



Industrial Total Vacancy: 9/2021

Friday, October 1, 2021

Ada County						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Boise Area						
Airport	177	6,543,700	6,496,177	47,523	0.73%	
Central	145	2,559,337	2,549,843	9,494	0.37%	
Downtown	67	941,499	941,499	0	0.00%	
North	326	2,988,313	2,933,678	54,635	1.83%	
Southeast	88	3,100,970	2,996,090	104,880	3.38%	
Southwest	148	2,196,065	2,173,485	22,580	1.03%	
West	166	4,132,450	3,959,176	173,274	4.19%	
Boise Area	1117	22,462,334	22,049,948	412,386	1.84%	
Meridian Area						
Meridian	235	5,237,154	5,237,154	0	0.00%	
S Meridian	16	670,015	670,015	0	0.00%	
Meridian Area	251	5,907,169	5,907,169	0	0.00%	
Boise Periphery						
Eagle	28	331,425	323,717	7,708	2.33%	
Kuna	8	70,230	70,230	0	0.00%	
Boise Periphery	36	401,655	393,947	7,708	1.92%	
Ada County	1404	28,771,158	28,351,064	420,094	1.46%	
Canyon County						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Nampa Area						
Caldwell Blvd	194	5,535,725	5,513,635	22,090	0.40%	
Idaho Center	104	5,147,396	5,144,056	3,340	0.06%	
South Nampa	36	407,355	388,295	19,060	4.68%	
Nampa Area	334	11,090,476	11,045,986	44,490	0.40%	
Caldwell Area						
Caldwell	200	4,310,612	4,229,278	81,334	1.89%	
Caldwell Area	200	4,310,612	4,229,278	81,334	1.89%	
Canyon County	534	15,401,088	15,275,264	125,824	0.82%	
SUMMARY						
TOTAL	1938	44,172,246	43,626,328	545,918	1.24%	



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Class A

Ada County						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Boise Area						
Airport	35	2,781,529	2,752,256	29,273	1.05%	
Central	9	167,840	167,840	0	0.00%	
Downtown	1	19,549	19,549	0	0.00%	
North	12	134,877	105,308	29,569	21.92%	
Southeast	18	701,908	701,908	0	0.00%	
Southwest	47	914,341	898,341	16,000	1.75%	
West	30	1,193,441	1,192,122	1,319	0.11%	
Boise Area	152	5,913,485	5,837,324	76,161	1.29%	
Meridian Area						
Meridian	84	2,438,809	2,438,809	0	0.00%	
S Meridian	7	385,243	385,243	0	0.00%	
Meridian Area	91	2,824,052	2,824,052	0	0.00%	
Boise Periphery						
Eagle	9	111,920	106,877	5,043	4.51%	
Kuna	2	14,070	14,070	0	0.00%	
Boise Periphery	11	125,990	120,947	5,043	4.00%	
Ada County	254	8,863,527	8,782,323	81,204	0.92%	
Canyon County						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Nampa Area						
Caldwell Blvd	78	2,192,838	2,192,838	0	0.00%	
Idaho Center	32	3,467,259	3,465,519	1,740	0.05%	
South Nampa	3	23,700	23,700	0	0.00%	
Nampa Area	113	5,683,797	5,682,057	1,740	0.03%	
Caldwell Area						
Caldwell	57	1,838,248	1,805,748	32,500	1.77%	
Caldwell Area	57	1,838,248	1,805,748	32,500	1.77%	
Canyon County	170	7,522,045	7,487,805	34,240	0.46%	
SUMMARY						
TOTAL	424	16,385,572	16,270,128	115,444	0.70%	



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Friday, October 1, 2021

Class B

Ada County						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Boise Area						
Airport	74	2,271,004	2,271,004	0	0.00%	
Central	43	1,360,701	1,360,701	0	0.00%	
Downtown	16	200,716	200,716	0	0.00%	
North	130	1,363,082	1,338,016	25,066	1.84%	
Southeast	24	934,656	934,656	0	0.00%	
Southwest	75	978,534	978,534	0	0.00%	
West	99	2,347,778	2,180,891	166,887	7.11%	
Boise Area	461	9,456,471	9,264,518	191,953	2.03%	
Meridian Area						
Meridian	120	2,214,905	2,214,905	0	0.00%	
S Meridian	8	252,350	252,350	0	0.00%	
Meridian Area	128	2,467,255	2,467,255	0	0.00%	
Boise Periphery						
Eagle	11	163,653	160,988	2,665	1.63%	
Kuna	5	46,810	46,810	0	0.00%	
Boise Periphery	16	210,463	207,798	2,665	1.27%	
Ada County	605	12,134,189	11,939,571	194,618	1.60%	
Canyon County						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Nampa Area						
Caldwell Blvd	89	2,728,503	2,709,623	18,880	0.69%	
Idaho Center	56	1,512,299	1,512,299	0	0.00%	
South Nampa	16	208,737	192,737	16,000	7.67%	
Nampa Area	161	4,449,539	4,414,659	34,880	0.78%	
Caldwell Area						
Caldwell	82	1,554,593	1,554,593	0	0.00%	
Caldwell Area	82	1,554,593	1,554,593	0	0.00%	
Canyon County	243	6,004,132	5,969,252	34,880	0.58%	
SUMMARY						
TOTAL	848	18,138,321	17,908,823	229,498	1.27%	



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Friday, October 1, 2021

Class C

Ada County						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Boise Area						
Airport	68	1,491,167	1,472,917	18,250	1.22%	
Central	93	1,030,796	1,021,302	9,494	0.92%	
Downtown	50	721,234	721,234	0	0.00%	
North	184	1,490,354	1,490,354	0	0.00%	
Southeast	46	1,464,406	1,359,526	104,880	7.16%	
Southwest	26	303,190	296,610	6,580	2.17%	
West	37	591,231	586,163	5,068	0.86%	
Boise Area	504	7,092,378	6,948,106	144,272	2.03%	
Meridian Area						
Meridian	31	583,440	583,440	0	0.00%	
S Meridian	1	32,422	32,422	0	0.00%	
Meridian Area	32	615,862	615,862	0	0.00%	
Boise Periphery						
Eagle	8	55,852	55,852	0	0.00%	
Kuna	1	9,350	9,350	0	0.00%	
Boise Periphery	9	65,202	65,202	0	0.00%	
Ada County	545	7,773,442	7,629,170	144,272	1.86%	
Canyon County						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Nampa Area						
Caldwell Blvd	27	614,384	611,174	3,210	0.52%	
Idaho Center	16	167,838	166,238	1,600	0.95%	
South Nampa	17	174,918	171,858	3,060	1.75%	
Nampa Area	60	957,140	949,270	7,870	0.82%	
Caldwell Area						
Caldwell	61	917,771	868,937	48,834	5.32%	
Caldwell Area	61	917,771	868,937	48,834	5.32%	
Canyon County	121	1,874,911	1,818,207	56,704	3.02%	
SUMMARY						
TOTAL	666	9,648,353	9,447,377	200,976	2.08%	



Industrial Multi-Tenant Vacancy: 9/2021

Friday, October 1, 2021

Ada County						
Area/Submarkets	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Boise Area						
Airport	36	1,738,764	1,681,621	57,143	3.29%	
Central	31	672,784	672,784	0	0.00%	
Downtown	9	235,430	235,430	0	0.00%	
North	77	1,107,754	1,077,688	30,066	2.71%	
Southeast	16	559,419	518,905	40,514	7.24%	
Southwest	49	1,054,300	1,013,638	40,662	3.86%	
West	60	1,710,346	1,620,600	89,746	5.25%	
Boise Area	278	7,078,797	6,820,666	258,131	3.65%	
Meridian Area						
Meridian	86	1,937,255	1,937,255	0	0.00%	
S Meridian	4	182,725	158,614	24,111	13.20%	
Meridian Area	90	2,119,980	2,095,869	24,111	1.14%	
Boise Periphery						
Eagle	9	162,847	149,572	13,275	8.15%	
Kuna	1	8,400	8,400	0	0.00%	
Boise Periphery	10	171,247	157,972	13,275	7.75%	
Ada County	378	9,370,024	9,074,507	295,517	3.15%	
Canyon County						
Area/Submarkets	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Nampa Area						
Caldwell Blvd	42	1,275,362	1,249,747	25,615	2.01%	
Idaho Center	24	329,978	321,512	8,466	2.57%	
South Nampa	7	133,730	133,730	0	0.00%	
Nampa Area	73	1,739,070	1,704,989	34,081	1.96%	
Caldwell Area						
Caldwell	37	978,203	936,871	41,332	4.23%	
Caldwell Area	37	978,203	936,871	41,332	4.23%	
Canyon County	110	2,717,273	2,641,860	75,413	2.78%	
SUMMARY						
TOTAL	488	12,087,297	11,716,367	370,930	3.07%	



COMMERCIAL

Class A

Industrial Multi-Tenant By Quality: 9/2021

Friday, October 1, 2021

Ada County						
Area/Submarkets	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Boise Area						
Airport	15	874,151	844,878	29,273	3.35%	
Central	7	118,018	118,018	0	0.00%	
North	5	63,795	63,795	0	0.00%	
Southeast	9	349,015	349,015	0	0.00%	
Southwest	26	603,183	587,183	16,000	2.65%	
West	12	410,976	409,657	1,319	0.32%	
Boise Area	74	2,419,138	2,372,546	46,592	1.93%	
Meridian Area						
Meridian	44	1,053,162	1,053,162	0	0.00%	
S Meridian	3	153,925	129,814	24,111	15.66%	
Meridian Area	47	1,207,087	1,182,976	24,111	2.00%	
Boise Periphery						
Eagle	5	78,219	78,219	0	0.00%	
Kuna	1	8,400	8,400	0	0.00%	
Boise Periphery	6	86,619	86,619	0	0.00%	
Ada County	127	3,712,844	3,642,141	70,703	1.90%	
Canyon County						
Area/Submarkets	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Nampa Area						
Caldwell Blvd	21	705,503	705,503	0	0.00%	
Idaho Center	14	164,346	160,750	3,596	2.19%	
South Nampa	1	10,500	10,500	0	0.00%	
Nampa Area	36	880,349	876,753	3,596	0.41%	
Caldwell Area						
Caldwell	21	552,555	520,055	32,500	5.88%	
Caldwell Area	21	552,555	520,055	32,500	5.88%	
Canyon County	57	1,432,904	1,396,808	36,096	2.52%	
SUMMARY						
TOTAL	184	5,145,748	5,038,949	106,799	2.08%	



COMMERCIAL

Class B

Industrial Multi-Tenant By Quality: 9/2021

Friday, October 1, 2021

Ada County						
Area/Submarkets	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Boise Area						
Airport	13	607,621	591,751	15,870	2.61%	
Central	11	231,971	231,971	0	0.00%	
Downtown	1	9,250	9,250	0	0.00%	
North	37	544,740	519,674	25,066	4.60%	
Southeast	2	47,243	45,109	2,134	4.52%	
Southwest	16	315,239	297,157	18,082	5.74%	
West	43	1,205,578	1,117,151	88,427	7.33%	
Boise Area	123	2,961,642	2,812,063	149,579	5.05%	
Meridian Area						
Meridian	40	867,933	867,933	0	0.00%	
S Meridian	1	28,800	28,800	0	0.00%	
Meridian Area	41	896,733	896,733	0	0.00%	
Boise Periphery						
Eagle	4	84,628	71,353	13,275	15.69%	
Boise Periphery	4	84,628	71,353	13,275	15.69%	
Ada County	168	3,943,003	3,780,149	162,854	4.13%	
Canyon County						
Area/Submarkets	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Nampa Area						
Caldwell Blvd	21	569,859	544,244	25,615	4.49%	
Idaho Center	9	91,555	86,685	4,870	5.32%	
South Nampa	4	54,650	54,650	0	0.00%	
Nampa Area	34	716,064	685,579	30,485	4.26%	
Caldwell Area						
Caldwell	8	96,932	96,932	0	0.00%	
Caldwell Area	8	96,932	96,932	0	0.00%	
Canyon County	42	812,996	782,511	30,485	3.75%	
SUMMARY						
TOTAL	210	4,755,999	4,562,660	193,339	4.07%	



COMMERCIAL

Class C

Industrial Multi-Tenant By Quality: 9/2021

Friday, October 1, 2021

Ada County						
Area/Submarkets	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Boise Area						
Airport	8	256,992	244,992	12,000	4.67%	
Central	13	322,795	322,795	0	0.00%	
Downtown	8	226,180	226,180	0	0.00%	
North	35	499,219	494,219	5,000	1.00%	
Southeast	5	163,161	124,781	38,380	23.52%	
Southwest	7	135,878	129,298	6,580	4.84%	
West	5	93,792	93,792	0	0.00%	
Boise Area	81	1,698,017	1,636,057	61,960	3.65%	
Meridian Area						
Meridian	2	16,160	16,160	0	0.00%	
Meridian Area	2	16,160	16,160	0	0.00%	
Ada County	83	1,714,177	1,652,217	61,960	3.61%	
Canyon County						
Area/Submarkets	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Nampa Area						
Idaho Center	1	74,077	74,077	0	0.00%	
South Nampa	2	68,580	68,580	0	0.00%	
Nampa Area	3	142,657	142,657	0	0.00%	
Caldwell Area						
Caldwell	8	328,716	319,884	8,832	2.69%	
Caldwell Area	8	328,716	319,884	8,832	2.69%	
Canyon County	11	471,373	462,541	8,832	1.87%	
SUMMARY						
TOTAL	94	2,185,550	2,114,758	70,792	3.24%	