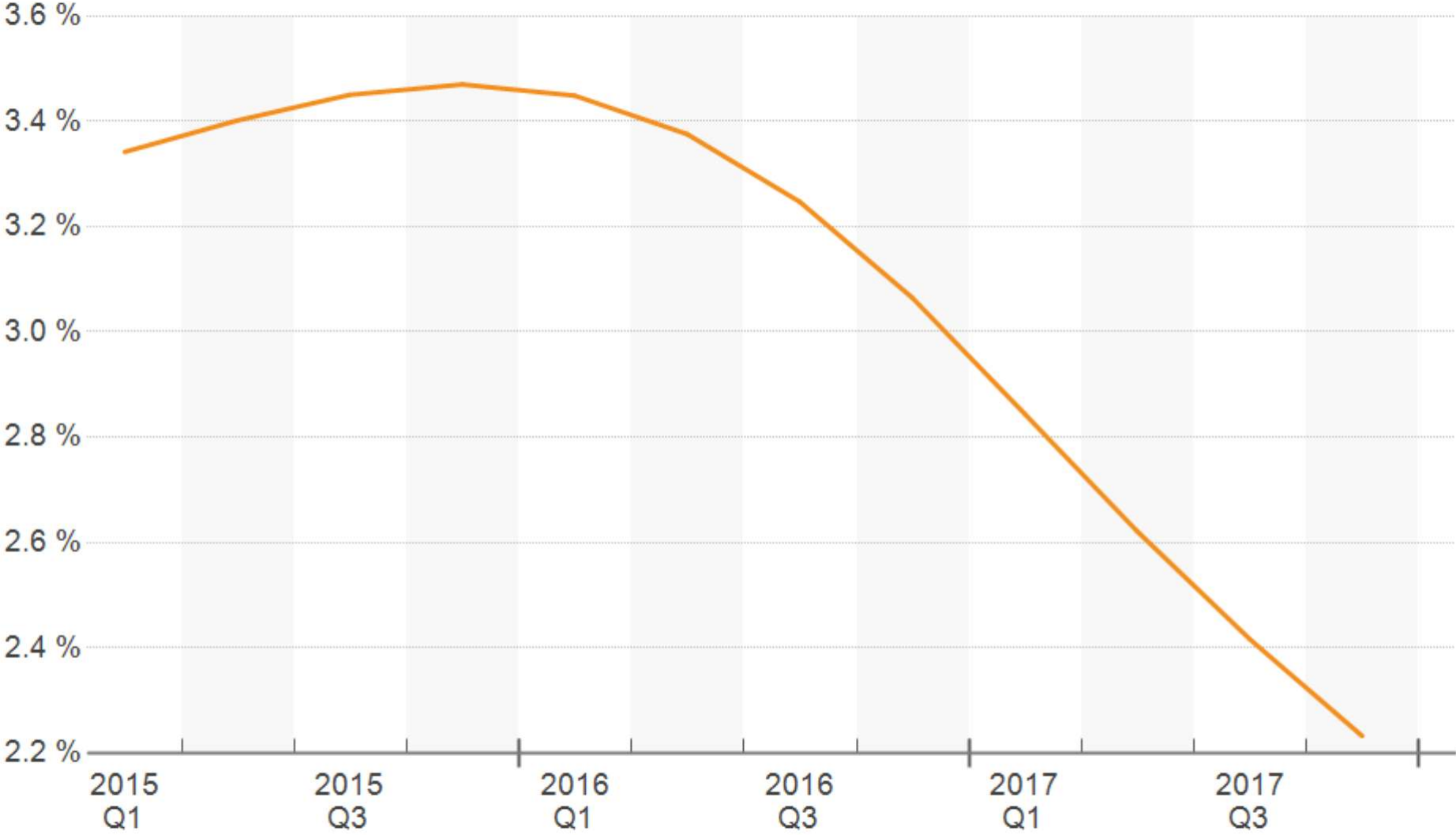


Greeley & Surrounding Area - Industrial/Flex

Vacancy Rate



Greeley & Surrounding Area - Industrial/Flex

Availability	Survey	5-Year Avg
Rent Per SF	\$10.68	\$7.23
Vacancy Rate	2.3%	4.2%
Vacant SF	309,217	562,047
Availability Rate	2.6%	6.2%
Available SF	354,581	831,844
Sublet SF	2,500	6,405
Months on Market	6.6	10.6

Inventory	Survey	5-Year Avg
Existing Buildings	573	563
Existing SF	13,536,499	13,268,155
12 Mo. Const. Starts	24,840	51,316
Under Construction	0	110,929
12 Mo. Deliveries	113,866	159,463

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	271,696	260,592
12 Mo. Leasing SF	305,795	162,511

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$63	\$54
Asking Price Per SF	\$97	\$64
Sales Volume (Mil.)	\$22	\$25
Cap Rate	8.7%	7.6%