

Industrial Total Vacancy: 2/2018

Monday, March 05, 2018

| Ada County | | | | | |
|----------------------|-------------|-------------------|-------------------|------------------|--------------|
| Submarket | # Bldgs | Total SF | Occupied SF | Vacant SF | Vacancy Rate |
| Boise Area | | | | | |
| Airport | 164 | 5,398,410 | 5,205,541 | 192,869 | 3.57% |
| Central | 146 | 2,607,625 | 2,536,668 | 70,957 | 2.72% |
| Downtown | 69 | 908,235 | 887,695 | 20,540 | 2.26% |
| North | 325 | 2,910,332 | 2,825,438 | 84,894 | 2.92% |
| Southeast | 84 | 2,752,634 | 2,726,778 | 25,856 | 0.94% |
| Southwest | 138 | 1,997,118 | 1,916,737 | 80,381 | 4.02% |
| West | 163 | 3,955,024 | 3,871,688 | 83,336 | 2.11% |
| Boise Area | 1089 | 20,529,378 | 19,970,545 | 558,833 | 2.72% |
| Eagle Area | | | | | |
| Eagle | 25 | 307,134 | 304,304 | 2,830 | 0.92% |
| Eagle Area | 25 | 307,134 | 304,304 | 2,830 | 0.92% |
| Meridian Area | | | | | |
| Meridian | 218 | 4,675,592 | 4,639,534 | 36,058 | 0.77% |
| S Meridian | 15 | 665,015 | 527,596 | 137,419 | 20.66% |
| Meridian Area | 233 | 5,340,607 | 5,167,130 | 173,477 | 3.25% |
| Ada County | 1347 | 26,177,119 | 25,441,979 | 735,140 | 2.81% |
| Canyon County | | | | | |
| Submarket | # Bldgs | Total SF | Occupied SF | Vacant SF | Vacancy Rate |
| Nampa Area | | | | | |
| Caldwell Blvd | 158 | 4,479,272 | 4,409,498 | 69,774 | 1.56% |
| Idaho Center | 87 | 1,877,972 | 1,782,522 | 95,450 | 5.08% |
| South Nampa | 35 | 421,214 | 377,066 | 44,148 | 10.48% |
| Nampa Area | 280 | 6,778,458 | 6,569,086 | 209,372 | 3.09% |
| Caldwell Area | | | | | |
| Caldwell | 163 | 3,069,694 | 2,889,779 | 179,915 | 5.86% |
| Caldwell Area | 163 | 3,069,694 | 2,889,779 | 179,915 | 5.86% |
| Canyon County | 443 | 9,848,152 | 9,458,865 | 389,287 | 3.95% |
| SUMMARY | | | | | |
| TOTAL | 1790 | 36,025,271 | 34,900,844 | 1,124,427 | 3.12% |

Industrial Total Vacancy By Quality: 2/2018

Monday, March 05, 2018

Class A

| Ada County | | | | | | |
|----------------------|------------|------------------|------------------|----------------|--------------|--|
| Submarket | # Bldgs | Total SF | Occupied SF | Vacant SF | Vacancy Rate | |
| Boise Area | | | | | | |
| Airport | 27 | 1,617,317 | 1,570,085 | 47,232 | 2.92% | |
| Central | 8 | 209,772 | 207,912 | 1,860 | 0.89% | |
| Downtown | 2 | 22,460 | 22,460 | 0 | 0.00% | |
| North | 25 | 277,627 | 273,717 | 3,910 | 1.41% | |
| Southeast | 16 | 474,292 | 471,236 | 3,056 | 0.64% | |
| Southwest | 47 | 805,405 | 771,246 | 34,159 | 4.24% | |
| West | 40 | 1,316,901 | 1,276,593 | 40,308 | 3.06% | |
| Boise Area | 165 | 4,723,774 | 4,593,249 | 130,525 | 2.76% | |
| Eagle Area | | | | | | |
| Eagle | 9 | 101,729 | 98,899 | 2,830 | 2.78% | |
| Eagle Area | 9 | 101,729 | 98,899 | 2,830 | 2.78% | |
| Meridian Area | | | | | | |
| Meridian | 77 | 1,984,689 | 1,963,906 | 20,783 | 1.05% | |
| S Meridian | 7 | 402,675 | 265,256 | 137,419 | 34.13% | |
| Meridian Area | 84 | 2,387,364 | 2,229,162 | 158,202 | 6.63% | |
| Ada County | 258 | 7,212,867 | 6,921,310 | 291,557 | 4.04% | |
| Canyon County | | | | | | |
| Submarket | # Bldgs | Total SF | Occupied SF | Vacant SF | Vacancy Rate | |
| Nampa Area | | | | | | |
| Caldwell Blvd | 54 | 1,450,466 | 1,433,799 | 16,667 | 1.15% | |
| Idaho Center | 29 | 281,294 | 262,765 | 18,529 | 6.59% | |
| South Nampa | 3 | 23,700 | 23,700 | 0 | 0.00% | |
| Nampa Area | 86 | 1,755,460 | 1,720,264 | 35,196 | 2.00% | |
| Caldwell Area | | | | | | |
| Caldwell | 32 | 897,832 | 844,232 | 53,600 | 5.97% | |
| Caldwell Area | 32 | 897,832 | 844,232 | 53,600 | 5.97% | |
| Canyon County | 118 | 2,653,292 | 2,564,496 | 88,796 | 3.35% | |
| SUMMARY | | | | | | |
| TOTAL | 376 | 9,866,159 | 9,485,806 | 380,353 | 3.86% | |

Industrial Total Vacancy By Quality: 2/2018

Monday, March 05, 2018

Class B

| Ada County | | | | | | |
|----------------------|------------|-------------------|-------------------|----------------|--------------|--|
| Submarket | # Bldgs | Total SF | Occupied SF | Vacant SF | Vacancy Rate | |
| Boise Area | | | | | | |
| Airport | 80 | 2,568,576 | 2,422,939 | 145,637 | 5.67% | |
| Central | 41 | 1,355,369 | 1,341,901 | 13,468 | 0.99% | |
| Downtown | 16 | 205,805 | 199,805 | 6,000 | 2.92% | |
| North | 126 | 1,326,007 | 1,265,266 | 60,741 | 4.58% | |
| Southeast | 26 | 1,272,184 | 1,257,784 | 14,400 | 1.13% | |
| Southwest | 69 | 970,161 | 923,939 | 46,222 | 4.76% | |
| West | 89 | 2,160,384 | 2,117,356 | 43,028 | 1.99% | |
| Boise Area | 447 | 9,858,486 | 9,528,990 | 329,496 | 3.34% | |
| Eagle Area | | | | | | |
| Eagle | 9 | 154,403 | 154,403 | 0 | 0.00% | |
| Eagle Area | 9 | 154,403 | 154,403 | 0 | 0.00% | |
| Meridian Area | | | | | | |
| Meridian | 112 | 2,355,039 | 2,339,764 | 15,275 | 0.65% | |
| S Meridian | 7 | 229,918 | 229,918 | 0 | 0.00% | |
| Meridian Area | 119 | 2,584,957 | 2,569,682 | 15,275 | 0.59% | |
| Ada County | 575 | 12,597,846 | 12,253,075 | 344,771 | 2.74% | |
| Canyon County | | | | | | |
| Submarket | # Bldgs | Total SF | Occupied SF | Vacant SF | Vacancy Rate | |
| Nampa Area | | | | | | |
| Caldwell Blvd | 81 | 2,484,063 | 2,430,956 | 53,107 | 2.14% | |
| Idaho Center | 45 | 1,506,637 | 1,429,716 | 76,921 | 5.11% | |
| South Nampa | 17 | 234,596 | 190,448 | 44,148 | 18.82% | |
| Nampa Area | 143 | 4,225,296 | 4,051,120 | 174,176 | 4.12% | |
| Caldwell Area | | | | | | |
| Caldwell | 73 | 1,330,144 | 1,315,331 | 14,813 | 1.11% | |
| Caldwell Area | 73 | 1,330,144 | 1,315,331 | 14,813 | 1.11% | |
| Canyon County | 216 | 5,555,440 | 5,366,451 | 188,989 | 3.40% | |
| SUMMARY | | | | | | |
| TOTAL | 791 | 18,153,286 | 17,619,526 | 533,760 | 2.94% | |

Industrial Total Vacancy By Quality: 2/2018

Monday, March 05, 2018

Class C

| Ada County | | | | | | |
|----------------------|------------|------------------|------------------|----------------|---------------|--|
| Submarket | # Bldgs | Total SF | Occupied SF | Vacant SF | Vacancy Rate | |
| Boise Area | | | | | | |
| Airport | 57 | 1,212,517 | 1,212,517 | 0 | 0.00% | |
| Central | 97 | 1,042,484 | 986,855 | 55,629 | 5.34% | |
| Downtown | 51 | 679,970 | 665,430 | 14,540 | 2.14% | |
| North | 174 | 1,306,698 | 1,286,455 | 20,243 | 1.55% | |
| Southeast | 42 | 1,006,158 | 997,758 | 8,400 | 0.83% | |
| Southwest | 22 | 221,552 | 221,552 | 0 | 0.00% | |
| West | 34 | 477,739 | 477,739 | 0 | 0.00% | |
| Boise Area | 477 | 5,947,118 | 5,848,306 | 98,812 | 1.66% | |
| Eagle Area | | | | | | |
| Eagle | 7 | 51,002 | 51,002 | 0 | 0.00% | |
| Eagle Area | 7 | 51,002 | 51,002 | 0 | 0.00% | |
| Meridian Area | | | | | | |
| Meridian | 29 | 335,864 | 335,864 | 0 | 0.00% | |
| S Meridian | 1 | 32,422 | 32,422 | 0 | 0.00% | |
| Meridian Area | 30 | 368,286 | 368,286 | 0 | 0.00% | |
| Ada County | 514 | 6,366,406 | 6,267,594 | 98,812 | 1.55% | |
| Canyon County | | | | | | |
| Submarket | # Bldgs | Total SF | Occupied SF | Vacant SF | Vacancy Rate | |
| Nampa Area | | | | | | |
| Caldwell Blvd | 23 | 544,743 | 544,743 | 0 | 0.00% | |
| Idaho Center | 13 | 90,041 | 90,041 | 0 | 0.00% | |
| South Nampa | 15 | 162,918 | 162,918 | 0 | 0.00% | |
| Nampa Area | 51 | 797,702 | 797,702 | 0 | 0.00% | |
| Caldwell Area | | | | | | |
| Caldwell | 58 | 841,718 | 730,216 | 111,502 | 13.25% | |
| Caldwell Area | 58 | 841,718 | 730,216 | 111,502 | 13.25% | |
| Canyon County | 109 | 1,639,420 | 1,527,918 | 111,502 | 6.80% | |
| SUMMARY | | | | | | |
| TOTAL | 623 | 8,005,826 | 7,795,512 | 210,314 | 2.63% | |

Industrial Multi-Tenant Vacancy: 2/2018

Monday, March 05, 2018

| Ada County | | | | | | |
|----------------------|------------|------------------|------------------|----------------|---------------|--|
| Area/Submarkets | # Bldgs | Total SF | Occupied SF | Vacant SF | Vacancy Rate | |
| Boise Area | | | | | | |
| Airport | 31 | 1,282,744 | 1,209,341 | 73,403 | 5.72% | |
| Central | 31 | 776,412 | 663,285 | 113,127 | 14.57% | |
| Downtown | 10 | 194,008 | 194,008 | 0 | 0.00% | |
| North | 71 | 1,028,274 | 991,706 | 36,568 | 3.56% | |
| Southeast | 12 | 359,900 | 344,044 | 15,856 | 4.41% | |
| Southwest | 42 | 876,984 | 798,238 | 78,746 | 8.98% | |
| West | 56 | 1,532,008 | 1,428,422 | 103,586 | 6.76% | |
| Boise Area | 253 | 6,050,330 | 5,629,044 | 421,286 | 6.96% | |
| Eagle Area | | | | | | |
| Eagle | 8 | 147,772 | 144,942 | 2,830 | 1.92% | |
| Eagle Area | 8 | 147,772 | 144,942 | 2,830 | 1.92% | |
| Meridian Area | | | | | | |
| Meridian | 78 | 1,728,494 | 1,567,773 | 160,721 | 9.30% | |
| S Meridian | 4 | 182,725 | 143,508 | 39,217 | 21.46% | |
| Meridian Area | 82 | 1,911,219 | 1,711,281 | 199,938 | 10.46% | |
| Ada County | 343 | 8,109,321 | 7,485,267 | 624,054 | 7.70% | |
| Canyon County | | | | | | |
| Area/Submarkets | # Bldgs | Total SF | Occupied SF | Vacant SF | Vacancy Rate | |
| Nampa Area | | | | | | |
| Caldwell Blvd | 36 | 842,490 | 734,580 | 107,910 | 12.81% | |
| Idaho Center | 20 | 206,788 | 186,109 | 20,679 | 10.00% | |
| South Nampa | 7 | 133,730 | 127,730 | 6,000 | 4.49% | |
| Nampa Area | 63 | 1,183,008 | 1,048,419 | 134,589 | 11.38% | |
| Caldwell Area | | | | | | |
| Caldwell | 15 | 281,664 | 269,364 | 12,300 | 4.37% | |
| Caldwell Area | 15 | 281,664 | 269,364 | 12,300 | 4.37% | |
| Canyon County | 78 | 1,464,672 | 1,317,783 | 146,889 | 10.03% | |
| SUMMARY | | | | | | |
| TOTAL | 421 | 9,573,993 | 8,803,050 | 770,943 | 8.05% | |

Industrial Multi-Tenant By Quality: 2/2018

Monday, March 05, 2018

Class A

| Ada County | | | | | |
|----------------------|------------|------------------|------------------|----------------|---------------|
| Area/Submarkets | # Bldgs | Total SF | Occupied SF | Vacant SF | Vacancy Rate |
| Boise Area | | | | | |
| Airport | 8 | 376,553 | 329,321 | 47,232 | 12.54% |
| Central | 6 | 117,856 | 115,996 | 1,860 | 1.58% |
| North | 9 | 106,445 | 100,275 | 6,170 | 5.80% |
| Southeast | 7 | 205,119 | 197,663 | 7,456 | 3.63% |
| Southwest | 22 | 460,183 | 427,659 | 32,524 | 7.07% |
| West | 20 | 592,406 | 546,848 | 45,558 | 7.69% |
| Boise Area | 72 | 1,858,562 | 1,717,762 | 140,800 | 7.58% |
| Eagle Area | | | | | |
| Eagle | 6 | 79,224 | 76,394 | 2,830 | 3.57% |
| Eagle Area | 6 | 79,224 | 76,394 | 2,830 | 3.57% |
| Meridian Area | | | | | |
| Meridian | 41 | 941,623 | 900,040 | 41,583 | 4.42% |
| S Meridian | 3 | 153,925 | 114,708 | 39,217 | 25.48% |
| Meridian Area | 44 | 1,095,548 | 1,014,748 | 80,800 | 7.38% |
| Ada County | 122 | 3,033,334 | 2,808,904 | 224,430 | 7.40% |
| Canyon County | | | | | |
| Area/Submarkets | # Bldgs | Total SF | Occupied SF | Vacant SF | Vacancy Rate |
| Nampa Area | | | | | |
| Caldwell Blvd | 19 | 413,351 | 354,422 | 58,929 | 14.26% |
| Idaho Center | 13 | 134,353 | 115,824 | 18,529 | 13.79% |
| South Nampa | 1 | 10,500 | 10,500 | 0 | 0.00% |
| Nampa Area | 33 | 558,204 | 480,746 | 77,458 | 13.88% |
| Caldwell Area | | | | | |
| Caldwell | 4 | 92,722 | 92,722 | 0 | 0.00% |
| Caldwell Area | 4 | 92,722 | 92,722 | 0 | 0.00% |
| Canyon County | 37 | 650,926 | 573,468 | 77,458 | 11.90% |
| SUMMARY | | | | | |
| TOTAL | 159 | 3,684,260 | 3,382,372 | 301,888 | 8.19% |

Industrial Multi-Tenant By Quality: 2/2018

Monday, March 05, 2018

Class B

| Ada County | | | | | | |
|----------------------|------------|------------------|------------------|----------------|---------------|--|
| Area/Submarkets | # Bldgs | Total SF | Occupied SF | Vacant SF | Vacancy Rate | |
| Boise Area | | | | | | |
| Airport | 16 | 672,481 | 646,310 | 26,171 | 3.89% | |
| Central | 13 | 345,761 | 234,494 | 111,267 | 32.18% | |
| Downtown | 1 | 9,250 | 9,250 | 0 | 0.00% | |
| North | 31 | 497,402 | 473,146 | 24,256 | 4.88% | |
| Southeast | 1 | 30,000 | 30,000 | 0 | 0.00% | |
| Southwest | 15 | 356,401 | 310,179 | 46,222 | 12.97% | |
| West | 33 | 918,582 | 860,554 | 58,028 | 6.32% | |
| Boise Area | 110 | 2,829,877 | 2,563,933 | 265,944 | 9.40% | |
| Eagle Area | | | | | | |
| Eagle | 2 | 68,548 | 68,548 | 0 | 0.00% | |
| Eagle Area | 2 | 68,548 | 68,548 | 0 | 0.00% | |
| Meridian Area | | | | | | |
| Meridian | 36 | 782,071 | 662,933 | 119,138 | 15.23% | |
| S Meridian | 1 | 28,800 | 28,800 | 0 | 0.00% | |
| Meridian Area | 37 | 810,871 | 691,733 | 119,138 | 14.69% | |
| Ada County | 149 | 3,709,296 | 3,324,214 | 385,082 | 10.38% | |
| Canyon County | | | | | | |
| Area/Submarkets | # Bldgs | Total SF | Occupied SF | Vacant SF | Vacancy Rate | |
| Nampa Area | | | | | | |
| Caldwell Blvd | 17 | 429,139 | 380,158 | 48,981 | 11.41% | |
| Idaho Center | 7 | 72,435 | 70,285 | 2,150 | 2.97% | |
| South Nampa | 4 | 54,650 | 48,650 | 6,000 | 10.98% | |
| Nampa Area | 28 | 556,224 | 499,093 | 57,131 | 10.27% | |
| Caldwell Area | | | | | | |
| Caldwell | 6 | 43,516 | 37,216 | 6,300 | 14.48% | |
| Caldwell Area | 6 | 43,516 | 37,216 | 6,300 | 14.48% | |
| Canyon County | 34 | 599,740 | 536,309 | 63,431 | 10.58% | |
| SUMMARY | | | | | | |
| TOTAL | 183 | 4,309,036 | 3,860,523 | 448,513 | 10.41% | |

Industrial Multi-Tenant By Quality: 2/2018

Monday, March 05, 2018

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 | 312,795 | 0 | 0.00% |
| Downtown | 9 | 184,758 | 184,758 | 0 | 0.00% |
| North | 31 | 424,427 | 418,285 | 6,142 | 1.45% |
| Southeast | 4 | 124,781 | 116,381 | 8,400 | 6.73% |
| Southwest | 5 | 60,400 | 60,400 | 0 | 0.00% |
| West | 3 | 21,020 | 21,020 | 0 | 0.00% |
| Boise Area | 71 | 1,361,891 | 1,347,349 | 14,542 | 1.07% |
| Meridian Area | | | | | |
| Meridian | 1 | 4,800 | 4,800 | 0 | 0.00% |
| Meridian Area | 1 | 4,800 | 4,800 | 0 | 0.00% |
| Ada County | 72 | 1,366,691 | 1,352,149 | 14,542 | 1.06% |
| 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 | 139,426 | 6,000 | 4.13% |
| Caldwell Area | 5 | 145,426 | 139,426 | 6,000 | 4.13% |
| Canyon County | 7 | 214,006 | 208,006 | 6,000 | 2.80% |
| SUMMARY | | | | | |
| TOTAL | 79 | 1,580,697 | 1,560,155 | 20,542 | 1.30% |