

INDUSTRIAL PROPERTY UPDATE

BOISE MSA | Q3 2024

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Tenant Realty Advisors



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MARKET TRENDS

- Increasing vacancy.
- Lack of small space.
- Continued new construction.
- Meta & Micron driving East Boise demand.



TENANT & BUYER OPPORTUNITIES

- Continued glut of new product in 2024 - up to 5 MM SF.
- Increased turnover of spaces as tenants relocate.
- Developers are becoming more motivated.
- Dropping demand in larger (30k and up) sizes.



RENTAL RATES

- ↑ .85 - .90 NNN Distribution/Warehouse.
- ↑ 1.10 - 1.30 NNN Flex.



AVAILABLE PROPERTIES

↑ 7%

“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

“Thank you so much for your help and guidance throughout this process. We’re so excited about our move and very grateful to you for helping to make it happen!”

LETTIE STRATTON -BOGUS BASIN NORDIC TEAM