

Madera Industrial Market Statistical Report

4Q 2015

2015 Paved the Road for a Bright New Year

According to the Milken Institute, a nonpartisan economic think tank, Madera has been ranked 32nd among the country's 'Best-Performing Cities' in 2015. The index measures economic vitality based on criteria such as job creation, retention and quality of new jobs. The index also considers factors such as expanding wages and thriving economies. This designation was announced prior to the reopening of the Chukchansi Gold Resort and Casino. The reopening occurred just in time for New Year's Eve and added nearly 1,000 jobs back into the local economy.

While industrial sales and leases remained flat throughout 2015, significant infrastructure was

put in place for several projects to break ground in 2016. Tesoro Viejo and Riverstone master-planned communities, the Love's Travel Center project and the 100-acre Freedom Industrial Park are among those projects set to break ground in the near future.

Madera county recently introduced new business-friendly incentives and has waived all business impact fees and now offers low-interest financing options to developers. More information on these incentives can be found on the Madera Economic Development Commission website at www.maderaindustry.org.

Inventory SF	Direct Available	Sublease Available	Total Available	Vacancy Rate	Asking Rent High	Asking Rent Low	Avg. Asking Rental Rate
6,945,394	22,794	0	22,794	.033%	\$0.45	\$0.45	\$0.45

Madera Industrial Vacancy Rate Trend



- (1) Inventory includes multi-tenant and single tenant buildings with at least 5,000 square feet.
- (2) Vacant space includes both vacant direct and vacant sublease space.
- (3) Asking rates are per square foot per month, triple net.