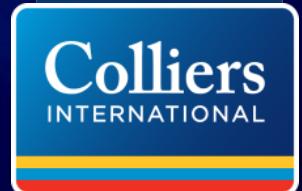


Columbia Corridor Association

April 29, 2015

- Don Ossey, SIOR
- Capacity Commercial Group

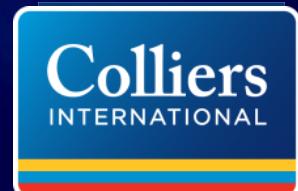
- Paul Breuer, SIOR
- Colliers International



The Industrial Real Estate Market

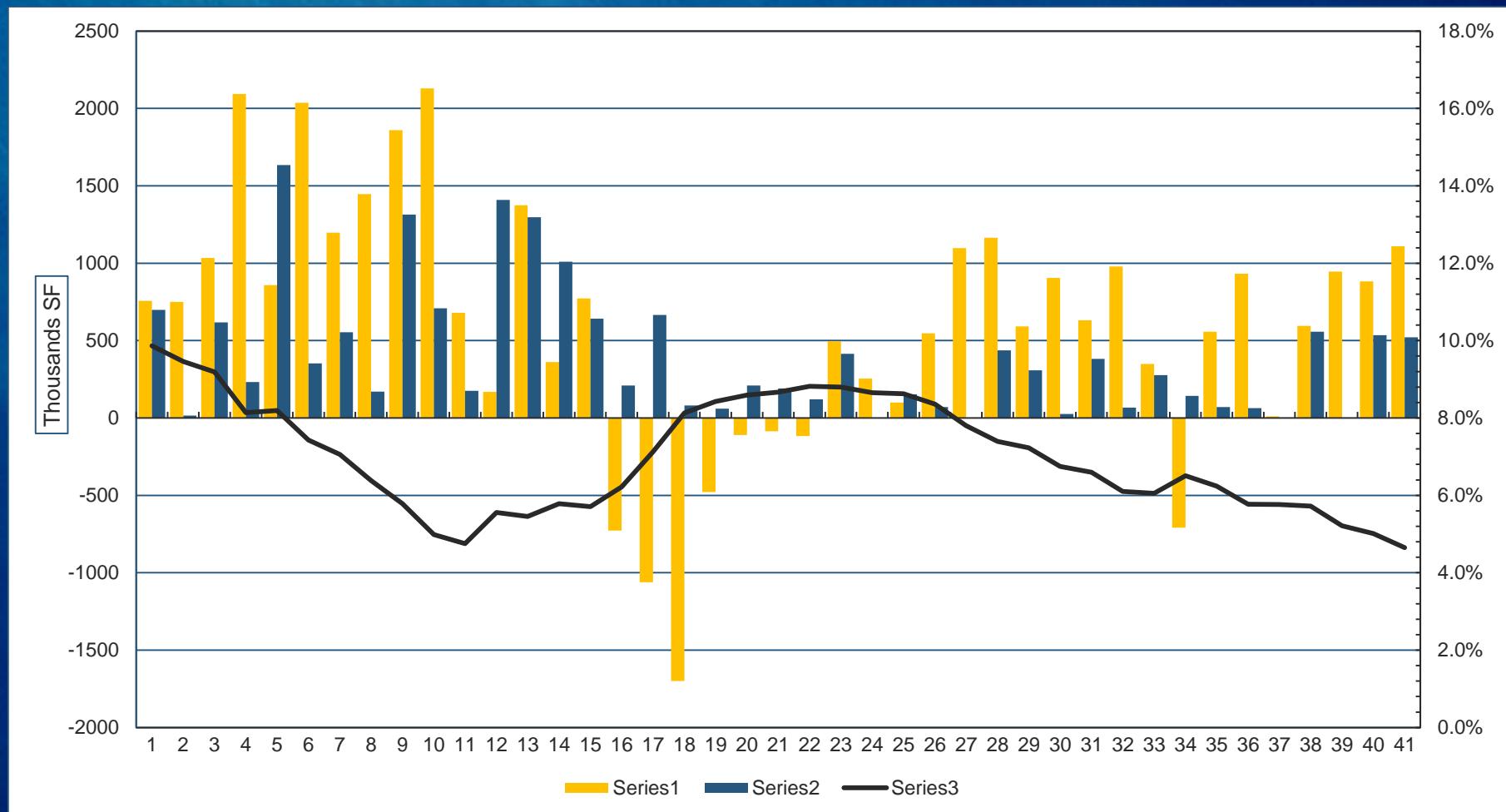
Portland Metro: 10-year Historical Absorption, Deliveries and Vacancy

Period	# Bldgs	Total RBA	Total Vacant SF	Total Vacant %	Annual Net Absorption	RBA Delivered Annually
2014	5,523	185,338,790	9,286,494	5.0%	2,434,587	1,092,163
2013	5,507	184,394,722	10,446,918	5.7%	1,320,185	497,738
2012	5,496	183,896,984	11,269,365	6.1%	3,027,631	781,932
2011	5,479	183,115,052	13,515,064	7.4%	2,858,692	627,195
2010	5,471	182,487,857	15,746,561	8.6%	577,108	725,338
2009	5,459	181,762,519	15,598,331	8.6%	(3,169,003)	1,038,189
2008	5,426	180,724,330	11,391,139	6.3%	1,584,283	2,968,332
2007	5,380	177,755,998	10,006,761	5.6%	4,931,834	3,775,277
2006	5,325	173,975,721	11,158,318	6.4%	5,412,028	2,638,163
2005	5,264	171,337,558	13,932,083	8.1%	4,575,884	1,552,574
2004	5,224	169,784,984	16,955,393	10.0%	4,488,465	1,339,727



The Industrial Real Estate Market

Portland Metro: 10-year Historical Absorption, Deliveries and Vacancy



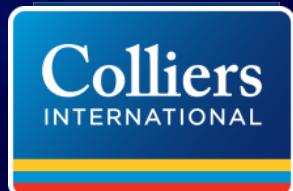
The Industrial Real Estate Market

- Portland Submarket Statistics

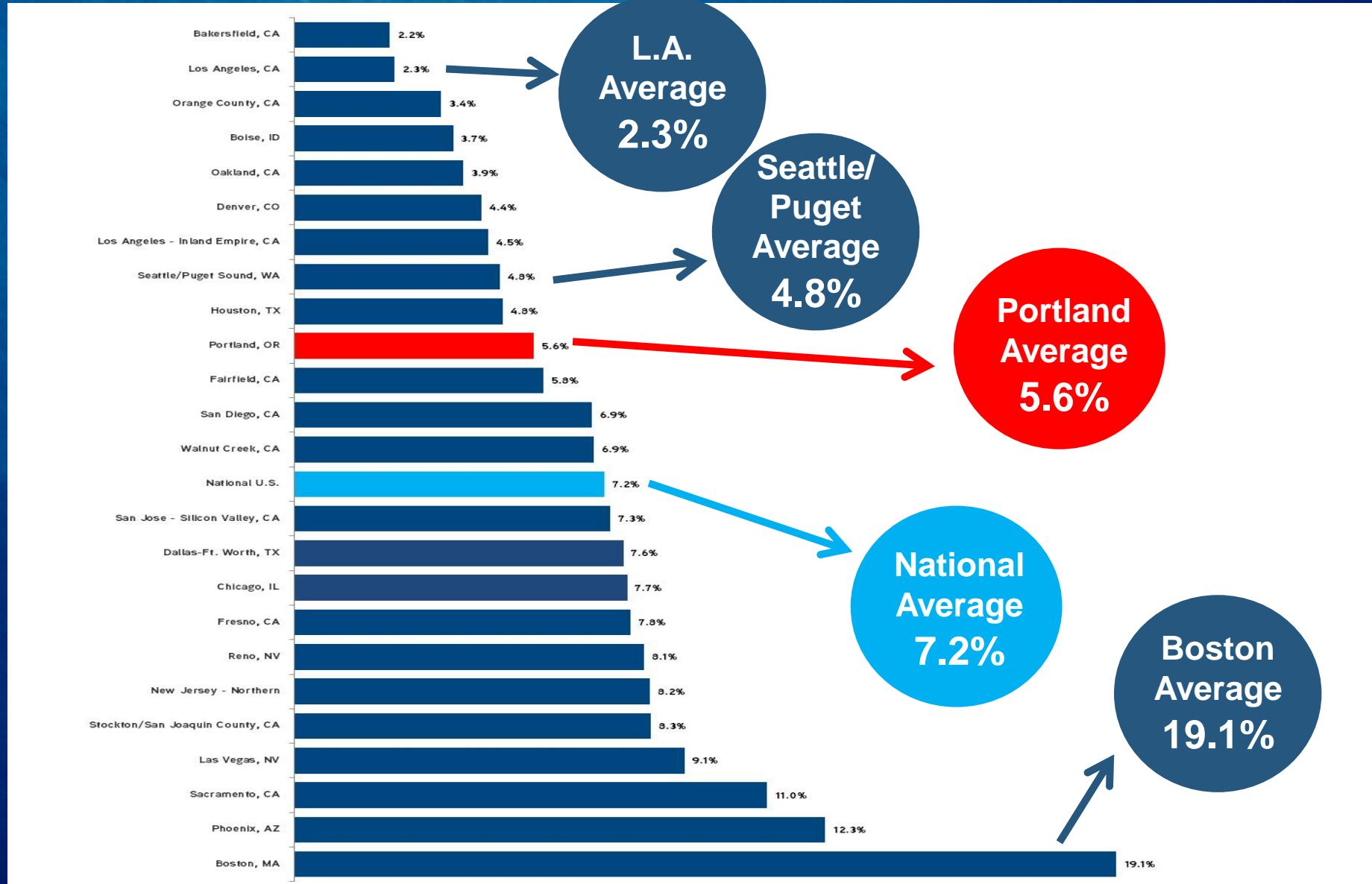
Warehouse Market Statistics

First Quarter 2015

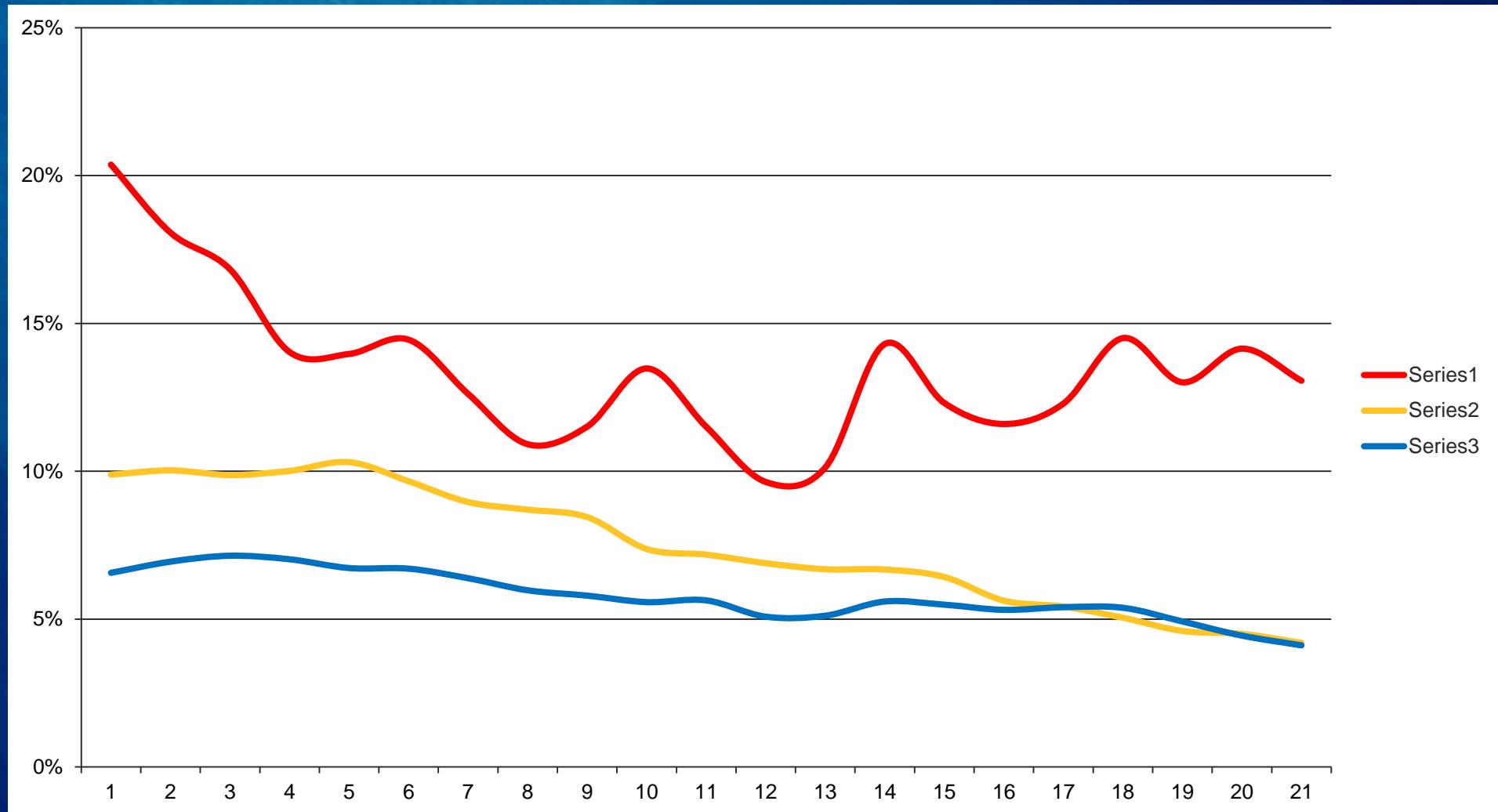
Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
CBD	21	1,113,773	30,000	30,000	2.7%	0	0	0	\$4.19
Clark County	605	17,364,446	740,473	740,473	4.3%	27,025	53,930	98,400	\$5.90
I-5 Corridor	657	25,350,845	795,970	814,528	3.2%	216,181	0	245,136	\$5.79
Lloyd District	124	2,181,848	20,251	20,251	0.9%	(3,070)	0	0	\$14.00
Northeast	1,832	69,013,719	3,682,715	3,754,303	5.4%	315,479	407,800	813,349	\$5.57
Northwest	364	13,505,573	340,594	356,794	2.6%	61,812	0	0	\$5.42
Skamania County	7	110,581	50,048	50,048	45.3%	0	0	0	\$0.00
Southeast	1,146	30,350,223	1,101,627	1,130,591	3.7%	312,709	0	6,047	\$5.76
Southwest	191	6,802,448	430,955	466,955	6.9%	7,067	0	0	\$6.31
Westside	281	12,855,369	578,077	578,077	4.5%	79,313	0	309,127	\$6.18
Totals	5,228	178,648,825	7,770,710	7,942,020	4.4%	1,016,516	461,730	1,472,059	\$5.78



Q4 – 2014 National Industrial Vacancy

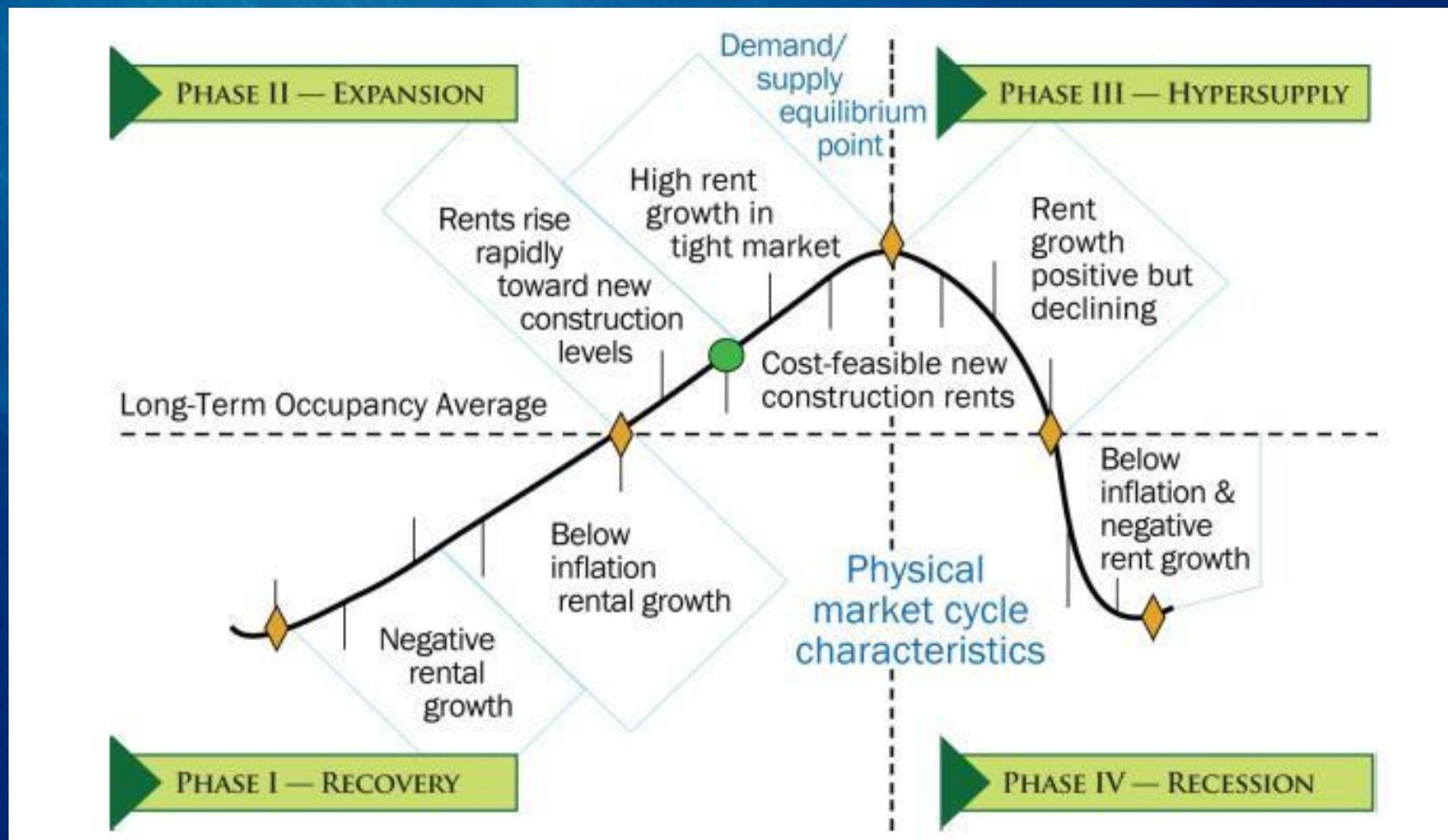


Industrial Vacancies By Class



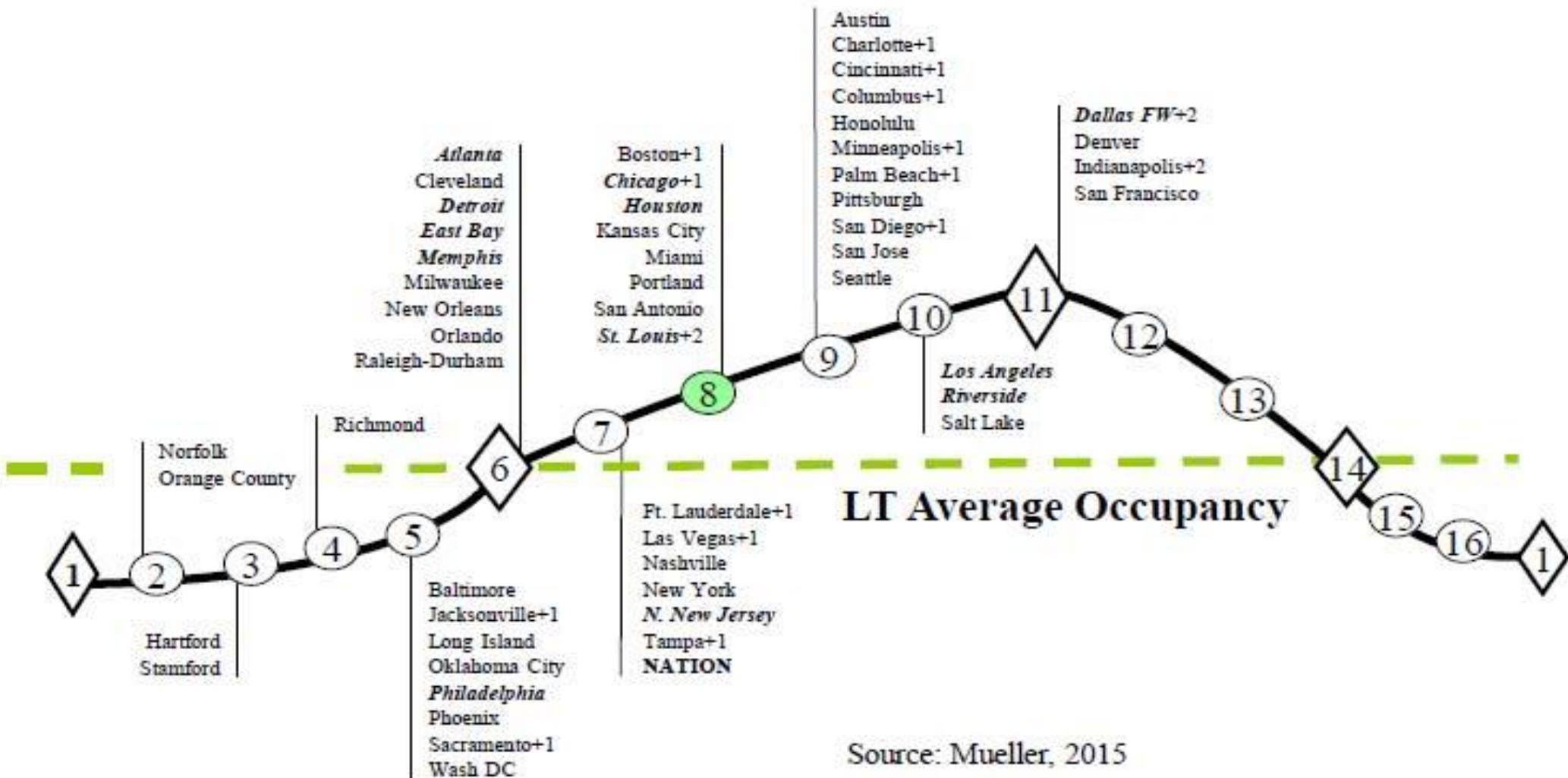
The Real Estate Market Cycle

Dr Glenn Mueller – University of Denver



Industrial Market Cycle Analysis

4th Quarter, 2014



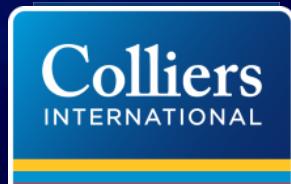
2015 Construction Activity

Columbia Corridor

Project	Ownership	Status	SF
Southshore Corporate Park	Prologis	Completed	204,000
Gateway Corporate Center	Miref Godeway	Completed	215,250
PDX Logistics Center	Capstone	Completed	500,000
Cameron Distribution Center	Holland	September 2015	320,000
Interstate Crossroads	Specht Properties	July 2015	492,554
Colwood Industrial Park	Trammell Crow	February 2016	830,000
Rivergate Corporate Center V	Trammell Crow	Proposed	573,000
Gateway Corporate Center (2 Buildings)	Miref Godeway	Proposed 2016	200,000
			Total: 3,334,804

Other Locations

Project	Ownership	Status	SF
Hillsboro Majestic Business Park	Majestic	Proposed	200,000
Alliance Packaging Hillsboro	Nike	Completed	128,035
205 Logistics Center Clackamas	IPT	Proposed 2016	190,700
Southwest Industrial Park	Trammel Crow	September 2015	301,938
			Total: 820,673



2015 Construction Activity

II / COMPETING PROPERTIES: AIRPORT WAY/COLUMBIA CORRIDOR SUBMARKET - FEBRUARY 2015



ProLogis PDX 20

207,800 Square Feet



Gateway Corporate Center

215,250 Square Feet



PDX Logistics Center Bldg 1

383,040 Square Feet



Cameron Distribution Center

320,795 Square Feet



Interstate Crossroads Distribution Center

492,554 Square Feet

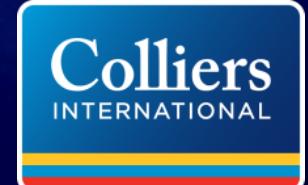


Colwood Corporate Center

430,000 & 405,000 Square Feet



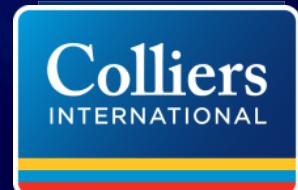
Tilt Up Construction – We're Back But Where Are The Tenants?



2015 Tenant Activity

RECENT CLASS "A" LEASES

TENANT	DATE	SIZE (SF)	SHELL	OFFICE
Tenant 1	Jan 2015	44,854	\$0.42	\$0.85
Tenant 2	Dec 2014	125,542	\$0.40	\$0.85
Tenant 3	Nov 2014	60,840	\$0.39	\$0.82
Tenant 4	Oct 2014	32,000	\$0.38	\$0.75



2015 Developer Panel

Chris Nelson – Capstone

Steve Wells – Trammell Crow

Todd Sheaffer – Specht Development

