

# Madera Industrial Market Statistical

4Q 2017

## More Activity Anticipated in 2018

Two buildings in the Brickyard Industrial park recently completed construction. A 27,160± building is now partially occupied by V Force Elite Gymnastics and the Nova West Solar building should be occupied within the first quarter of this year. An additional 2.51 acre build-to-suit property is being marketed by Janie Jurkovich.

In the Airport Industrial Park, California Custom Processing recently moved into their new 83,000 square foot facility. According to an article in the Fresno Bee, the new facility will allow them to double production and their workforce.

According to Nick Audino, a 40,000 square foot building is planned to break ground soon in the Freedom Industrial Park. This will be one of the first spec buildings in the Madera Industrial market to break ground in several years.

Another project slated for 2018 is a travel plaza at the intersection of Highway 99 and Avenue 17. According to a recent article in the Madera Tribune, this property was annexed into the City of Madera back in 2007 for a shopping center that never materialized due to the collapse of the economy. The travel plaza will include a Love's Travel Stop, servicing both truck and passenger vehicles, a Best Western hotel, brand name restaurants, boat and RV storage along with other traveler support services.

According to a recent article in the Sierra Star, Vulcan Materials Company Western Division has reached an agreement with the Madera Oversight Coalition to move forward with the controversial Austin Quarry project located near the intersection of Highways 145 and 41 in southeast Madera County. The quarry is a 100-year mining site producing aggregate materials for construction projects. The agreement addressed mitigation for environmental and traffic concerns for local property owners.

Inventory SF	Direct Available	Sublease Available	Total Available	Vacancy Rate	Asking Rent High	Asking Rent Low	Avg. Asking Rental Rate
7,120,554	28,784	0	28,784	.4%	\$0.66	\$0.66	\$0.66



- (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.