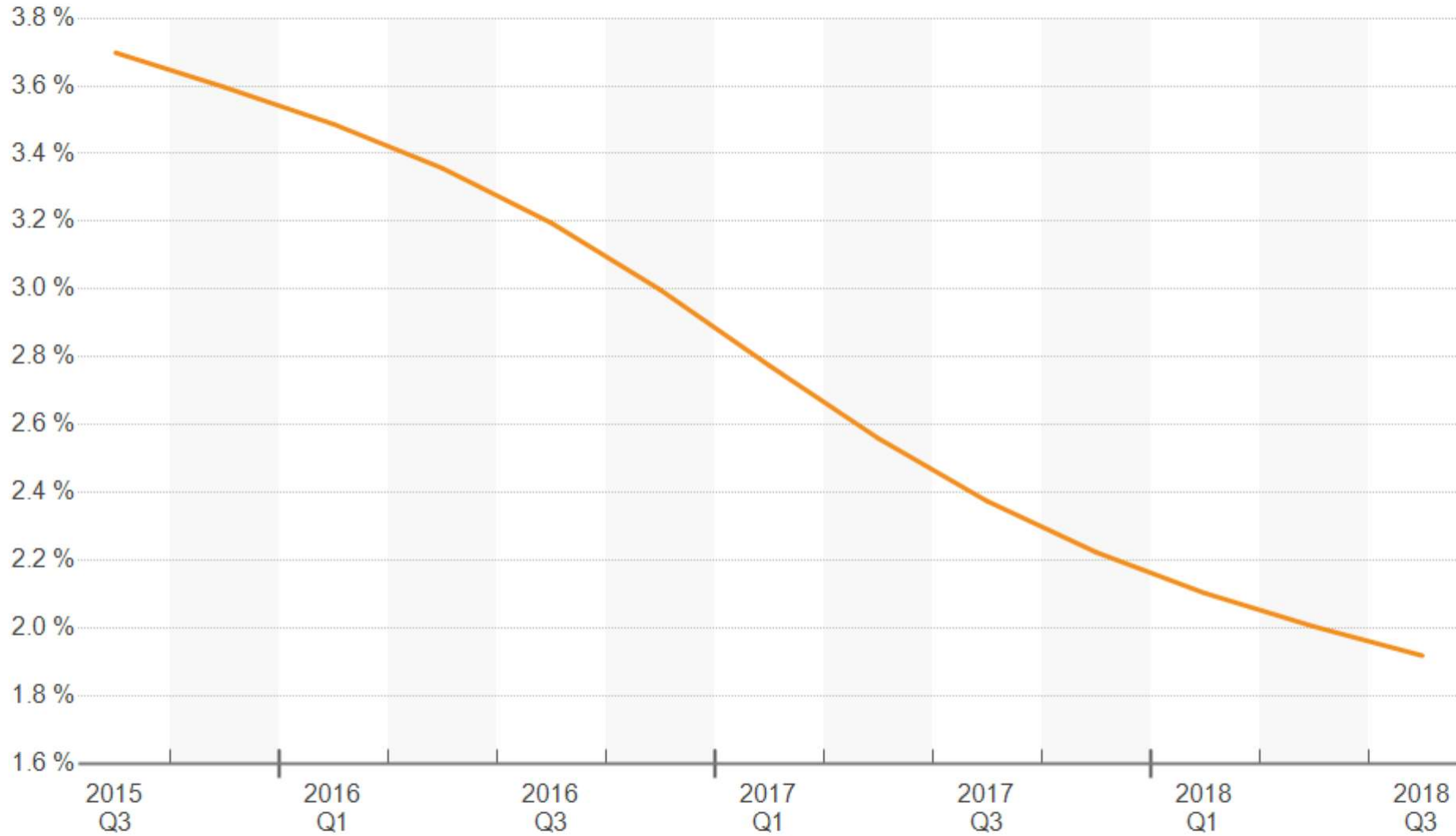


# Greeley & Surrounding Areas- Industrial/Flex

## Vacancy Rate



## Greeley & Surrounding Areas- Industrial/Flex

<b>Availability</b>	<b>Survey</b>	<b>5-Year Avg</b>
Rent Per SF	\$10.22	\$7.68
Vacancy Rate	2.2%	3.7%
Vacant SF	293,601	495,427
Availability Rate	3.0%	5.6%
Available SF	409,408	749,280
Sublet SF	0	6,655
Months on Market	2.8	8.8

<b>Inventory</b>	<b>Survey</b>	<b>5-Year Avg</b>
Existing Buildings	574	567
Existing SF	13,579,254	13,444,729
12 Mo. Const. Starts	43,500	53,638
Under Construction	30,060	59,702
12 Mo. Deliveries	91,866	154,004

<b>Demand</b>	<b>Survey</b>	<b>5-Year Avg</b>
12 Mo. Absorption SF	98,703	243,270
12 Mo. Leasing SF	233,527	161,198

<b>Sales</b>	<b>Past Year</b>	<b>5-Year Avg</b>
Sale Price Per SF	\$101	\$64
Asking Price Per SF	\$153	\$81
Sales Volume (Mil.)	\$32	\$28
Cap Rate	7.9%	7.5%