

# Madera Industrial Market Statistical

2Q 2018

## Dirt is Finally Moving!

A 37,000 square ft. building recently broke ground in the Freedom Industrial Park. This is the second building for the park and is the first speculative building to be built in the Madera industrial market in nearly a decade.

The Riverstone master planned community, located at the southeast corner of Highway 41 and Avenue 12, recently announced that they are beginning development on the first of three planned commercial districts. Riverwalk at Riverstone, is comprised of approximately 50 acres with a potential of 500,000 buildable square feet of retail and office space. This community is approved for 6,578 residential units and approximately one million square feet of commercial and mixed-use space. A high school

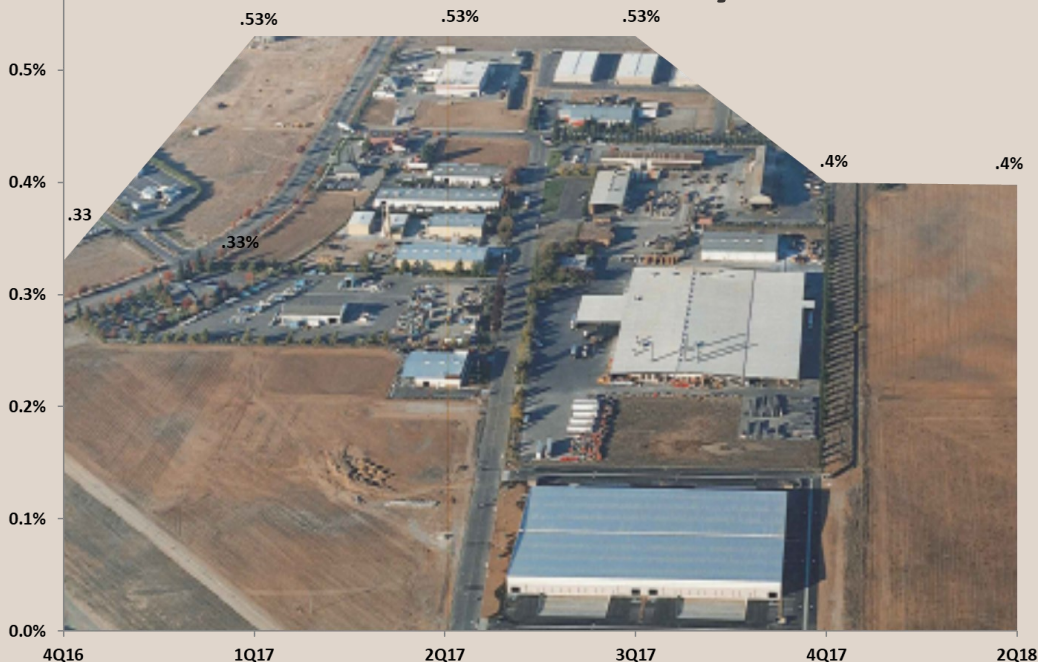
and three elementary schools are also planned for the community.

According to a recent article in the Sierra Star, Tesoro Viejo, a master planned community located on the east side of Highway 41 and avenue 15, is finishing up construction on an elementary school, Fire station and a sheriff sub-station. These are key elements of the community "Town Center." These projects broke ground in March and are scheduled to be completed by this fall. Three million square feet of Office, retail and light industrial are also planned for the community. Tesoro Viejo is approved for 5,190 residential units.

For more information on available properties and 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
7,230,554	28,784	0	28,784	.4%	\$0.66	\$0.66	\$0.66

## 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.