

Industrial Total Vacancy: 9/2017

Monday, October 02, 2017

Ada County						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Boise Area						
Airport	162	5,184,582	4,951,544	233,038	4.49%	
Central	150	2,625,746	2,538,580	87,166	3.32%	
Downtown	69	914,100	886,210	27,890	3.05%	
North	324	2,865,322	2,773,287	92,035	3.21%	
Southeast	86	2,877,429	2,833,983	43,446	1.51%	
Southwest	131	1,930,093	1,871,295	58,798	3.05%	
West	162	3,934,114	3,783,409	150,705	3.83%	
Boise Area	1084	20,331,386	19,638,308	693,078	3.41%	
Eagle Area						
Eagle	25	307,134	301,736	5,398	1.76%	
Eagle Area	25	307,134	301,736	5,398	1.76%	
Meridian Area						
Meridian	219	4,676,855	4,594,310	82,545	1.76%	
S Meridian	17	797,991	649,305	148,686	18.63%	
Meridian Area	236	5,474,846	5,243,615	231,231	4.22%	
Ada County	1345	26,113,366	25,183,659	929,707	3.56%	
Canyon County						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Nampa Area						
Caldwell Blvd	144	4,391,484	4,313,694	77,790	1.77%	
Idaho Center	85	1,754,372	1,603,853	150,519	8.58%	
South Nampa	38	456,199	413,551	42,648	9.35%	
Nampa Area	267	6,602,055	6,331,098	270,957	4.10%	
Caldwell Area						
Caldwell	159	3,015,154	2,815,835	199,319	6.61%	
Caldwell Area	159	3,015,154	2,815,835	199,319	6.61%	
Canyon County	426	9,617,209	9,146,933	470,276	4.89%	
SUMMARY						
TOTAL	1771	35,730,575	34,330,592	1,399,983	3.92%	

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Class A

Ada County						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Boise Area						
Airport	28	1,623,842	1,575,441	48,401	2.98%	
Central	8	210,501	208,641	1,860	0.88%	
Downtown	2	22,460	22,460	0	0.00%	
North	24	272,627	269,227	3,400	1.25%	
Southeast	17	483,063	462,497	20,566	4.26%	
Southwest	43	757,380	741,262	16,118	2.13%	
West	38	1,244,001	1,186,095	57,906	4.65%	
Boise Area	160	4,613,874	4,465,623	148,251	3.21%	
Eagle Area						
Eagle	9	101,729	96,331	5,398	5.31%	
Eagle Area	9	101,729	96,331	5,398	5.31%	
Meridian Area						
Meridian	77	1,993,698	1,935,448	58,250	2.92%	
S Meridian	7	420,193	271,507	148,686	35.39%	
Meridian Area	84	2,413,891	2,206,955	206,936	8.57%	
Ada County	253	7,129,494	6,768,909	360,585	5.06%	
Canyon County						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Nampa Area						
Caldwell Blvd	49	1,342,096	1,326,629	15,467	1.15%	
Idaho Center	27	270,798	261,800	8,998	3.32%	
South Nampa	2	15,500	15,500	0	0.00%	
Nampa Area	78	1,628,394	1,603,929	24,465	1.50%	
Caldwell Area						
Caldwell	31	889,232	800,732	88,500	9.95%	
Caldwell Area	31	889,232	800,732	88,500	9.95%	
Canyon County	109	2,517,626	2,404,661	112,965	4.49%	
SUMMARY						
TOTAL	362	9,647,120	9,173,570	473,550	4.91%	

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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	2,196,119	184,637	7.76%	
Central	42	1,345,497	1,334,036	11,461	0.85%	
Downtown	17	210,845	190,555	20,290	9.62%	
North	124	1,280,264	1,229,576	50,688	3.96%	
Southeast	27	1,460,004	1,445,604	14,400	0.99%	
Southwest	67	952,161	909,481	42,680	4.48%	
West	91	2,226,042	2,133,243	92,799	4.17%	
Boise Area	447	9,855,569	9,438,614	416,955	4.23%	
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	2,340,921	2,322,866	18,055	0.77%	
S Meridian	8	270,420	270,420	0	0.00%	
Meridian Area	120	2,611,341	2,593,286	18,055	0.69%	
Ada County	576	12,621,313	12,186,303	435,010	3.45%	
Canyon County						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Nampa Area						
Caldwell Blvd	76	2,550,763	2,488,440	62,323	2.44%	
Idaho Center	44	1,373,533	1,232,012	141,521	10.30%	
South Nampa	18	243,169	216,521	26,648	10.96%	
Nampa Area	138	4,167,465	3,936,973	230,492	5.53%	
Caldwell Area						
Caldwell	73	1,303,892	1,293,867	10,025	0.77%	
Caldwell Area	73	1,303,892	1,293,867	10,025	0.77%	
Canyon County	211	5,471,357	5,230,840	240,517	4.40%	
SUMMARY						
TOTAL	787	18,092,670	17,417,143	675,527	3.73%	

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Class C

Ada County						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Boise Area						
Airport	55	1,179,984	1,179,984	0	0.00%	
Central	100	1,069,748	995,903	73,845	6.90%	
Downtown	50	680,795	673,195	7,600	1.12%	
North	176	1,312,431	1,274,484	37,947	2.89%	
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	477	5,861,943	5,734,071	127,872	2.18%	
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	516	6,362,559	6,228,447	134,112	2.11%	
Canyon County						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Nampa Area						
Caldwell Blvd	19	498,625	498,625	0	0.00%	
Idaho Center	14	110,041	110,041	0	0.00%	
South Nampa	18	197,530	181,530	16,000	8.10%	
Nampa Area	51	806,196	790,196	16,000	1.98%	
Caldwell Area						
Caldwell	55	822,030	721,236	100,794	12.26%	
Caldwell Area	55	822,030	721,236	100,794	12.26%	
Canyon County	106	1,628,226	1,511,432	116,794	7.17%	
SUMMARY						
TOTAL	622	7,990,785	7,739,879	250,906	3.14%	

Industrial Multi-Tenant Vacancy: 9/2017

Monday, October 02, 2017

Ada County						
Area/Submarkets	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Boise Area						
Airport	31	1,282,744	1,170,395	112,349	8.76%	
Central	32	785,641	660,206	125,435	15.97%	
Downtown	10	194,008	184,758	9,250	4.77%	
North	68	977,531	939,133	38,398	3.93%	
Southeast	13	368,671	335,225	33,446	9.07%	
Southwest	39	836,584	774,686	61,898	7.40%	
West	57	1,552,294	1,432,209	120,085	7.74%	
Boise Area	250	5,997,473	5,496,612	500,861	8.35%	
Eagle Area						
Eagle	8	147,772	136,388	11,384	7.70%	
Eagle Area	8	147,772	136,388	11,384	7.70%	
Meridian Area						
Meridian	79	1,750,227	1,668,979	81,248	4.64%	
S Meridian	3	146,868	96,384	50,484	34.37%	
Meridian Area	82	1,897,095	1,765,363	131,732	6.94%	
Ada County	340	8,042,340	7,398,363	643,977	8.01%	
Canyon County						
Area/Submarkets	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Nampa Area						
Caldwell Blvd	36	915,490	847,659	67,831	7.41%	
Idaho Center	19	204,528	177,780	26,748	13.08%	
South Nampa	8	150,730	146,230	4,500	2.99%	
Nampa Area	63	1,270,748	1,171,669	99,079	7.80%	
Caldwell Area						
Caldwell	16	341,664	273,264	68,400	20.02%	
Caldwell Area	16	341,664	273,264	68,400	20.02%	
Canyon County	79	1,612,412	1,444,933	167,479	10.39%	
SUMMARY						
TOTAL	419	9,654,752	8,843,296	811,456	8.40%	

Industrial Multi-Tenant By Quality: 9/2017

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Class A

Ada County					
Area/Submarkets	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate
Boise Area					
Airport	8	376,553	324,395	52,158	13.85%
Central	5	109,085	105,005	4,080	3.74%
North	8	101,445	98,045	3,400	3.35%
Southeast	8	213,890	188,924	24,966	11.67%
Southwest	21	437,783	418,565	19,218	4.39%
West	20	574,906	518,380	56,526	9.83%
Boise Area	70	1,813,662	1,653,314	160,348	8.84%
Eagle Area					
Eagle	6	79,224	67,840	11,384	14.37%
Eagle Area	6	79,224	67,840	11,384	14.37%
Meridian Area					
Meridian	42	963,378	900,185	63,193	6.56%
S Meridian	2	118,068	67,584	50,484	42.76%
Meridian Area	44	1,081,446	967,769	113,677	10.51%
Ada County	120	2,974,332	2,688,923	285,409	9.60%
Canyon County					
Area/Submarkets	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate
Nampa Area					
Caldwell Blvd	20	503,351	492,684	10,667	2.12%
Idaho Center	11	115,793	106,795	8,998	7.77%
South Nampa	1	10,500	10,500	0	0.00%
Nampa Area	32	629,644	609,979	19,665	3.12%
Caldwell Area					
Caldwell	5	152,722	92,722	60,000	39.29%
Caldwell Area	5	152,722	92,722	60,000	39.29%
Canyon County	37	782,366	702,701	79,665	10.18%
SUMMARY					
TOTAL	157	3,756,698	3,391,624	365,074	9.72%

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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	612,290	60,191	8.95%
Central	15	363,761	252,406	111,355	30.61%
Downtown	1	9,250	0	9,250	100.00%
North	29	451,659	423,226	28,433	6.30%
Southeast	1	30,000	30,000	0	0.00%
Southwest	13	338,401	295,721	42,680	12.61%
West	34	956,368	892,809	63,559	6.65%
Boise Area	109	2,821,920	2,506,452	315,468	11.18%
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	782,049	763,994	18,055	2.31%
S Meridian	1	28,800	28,800	0	0.00%
Meridian Area	37	810,849	792,794	18,055	2.23%
Ada County	148	3,701,317	3,367,794	333,523	9.01%
Canyon County					
Area/Submarkets	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate
Nampa Area					
Caldwell Blvd	16	412,139	354,975	57,164	13.87%
Idaho Center	8	88,735	70,985	17,750	20.00%
South Nampa	5	71,650	67,150	4,500	6.28%
Nampa Area	29	572,524	493,110	79,414	13.87%
Caldwell Area					
Caldwell	6	43,516	35,116	8,400	19.30%
Caldwell Area	6	43,516	35,116	8,400	19.30%
Canyon County	35	616,040	528,226	87,814	14.25%
SUMMARY					
TOTAL	183	4,317,357	3,896,020	421,337	9.76%

Industrial Multi-Tenant By Quality: 9/2017

Monday, October 02, 2017

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	302,795	10,000	3.20%
Downtown	9	184,758	184,758	0	0.00%
North	31	424,427	417,862	6,565	1.55%
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	1,361,891	1,336,846	25,045	1.84%
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	1,341,646	25,045	1.83%
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	145,426	0	0.00%
Caldwell Area	5	145,426	145,426	0	0.00%
Canyon County	7	214,006	214,006	0	0.00%
SUMMARY					
TOTAL	79	1,580,697	1,555,652	25,045	1.58%