

# Madera Industrial Market Statistical Report

1Q 2016

## 2016 off to a slow start

With several projects on the cusp of breaking ground Madera is poised to have an exciting year. However, the first quarter industrial market survey revealed little activity.

One sale of note did take place in the first quarter. A 9,375± square foot industrial building in the Airport industrial park sold for a reported \$775,000.

Several parcels of industrial zoned land are being marketed in the Brickyard and Airport Industrial parks, but no projects have been announced.

According to a recent ABC 30 report the unemployment rate has dipped to below the 10 percent mark. A recent job fair with more than 70 employers were searching for workers to fill positions ranging from skilled trade workers to engineers.

On the residential front, a recent Fresno Bee article reported that McCaffrey Homes will start building on approximately 175 lots in the next two months at Riverstone, the much anticipated 6,578 single family residential project, located along Highway 41, just north of the Fresno County line.

The Fresno Bee also reported that Madera County recently received a commissioned study for a proposed 45 acre soccer complex. Two sites are being considered. One along Highway 99 and one near the Riverstone project on Highway 41. The Fresno Fuego semi-pro soccer team is looking for a site to build a 3,000—5,000 seat stadium and may consider this project as an option.

For information on current development incentives go to the Madera Economic Development Commission website at [www.maderaindustry.org](http://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



- (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.