

Industrial Total Vacancy: 10/2017

Tuesday, November 07, 2017

Ada County						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Boise Area						
Airport	162	5,196,963	4,961,855	235,108	4.52%	
Central	150	2,625,746	2,534,896	90,850	3.46%	
Downtown	69	914,100	876,670	37,430	4.09%	
North	324	2,865,503	2,766,428	99,075	3.46%	
Southeast	86	2,877,429	2,854,629	22,800	0.79%	
Southwest	131	1,930,093	1,869,897	60,196	3.12%	
West	162	3,934,114	3,827,649	106,465	2.71%	
Boise Area	1084	20,343,948	19,692,024	651,924	3.20%	
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	218	4,671,251	4,592,471	78,780	1.69%	
S Meridian	17	797,991	649,305	148,686	18.63%	
Meridian Area	235	5,469,242	5,241,776	227,466	4.16%	
Ada County	1344	26,120,324	25,235,536	884,788	3.39%	
Canyon County						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Nampa Area						
Caldwell Blvd	144	4,391,484	4,323,443	68,041	1.55%	
Idaho Center	85	1,754,372	1,606,573	147,799	8.42%	
South Nampa	38	456,199	413,551	42,648	9.35%	
Nampa Area	267	6,602,055	6,343,567	258,488	3.92%	
Caldwell Area						
Caldwell	160	3,037,274	2,823,055	214,219	7.05%	
Caldwell Area	160	3,037,274	2,823,055	214,219	7.05%	
Canyon County	427	9,639,329	9,166,622	472,707	4.90%	
SUMMARY						
TOTAL	1771	35,759,653	34,402,158	1,357,495	3.80%	

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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	206,421	4,080	1.94%	
Downtown	2	22,460	22,460	0	0.00%	
North	24	272,627	269,227	3,400	1.25%	
Southeast	17	483,063	483,063	0	0.00%	
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	4,483,969	129,905	2.82%	
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	1,994,466	1,932,328	62,138	3.12%	
S Meridian	7	420,193	271,507	148,686	35.39%	
Meridian Area	84	2,414,659	2,203,835	210,824	8.73%	
Ada County	253	7,130,262	6,784,135	346,127	4.85%	
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	264,520	6,278	2.32%	
South Nampa	2	15,500	15,500	0	0.00%	
Nampa Area	78	1,628,394	1,606,649	21,745	1.34%	
Caldwell Area						
Caldwell	32	906,232	800,732	105,500	11.64%	
Caldwell Area	32	906,232	800,732	105,500	11.64%	
Canyon County	110	2,534,626	2,407,381	127,245	5.02%	
SUMMARY						
TOTAL	363	9,664,888	9,191,516	473,372	4.90%	

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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	2,194,049	186,707	7.84%	
Central	42	1,345,497	1,332,572	12,925	0.96%	
Downtown	17	210,845	190,555	20,290	9.62%	
North	124	1,280,445	1,213,331	67,114	5.24%	
Southeast	27	1,460,004	1,445,604	14,400	0.99%	
Southwest	67	952,161	908,083	44,078	4.63%	
West	91	2,226,042	2,177,483	48,559	2.18%	
Boise Area	447	9,855,750	9,461,677	394,073	4.00%	
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	2,330,706	10,215	0.44%	
S Meridian	8	270,420	270,420	0	0.00%	
Meridian Area	120	2,611,341	2,601,126	10,215	0.39%	
Ada County	576	12,621,494	12,217,206	404,288	3.20%	
Canyon County						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Nampa Area						
Caldwell Blvd	76	2,550,763	2,498,189	52,574	2.06%	
Idaho Center	44	1,373,533	1,232,012	141,521	10.30%	
South Nampa	19	259,169	216,521	42,648	16.46%	
Nampa Area	139	4,183,465	3,946,722	236,743	5.66%	
Caldwell Area						
Caldwell	73	1,309,012	1,301,087	7,925	0.61%	
Caldwell Area	73	1,309,012	1,301,087	7,925	0.61%	
Canyon County	212	5,492,477	5,247,809	244,668	4.45%	
SUMMARY						
TOTAL	788	18,113,971	17,465,015	648,956	3.58%	

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Class C

Ada County						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Boise Area						
Airport	55	1,192,365	1,192,365	0	0.00%	
Central	100	1,069,748	995,903	73,845	6.90%	
Downtown	50	680,795	663,655	17,140	2.52%	
North	176	1,312,431	1,283,870	28,561	2.18%	
Southeast	42	934,362	925,962	8,400	0.90%	
Southwest	21	220,552	220,552	0	0.00%	
West	33	464,071	464,071	0	0.00%	
Boise Area	477	5,874,324	5,746,378	127,946	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	29	335,864	329,437	6,427	1.91%	
S Meridian	2	107,378	107,378	0	0.00%	
Meridian Area	31	443,242	436,815	6,427	1.45%	
Ada County	515	6,368,568	6,234,195	134,373	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	17	181,530	181,530	0	0.00%	
Nampa Area	50	790,196	790,196	0	0.00%	
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	105	1,612,226	1,511,432	100,794	6.25%	
SUMMARY						
TOTAL	620	7,980,794	7,745,627	235,167	2.95%	

Industrial Multi-Tenant Vacancy: 10/2017

Tuesday, November 07, 2017

Ada County						
Area/Submarkets	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Boise Area						
Airport	31	1,282,744	1,162,515	120,229	9.37%	
Central	32	785,641	653,452	132,189	16.83%	
Downtown	10	194,008	184,758	9,250	4.77%	
North	68	977,712	921,252	56,460	5.77%	
Southeast	13	368,671	355,871	12,800	3.47%	
Southwest	39	836,584	762,034	74,550	8.91%	
West	57	1,552,294	1,426,434	125,860	8.11%	
Boise Area	250	5,997,654	5,466,316	531,338	8.86%	
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	1,750,995	1,672,637	78,358	4.48%	
S Meridian	3	146,868	96,384	50,484	34.37%	
Meridian Area	82	1,897,863	1,769,021	128,842	6.79%	
Ada County	340	8,043,289	7,371,725	671,564	8.35%	
Canyon County						
Area/Submarkets	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Nampa Area						
Caldwell Blvd	35	825,490	762,249	63,241	7.66%	
Idaho Center	19	204,528	180,500	24,028	11.75%	
South Nampa	8	150,730	146,230	4,500	2.99%	
Nampa Area	62	1,180,748	1,088,979	91,769	7.77%	
Caldwell Area						
Caldwell	16	341,664	275,364	66,300	19.41%	
Caldwell Area	16	341,664	275,364	66,300	19.41%	
Canyon County	78	1,522,412	1,364,343	158,069	10.38%	
SUMMARY						
TOTAL	418	9,565,701	8,736,068	829,633	8.67%	

Industrial Multi-Tenant By Quality: 10/2017

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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	209,490	4,400	2.06%	
Southwest	21	437,783	410,207	27,576	6.30%	
West	20	574,906	518,380	56,526	9.83%	
Boise Area	70	1,813,662	1,665,522	148,140	8.17%	
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	964,146	896,003	68,143	7.07%	
S Meridian	2	118,068	67,584	50,484	42.76%	
Meridian Area	44	1,082,214	963,587	118,627	10.96%	
Ada County	120	2,975,100	2,696,949	278,151	9.35%	
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	11	115,793	109,515	6,278	5.42%	
South Nampa	1	10,500	10,500	0	0.00%	
Nampa Area	31	539,644	522,699	16,945	3.14%	
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	36	692,366	615,421	76,945	11.11%	
SUMMARY						
TOTAL	156	3,667,466	3,312,370	355,096	9.68%	

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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	604,410	68,071	10.12%	
Central	15	363,761	249,842	113,919	31.32%	
Downtown	1	9,250	0	9,250	100.00%	
North	29	451,840	405,345	46,495	10.29%	
Southeast	1	30,000	30,000	0	0.00%	
Southwest	13	338,401	291,427	46,974	13.88%	
West	34	956,368	887,034	69,334	7.25%	
Boise Area	109	2,822,101	2,468,058	354,043	12.55%	
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	771,834	10,215	1.31%	
S Meridian	1	28,800	28,800	0	0.00%	
Meridian Area	37	810,849	800,634	10,215	1.26%	
Ada County	148	3,701,498	3,337,240	364,258	9.84%	
Canyon County						
Area/Submarkets	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Nampa Area						
Caldwell Blvd	16	412,139	359,565	52,574	12.76%	
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	497,700	74,824	13.07%	
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	35	616,040	534,916	81,124	13.17%	
SUMMARY						
TOTAL	183	4,317,538	3,872,156	445,382	10.32%	

Industrial Multi-Tenant By Quality: 10/2017

Tuesday, November 07, 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	298,605	14,190	4.54%	
Downtown	9	184,758	184,758	0	0.00%	
North	31	424,427	417,862	6,565	1.55%	
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	1,332,736	29,155	2.14%	
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	1,337,536	29,155	2.13%	
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	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
	79	1,580,697	1,551,542	29,155	1.84%	