

# Madera Industrial Market Statistical Report

## 2Q 2010

Presented by  
tammy katuin  
TK Consulting  
IT-Chick.com  
intelligence@work  
email: info@it-chick.com

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## Vacancy Rate Declines

The vacancy rate for the Madera industrial market has declined for the first time since 2008. The 30,000± Bomanite facility, which has been vacant for more than two years, was sold by the lender in April of this year and is now occupied by Purl's Sheet Metal. Additional long time vacant space has been absorbed in the first half of 2010, reducing the overall vacancy rate by 72 basis points since year-end 2009. Average asking rents have remained stable, ranging from \$ .35 to the current \$ .37 per square foot, per month for the last five quarters.

While this trend is far from indicating a recovery, it does bode well that the last four quarters have remained at a state of equilibrium. Efforts continue to secure tenants for the 420,000± former Gottschalk's Distribution facility, which accounts for nearly half of the current vacant space in the market.

Available properties for sale or lease can be found on the Madera County Economic Development Commission website at [maderacountyedc.com](http://maderacountyedc.com).

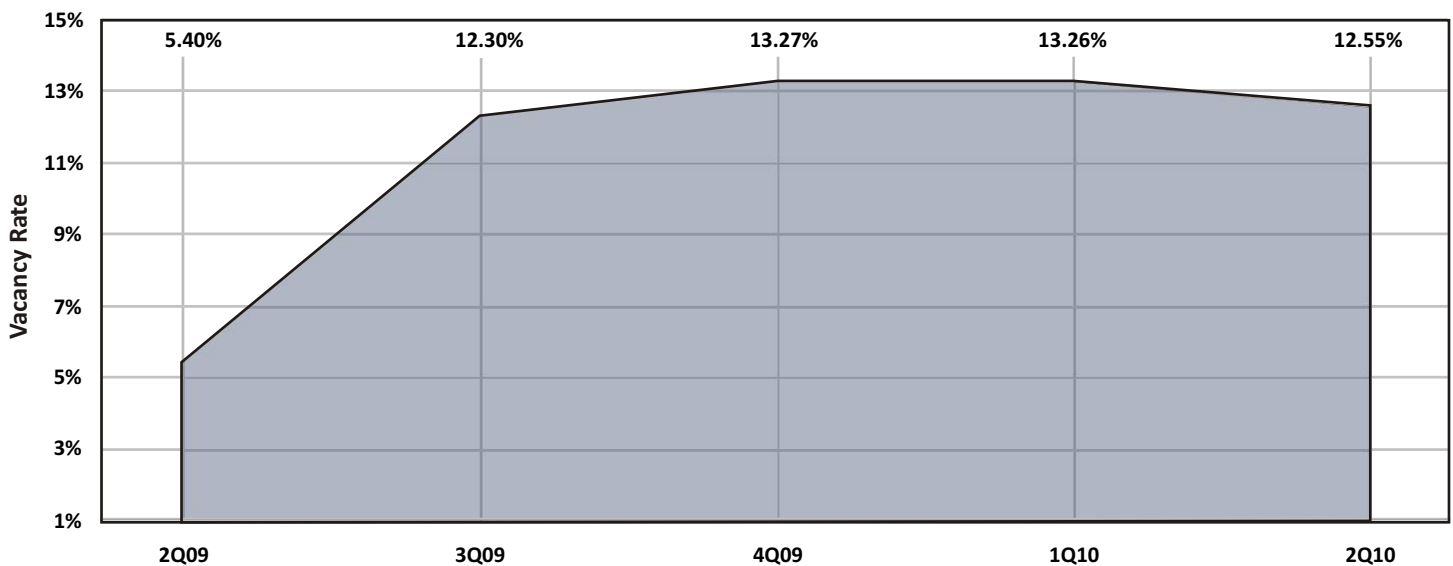
Inventory SF	Direct Available	Sublease Available	Total Available	Vacancy Rate	Asking Rent High	Asking Rent Low	Avg Asking Rental Rate
7,042,114	883,854	0	883,854	12.55%	\$0.72	\$0.23	\$0.37

(1) Inventory includes multi-tenant and single tenant buildings with at least 5,000 sq. ft.

(2) Vacant space includes both vacant direct and vacant sublease space.

(3) Asking rates are per square foot per month, triple net.

### Madera Industrial Vacancy Trend



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