

2.5%
Vacancy Rate

YoY Chg
12-Mo. Forecast



285K
Net Absorption, SF



\$0.78
Asking Rent, PSF



Overall, Net Asking Rent (Monthly)

**ECONOMIC INDICATORS
Q1 2021**

354.3K
Boise Employment

YoY Chg
12-Mo. Forecast



3.4%
Boise Unemployment Rate



6.0%
U.S. Unemployment Rate



Source: BLS

ECONOMY:

As the world begins to emerge from the grips of COVID-19, Boise remains in the forefront of not only the least effected but the fastest recovering cities in the United States. Contributing factors from this include the steady inflow of new residents, as population growth hits #1 among all major U.S. metropolises at 2.1%. This coupled with a 3.4% unemployment rate, the 3rd lowest in the same category, places Boise in an economic standing all its own. Median household income rose by more than 8.2% from last quarter to \$73,900. Countless articles including those from the NY Times and Insider continue to praise Idaho for its livability and culture

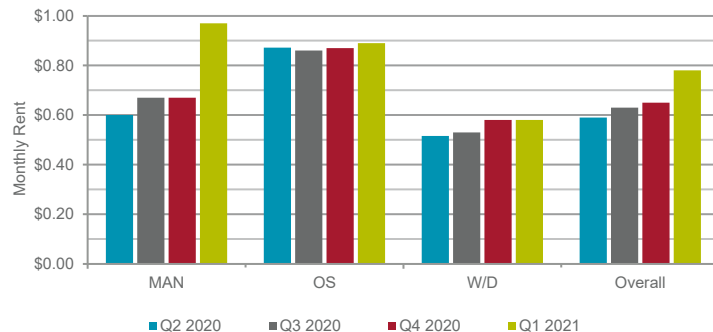
Supply & Demand:

The Idaho industrial market continues its high velocity growth path, with annual new construction coming in just above 3.4 million square feet (msf), with a large majority from the Amazon facility constructed in Q4 and just 115,000 square feet finishing construction in Q1 of this year. Vacancy, down half a point to 2.5%, is continuing to drop as demand consistently outpaces supply. Nampa, the largest submarket, shows just an 0.8% vacancy. The lack of supply within this market stems from growing demand within our existing owner/user market and is furthered by the addition of new businesses relocating and adding additional locations in Idaho. Amazon completed their 2.6 msf build-to-suit in Nampa, ID in Q4 and is an example of Idaho's growth in population and large corporations arriving to service our communities. Amazon has two additional projects under construction in Meridian and Boise totaling 420,000 sf that will bring their six locations in the Treasure Valley to nearly 3.2 msf . Food processing and logistics tenants continue to show strong leasing activity in the market. Under Construction spec space are finding tenants at a furious pace as supply continues to struggle to keep up with demand in this historically tight market.

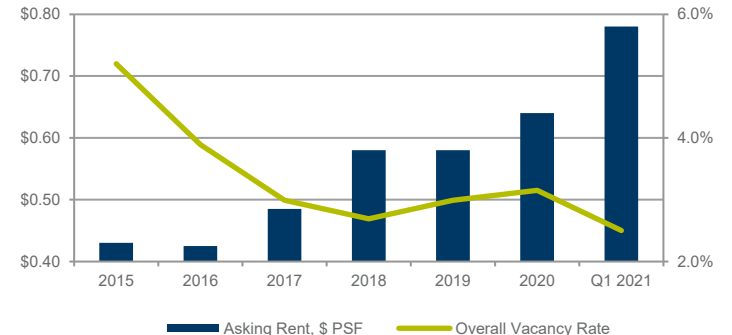
PRICING:

Despite strong demand and limited supply in Q1, warehouse/distribution asking rents remained flat at \$0.58 per square foot on a monthly basis. That number, however, is expected to rise over the next year. Premium prices are being paid for spaces less than 10,000 sf as well as for new construction. Year over rents are up across all product types. Industrial cap rates in Q1 continue to mirror the office market at approx. 6.5%.

RENT TRENDS



OVERALL VACANCY & ASKING RENT



MARKET STATISTICS

SUBMARKET	INVENTORY (SF)	OVERALL VACANT (SF)	OVERALL VACANCY RATE	CURRENT QTR OVERALL NET ABSORPTION (SF)	YTD OVERALL NET ABSORPTION (SF)	UNDER CNSTR (SF)	CONSTR COMPLETIONS (SF)	OVERALL WEIGHTED AVG NET RENT (OS)	OVERALL WEIGHTED AVG NET RENT (W/D)	OVERALL WEIGHTED AVG NET RENT
North Boise	1,690,892	21,736	1.3%	33,969	33,969	0	0	\$1.13	N/A	\$1.13
Downtown	477,277	0	0.0%	0	0	0	0	N/A	N/A	N/A
West Boise	3,699,920	236,471	6.4%	23,788	23,788	64,466	16,397	\$0.78	\$0.71	\$0.85
Southwest Boise	764,728	4,622	0.6%	-4,622	-4,622	0	0	N/A	\$0.80	\$0.80
Airport	6,607,507	483,840	7.3%	56,048	56,048	354,903	44,500	N/A	\$0.54	\$0.54
Southeast Boise	5,910,351	137,291	2.3%	41,248	41,248	53,777	0	\$0.91	\$0.59	\$0.82
Meridian	5,303,030	36,445	0.7%	62,445	62,445	656,284	0	\$1.10	\$0.99	\$1.01
South Meridian	732,402	24,111	3.3%	0	0	36,000	0	\$1.00	N/A	\$1.00
Eagle	218,591	0	0.0%	0	0	0	0	N/A	N/A	N/A
Nampa	12,335,352	104,488	0.8%	-24,655	-24,655	410,460	0	\$0.65	\$0.29	\$0.34
Caldwell	5,093,580	94,018	1.8%	46,924	46,924	26,400	0	\$1.16	N/A	\$1.06
Central Boise	2,056,735	10,651	0.5%	50,544	50,544	0	0	\$1.01	\$0.78	\$0.85
Middleton	339,076	0	0.0%	0	0	0	0	N/A	N/A	N/A
Northwest	36,200	0	0.0%	0	0	36,000	0	N/A	N/A	N/A
TOTALS	45,265,641	1,153,673	2.5%	285,689	285,689	1,638,290	60,897	\$.89	\$.58	\$.78

*Rental rates reflect weighted net asking \$psf/month *Renewals not included in leasing statistics *10,000+ Square Feet ** Statistics not reflective of U.S. MarketBeat Tables

OS = Office Service/Flex W/D = Warehouse/Distribution

KEY LEASE TRANSACTIONS Q1 2021

PROPERTY	SUBMARKET	TENANT	RSF	TYPE
16570 Northside Boulevard	Nampa	Darigold	84,000	Direct
4022 Challenger	Caldwell	HB Specialty Foods	57,225	Direct
2499 E Freight Street	Airport	Northwest Logistics	50,400	Direct

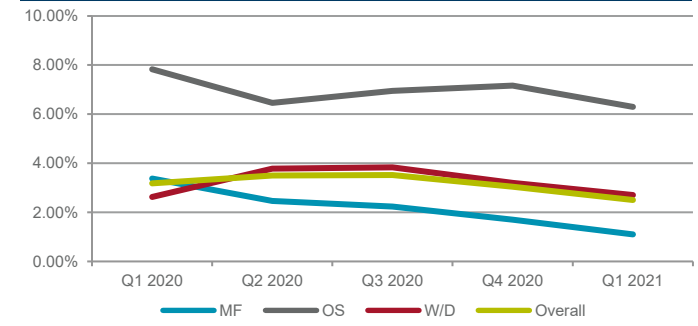
KEY SALES TRANSACTIONS Q1 2021

PROPERTY	SUBMARKET	SELLER / BUYER	SF	PRICE/\$ PSF
2752 S Liberty	Airport	Adler Realty Investments, Inc. / BBW Investments LLC	36,450	Inquire
219 E 50 th	North Boise	/ JST Properties LLC	29,569	Inquire
459 N Five Mile	West Boise	Wallace Properties LLC / Castro Family Trust	16,740	Inquire

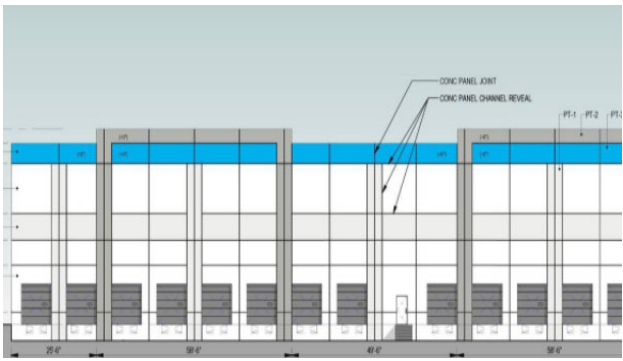
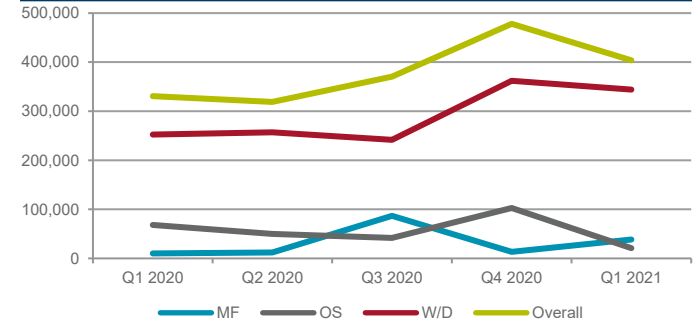
UNDER CONSTRUCTION PIPELINE

PROPERTY	SUBMARKET	MAJOR TENANT	SF	OWNER
Amazon Sort Center 2155 Freight Street	Airport	Amazon	278,493	City Of Boise
Hickory Warehouse 1135 N Hickory Avenue	Meridian	TBD	207,000	H O T 2 LLLP
Amazon Delivery Station 2316 W Franklin	Meridian	Amazon	141,000	Adler AB Owner XII LLC
AI Northside 8840 Birch Lane	Nampa	TBD	140,000	Adler AB Owner XII LLC

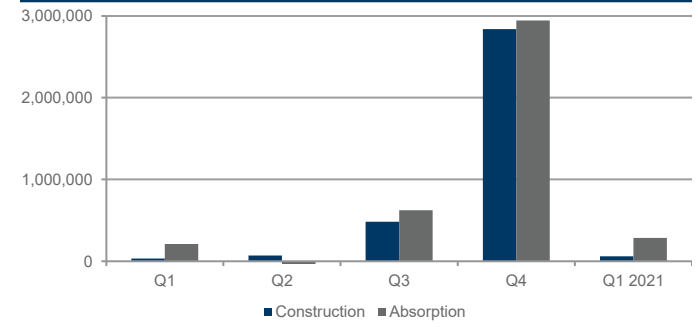
VACANCY BY QUARTER



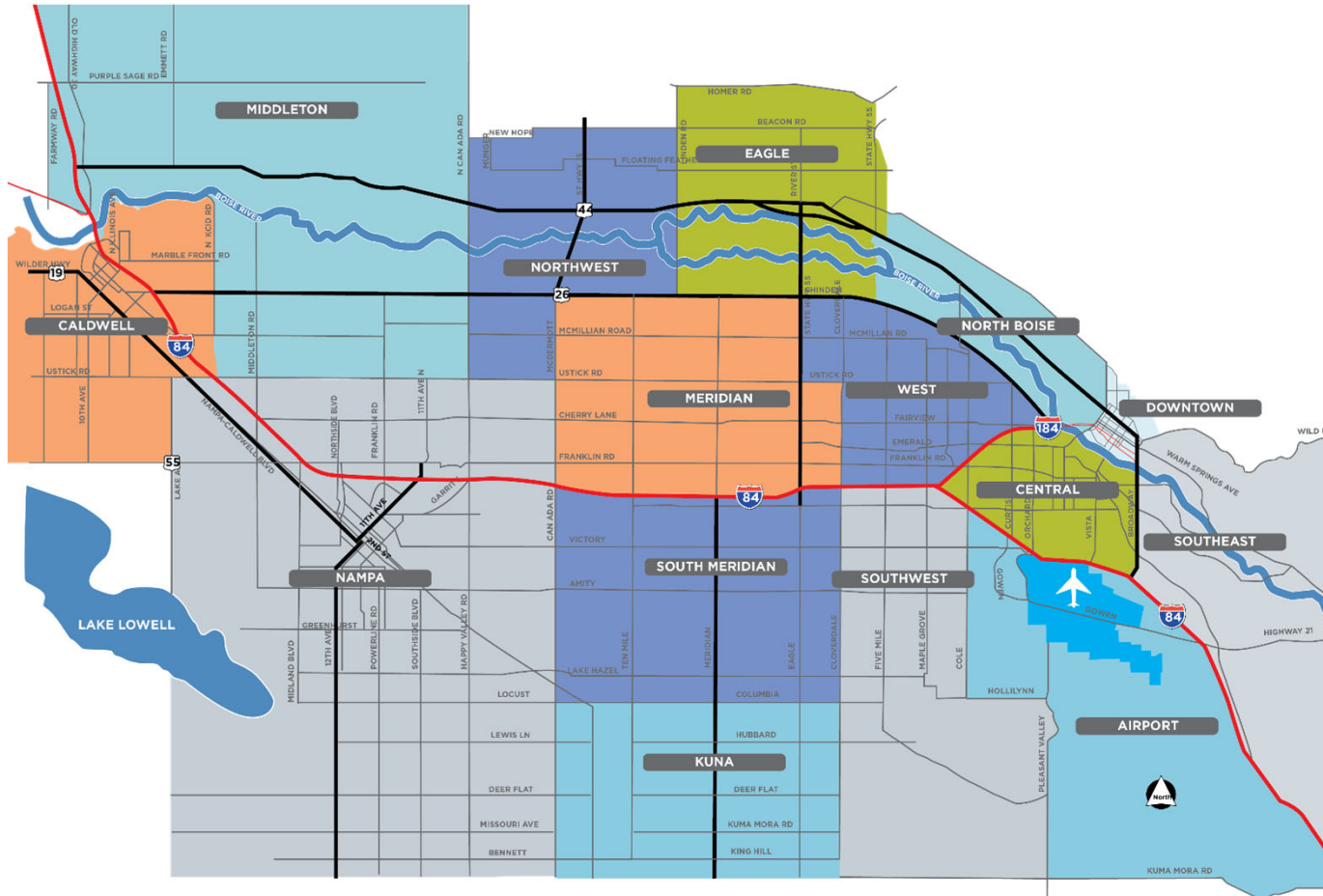
DIRECT LEASING ACTIVITY



SPACE DEMAND / DELIVERIES



INDUSTRIAL SUBMARKETS



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