

INDUSTRIAL PROPERTY UPDATE

Boise MSA | Q1 2023

TRA

Tenant Realty Advisors



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MARKET TRENDS

- Rising rates
- Long lead times on new construction
- Micron driving East Boise demand
- Meta Data Center on hold



TENANT & BUYER OPPORTUNITIES

- Coming glut of new product in 2023 - up to 5 MM SF
- Increased turnover of spaces as tenants relocate
- Landlords are becoming more motivated
- Canyon County vacancy rising quickly



RENTAL RATES

↑ .80-.85/SF NNN



AVAILABLE PROPERTIES

↑ 3.3%

“Greg’s timely advice has helped guide our leadership through decisions related to COVID and how we use office space. I highly recommend Greg to any company needing wise real estate advice and timely execution of real estate goals.”

TYLER ANDREW - THE BBB

“I would absolutely work with Greg again and urge any corporate tenant or broker to engage his assistance.”

DAVE WILSON - CRESA

“I think I can speak for our board that they are very thankful and happy with how the negotiations went.”

MATT SCOTT - LEE PESKEY LEARNING CENTER