

Madera Industrial Market Statistical Report

2Q 2016

Holding Pattern Continues Through the Second Quarter

While industrial activity has been at a virtual standstill for some time, there are plenty of projects bubbling under the surface.

Span Construction recently completed construction of a 65,000 square foot facility, for their first tenant, in the Freedom Industrial Park. Deerpoint Group Inc., a Madera based company specializing in agricultural water treatment, has occupied the building along with their 70 employees.

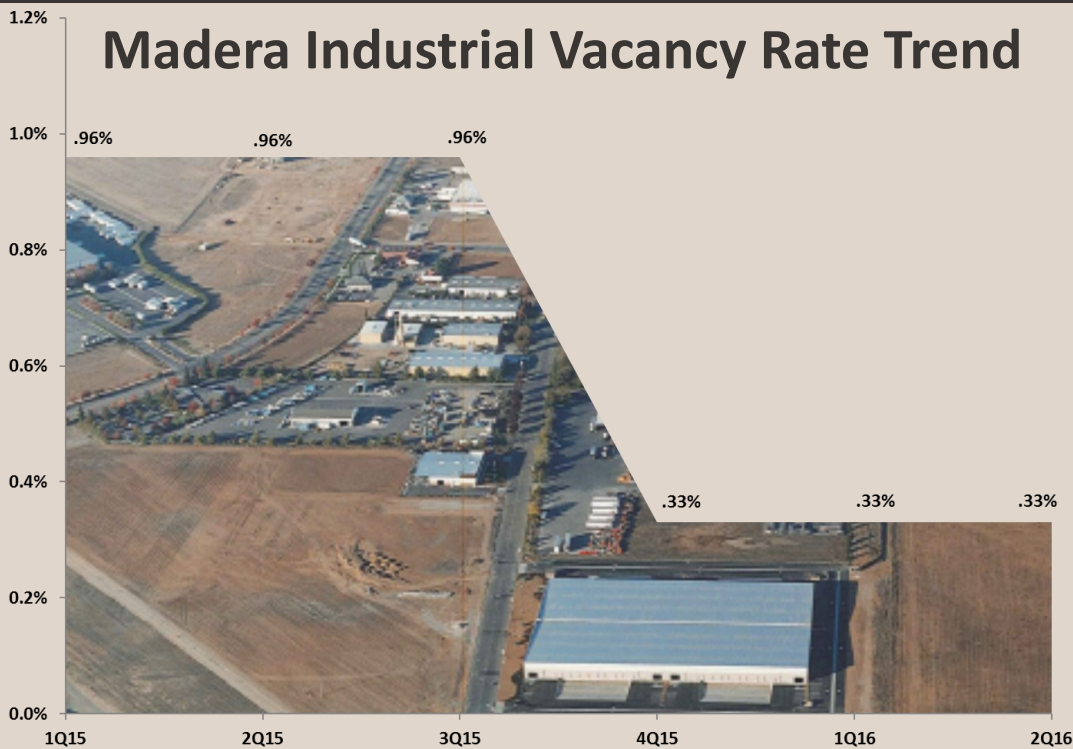
On the residential front, McCaffrey Homes has broken ground on their 2,000 acre, master planned community along the Highway 41 corridor. They are currently under construction on model homes for the first two neighborhoods at Riverstone.

According to a recent Business Journal article, the High Speed Rail Authority is now planning a rail stop in Madera for connecting passengers between the High Speed Rail and Amtrak systems. Madera officials are also hoping that the High Speed Rail Authority will select the county for their planned heavy maintenance facility.

One sale of note was a multi-tenant industrial building in the Span industrial park. The sale occurred in the second quarter and sold for a reported \$450,000.

Several industrial parcels are available for sale in the Airport and Brickyard industrial parks. For more information on available properties and current development incentives go to 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



- (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.

