

East I-70 Montbello Industrial

Availability	Survey	5-Year Avg
Rent Per SF	\$5.69	\$4.13
Vacancy Rate	3.8%	6.5%
Vacant SF	2,450,124	3,996,304
Availability Rate	7.2%	10.4%
Available SF	4,738,907	6,483,535
Sublet SF	544,260	758,714
Months on Market	5.7	10.1

Inventory	Survey	5-Year Avg
Existing Buildings	1,146	1,135
Existing SF	64,093,665	61,788,821
12 Mo. Const. Starts	1,144,804	1,168,271
Under Construction	1,915,533	907,140
12 Mo. Deliveries	1,214,059	723,054

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	1,408,224	1,102,950
12 Mo. Leasing SF	5,923,874	5,401,581

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$74	\$56
Asking Price Per SF	\$93	\$65
Sales Volume (Mil.)	\$152	\$199
Cap Rate	9.0%	7.2%

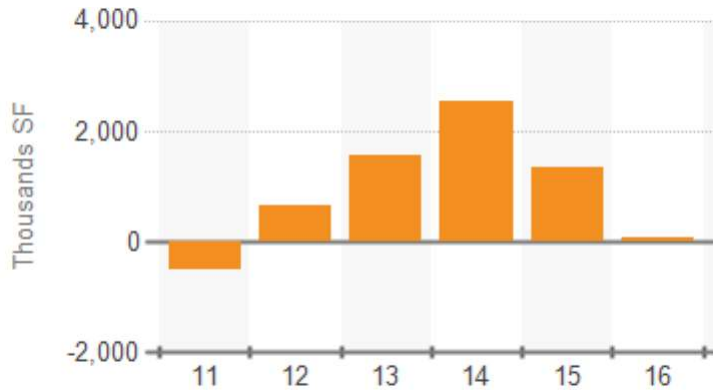
Vacancy Rate



Asking Rent Per SF



Net Absorption



Probability of Leasing in Months

