

# Madera Industrial Market Statistical Report

## 4Q 2010

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

© 2010 it-chick.com

## 4th Quarter Activity Marks No Significant Changes

While the overall vacancy rate dropped slightly from last quarter, there has been no significant activity affecting the market. Year over year change in vacancy has been less than one percent and asking rates have remained flat. The one sale of note was a 20 acre almond processing facility that closed escrow in November for a reported \$1.3 million.

One additional note of interest is the announcement by the California High-Speed Rail Authority to begin construction of the first segment on a route that is planned to connect Los Angeles and San Francisco. The northern end of the first 65 segment is located west of Highway 99 and north of Avenue 12 in Madera County. Of course, construction is dependant upon availability of funding, but this announcement could stir additional interest in "doing business" in Madera County.

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

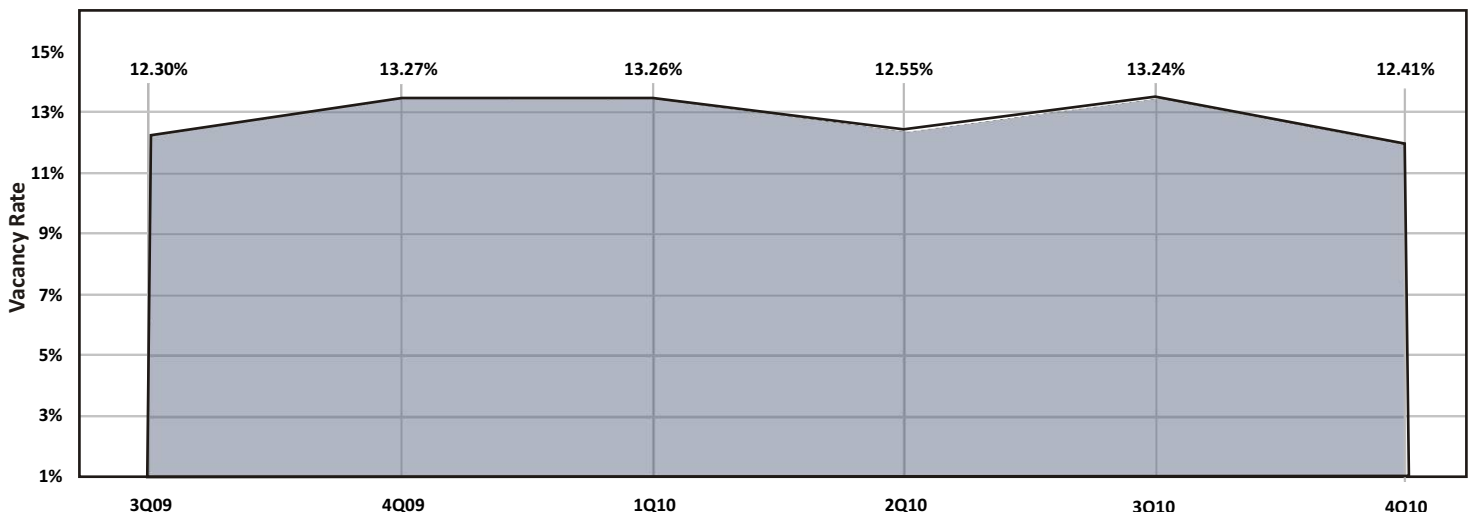
Inventory SF	Direct Available	Sublease Available	Total Available	Vacancy Rate	Asking Rent High	Asking Rent Low	Avg Asking Rental Rate
7,042,114	873,638	0	873,638	12.41%	\$0.72	\$0.23	\$0.36

(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



We believe the information presented within this report to be obtained from reliable sources. it-chick.com makes no warranties or representation to the completeness or accuracy thereof.