

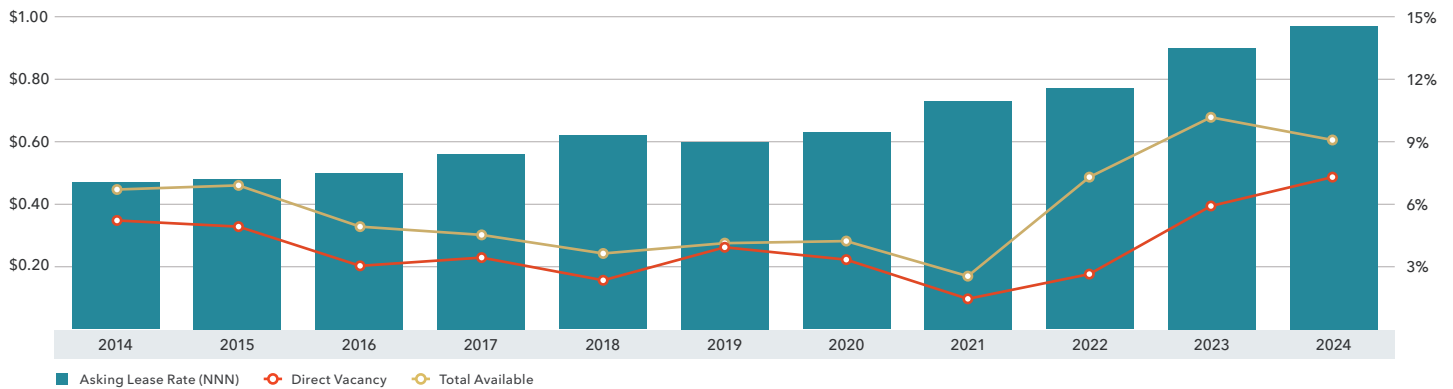
MARKET TRENDS

# BOISE

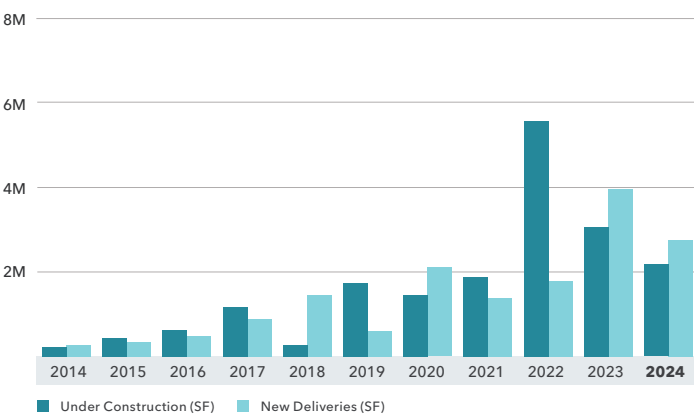
## INDUSTRIAL

- ↑ VACANCY
  - ↓ ABSORPTION
  - ↑ RENTAL RATES
  - ↓ CONSTRUCTION DELIVERIES
- Year-Over-Year Change

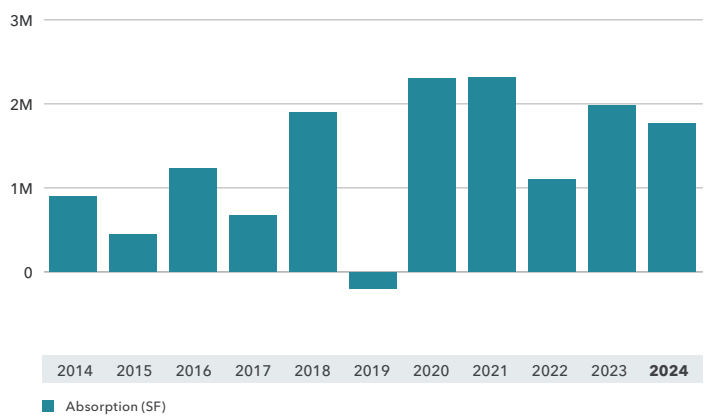
### LEASE RATE, VACANCY & AVAILABILITY



### UNDER CONSTRUCTION & NEW DELIVERIES



### DIRECT NET ABSORPTION



### MARKET BREAKDOWN

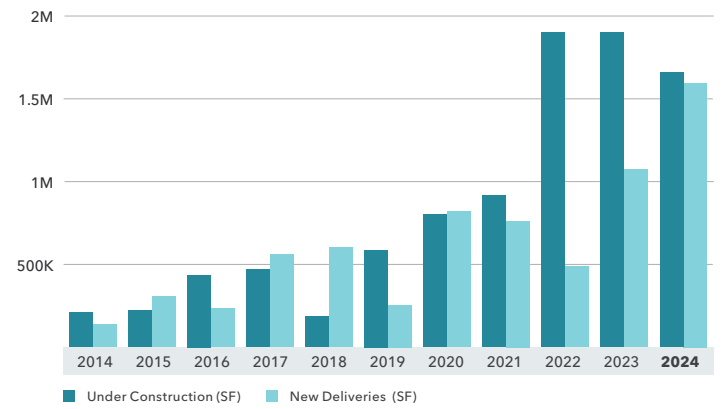
	4Q24	3Q23	4Q23	YOY Change
Total Inventory	59,895,612	59,862,632	57,130,991	4.8%
Direct Vacancy Rate	7.3%	7.1%	5.9%	23.7%
Asking Lease Rate	\$0.97	\$0.92	\$0.90	7.8%
Under Construction (SF)	2,176,776	2,148,996	3,061,616	-28.9%
Deliveries (SF)	32,980	93,980	911,698	-96.4%
Direct Net Absorption (SF)	(92,912)	609,800	688,506	N/A

# ADA COUNTY

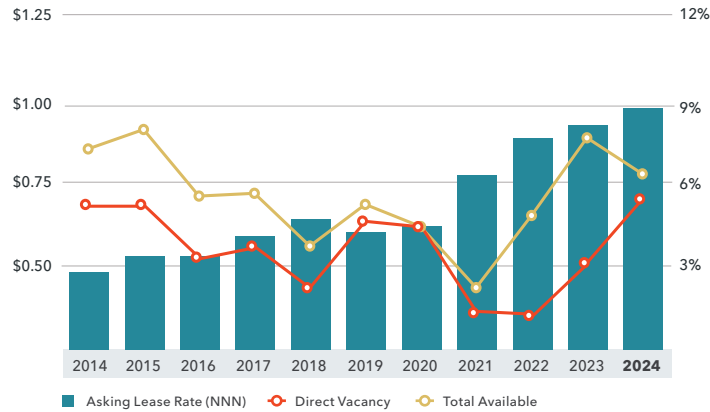
## MARKET SUMMARY

	4Q24	3Q23	4Q23	YOY Change
Total Inventory	35.2M	35.2M	33.6M	4.8%
Direct Vacancy Rate	5.5%	6.4%	3.2%	71.9%
Asking Lease Rate	\$0.97	\$0.93	\$0.92	5.4%
Under Const. (SF)	1.7M	1.7M	1.9M	-12.7%
Deliveries (SF)	0	77,080	63,410	-100.0%
Direct Net Absorption (SF)	312,125	221,783	(144,737)	N/A

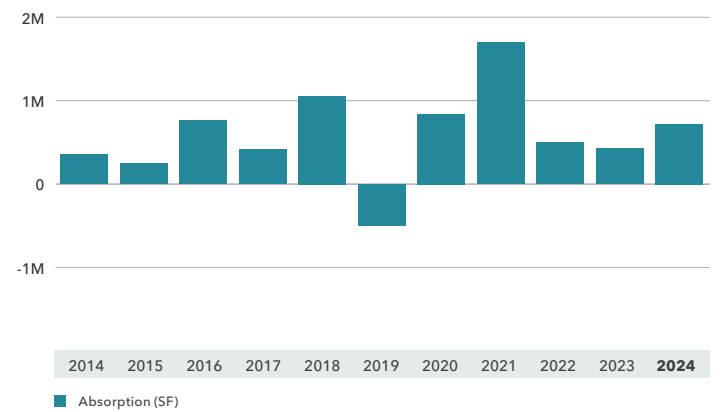
## UNDER CONSTRUCTION & NEW DELIVERIES



## LEASE RATE, VACANCY & AVAILABILITY



## DIRECT NET ABSORPTION

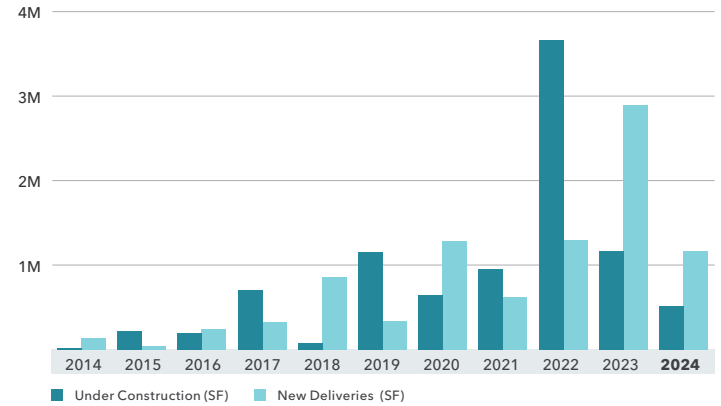


# CANYON COUNTY

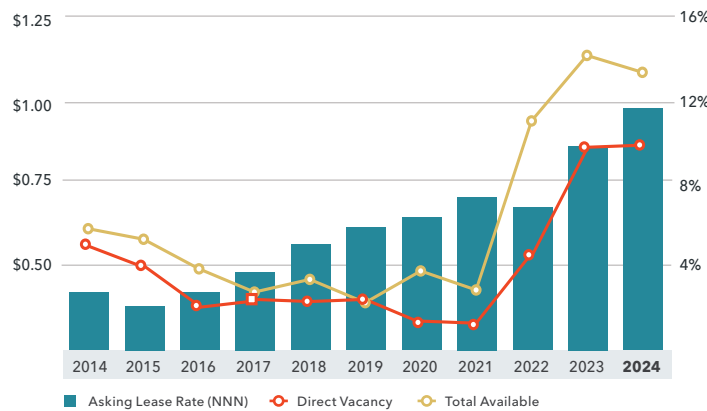
## MARKET SUMMARY

	4Q24	3Q23	4Q23	YOY Change
Total Inventory	24.1M	24.7M	23.6M	5.0%
Direct Vacancy Rate	9.8%	8.0%	9.7%	1.0%
Asking Lease Rate	\$0.96	\$0.92	\$0.85	12.9%
Under Const. (SF)	517,711	495,691	1,162,100	-55.5%
Deliveries (SF)	32,980	16,900	848,288	-96.1%
Direct Net Absorption (SF)	(405,037)	388,017	833,243	N/A

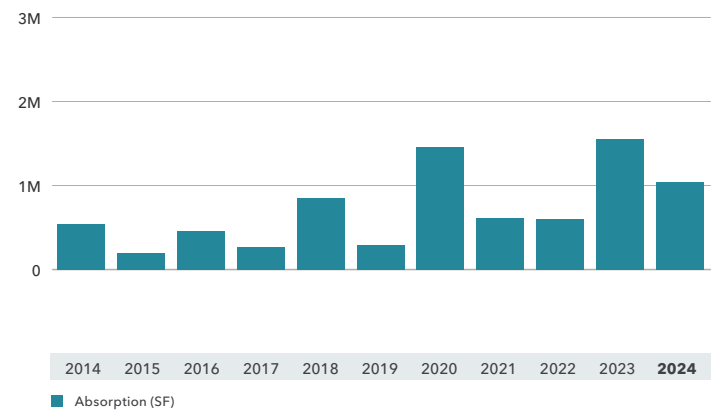
## UNDER CONSTRUCTION & NEW DELIVERIES



## LEASE RATE, VACANCY & AVAILABILITY



## DIRECT NET ABSORPTION



The information in this report was composed by the Kidder Mathews Research Group.

**GARY BARAGONA**  
Vice President of Research  
415.229.8925  
gary.baragona@kidder.com

**BRIAN HATCHER**  
President & COO  
Pacific Northwest  
206.296.9600  
brian.hatcher@kidder.com

[KIDDER.COM](http://KIDDER.COM)

Kidder Mathews is the largest fully independent commercial real estate firm in the Western U.S., with over 900 real estate professionals and staff in 19 offices in Washington, Oregon, California, Idaho, Nevada, and Arizona. We offer a complete range of brokerage, appraisal, asset services, consulting, and debt & equity finance services for all property types.

<b>COMMERCIAL BROKERAGE</b>	<i>\$10B</i> 3-YEAR AVERAGE TRANSACTION VOLUME	<i>31.7M</i> ANNUAL SALES SF	<i>42.4M</i> ANNUAL LEASING SF
<b>ASSET SERVICES</b>	<i>57M SF</i> MANAGEMENT PORTFOLIO SIZE	<i>850+</i> ASSETS UNDER MANAGEMENT	<i>260+</i> CLIENTS SERVED
<b>VALUATION ADVISORY</b>	<i>2,600+</i> 3-YEAR AVERAGE ASSIGNMENTS	<i>39</i> TOTAL APPRAISERS	<i>24</i> WITH MAI DESIGNATIONS

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.