

Industrial Total Vacancy: 4/2017

Monday, May 08, 2017

Ada County						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Boise Area						
Airport	161	5,127,980	4,911,559	216,421	4.22%	
Central	151	2,628,086	2,529,989	98,097	3.73%	
Downtown	69	914,050	879,927	34,123	3.73%	
North	326	2,868,822	2,778,264	90,558	3.16%	
Southeast	86	2,877,429	2,854,549	22,880	0.80%	
Southwest	131	1,930,093	1,859,881	70,212	3.64%	
West	163	3,955,553	3,818,181	137,372	3.47%	
Boise Area	1087	20,302,013	19,632,350	669,663	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	218	4,644,278	4,546,890	97,388	2.10%	
S Meridian	15	719,780	621,578	98,202	13.64%	
Meridian Area	233	5,364,058	5,168,468	195,590	3.65%	
Ada County	1345	25,973,205	25,107,298	865,907	3.33%	
Canyon County						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Nampa Area						
Caldwell Blvd	142	4,304,384	4,153,975	150,409	3.49%	
Idaho Center	84	1,750,436	1,697,436	53,000	3.03%	
South Nampa	36	431,699	399,167	32,532	7.54%	
Nampa Area	262	6,486,519	6,250,578	235,941	3.64%	
Caldwell Area						
Caldwell	151	2,821,474	2,688,924	132,550	4.70%	
Caldwell Area	151	2,821,474	2,688,924	132,550	4.70%	
Canyon County	413	9,307,993	8,939,502	368,491	3.96%	
SUMMARY						
TOTAL	1758	35,281,198	34,046,800	1,234,398	3.50%	

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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	1,518,913	50,329	3.21%	
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	483,063	0	0.00%	
Southwest	43	757,380	738,388	18,992	2.51%	
West	38	1,244,001	1,194,734	49,267	3.96%	
Boise Area	159	4,559,274	4,437,076	122,198	2.68%	
Eagle Area						
Eagle	9	101,729	101,075	654	0.64%	
Eagle Area	9	101,729	101,075	654	0.64%	
Meridian Area						
Meridian	75	1,972,229	1,922,097	50,132	2.54%	
S Meridian	5	341,982	243,780	98,202	28.72%	
Meridian Area	80	2,314,211	2,165,877	148,334	6.41%	
Ada County	248	6,975,214	6,704,028	271,186	3.89%	
Canyon County						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Nampa Area						
Caldwell Blvd	47	1,246,496	1,235,829	10,667	0.86%	
Idaho Center	26	262,638	260,788	1,850	0.70%	
South Nampa	2	15,500	15,500	0	0.00%	
Nampa Area	75	1,524,634	1,512,117	12,517	0.82%	
Caldwell Area						
Caldwell	25	737,512	716,512	21,000	2.85%	
Caldwell Area	25	737,512	716,512	21,000	2.85%	
Canyon County	100	2,262,146	2,228,629	33,517	1.48%	
SUMMARY						
TOTAL	348	9,237,360	8,932,657	304,703	3.30%	

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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	2,214,664	166,092	6.98%	
Central	42	1,345,497	1,327,574	17,923	1.33%	
Downtown	17	210,795	190,505	20,290	9.63%	
North	124	1,279,306	1,231,045	48,261	3.77%	
Southeast	27	1,460,004	1,445,604	14,400	0.99%	
Southwest	67	952,161	900,941	51,220	5.38%	
West	92	2,247,481	2,159,376	88,105	3.92%	
Boise Area	448	9,876,000	9,469,709	406,291	4.11%	
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	2,329,813	2,288,797	41,016	1.76%	
S Meridian	8	270,420	270,420	0	0.00%	
Meridian Area	121	2,600,233	2,559,217	41,016	1.58%	
Ada County	578	12,630,636	12,183,329	447,307	3.54%	
Canyon County						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Nampa Area						
Caldwell Blvd	77	2,563,263	2,426,025	137,238	5.35%	
Idaho Center	44	1,377,757	1,326,607	51,150	3.71%	
South Nampa	17	234,669	205,021	29,648	12.63%	
Nampa Area	138	4,175,689	3,957,653	218,036	5.22%	
Caldwell Area						
Caldwell	72	1,269,142	1,236,791	32,351	2.55%	
Caldwell Area	72	1,269,142	1,236,791	32,351	2.55%	
Canyon County	210	5,444,831	5,194,444	250,387	4.60%	
SUMMARY						
TOTAL	788	18,075,467	17,377,773	697,694	3.86%	

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Class C

Ada County						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Boise Area						
Airport	55	1,177,982	1,177,982	0	0.00%	
Central	101	1,072,088	993,774	78,314	7.30%	
Downtown	50	680,795	666,962	13,833	2.03%	
North	178	1,316,889	1,276,342	40,547	3.08%	
Southeast	42	934,362	925,882	8,480	0.91%	
Southwest	21	220,552	220,552	0	0.00%	
West	33	464,071	464,071	0	0.00%	
Boise Area	480	5,866,739	5,725,565	141,174	2.41%	
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	519	6,367,355	6,219,941	147,414	2.32%	
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	814,820	735,621	79,199	9.72%	
Caldwell Area	54	814,820	735,621	79,199	9.72%	
Canyon County	103	1,601,016	1,516,429	84,587	5.28%	
SUMMARY						
TOTAL	622	7,968,371	7,736,370	232,001	2.91%	

Industrial Multi-Tenant Vacancy: 4/2017

Monday, May 08, 2017

Ada County					
Area/Submarkets	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate
Boise Area					
Airport	31	1,236,244	1,141,425	94,819	7.67%
Central	32	785,641	652,419	133,222	16.96%
Downtown	10	194,008	184,758	9,250	4.77%
North	67	947,044	918,839	28,205	2.98%
Southeast	14	393,367	358,715	34,652	8.81%
Southwest	38	822,834	750,234	72,600	8.82%
West	58	1,573,342	1,467,142	106,200	6.75%
Boise Area	250	5,952,480	5,473,532	478,948	8.05%
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	76	1,688,758	1,601,408	87,350	5.17%
S Meridian	3	146,868	146,868	0	0.00%
Meridian Area	79	1,835,626	1,748,276	87,350	4.76%
Ada County	337	7,935,878	7,363,182	572,696	7.22%
Canyon County					
Area/Submarkets	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate
Nampa Area					
Caldwell Blvd	35	825,490	683,957	141,533	17.15%
Idaho Center	17	180,068	174,318	5,750	3.19%
South Nampa	8	150,730	143,230	7,500	4.98%
Nampa Area	60	1,156,288	1,001,505	154,783	13.39%
Caldwell Area					
Caldwell	15	281,664	267,473	14,191	5.04%
Caldwell Area	15	281,664	267,473	14,191	5.04%
Canyon County	75	1,437,952	1,268,978	168,974	11.75%
SUMMARY					
TOTAL	412	9,373,830	8,632,160	741,670	7.91%

Industrial Multi-Tenant By Quality: 4/2017

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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	279,724	50,329	15.25%
Central	5	109,085	107,225	1,860	1.71%
North	8	101,445	99,695	1,750	1.73%
Southeast	9	238,586	212,414	26,172	10.97%
Southwest	21	437,783	418,791	18,992	4.34%
West	20	574,906	530,555	44,351	7.71%
Boise Area	71	1,791,858	1,648,404	143,454	8.01%
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	40	941,909	884,447	57,462	6.10%
S Meridian	2	118,068	118,068	0	0.00%
Meridian Area	42	1,059,977	1,002,515	57,462	5.42%
Ada County	119	2,931,059	2,723,745	207,314	7.07%
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	104,033	3,600	3.34%
South Nampa	1	10,500	10,500	0	0.00%
Nampa Area	30	531,484	517,217	14,267	2.68%
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	609,939	14,267	2.29%
SUMMARY					
TOTAL	153	3,555,265	3,333,684	221,581	6.23%

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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	627,991	44,490	6.62%	
Central	15	363,761	247,624	116,137	31.93%	
Downtown	1	9,250	0	9,250	100.00%	
North	28	425,372	408,982	16,390	3.85%	
Southeast	1	30,000	30,000	0	0.00%	
Southwest	12	324,651	271,043	53,608	16.51%	
West	35	977,416	915,567	61,849	6.33%	
Boise Area	108	2,802,931	2,501,207	301,724	10.76%	
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	712,161	29,888	4.03%	
S Meridian	1	28,800	28,800	0	0.00%	
Meridian Area	36	770,849	740,961	29,888	3.88%	
Ada County	146	3,642,328	3,310,716	331,612	9.10%	
Canyon County						
Area/Submarkets	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Nampa Area						
Caldwell Blvd	16	412,139	281,273	130,866	31.75%	
Idaho Center	7	72,435	70,285	2,150	2.97%	
South Nampa	5	71,650	64,150	7,500	10.47%	
Nampa Area	28	556,224	415,708	140,516	25.26%	
Caldwell Area						
Caldwell	6	43,516	31,000	12,516	28.76%	
Caldwell Area	6	43,516	31,000	12,516	28.76%	
Canyon County	34	599,740	446,708	153,032	25.52%	
SUMMARY						
TOTAL	180	4,242,068	3,757,424	484,644	11.42%	

Industrial Multi-Tenant By Quality: 4/2017

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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	297,570	15,225	4.87%	
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	1,323,921	33,770	2.49%	
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	1,328,721	33,770	2.48%	
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	1,541,052	35,445	2.25%	