

# Industrial Total Vacancy: 7/2017

Tuesday, August 01, 2017

<b>Ada County</b>						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
<b>Boise Area</b>						
Airport	162	5,180,682	4,944,457	236,225	4.56%	
Central	151	2,628,086	2,534,181	93,905	3.57%	
Downtown	69	914,100	886,210	27,890	3.05%	
North	327	2,871,819	2,772,433	99,386	3.46%	
Southeast	86	2,877,429	2,837,527	39,902	1.39%	
Southwest	131	1,930,093	1,875,496	54,597	2.83%	
West	163	3,955,553	3,810,328	145,225	3.67%	
<b>Boise Area</b>	<b>1089</b>	<b>20,357,762</b>	<b>19,660,632</b>	<b>697,130</b>	<b>3.42%</b>	
<b>Eagle Area</b>						
Eagle	25	307,134	302,144	4,990	1.62%	
<b>Eagle Area</b>	<b>25</b>	<b>307,134</b>	<b>302,144</b>	<b>4,990</b>	<b>1.62%</b>	
<b>Meridian Area</b>						
Meridian	218	4,666,355	4,582,050	84,305	1.81%	
S Meridian	17	797,991	649,305	148,686	18.63%	
<b>Meridian Area</b>	<b>235</b>	<b>5,464,346</b>	<b>5,231,355</b>	<b>232,991</b>	<b>4.26%</b>	
<b>Ada County</b>	<b>1349</b>	<b>26,129,242</b>	<b>25,194,131</b>	<b>935,111</b>	<b>3.58%</b>	
<b>Canyon County</b>						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
<b>Nampa Area</b>						
Caldwell Blvd	143	4,305,184	4,118,473	186,711	4.34%	
Idaho Center	85	1,754,372	1,620,213	134,159	7.65%	
South Nampa	36	431,699	402,167	29,532	6.84%	
<b>Nampa Area</b>	<b>264</b>	<b>6,491,255</b>	<b>6,140,853</b>	<b>350,402</b>	<b>5.40%</b>	
<b>Caldwell Area</b>						
Caldwell	159	3,015,154	2,832,160	182,994	6.07%	
<b>Caldwell Area</b>	<b>159</b>	<b>3,015,154</b>	<b>2,832,160</b>	<b>182,994</b>	<b>6.07%</b>	
<b>Canyon County</b>	<b>423</b>	<b>9,506,409</b>	<b>8,973,013</b>	<b>533,396</b>	<b>5.61%</b>	
<b>SUMMARY</b>						
<b>TOTAL</b>	<b>1772</b>	<b>35,635,651</b>	<b>34,167,144</b>	<b>1,468,507</b>	<b>4.12%</b>	

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## Class A

<b>Ada County</b>						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
<b>Boise Area</b>						
Airport	28	1,621,742	1,570,154	51,588	3.18%	
Central	8	210,501	208,641	1,860	0.88%	
Downtown	2	22,460	22,460	0	0.00%	
North	24	272,627	269,027	3,600	1.32%	
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	1,186,331	57,670	4.64%	
<b>Boise Area</b>	<b>160</b>	<b>4,611,774</b>	<b>4,468,117</b>	<b>143,657</b>	<b>3.12%</b>	
<b>Eagle Area</b>						
Eagle	9	101,729	96,739	4,990	4.91%	
<b>Eagle Area</b>	<b>9</b>	<b>101,729</b>	<b>96,739</b>	<b>4,990</b>	<b>4.91%</b>	
<b>Meridian Area</b>						
Meridian	76	1,983,198	1,946,751	36,447	1.84%	
S Meridian	7	420,193	271,507	148,686	35.39%	
<b>Meridian Area</b>	<b>83</b>	<b>2,403,391</b>	<b>2,218,258</b>	<b>185,133</b>	<b>7.70%</b>	
<b>Ada County</b>	<b>252</b>	<b>7,116,894</b>	<b>6,783,114</b>	<b>333,780</b>	<b>4.69%</b>	
<b>Canyon County</b>						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
<b>Nampa Area</b>						
Caldwell Blvd	47	1,247,296	1,236,629	10,667	0.86%	
Idaho Center	27	270,798	261,800	8,998	3.32%	
South Nampa	2	15,500	15,500	0	0.00%	
<b>Nampa Area</b>	<b>76</b>	<b>1,533,594</b>	<b>1,513,929</b>	<b>19,665</b>	<b>1.28%</b>	
<b>Caldwell Area</b>						
Caldwell	31	889,232	800,732	88,500	9.95%	
<b>Caldwell Area</b>	<b>31</b>	<b>889,232</b>	<b>800,732</b>	<b>88,500</b>	<b>9.95%</b>	
<b>Canyon County</b>	<b>107</b>	<b>2,422,826</b>	<b>2,314,661</b>	<b>108,165</b>	<b>4.46%</b>	
<b>SUMMARY</b>						
<b>TOTAL</b>	<b>359</b>	<b>9,539,720</b>	<b>9,097,775</b>	<b>441,945</b>	<b>4.63%</b>	

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## Class B

<b>Ada County</b>						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
<b>Boise Area</b>						
Airport	79	2,380,756	2,196,119	184,637	7.76%	
Central	42	1,345,497	1,331,577	13,920	1.03%	
Downtown	17	210,845	190,555	20,290	9.62%	
North	124	1,279,664	1,218,825	60,839	4.75%	
Southeast	27	1,460,004	1,445,604	14,400	0.99%	
Southwest	67	952,161	909,481	42,680	4.48%	
West	92	2,247,481	2,165,066	82,415	3.67%	
<b>Boise Area</b>	<b>448</b>	<b>9,876,408</b>	<b>9,457,227</b>	<b>419,181</b>	<b>4.24%</b>	
<b>Eagle Area</b>						
Eagle	9	154,403	154,403	0	0.00%	
<b>Eagle Area</b>	<b>9</b>	<b>154,403</b>	<b>154,403</b>	<b>0</b>	<b>0.00%</b>	
<b>Meridian Area</b>						
Meridian	112	2,340,921	2,299,303	41,618	1.78%	
S Meridian	8	270,420	270,420	0	0.00%	
<b>Meridian Area</b>	<b>120</b>	<b>2,611,341</b>	<b>2,569,723</b>	<b>41,618</b>	<b>1.59%</b>	
<b>Ada County</b>	<b>577</b>	<b>12,642,152</b>	<b>12,181,353</b>	<b>460,799</b>	<b>3.64%</b>	
<b>Canyon County</b>						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
<b>Nampa Area</b>						
Caldwell Blvd	77	2,559,263	2,385,723	173,540	6.78%	
Idaho Center	44	1,373,533	1,248,372	125,161	9.11%	
South Nampa	17	234,669	208,021	26,648	11.36%	
<b>Nampa Area</b>	<b>138</b>	<b>4,167,465</b>	<b>3,842,116</b>	<b>325,349</b>	<b>7.81%</b>	
<b>Caldwell Area</b>						
Caldwell	73	1,303,892	1,289,192	14,700	1.13%	
<b>Caldwell Area</b>	<b>73</b>	<b>1,303,892</b>	<b>1,289,192</b>	<b>14,700</b>	<b>1.13%</b>	
<b>Canyon County</b>	<b>211</b>	<b>5,471,357</b>	<b>5,131,308</b>	<b>340,049</b>	<b>6.22%</b>	
<b>SUMMARY</b>						
<b>TOTAL</b>	<b>788</b>	<b>18,113,509</b>	<b>17,312,661</b>	<b>800,848</b>	<b>4.42%</b>	

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## Class C

<b>Ada County</b>						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
<b>Boise Area</b>						
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	673,195	7,600	1.12%	
North	179	1,319,528	1,284,581	34,947	2.65%	
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%	
<b>Boise Area</b>	<b>481</b>	<b>5,869,580</b>	<b>5,735,288</b>	<b>134,292</b>	<b>2.29%</b>	
<b>Eagle Area</b>						
Eagle	7	51,002	51,002	0	0.00%	
<b>Eagle Area</b>	<b>7</b>	<b>51,002</b>	<b>51,002</b>	<b>0</b>	<b>0.00%</b>	
<b>Meridian Area</b>						
Meridian	30	342,236	335,996	6,240	1.82%	
S Meridian	2	107,378	107,378	0	0.00%	
<b>Meridian Area</b>	<b>32</b>	<b>449,614</b>	<b>443,374</b>	<b>6,240</b>	<b>1.39%</b>	
<b>Ada County</b>	<b>520</b>	<b>6,370,196</b>	<b>6,229,664</b>	<b>140,532</b>	<b>2.21%</b>	
<b>Canyon County</b>						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
<b>Nampa Area</b>						
Caldwell Blvd	19	498,625	496,121	2,504	0.50%	
Idaho Center	14	110,041	110,041	0	0.00%	
South Nampa	17	181,530	178,646	2,884	1.59%	
<b>Nampa Area</b>	<b>50</b>	<b>790,196</b>	<b>784,808</b>	<b>5,388</b>	<b>0.68%</b>	
<b>Caldwell Area</b>						
Caldwell	55	822,030	742,236	79,794	9.71%	
<b>Caldwell Area</b>	<b>55</b>	<b>822,030</b>	<b>742,236</b>	<b>79,794</b>	<b>9.71%</b>	
<b>Canyon County</b>	<b>105</b>	<b>1,612,226</b>	<b>1,527,044</b>	<b>85,182</b>	<b>5.28%</b>	
<b>SUMMARY</b>						
<b>TOTAL</b>	<b>625</b>	<b>7,982,422</b>	<b>7,756,708</b>	<b>225,714</b>	<b>2.83%</b>	

# Industrial Multi-Tenant Vacancy: 7/2017

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<b>Ada County</b>						
Area/Submarkets	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
<b>Boise Area</b>						
Airport	32	1,288,744	1,176,965	111,779	8.67%	
Central	32	785,641	659,347	126,294	16.08%	
Downtown	10	194,008	184,758	9,250	4.77%	
North	68	977,531	932,402	45,129	4.62%	
Southeast	13	368,671	335,225	33,446	9.07%	
Southwest	39	836,584	774,849	61,735	7.38%	
West	58	1,573,342	1,458,170	115,172	7.32%	
<b>Boise Area</b>	<b>252</b>	<b>6,024,521</b>	<b>5,521,716</b>	<b>502,805</b>	<b>8.35%</b>	
<b>Eagle Area</b>						
Eagle	8	147,772	135,744	12,028	8.14%	
<b>Eagle Area</b>	<b>8</b>	<b>147,772</b>	<b>135,744</b>	<b>12,028</b>	<b>8.14%</b>	
<b>Meridian Area</b>						
Meridian	78	1,739,727	1,618,184	121,543	6.99%	
S Meridian	3	146,868	96,384	50,484	34.37%	
<b>Meridian Area</b>	<b>81</b>	<b>1,886,595</b>	<b>1,714,568</b>	<b>172,027</b>	<b>9.12%</b>	
<b>Ada County</b>	<b>341</b>	<b>8,058,888</b>	<b>7,372,028</b>	<b>686,860</b>	<b>8.52%</b>	
<b>Canyon County</b>						
Area/Submarkets	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
<b>Nampa Area</b>						
Caldwell Blvd	35	825,490	680,707	144,783	17.54%	
Idaho Center	18	188,228	177,080	11,148	5.92%	
South Nampa	8	150,730	146,230	4,500	2.99%	
<b>Nampa Area</b>	<b>61</b>	<b>1,164,448</b>	<b>1,004,017</b>	<b>160,431</b>	<b>13.78%</b>	
<b>Caldwell Area</b>						
Caldwell	16	341,664	273,264	68,400	20.02%	
<b>Caldwell Area</b>	<b>16</b>	<b>341,664</b>	<b>273,264</b>	<b>68,400</b>	<b>20.02%</b>	
<b>Canyon County</b>	<b>77</b>	<b>1,506,112</b>	<b>1,277,281</b>	<b>228,831</b>	<b>15.19%</b>	
<b>SUMMARY</b>						
<b>TOTAL</b>	<b>418</b>	<b>9,565,000</b>	<b>8,649,309</b>	<b>915,691</b>	<b>9.57%</b>	

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## Class A

Ada County					
Area/Submarkets	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate
<b>Boise Area</b>					
Airport	9	382,553	330,965	51,588	13.49%
Central	5	109,085	107,225	1,860	1.71%
North	8	101,445	97,845	3,600	3.55%
Southeast	8	213,890	188,924	24,966	11.67%
Southwest	21	437,783	418,728	19,055	4.35%
West	20	574,906	515,893	59,013	10.26%
<b>Boise Area</b>	<b>71</b>	<b>1,819,662</b>	<b>1,659,580</b>	<b>160,082</b>	<b>8.80%</b>
<b>Eagle Area</b>					
Eagle	6	79,224	70,076	9,148	11.55%
<b>Eagle Area</b>	<b>6</b>	<b>79,224</b>	<b>70,076</b>	<b>9,148</b>	<b>11.55%</b>
<b>Meridian Area</b>					
Meridian	41	952,878	894,613	58,265	6.11%
S Meridian	2	118,068	67,584	50,484	42.76%
<b>Meridian Area</b>	<b>43</b>	<b>1,070,946</b>	<b>962,197</b>	<b>108,749</b>	<b>10.15%</b>
<b>Ada County</b>	<b>120</b>	<b>2,969,832</b>	<b>2,691,853</b>	<b>277,979</b>	<b>9.36%</b>
<b>Canyon County</b>					
Area/Submarkets	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate
<b>Nampa Area</b>					
Caldwell Blvd	19	413,351	402,684	10,667	2.58%
Idaho Center	11	115,793	106,795	8,998	7.77%
South Nampa	1	10,500	10,500	0	0.00%
<b>Nampa Area</b>	<b>31</b>	<b>539,644</b>	<b>519,979</b>	<b>19,665</b>	<b>3.64%</b>
<b>Caldwell Area</b>					
Caldwell	5	152,722	92,722	60,000	39.29%
<b>Caldwell Area</b>	<b>5</b>	<b>152,722</b>	<b>92,722</b>	<b>60,000</b>	<b>39.29%</b>
<b>Canyon County</b>	<b>36</b>	<b>692,366</b>	<b>612,701</b>	<b>79,665</b>	<b>11.51%</b>
<b>SUMMARY</b>					
<b>TOTAL</b>	<b>156</b>	<b>3,662,198</b>	<b>3,304,554</b>	<b>357,644</b>	<b>9.77%</b>

# Industrial Multi-Tenant By Quality: 7/2017

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## Class B

Ada County					
Area/Submarkets	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate
<b>Boise Area</b>					
Airport	16	672,481	612,290	60,191	8.95%
Central	15	363,761	251,627	112,134	30.83%
Downtown	1	9,250	0	9,250	100.00%
North	29	451,659	418,195	33,464	7.41%
Southeast	1	30,000	30,000	0	0.00%
Southwest	13	338,401	295,721	42,680	12.61%
West	35	977,416	921,257	56,159	5.75%
<b>Boise Area</b>	<b>110</b>	<b>2,842,968</b>	<b>2,529,090</b>	<b>313,878</b>	<b>11.04%</b>
<b>Eagle Area</b>					
Eagle	2	68,548	65,668	2,880	4.20%
<b>Eagle Area</b>	<b>2</b>	<b>68,548</b>	<b>65,668</b>	<b>2,880</b>	<b>4.20%</b>
<b>Meridian Area</b>					
Meridian	36	782,049	718,771	63,278	8.09%
S Meridian	1	28,800	28,800	0	0.00%
<b>Meridian Area</b>	<b>37</b>	<b>810,849</b>	<b>747,571</b>	<b>63,278</b>	<b>7.80%</b>
<b>Ada County</b>	<b>149</b>	<b>3,722,365</b>	<b>3,342,329</b>	<b>380,036</b>	<b>10.21%</b>
<b>Canyon County</b>					
Area/Submarkets	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate
<b>Nampa Area</b>					
Caldwell Blvd	16	412,139	278,023	134,116	32.54%
Idaho Center	7	72,435	70,285	2,150	2.97%
South Nampa	5	71,650	67,150	4,500	6.28%
<b>Nampa Area</b>	<b>28</b>	<b>556,224</b>	<b>415,458</b>	<b>140,766</b>	<b>25.31%</b>
<b>Caldwell Area</b>					
Caldwell	6	43,516	35,116	8,400	19.30%
<b>Caldwell Area</b>	<b>6</b>	<b>43,516</b>	<b>35,116</b>	<b>8,400</b>	<b>19.30%</b>
<b>Canyon County</b>	<b>34</b>	<b>599,740</b>	<b>450,574</b>	<b>149,166</b>	<b>24.87%</b>
<b>SUMMARY</b>					
<b>TOTAL</b>	<b>183</b>	<b>4,322,105</b>	<b>3,792,903</b>	<b>529,202</b>	<b>12.24%</b>

# Industrial Multi-Tenant By Quality: 7/2017

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## Class C

Ada County						
Area/Submarkets	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
<b>Boise Area</b>						
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	424,427	416,362	8,065	1.90%	
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%	
<b>Boise Area</b>	<b>71</b>	<b>1,361,891</b>	<b>1,333,046</b>	<b>28,845</b>	<b>2.12%</b>	
<b>Meridian Area</b>						
Meridian	1	4,800	4,800	0	0.00%	
<b>Meridian Area</b>	<b>1</b>	<b>4,800</b>	<b>4,800</b>	<b>0</b>	<b>0.00%</b>	
<b>Ada County</b>	<b>72</b>	<b>1,366,691</b>	<b>1,337,846</b>	<b>28,845</b>	<b>2.11%</b>	
<b>Canyon County</b>						
Area/Submarkets	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
<b>Nampa Area</b>						
South Nampa	2	68,580	68,580	0	0.00%	
<b>Nampa Area</b>	<b>2</b>	<b>68,580</b>	<b>68,580</b>	<b>0</b>	<b>0.00%</b>	
<b>Caldwell Area</b>						
Caldwell	5	145,426	145,426	0	0.00%	
<b>Caldwell Area</b>	<b>5</b>	<b>145,426</b>	<b>145,426</b>	<b>0</b>	<b>0.00%</b>	
<b>Canyon County</b>	<b>7</b>	<b>214,006</b>	<b>214,006</b>	<b>0</b>	<b>0.00%</b>	
<b>SUMMARY</b>						
<b>TOTAL</b>	<b>79</b>	<b>1,580,697</b>	<b>1,551,852</b>	<b>28,845</b>	<b>1.82%</b>	