

FIGURES | BOISE INDUSTRIAL | Q4 2025

Shrinking Vacancy and Strong Absorption Highlight Market Stabilization

▼ 8.2%
Vacancy Rate

▲ 644,309
SF Net Absorption

▲ 425,598
SF Construction Delivered

▼ 1.1M
SF Under Construction

▼ \$0.90
NNN/MTH Direct Lease Rate

Note: Arrows indicate change from previous quarter.

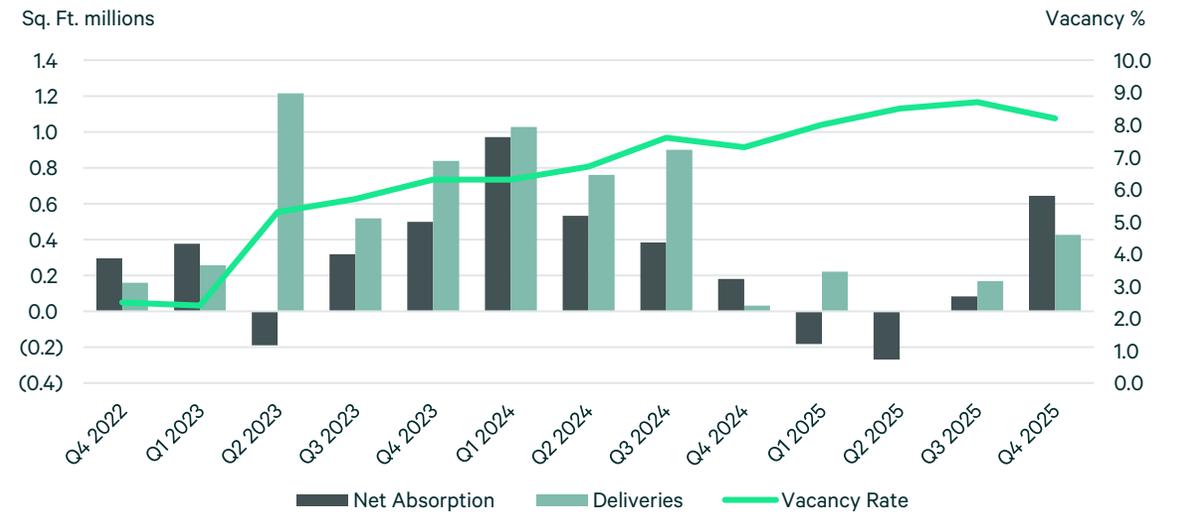
SUMMARY

Boise’s industrial market finished the year strong, positioning the metro for continued momentum heading into 2026. The region’s growing population, strategic location in the western U.S., and infrastructure improvements (such as the expansion of Highway 16) are attracting both occupiers and developers. Boise’s emergence as a regional hub, supported by major investments like Micron’s expansion, positioned the market for sustained momentum.

Net absorption surged to approximately 644,000 square feet in Q4 2025, a sharp increase from 83,000 square feet recorded in the previous quarter. This strong finish reversed a sluggish start to the year, bringing annual absorption to nearly 277,000 square feet. The rebound signals renewed momentum in the Boise industrial market following a soft first half of 2025.

Developers, both local and new to the market, have been actively acquiring land in anticipation of future growth. As Boise continues to attract tenants, absorption is likely to remain strong, particularly in well-located, mid- to large-sized facilities, which remain popular among active tenants.

FIGURE 1: Historical Absorption, Deliveries, and Vacancy



Source: CBRE Research, Q4 2025

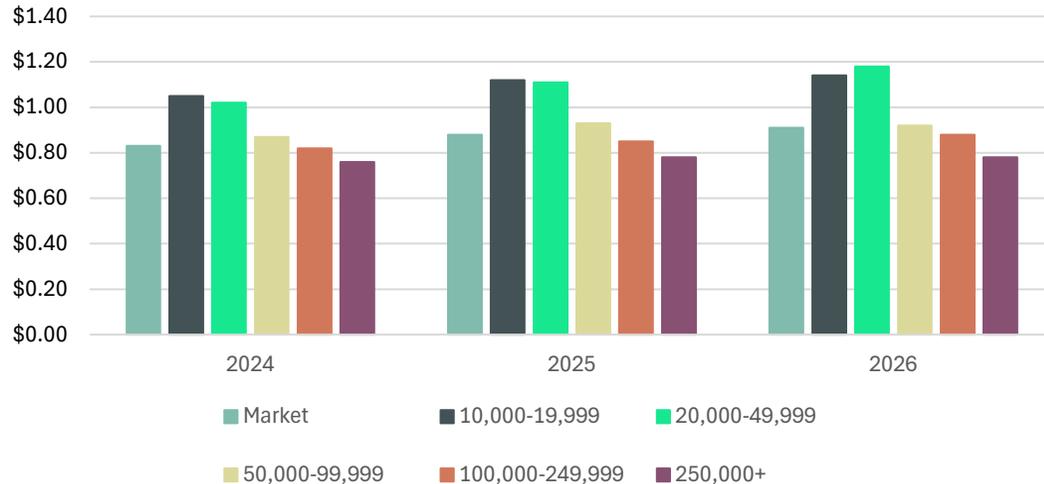
Market Overview

The Boise industrial market saw a significant increase in market activity in Q4 2025 relative to the first half of the year. While vacancy levels in 2025 sit well above the five-year average, the increase is primarily the result of ongoing speculative development that has continued to outpace the market’s ability to absorb new space.

In Q4 2025, the Boise Industrial market reported a total availability rate of 8.6%, down 50 basis points (bps) quarter-over-quarter and up 60 bps year-over-year, with a 520-bps increase over the past 3 years. Direct availability was 7.6% in Q4 2025, down 60 bps quarter-over-quarter but up 460 bps over the past 3 years. Available sublease space stood at 1.0% in Q4 2025, largely unchanged over the last several years.

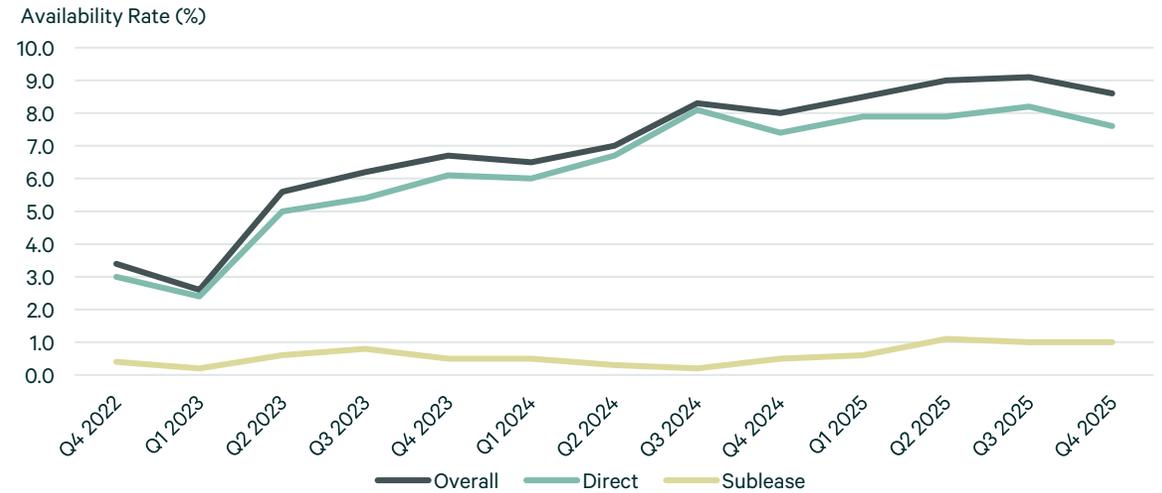
Average asking rent was \$0.90 per sq. ft. month at the close of Q4 2025, remaining near record levels for the market. Rents have held steady quarter-over-quarter, and up 11.0%, (\$0.09) year-over-year. Over the last 3-years quarterly average asking rent saw a marginal increase of approximately 4.6% or \$0.04.

FIGURE 2: Asking Rates by Property Size



Source: CBRE Research, Q4 2025

FIGURE 3: Availability Rates



Source: CBRE Research, Q4 2025

FIGURE 4: Avg. Direct Asking Rate (NNN/MTH)



Source: CBRE Research, Q4 2025

Development

In Q4 2025 there were six projects underway, totaling 1.1 million sq. ft. New deliveries, without any new ground breakings, brought the under-construction pipeline down from earlier in 2025. Excluding some deliveries 2024, construction volume has trending downward over the last three years. After peaking at 5.4 million sq. ft. in Q4 2022, the construction pipeline has contracted significantly, with the current 1.1 million sq. ft. signaling a temporary softening in new groundbreaking activity. Two projects delivered in Q4 2025, totaling 425,598 sq. ft., bringing the year-to-date total deliveries to approximately 814,000 sq. ft.

The current pipeline includes several strategically located projects, all of which are in the Airport submarket. Developers continue to prioritize flexible design, modern loading configurations, and proximity to transportation corridors to meet the evolving needs of logistics and distribution tenants. Ample developable land and expanding parks just west of Micron are fostering a cluster effect likely to attract additional occupiers.

FIGURE 5: Deliveries

Property Name	Property Size	Submarket	Spec/BTS	Prelease Rate	Quarter Built
Nampa Interchange Park - Bldg A	340,848	Nampa	Spec	100%	Q4 2025
Fry Street Industrial - Building 2	84,750	Southwest	Spec	0.0%	Q4 2025
Ten Mile Crossing - Building 1	35,468	Meridian	Spec	0.0%	Q3 2025
Ten Mile Crossing - Building 2	40,000	Meridian	Spec	25.0%	Q3 2025
Meridian Commerce Park - Bldg K1	23,125	Meridian	Spec	0.0%	Q3 2025
Meridian Commerce Park - Bldg K2	23,125	Meridian	Spec	0.0%	Q3 2025
Meridian Commerce Park - Bldg K3	23,125	Meridian	Spec	16.7%	Q3 2025
Meridian Commerce Park - Bldg K4	23,125	Meridian	Spec	0.0%	Q3 2025
Meridian Commerce Park - Blgg J	132,236	Meridian	Spec	23.0%	Q1 2025
Fry Street Industrial Building 1	88,140	Southwest	Spec	0.0%	Q1 2025

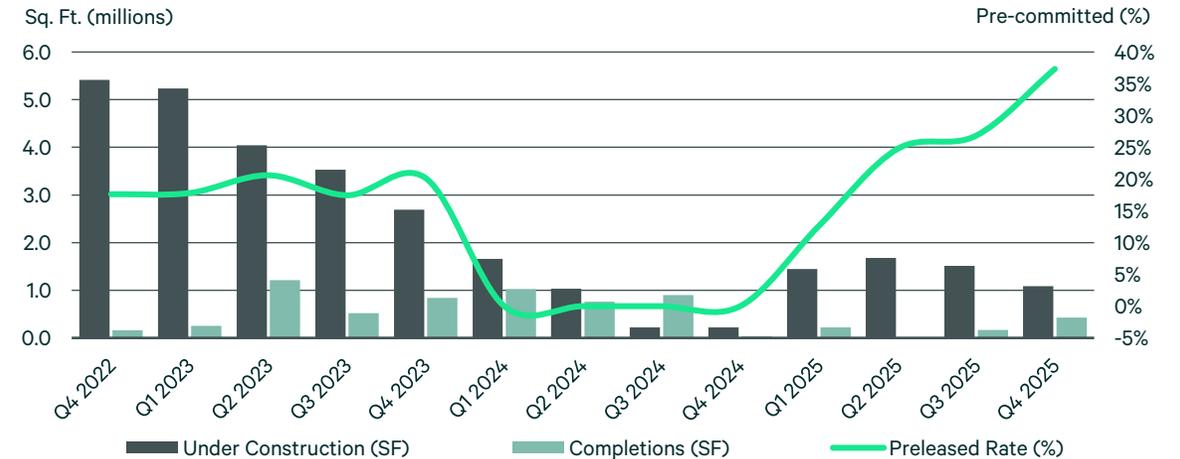
Source: CBRE Research, Q3 2025

FIGURE 6: Under Construction

Property Name	Property Size	Submarket	Preleased	Spec/BTS
Eastport Logistics – Building A	378,560	Airport	0%	Spec
Eastport Logistics – Building B	155,480	Airport	0%	Spec
Eastport Logistics – Building C	95,960	Airport	0%	Spec
Eastport Logistics – Building D	52,200	Airport	0%	Spec
High West Business Park – 1201	172,980	Airport	0%	Spec
High West Business Park – 1409	233,456	Airport	0%	Spec

Source: CBRE Research, Q4 2025

FIGURE 7: Construction Completions and Delivered Preleased Rate



Source: CBRE Research, Q4 2025

Market Statistics by Size

	Net Rentable Area (SF)	Total Vacancy (%)	Total Availability (%)	Direct Availability (%)	Sublease Availability (%)	Avg. Direct Asking Rate (\$/NNN/MTH)	Q4 2025 Net Absorption (SF)	YTD Net Absorption (SF)	Deliveries (SF)	Under Construction (SF)
Under 20,000 sq. ft.	7,615,922	1.0	0.8	0.8	0.0	1.14	32,806	13,767	0	0
20000 – 49,999 SF	12,378,063	2.7	3.3	2.7	0.6	1.19	72,260	(45,816)	0	0
50000 – 99,999 SF	10,018,264	6.7	7.8	6.9	0.9	0.91	53,209	(55,903)	84,750	148,160
100000 – 199,999 SF	19,936,851	10.4	10.6	8.5	2.1	0.84	145,186	88,445	0	328,460
200000 – 299,999 SF	4,065,567	15.4	15.4	12.3	3.1	0.83	-	(64,489)	0	233,456
300000 - 499999 SF	2,722,926	19.3	19.3	19.3	0.0	0.81	340,848	340,848	340,848	378,560
500000 - 999999 SF	5,007,439	18.0	18.0	18.0	0.0	-	-	-	0	0
Total	51,745,032	8.2	8.6	7.6	1.0	0.90	644,309	276,852	425,598	1,088,636

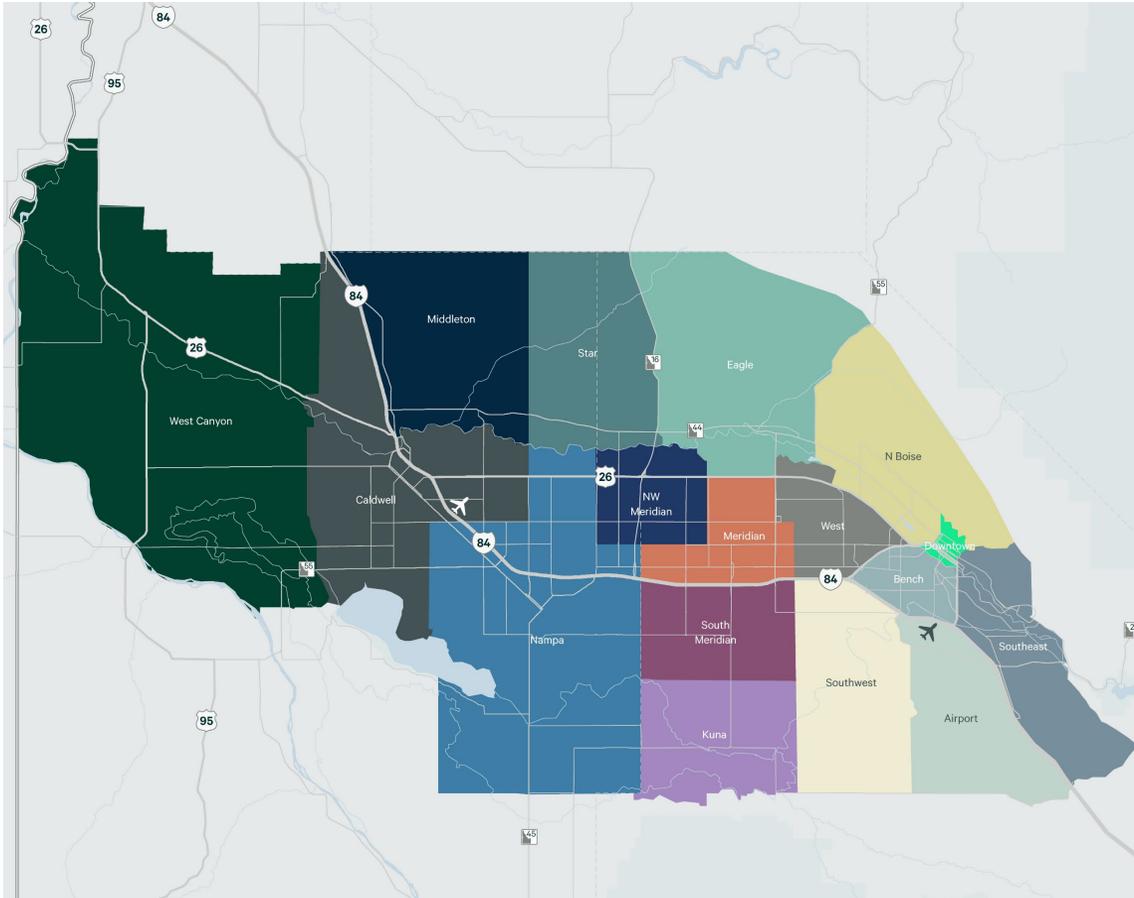
Market Statistics by Product Type

	Net Rentable Area (SF)	Total Vacancy (%)	Total Availability (%)	Direct Availability (%)	Sublease Availability (%)	Avg. Direct Asking Rate (\$/NNN/MTH)	Q4 2025 Net Absorption (SF)	YTD Net Absorption (SF)	Deliveries (SF)	Under Construction (SF)
Distribution / Logistics	34,477,579	10.3	10.7	9.3	1.4	0.90	469,686	418,324	425,598	1,088,636
Manufacturing	9,807,533	4.1	4.2	4.2	0.0	1.03	84,635	(149,259)	0	0
R&D / Flex	3,417,105	6.8	7.3	6.9	0.4	0.84	85,710	19,344	0	0
Other Industrial	4,042,815	1.6	1.7	1.6	0.1	1.21	4,278	(11,557)	0	0
Total	51,745,032	8.2	8.6	7.6	1.0	0.90	644,309	276,852	425,598	1,088,636

Market Statistics by Submarket

	Net Rentable Area (SF)	Total Vacancy (SF)	Total Availability (%)	Direct Availability (%)	Sublease Availability (%)	Avg. Direct Asking Rate (\$/NNN/MTH)	Current Quarter Net Absorption (SF)	YTD Net Absorption (SF)	Deliveries (SF)	Under Construction (SF)
Airport	7,435,544	16.3	16.5	15.3	1.2	1.00	(36,873)	(105,635)	0	1,088,636
Bench	1,894,698	2.2	2.4	2.4	0.0	1.12	2,045	(38,866)	0	0
Caldwell	5,950,956	12.8	12.6	11.0	1.6	0.82	51,426	(50,420)	0	0
Downtown	621,267	13.3	13.3	13.3	0.0	0.79	28,087	28,087	0	0
Eagle	225,074	7.4	8.3	8.3	0.0	1.41	0	(16,664)	0	0
Kuna	203,390	0.7	0.7	0.7	0.0	1.10	(1,440)	(1,440)	0	0
Meridian	6,386,683	3.8	4.4	4.4	0.0	1.16	13,020	100,410	0	0
Nampa	14,702,102	10.6	11.3	9.7	1.6	0.83	532,408	415,105	340,848	0
North Boise	1,704,516	1.4	1.5	0.3	1.2	1.16	0	(15,246)	0	0
Northwest Meridian	36,100	0.0	42.5	0.0	42.5		0	0	0	0
Out of Submarket	225,470	0.0	0.0	0.0	0.0		0	0	0	0
South Meridian	876,649	0.0	0.0	0.0	0.0		24,176	0	0	0
Southeast	4,287,732	0.4	0.5	0.1	0.4	1.15	(8,638)	1,076	0	0
Southwest	2,542,689	7.0	6.8	3.1	0.5	0.79	38,400	15,687	84,750	0
Star	58,076	0.0	0.0	0.0	0.0		0	0	0	0
West	3,504,984	3.3	3.5	3.0	0.4	1.20	1,698	(55,242)	0	0
West Canyon	1,089,102	0.0	0.0	0.0	0.0		0	0	0	0
Total	51,745,032	8.2	8.6	7.6	1.0	0.90	644,309	276,852	425,598	1,088,636

Market Area Overview



CBRE Office

Downtown Boise

877 W. Main Street, Suite 600
Boise, ID 83702

Survey Criteria

Includes all existing industrial properties over 10,000 sq. ft. in Ada and Canyon County. Leasing activity includes renewals, new leases, and extensions. Property must fit within a subtype. Property may be owner-user. Buildings which have begun construction are evidenced by site excavation or foundation work. Positive net absorption is calculated by lease signed date. Only existing buildings are included in vacancy and availability rate calculations.

Methodology

Positive absorption is based on the date the lease is signed. Achieved lease rates are calculated from base monthly rent for transacted deals, weighted by size/SF of deal. Sublease space can be vacant or occupied. Total Vacancy includes both direct and sublease. Lease activity is the sum of the square footage of leases signed during a designated time period. Data in previous publications is subject to change.

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