



COLLIERS INTERNATIONAL
Solano County & Napa Industrial Market Statistics
Third Quarter 2013

EXISTING PROPERTIES										ABSORPTION		CONSTRUCTION		RENTS
SubMarket	Bldgs	Total Inventory SF	Direct Vacant SF	Direct Vacancy Rate	Sublease Vacant SF	Sublease Vacancy Rate	Total Vacant SF	Total Vacancy Rate	Vacancy Rate Prior Qtr	Net Absorption Current Qtr SF	Net Absorption YTD SF	Completions Current Qtr SF	Under Construction SF	Avg Asking Rate
American Canyon														
Industrial	32	732,884	9,980	1.4%	-	0.0%	9,980	1.4%	1.4%	-	8,370	-	-	\$ 0.75
R&D Flex	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Warehouse / Distribu	26	5,628,225	-	0.0%	-	0.0%	-	0.0%	2.3%	128,828	180,562	-	90,765	-
TOTAL	58	6,361,109	9,980	0.2%	-	0.0%	9,980	0.2%	2.2%	128,828	188,932	-	90,765	\$ 0.75
Benicia														
Industrial	136	3,773,412	466,827	12.4%	-	0.0%	466,827	12.4%	12.8%	14,924	44,579	-	-	\$ 0.67
R&D Flex	8	281,509	4,000	1.4%	-	0.0%	4,000	1.4%	1.4%	-	29,316	-	-	\$ 0.59
Warehouse / Distribu	36	4,422,676	374,524	8.5%	-	0.0%	374,524	8.5%	11.4%	129,796	386,738	-	-	\$ 0.42
Total	180	8,477,597	845,351	10.0%	-	0.0%	845,351	10.0%	11.7%	144,720	460,633	-	-	\$ 0.56
Dixon														
Industrial	31	835,017	14,694	1.8%	-	0.0%	14,694	1.8%	1.1%	(5,354)	(5,354)	-	-	\$ 0.60
R&D Flex	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Warehouse / Distribu	6	1,361,988	386,294	28.4%	-	0.0%	386,294	28.4%	28.4%	-	-	-	-	\$ 0.35
Total	37	2,197,005	400,988	18.3%	-	0.0%	400,988	18.3%	18.0%	(5,354)	(5,354)	-	-	\$ 0.36
Fairfield														
Industrial	93	2,922,081	207,124	7.1%	-	0.0%	207,124	7.1%	6.5%	(15,930)	29,685	-	-	\$ 0.72
R&D Flex	13	340,459	38,143	11.2%	-	0.0%	38,143	11.2%	11.2%	-	6,325	-	-	\$ 0.67
Warehouse / Distribu	57	8,651,222	363,716	4.2%	-	0.0%	363,716	4.2%	5.4%	107,313	335,244	-	318,402	\$ 0.50
Total	163	11,913,762	608,983	5.1%	-	0.0%	608,983	5.1%	5.9%	91,383	371,254	-	318,402	\$ 0.59
Napa														
Industrial	100	2,561,380	157,249	6.1%	-	0.0%	157,249	6.1%	6.6%	12,059	(10,039)	-	-	\$ 0.87
R&D Flex	17	574,427	83,917	14.6%	-	0.0%	83,917	14.6%	14.7%	600	(488)	-	-	\$ 0.97
Warehouse / Distribu	34	3,205,148	81,947	2.6%	-	0.0%	81,947	2.6%	8.3%	184,797	162,072	-	103,400	\$ 0.64
Total	151	6,340,955	323,113	5.1%	-	0.0%	323,113	5.1%	8.2%	197,456	151,545	-	103,400	\$ 0.84
Suisun City														
Industrial	13	220,463	58,384	26.5%	-	0.0%	58,384	26.5%	25.9%	(1,300)	(3,829)	-	-	\$ 0.60
R&D Flex	1	29,000	-	0.0%	-	0.0%	-	0.0%	0.0%	-	-	-	-	-
Warehouse / Distribution	-	-	-	-	-	0.0%	-	-	-	-	-	-	-	-
Total	14	249,463	58,384	23.4%	-	0.0%	58,384	23.4%	22.9%	(1,300)	(3,829)	-	-	\$ 0.60
Vacaville														
Industrial	65	1,475,223	183,169	12.4%	-	0.0%	183,169	12.4%	12.7%	4,900	(11,938)	-	-	\$ 0.71
R&D Flex	6	151,782	59,012	38.9%	-	0.0%	59,012	38.9%	38.9%	-	(5,627)	-	-	\$ 0.45
Warehouse / Distribu	28	4,748,039	383,139	8.1%	-	0.0%	383,139	8.1%	8.6%	27,488	222,087	-	-	\$ 0.39
Total	99	6,375,044	625,320	9.8%	-	0.0%	625,320	9.8%	10.3%	32,388	204,522	-	-	\$ 0.49
Vallejo														
Industrial	83	3,364,911	644,451	19.2%	-	0.0%	644,451	19.2%	18.6%	(18,442)	34,848	-	-	\$ 0.44
R&D Flex	4	49,641	-	0.0%	-	0.0%	-	0.0%	0.0%	-	-	-	-	-
Warehouse / Distribu	15	1,286,373	251,043	19.5%	-	0.0%	251,043	19.5%	24.5%	64,000	64,000	-	-	\$ 0.30
Total	102	4,700,925	895,494	19.0%	-	0.0%	895,494	19.0%	20.0%	45,558	98,848	-	-	\$ 0.40
Industrial	553	15,885,371	1,741,878	11.0%	-	0.0%	1,741,878	11.0%	10.9%	(9,143)	86,322	-	-	\$ 0.61
R&D Flex	49	1,426,818	185,072	13.0%	-	0.0%	185,072	13.0%	13.0%	600	29,526	-	-	\$ 0.73
Warehouse / Distribu	202	29,303,671	1,840,663	6.3%	-	0.0%	1,840,663	6.3%	8.5%	642,222	1,350,703	-	512,567	\$ 0.41
MARKET TOTAL	804	46,615,860	3,767,613	8.1%	-	0.0%	3,767,613	8.1%	9.4%	633,679	1,466,551	-	512,567	\$ 0.52

QUARTERLY COMPARISON AND TOTALS

Q3-13	804	46,615,860	3,767,613	8.1%	-	0.0%	3,767,613	8.1%	9.4%	633,679	1,414,323	-	512,567	\$ 0.52
Q2-13	804	46,615,860	4,401,292	9.4%	-	0.0%	4,401,292	9.4%	11.1%	780,644	832,872	-	318,402	\$ 0.54
Q1-13	803	46,615,860	5,098,608	10.9%	83,328	0.2%	5,181,936	11.1%	11.1%	52,228	52,228	48,133	-	\$ 0.55
Q4-12	803	46,567,727	5,085,595	10.9%	100,436	0.2%	5,186,031	11.1%	12.0%	379,773	1,403,999	-	48,133	\$ 0.55
Q3-12	803	46,567,727	5,180,978	11.1%	384,826	0.8%	5,565,804	12.0%	12.9%	436,936	1,024,226	-	48,133	\$ 0.54

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