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## INDUSTRIAL SURVEY 2010

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Total surveyed industrial space increased 22% from 2007 to year end 2009. 2,490,000 sf of new construction and expansion of existing facilities increased total industrial space to 13.5 million square feet with a value of \$268,210,843.

**Owner Occupied space** stands at 8.7 million square feet. The increase of 1,433,288 sf is due to new construction. Occupancy rate is 100%. Value for owner occupied industrial space is \$147,792,365.

**Tenant Occupied space** is 4.8 million square feet with 90.2% occupancy rate. 473,800 sf available for lease. Tenant occupied space value is \$120,418,478.

**Warehouse/Distribution space available for lease** increased 512,398 sf to 2.4 million square feet. Tenant occupancy stands at 92% with 186,716 sf available at rates ranging from \$1.50 to \$3.00/sf/yr.

**Manufacturing lease space** added 542,671 sf of new construction for a total of 1.4 million square feet. A majority of the new construction was build-to-suit space occupied by Bell Helicopter. Tenant occupancy is 85% with 215,235 sf available, primarily in one manufacturing complex. Lease rates range from \$2.00 to \$6.00/sf/yr.

**Flex space** remained unchanged at 502,616 square feet. Space available for lease is unchanged at 15,500 sf. Rates range from \$2.00 to \$3.00/sf/yr. Tenant occupancy is 97%.

**Business Park space** unchanged at 475,235 square feet. Occupancy increased from 83% to 88% with 56,350 sf available in five parks. Rates range from \$5.00-\$7.00/sf/yr.

**Lease space absorption rate** was 17.5% for the 2 year period.

The Industrial Building survey is comprised of buildings 20,000 square feet or larger that are classified into four use categories and are located within an area bounded by Loop 335 on the west, FM 1912 on east, ASARCO on the north and Sundown Lane on south. The survey includes 160 buildings of which 87 are owner occupied and 73 are tenant occupied.

**This survey is for use by real estate professionals including brokers, appraisers, lenders, property managers, property owners, and investors in their evaluation of the Amarillo industrial market. It is not intended for consumer use and, therefore, contains no consumer-related disclosures and/or disclaimers. Careful attention has been paid to methods of collection and verification of the data contained in this survey and the comments and conclusions drawn thereon. However, Leon Swift, and Coldwell Banker Commercial First Equity, Realtors makes no representations and/or warranties with respect to the data, comments, or projections contained in the survey. All of the data collected for this survey is subject to change without notice.**