

Industrial Total Vacancy: 11/2018

Monday, December 03, 2018

Ada County					
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate
Boise Area					
Airport	168	5,785,387	5,554,750	230,637	3.99%
Central	146	2,619,993	2,574,973	45,020	1.72%
Downtown	68	872,235	851,726	20,509	2.35%
North	325	2,926,902	2,857,450	69,452	2.37%
Southeast	85	2,769,942	2,765,307	4,635	0.17%
Southwest	139	2,014,625	1,940,121	74,504	3.70%
West	165	4,041,824	3,888,313	153,511	3.80%
Boise Area	1096	21,030,908	20,432,640	598,268	2.84%
Eagle Area					
Eagle	26	325,300	317,629	7,671	2.36%
Eagle Area	26	325,300	317,629	7,671	2.36%
Meridian Area					
Meridian	222	4,821,682	4,727,321	94,361	1.96%
S Meridian	15	665,015	656,415	8,600	1.29%
Meridian Area	237	5,486,697	5,383,736	102,961	1.88%
Ada County	1359	26,842,905	26,134,005	708,900	2.64%
Canyon County					
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate
Nampa Area					
Caldwell Blvd	164	4,778,781	4,743,762	35,019	0.73%
Idaho Center	89	1,886,660	1,803,153	83,507	4.43%
South Nampa	35	421,214	383,066	38,148	9.06%
Nampa Area	288	7,086,655	6,929,981	156,674	2.21%
Caldwell Area					
Caldwell	170	3,343,027	3,117,223	225,804	6.75%
Caldwell Area	170	3,343,027	3,117,223	225,804	6.75%
Canyon County	458	10,429,682	10,047,204	382,478	3.67%
SUMMARY					
TOTAL	1817	37,272,587	36,181,209	1,091,378	2.93%

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Class A

Ada County						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Boise Area						
Airport	33	2,153,692	1,992,066	161,626	7.50%	
Central	9	221,978	220,118	1,860	0.84%	
Downtown	2	22,460	22,460	0	0.00%	
North	27	297,435	274,405	23,030	7.74%	
Southeast	16	474,292	474,292	0	0.00%	
Southwest	49	836,912	814,705	22,207	2.65%	
West	41	1,335,347	1,307,315	28,032	2.10%	
Boise Area	177	5,342,116	5,105,361	236,755	4.43%	
Eagle Area						
Eagle	10	120,045	112,374	7,671	6.39%	
Eagle Area	10	120,045	112,374	7,671	6.39%	
Meridian Area						
Meridian	81	2,113,108	2,031,332	81,776	3.87%	
S Meridian	7	402,675	394,075	8,600	2.14%	
Meridian Area	88	2,515,783	2,425,407	90,376	3.59%	
Ada County	275	7,977,944	7,643,142	334,802	4.20%	
Canyon County						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Nampa Area						
Caldwell Blvd	60	1,762,588	1,755,338	7,250	0.41%	
Idaho Center	30	289,794	283,639	6,155	2.12%	
South Nampa	3	23,700	23,700	0	0.00%	
Nampa Area	93	2,076,082	2,062,677	13,405	0.65%	
Caldwell Area						
Caldwell	40	1,175,403	1,089,963	85,440	7.27%	
Caldwell Area	40	1,175,403	1,089,963	85,440	7.27%	
Canyon County	133	3,251,485	3,152,640	98,845	3.04%	
SUMMARY						
TOTAL	408	11,229,429	10,795,782	433,647	3.86%	

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Class B

Ada County						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Boise Area						
Airport	80	2,540,784	2,491,473	49,311	1.94%	
Central	42	1,366,583	1,356,583	10,000	0.73%	
Downtown	16	205,805	205,805	0	0.00%	
North	126	1,328,711	1,292,226	36,485	2.75%	
Southeast	27	1,289,492	1,284,857	4,635	0.36%	
Southwest	68	956,161	903,864	52,297	5.47%	
West	90	2,228,738	2,103,259	125,479	5.63%	
Boise Area	449	9,916,274	9,638,067	278,207	2.81%	
Eagle Area						
Eagle	9	154,253	154,253	0	0.00%	
Eagle Area	9	154,253	154,253	0	0.00%	
Meridian Area						
Meridian	112	2,372,674	2,360,089	12,585	0.53%	
S Meridian	7	229,918	229,918	0	0.00%	
Meridian Area	119	2,602,592	2,590,007	12,585	0.48%	
Ada County	577	12,673,119	12,382,327	290,792	2.29%	
Canyon County						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Nampa Area						
Caldwell Blvd	80	2,468,051	2,440,282	27,769	1.13%	
Idaho Center	45	1,503,837	1,426,485	77,352	5.14%	
South Nampa	17	234,596	196,448	38,148	16.26%	
Nampa Area	142	4,206,484	4,063,215	143,269	3.41%	
Caldwell Area						
Caldwell	73	1,330,994	1,259,732	71,262	5.35%	
Caldwell Area	73	1,330,994	1,259,732	71,262	5.35%	
Canyon County	215	5,537,478	5,322,947	214,531	3.87%	
SUMMARY						
TOTAL	792	18,210,597	17,705,274	505,323	2.77%	

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Class C

Ada County						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Boise Area						
Airport	55	1,090,911	1,071,211	19,700	1.81%	
Central	95	1,031,432	998,272	33,160	3.21%	
Downtown	50	643,970	623,461	20,509	3.18%	
North	172	1,300,756	1,290,819	9,937	0.76%	
Southeast	42	1,006,158	1,006,158	0	0.00%	
Southwest	22	221,552	221,552	0	0.00%	
West	34	477,739	477,739	0	0.00%	
Boise Area	470	5,772,518	5,689,212	83,306	1.44%	
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	335,900	335,900	0	0.00%	
S Meridian	1	32,422	32,422	0	0.00%	
Meridian Area	30	368,322	368,322	0	0.00%	
Ada County	507	6,191,842	6,108,536	83,306	1.35%	
Canyon County						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Nampa Area						
Caldwell Blvd	24	548,142	548,142	0	0.00%	
Idaho Center	14	93,029	93,029	0	0.00%	
South Nampa	15	162,918	162,918	0	0.00%	
Nampa Area	53	804,089	804,089	0	0.00%	
Caldwell Area						
Caldwell	57	836,630	767,528	69,102	8.26%	
Caldwell Area	57	836,630	767,528	69,102	8.26%	
Canyon County	110	1,640,719	1,571,617	69,102	4.21%	
SUMMARY						
TOTAL	617	7,832,561	7,680,153	152,408	1.95%	

Industrial Multi-Tenant Vacancy: 11/2018

Monday, December 03, 2018

Ada County						
Area/Submarkets	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Boise Area						
Airport	35	1,552,342	1,219,873	332,469	21.42%	
Central	31	775,626	741,821	33,805	4.36%	
Downtown	9	158,008	155,892	2,116	1.34%	
North	72	1,044,474	1,017,772	26,702	2.56%	
Southeast	13	377,143	355,334	21,809	5.78%	
Southwest	42	876,984	816,342	60,642	6.91%	
West	56	1,532,788	1,441,388	91,400	5.96%	
Boise Area	258	6,317,365	5,748,422	568,943	9.01%	
Eagle Area						
Eagle	8	147,772	140,101	7,671	5.19%	
Eagle Area	8	147,772	140,101	7,671	5.19%	
Meridian Area						
Meridian	77	1,785,723	1,630,067	155,656	8.72%	
S Meridian	4	182,725	174,125	8,600	4.71%	
Meridian Area	81	1,968,448	1,804,192	164,256	8.34%	
Ada County	347	8,433,585	7,692,715	740,870	8.78%	
Canyon County						
Area/Submarkets	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Nampa Area						
Caldwell Blvd	36	842,490	794,642	47,848	5.68%	
Idaho Center	20	206,788	200,633	6,155	2.98%	
South Nampa	7	133,730	133,730	0	0.00%	
Nampa Area	63	1,183,008	1,129,005	54,003	4.56%	
Caldwell Area						
Caldwell	18	336,484	274,202	62,282	18.51%	
Caldwell Area	18	336,484	274,202	62,282	18.51%	
Canyon County	81	1,519,492	1,403,207	116,285	7.65%	
SUMMARY						
TOTAL	428	9,953,077	9,095,922	857,155	8.61%	

Industrial Multi-Tenant By Quality: 11/2018

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Class A

Ada County						
Area/Submarkets	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Boise Area						
Airport	13	676,151	428,188	247,963	36.67%	
Central	6	117,856	115,996	1,860	1.58%	
North	10	122,445	104,695	17,750	14.50%	
Southeast	7	205,119	205,119	0	0.00%	
Southwest	22	460,183	451,838	8,345	1.81%	
West	20	592,406	564,374	28,032	4.73%	
Boise Area	78	2,174,160	1,870,210	303,950	13.98%	
Eagle Area						
Eagle	6	79,224	71,553	7,671	9.68%	
Eagle Area	6	79,224	71,553	7,671	9.68%	
Meridian Area						
Meridian	41	968,147	928,939	39,208	4.05%	
S Meridian	3	153,925	145,325	8,600	5.59%	
Meridian Area	44	1,122,072	1,074,264	47,808	4.26%	
Ada County	128	3,375,456	3,016,027	359,429	10.65%	
Canyon County						
Area/Submarkets	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Nampa Area						
Caldwell Blvd	20	429,363	394,741	34,622	8.06%	
Idaho Center	13	134,353	128,198	6,155	4.58%	
South Nampa	1	10,500	10,500	0	0.00%	
Nampa Area	34	574,216	533,439	40,777	7.10%	
Caldwell Area						
Caldwell	7	147,542	86,162	61,380	41.60%	
Caldwell Area	7	147,542	86,162	61,380	41.60%	
Canyon County	41	721,758	619,601	102,157	14.15%	
SUMMARY						
TOTAL	169	4,097,214	3,635,628	461,586	11.27%	

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Class B

Ada County					
Area/Submarkets	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate
Boise Area					
Airport	16	727,415	642,909	84,506	11.62%
Central	13	344,975	330,680	14,295	4.14%
Downtown	1	9,250	9,250	0	0.00%
North	31	497,602	492,892	4,710	0.95%
Southeast	2	47,243	42,608	4,635	9.81%
Southwest	15	356,401	304,104	52,297	14.67%
West	33	919,362	855,994	63,368	6.89%
Boise Area	111	2,902,248	2,678,437	223,811	7.71%
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	812,776	696,328	116,448	14.33%
S Meridian	1	28,800	28,800	0	0.00%
Meridian Area	36	841,576	725,128	116,448	13.84%
Ada County	149	3,812,372	3,472,113	340,259	8.93%
Canyon County					
Area/Submarkets	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate
Nampa Area					
Caldwell Blvd	16	413,127	399,901	13,226	3.20%
Idaho Center	7	72,435	72,435	0	0.00%
South Nampa	4	54,650	54,650	0	0.00%
Nampa Area	27	540,212	526,986	13,226	2.45%
Caldwell Area					
Caldwell	6	43,516	42,614	902	2.07%
Caldwell Area	6	43,516	42,614	902	2.07%
Canyon County	33	583,728	569,600	14,128	2.42%
SUMMARY					
TOTAL	182	4,396,100	4,041,713	354,387	8.06%

Industrial Multi-Tenant By Quality: 11/2018

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Class C

Ada County					
Area/Submarkets	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate
Boise Area					
Airport	6	148,776	148,776	0	0.00%
Central	12	312,795	295,145	17,650	5.64%
Downtown	8	148,758	146,642	2,116	1.42%
North	31	424,427	420,185	4,242	1.00%
Southeast	4	124,781	107,607	17,174	13.76%
Southwest	5	60,400	60,400	0	0.00%
West	3	21,020	21,020	0	0.00%
Boise Area	69	1,240,957	1,199,775	41,182	3.32%
Meridian Area					
Meridian	1	4,800	4,800	0	0.00%
Meridian Area	1	4,800	4,800	0	0.00%
Ada County	70	1,245,757	1,204,575	41,182	3.31%
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	77	1,459,763	1,418,581	41,182	2.82%