

Industrial Total Vacancy: 5/2017

Thursday, June 01, 2017

Ada County					
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate
Boise Area					
Airport	161	5,128,182	4,911,188	216,994	4.23%
Central	151	2,628,086	2,530,178	97,908	3.73%
Downtown	69	914,100	879,977	34,123	3.73%
North	327	2,873,917	2,782,486	91,431	3.18%
Southeast	86	2,877,429	2,837,527	39,902	1.39%
Southwest	131	1,930,093	1,872,996	57,097	2.96%
West	163	3,955,553	3,822,731	132,822	3.36%
Boise Area	1088	20,307,360	19,637,083	670,277	3.30%
Eagle Area					
Eagle	25	307,134	306,480	654	0.21%
Eagle Area	25	307,134	306,480	654	0.21%
Meridian Area					
Meridian	219	4,667,375	4,559,736	107,639	2.31%
S Meridian	16	744,616	646,414	98,202	13.19%
Meridian Area	235	5,411,991	5,206,150	205,841	3.80%
Ada County	1348	26,026,485	25,149,713	876,772	3.37%
Canyon County					
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate
Nampa Area					
Caldwell Blvd	142	4,305,184	4,154,788	150,396	3.49%
Idaho Center	84	1,750,436	1,699,286	51,150	2.92%
South Nampa	36	431,699	402,167	29,532	6.84%
Nampa Area	262	6,487,319	6,256,241	231,078	3.56%
Caldwell Area					
Caldwell	153	2,858,404	2,745,519	112,885	3.95%
Caldwell Area	153	2,858,404	2,745,519	112,885	3.95%
Canyon County	415	9,345,723	9,001,760	343,963	3.68%
SUMMARY					
TOTAL	1763	35,372,208	34,151,473	1,220,735	3.45%

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Class A

Ada County						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Boise Area						
Airport	27	1,569,242	1,517,654	51,588	3.29%	
Central	8	210,501	208,641	1,860	0.88%	
Downtown	2	22,460	22,460	0	0.00%	
North	24	272,627	270,877	1,750	0.64%	
Southeast	17	483,063	466,041	17,022	3.52%	
Southwest	43	757,380	745,463	11,917	1.57%	
West	38	1,244,001	1,198,734	45,267	3.64%	
Boise Area	159	4,559,274	4,429,870	129,404	2.84%	
Eagle Area						
Eagle	9	101,729	101,075	654	0.64%	
Eagle Area	9	101,729	101,075	654	0.64%	
Meridian Area						
Meridian	76	1,982,940	1,928,736	54,204	2.73%	
S Meridian	6	366,818	268,616	98,202	26.77%	
Meridian Area	82	2,349,758	2,197,352	152,406	6.49%	
Ada County	250	7,010,761	6,728,297	282,464	4.03%	
Canyon County						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Nampa Area						
Caldwell Blvd	47	1,247,296	1,236,629	10,667	0.86%	
Idaho Center	26	262,638	262,638	0	0.00%	
South Nampa	2	15,500	15,500	0	0.00%	
Nampa Area	75	1,525,434	1,514,767	10,667	0.70%	
Caldwell Area						
Caldwell	27	774,232	753,232	21,000	2.71%	
Caldwell Area	27	774,232	753,232	21,000	2.71%	
Canyon County	102	2,299,666	2,267,999	31,667	1.38%	
SUMMARY						
TOTAL	352	9,310,427	8,996,296	314,131	3.37%	

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Class B

Ada County						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Boise Area						
Airport	79	2,380,756	2,215,350	165,406	6.95%	
Central	42	1,345,497	1,327,574	17,923	1.33%	
Downtown	17	210,845	190,555	20,290	9.62%	
North	124	1,279,306	1,226,772	52,534	4.11%	
Southeast	27	1,460,004	1,445,604	14,400	0.99%	
Southwest	67	952,161	906,981	45,180	4.74%	
West	92	2,247,481	2,165,066	82,415	3.67%	
Boise Area	448	9,876,050	9,477,902	398,148	4.03%	
Eagle Area						
Eagle	9	154,403	154,403	0	0.00%	
Eagle Area	9	154,403	154,403	0	0.00%	
Meridian Area						
Meridian	113	2,342,199	2,295,004	47,195	2.01%	
S Meridian	8	270,420	270,420	0	0.00%	
Meridian Area	121	2,612,619	2,565,424	47,195	1.81%	
Ada County	578	12,643,072	12,197,729	445,343	3.52%	
Canyon County						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Nampa Area						
Caldwell Blvd	77	2,563,263	2,426,038	137,225	5.35%	
Idaho Center	44	1,377,757	1,326,607	51,150	3.71%	
South Nampa	17	234,669	208,021	26,648	11.36%	
Nampa Area	138	4,175,689	3,960,666	215,023	5.15%	
Caldwell Area						
Caldwell	72	1,269,142	1,251,726	17,416	1.37%	
Caldwell Area	72	1,269,142	1,251,726	17,416	1.37%	
Canyon County	210	5,444,831	5,212,392	232,439	4.27%	
SUMMARY						
TOTAL	788	18,087,903	17,410,121	677,782	3.75%	

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Class C

Ada County						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Boise Area						
Airport	55	1,178,184	1,178,184	0	0.00%	
Central	101	1,072,088	993,963	78,125	7.29%	
Downtown	50	680,795	666,962	13,833	2.03%	
North	179	1,321,984	1,284,837	37,147	2.81%	
Southeast	42	934,362	925,882	8,480	0.91%	
Southwest	21	220,552	220,552	0	0.00%	
West	33	464,071	458,931	5,140	1.11%	
Boise Area	481	5,872,036	5,729,311	142,725	2.43%	
Eagle Area						
Eagle	7	51,002	51,002	0	0.00%	
Eagle Area	7	51,002	51,002	0	0.00%	
Meridian Area						
Meridian	30	342,236	335,996	6,240	1.82%	
S Meridian	2	107,378	107,378	0	0.00%	
Meridian Area	32	449,614	443,374	6,240	1.39%	
Ada County	520	6,372,652	6,223,687	148,965	2.34%	
Canyon County						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Nampa Area						
Caldwell Blvd	18	494,625	492,121	2,504	0.51%	
Idaho Center	14	110,041	110,041	0	0.00%	
South Nampa	17	181,530	178,646	2,884	1.59%	
Nampa Area	49	786,196	780,808	5,388	0.69%	
Caldwell Area						
Caldwell	54	815,030	740,561	74,469	9.14%	
Caldwell Area	54	815,030	740,561	74,469	9.14%	
Canyon County	103	1,601,226	1,521,369	79,857	4.99%	
SUMMARY						
TOTAL	623	7,973,878	7,745,056	228,822	2.87%	

Industrial Multi-Tenant Vacancy: 5/2017

Thursday, June 01, 2017

Ada County						
Area/Submarkets	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Boise Area						
Airport	31	1,236,244	1,140,852	95,392	7.72%	
Central	32	785,641	655,344	130,297	16.58%	
Downtown	10	194,008	184,758	9,250	4.77%	
North	68	972,600	935,626	36,974	3.80%	
Southeast	14	393,367	353,921	39,446	10.03%	
Southwest	38	822,834	765,737	57,097	6.94%	
West	58	1,573,342	1,474,188	99,154	6.30%	
Boise Area	251	5,978,036	5,510,426	467,610	7.82%	
Eagle Area						
Eagle	8	147,772	141,374	6,398	4.33%	
Eagle Area	8	147,772	141,374	6,398	4.33%	
Meridian Area						
Meridian	77	1,699,469	1,581,280	118,189	6.95%	
S Meridian	3	146,868	146,868	0	0.00%	
Meridian Area	80	1,846,337	1,728,148	118,189	6.40%	
Ada County	339	7,972,145	7,379,948	592,197	7.43%	
Canyon County						
Area/Submarkets	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Nampa Area						
Caldwell Blvd	35	825,490	682,757	142,733	17.29%	
Idaho Center	17	180,068	177,918	2,150	1.19%	
South Nampa	8	150,730	146,230	4,500	2.99%	
Nampa Area	60	1,156,288	1,006,905	149,383	12.92%	
Caldwell Area						
Caldwell	15	281,664	268,373	13,291	4.72%	
Caldwell Area	15	281,664	268,373	13,291	4.72%	
Canyon County	75	1,437,952	1,275,278	162,674	11.31%	
SUMMARY						
TOTAL	414	9,410,097	8,655,226	754,871	8.02%	

Industrial Multi-Tenant By Quality: 5/2017

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Class A

Ada County					
Area/Submarkets	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate
Boise Area					
Airport	8	330,053	278,465	51,588	15.63%
Central	5	109,085	107,225	1,860	1.71%
North	8	101,445	99,695	1,750	1.73%
Southeast	9	238,586	207,620	30,966	12.98%
Southwest	21	437,783	425,866	11,917	2.72%
West	20	574,906	531,911	42,995	7.48%
Boise Area	71	1,791,858	1,650,782	141,076	7.87%
Eagle Area					
Eagle	6	79,224	72,826	6,398	8.08%
Eagle Area	6	79,224	72,826	6,398	8.08%
Meridian Area					
Meridian	41	952,620	885,086	67,534	7.09%
S Meridian	2	118,068	118,068	0	0.00%
Meridian Area	43	1,070,688	1,003,154	67,534	6.31%
Ada County	120	2,941,770	2,726,762	215,008	7.31%
Canyon County					
Area/Submarkets	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate
Nampa Area					
Caldwell Blvd	19	413,351	402,684	10,667	2.58%
Idaho Center	10	107,633	107,633	0	0.00%
South Nampa	1	10,500	10,500	0	0.00%
Nampa Area	30	531,484	520,817	10,667	2.01%
Caldwell Area					
Caldwell	4	92,722	92,722	0	0.00%
Caldwell Area	4	92,722	92,722	0	0.00%
Canyon County	34	624,206	613,539	10,667	1.71%
SUMMARY					
TOTAL	154	3,565,976	3,340,301	225,675	6.33%

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Class B

Ada County						
Area/Submarkets	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Boise Area						
Airport	16	672,481	628,677	43,804	6.51%	
Central	15	363,761	247,624	116,137	31.93%	
Downtown	1	9,250	0	9,250	100.00%	
North	29	450,928	425,769	25,159	5.58%	
Southeast	1	30,000	30,000	0	0.00%	
Southwest	12	324,651	279,471	45,180	13.92%	
West	35	977,416	921,257	56,159	5.75%	
Boise Area	109	2,828,487	2,532,798	295,689	10.45%	
Eagle Area						
Eagle	2	68,548	68,548	0	0.00%	
Eagle Area	2	68,548	68,548	0	0.00%	
Meridian Area						
Meridian	35	742,049	691,394	50,655	6.83%	
S Meridian	1	28,800	28,800	0	0.00%	
Meridian Area	36	770,849	720,194	50,655	6.57%	
Ada County	147	3,667,884	3,321,540	346,344	9.44%	
Canyon County						
Area/Submarkets	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Nampa Area						
Caldwell Blvd	16	412,139	280,073	132,066	32.04%	
Idaho Center	7	72,435	70,285	2,150	2.97%	
South Nampa	5	71,650	67,150	4,500	6.28%	
Nampa Area	28	556,224	417,508	138,716	24.94%	
Caldwell Area						
Caldwell	6	43,516	31,900	11,616	26.69%	
Caldwell Area	6	43,516	31,900	11,616	26.69%	
Canyon County	34	599,740	449,408	150,332	25.07%	
SUMMARY						
TOTAL	181	4,267,624	3,770,948	496,676	11.64%	

Industrial Multi-Tenant By Quality: 5/2017

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Class C

Ada County					
Area/Submarkets	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate
Boise Area					
Airport	7	233,710	233,710	0	0.00%
Central	12	312,795	300,495	12,300	3.93%
Downtown	9	184,758	184,758	0	0.00%
North	31	420,227	410,162	10,065	2.40%
Southeast	4	124,781	116,301	8,480	6.80%
Southwest	5	60,400	60,400	0	0.00%
West	3	21,020	21,020	0	0.00%
Boise Area	71	1,357,691	1,326,846	30,845	2.27%
Meridian Area					
Meridian	1	4,800	4,800	0	0.00%
Meridian Area	1	4,800	4,800	0	0.00%
Ada County	72	1,362,491	1,331,646	30,845	2.26%
Canyon County					
Area/Submarkets	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate
Nampa Area					
South Nampa	2	68,580	68,580	0	0.00%
Nampa Area	2	68,580	68,580	0	0.00%
Caldwell Area					
Caldwell	5	145,426	143,751	1,675	1.15%
Caldwell Area	5	145,426	143,751	1,675	1.15%
Canyon County	7	214,006	212,331	1,675	0.78%
SUMMARY					
TOTAL	79	1,576,497	1,543,977	32,520	2.06%