



## Industrial/Flex Report - Larimer/Weld C...

PREPARED BY

**REALTEC**

COMMERCIAL REAL ESTATE SERVICES

Jamie Globelink

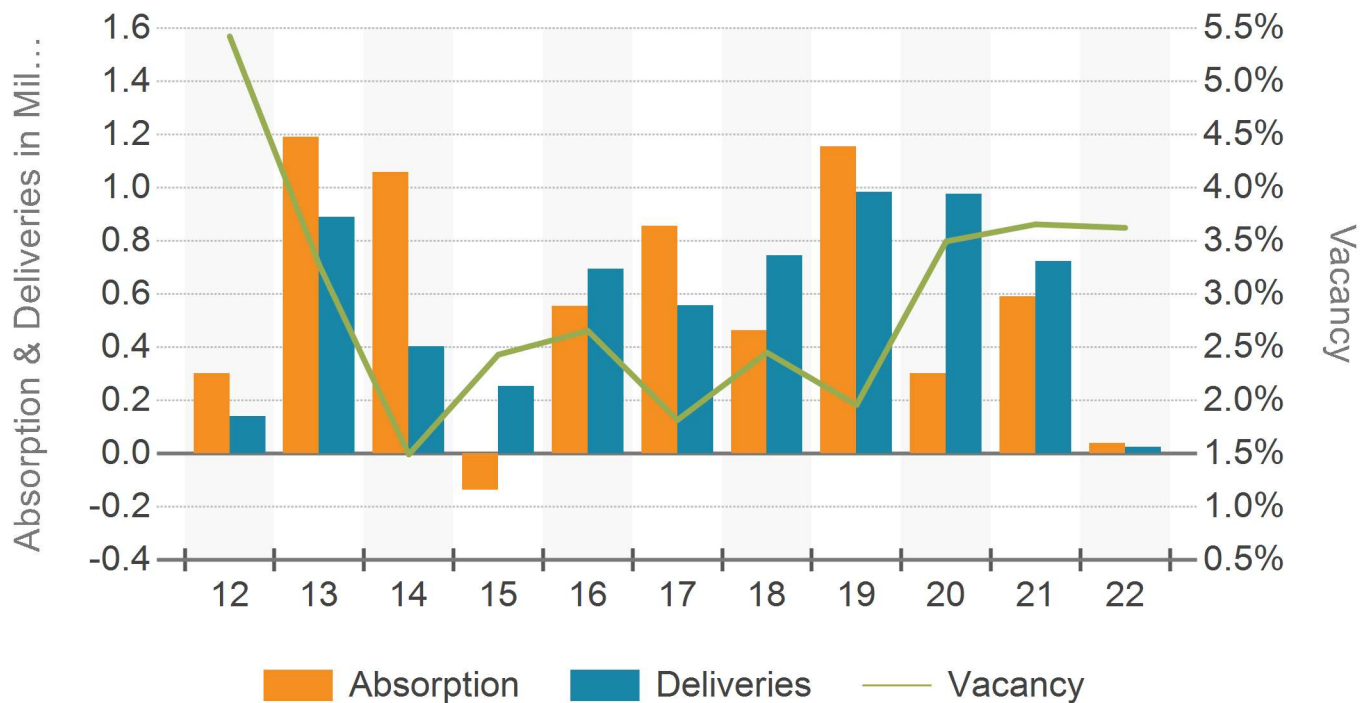
Associate Broker



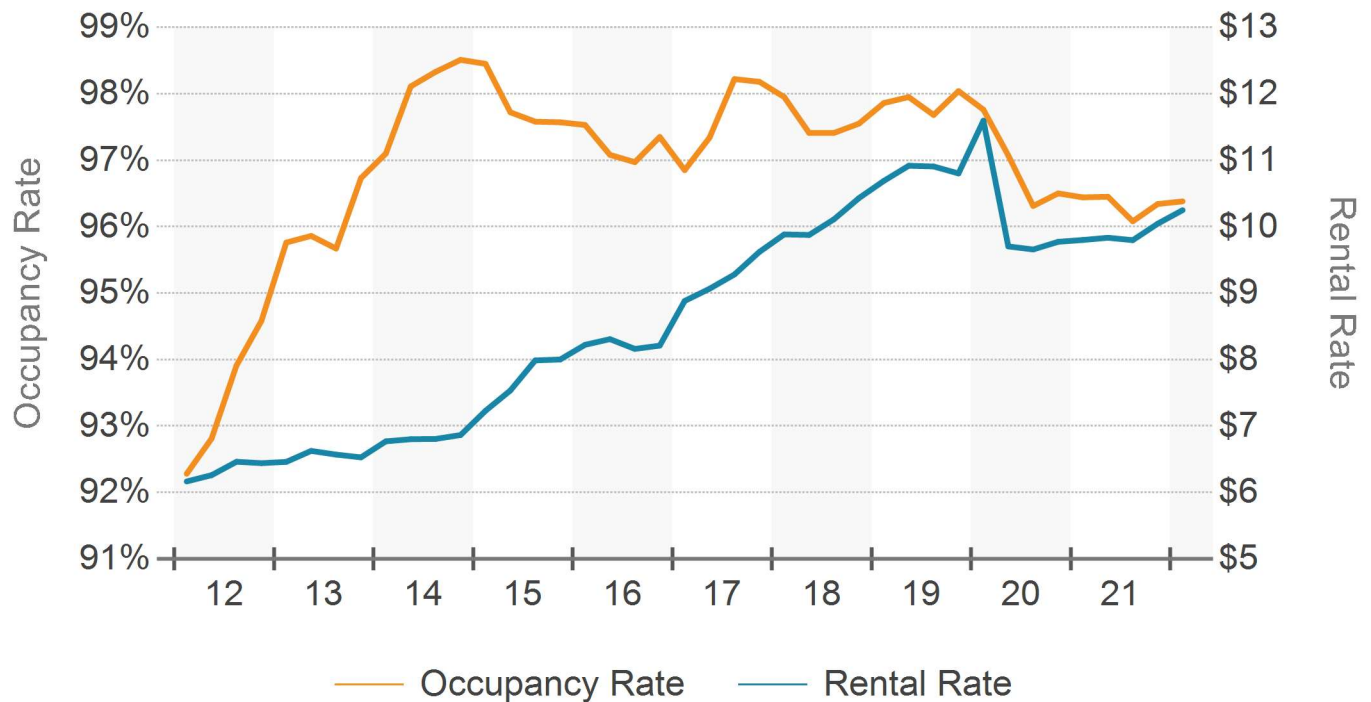
# Overview

Industrial - Larimer/Weld County

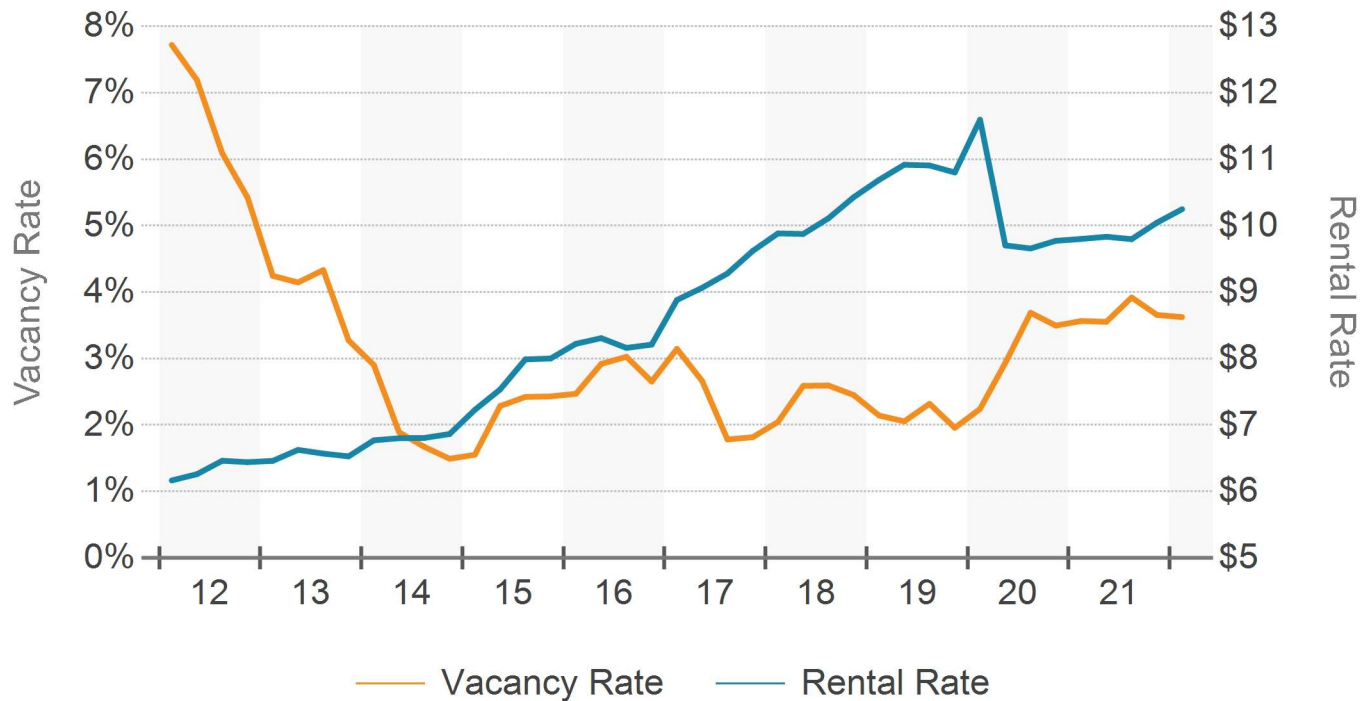
## ABSORPTION, DELIVERIES, VACANCY



## OCCUPANCY & RENTAL RATES



### VACANCY & RENTAL RATES



### SUMMARY STATISTICS

Availability	Survey	5-Year Avg
Rent Per SF	\$10.25	\$9.96
Vacancy Rate	3.6%	2.8%
Vacant SF	1,551,596	1,120,338
Availability Rate	7.5%	4.8%
Available SF	3,323,095	1,986,032
Sublet SF	109,913	131,024
Months on Market	3.6	4.3

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	528,559	641,271
12 Mo. Leasing SF	1,534,251	1,208,008

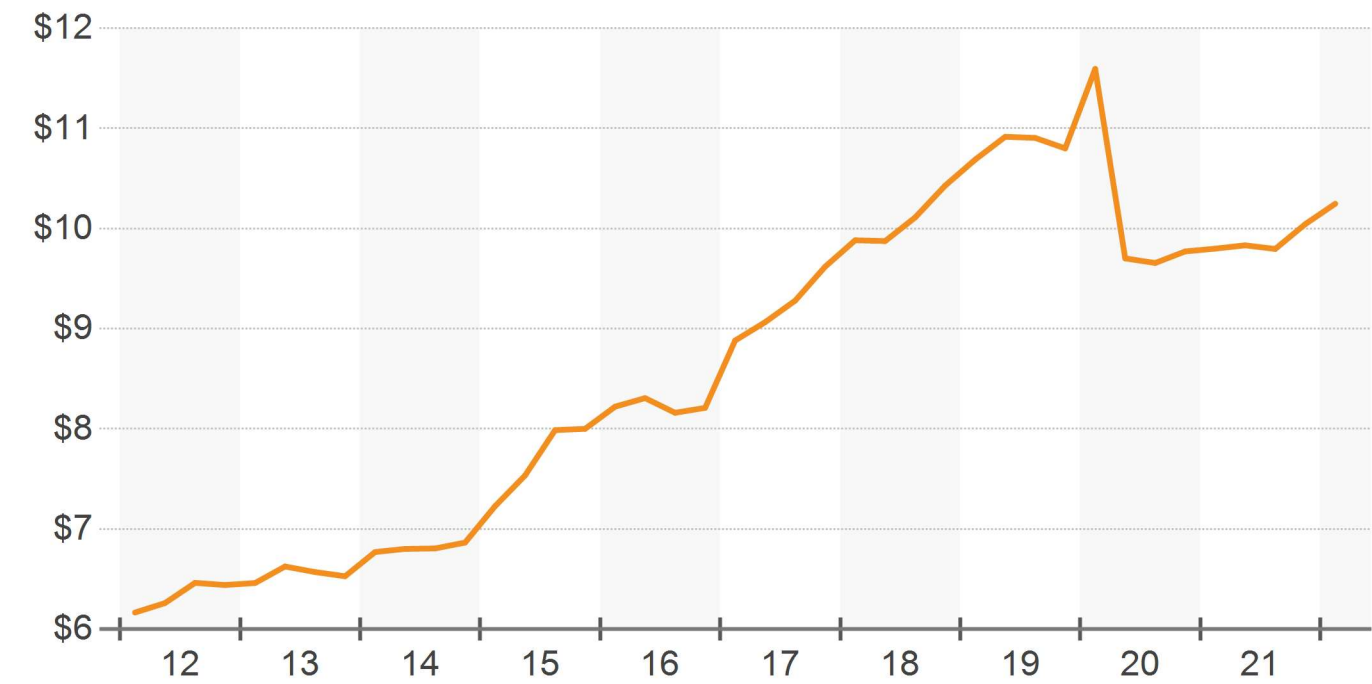
Inventory	Survey	5-Year Avg
Existing Buildings	1,962	1,891
Existing SF	42,824,899	40,614,183
12 Mo. Const. Starts	385,940	762,536
Under Construction	1,614,852	924,813
12 Mo. Deliveries	619,971	773,441

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$135	\$107
Asking Price Per SF	\$207	\$173
Sales Volume (Mil.)	\$443	\$201
Cap Rate	6.3%	7.6%

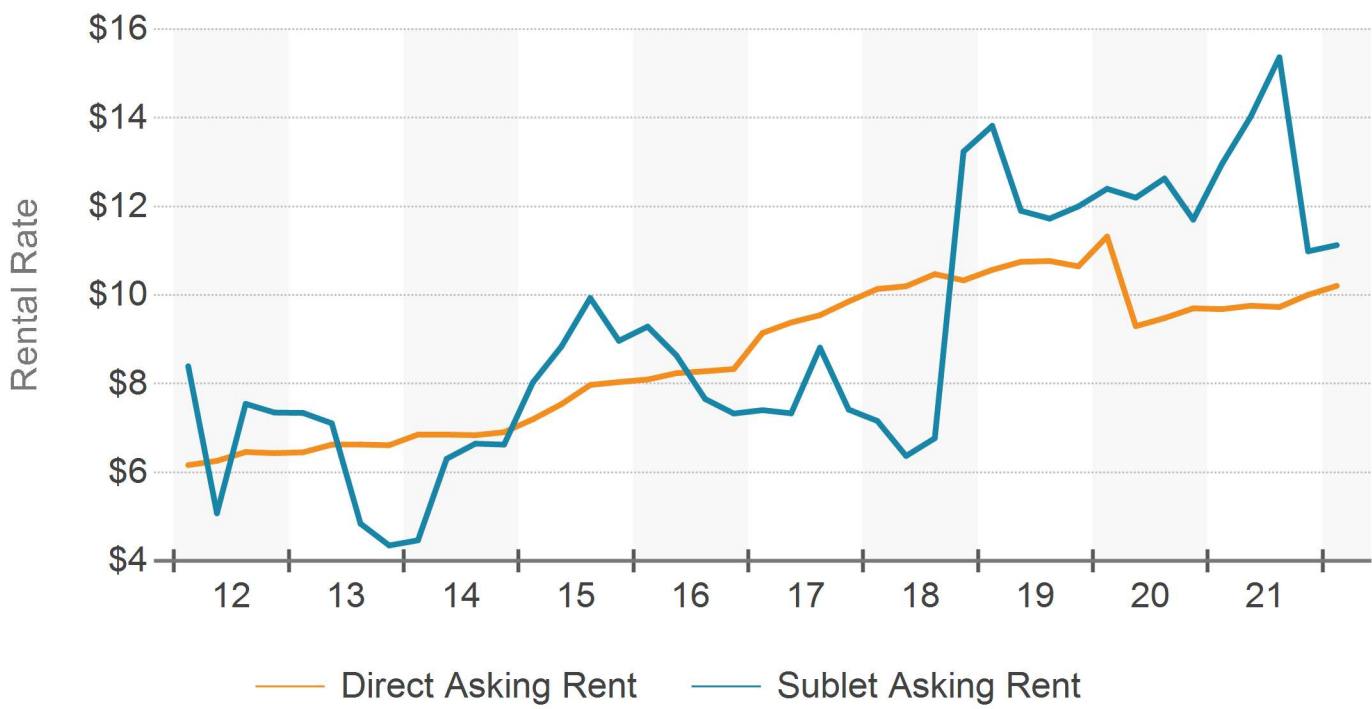
# Rental Rates

Industrial - Larimer/Weld County

ASKING RENT PER SF



DIRECT & SUBLET RENTAL RATES



### VACANCY RATE



### SUBLEASE VACANCY RATE



## AVAILABILITY RATE



## AVAILABILITY & VACANCY RATE





### OCCUPANCY RATE



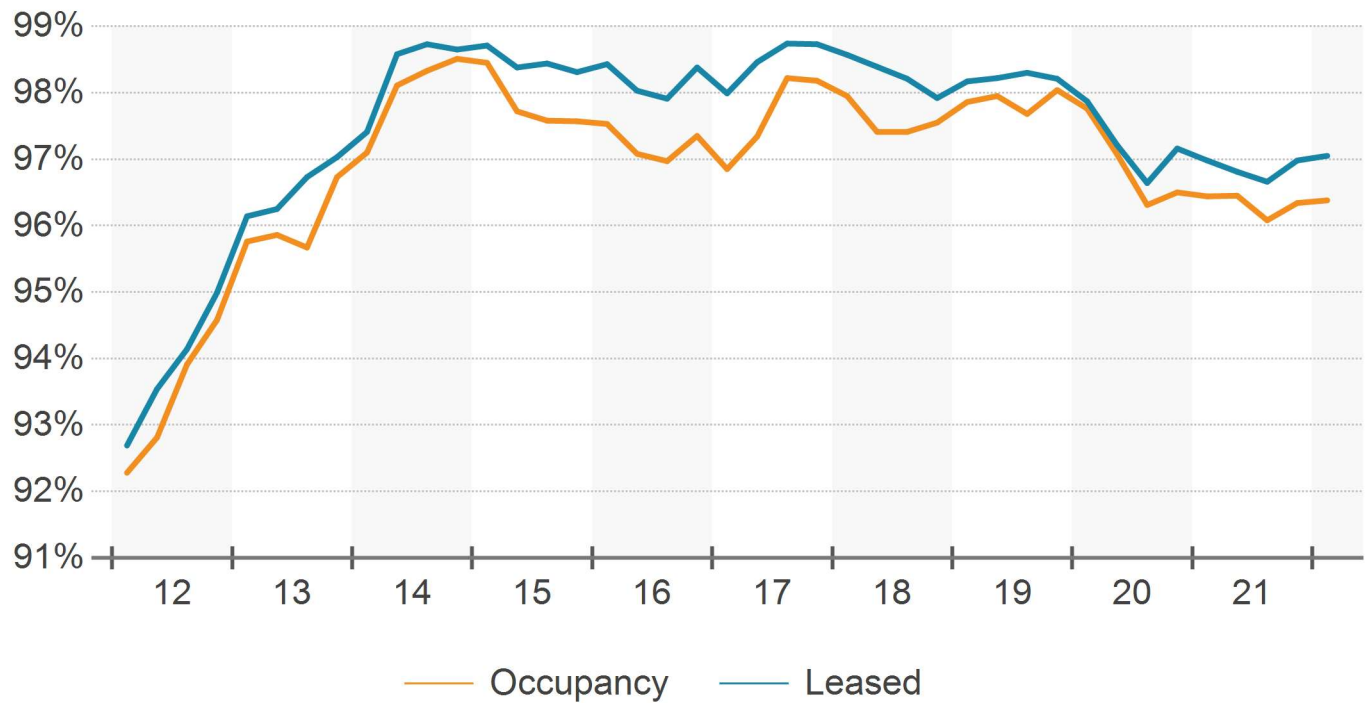
### PERCENT LEASED RATE



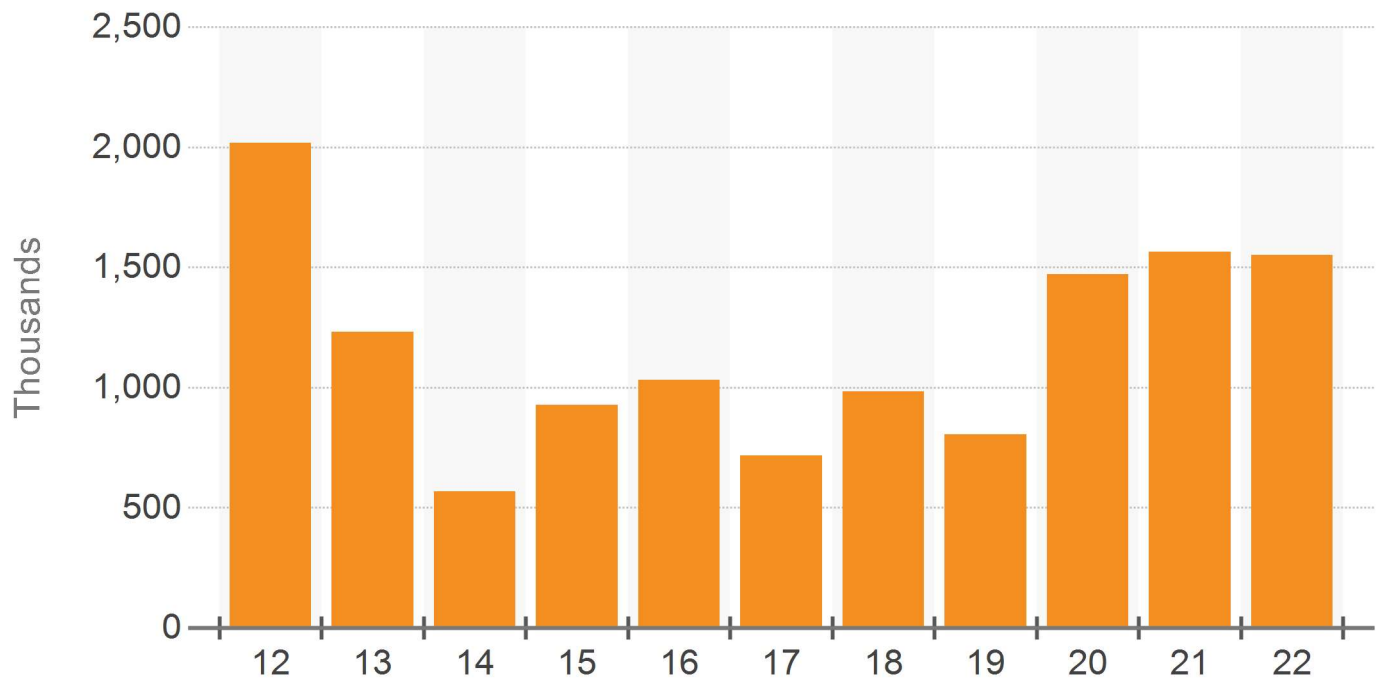
# Vacancy & Availability

Industrial - Larimer/Weld County

## OCCUPANCY & PERCENT LEASED



## VACANT SF

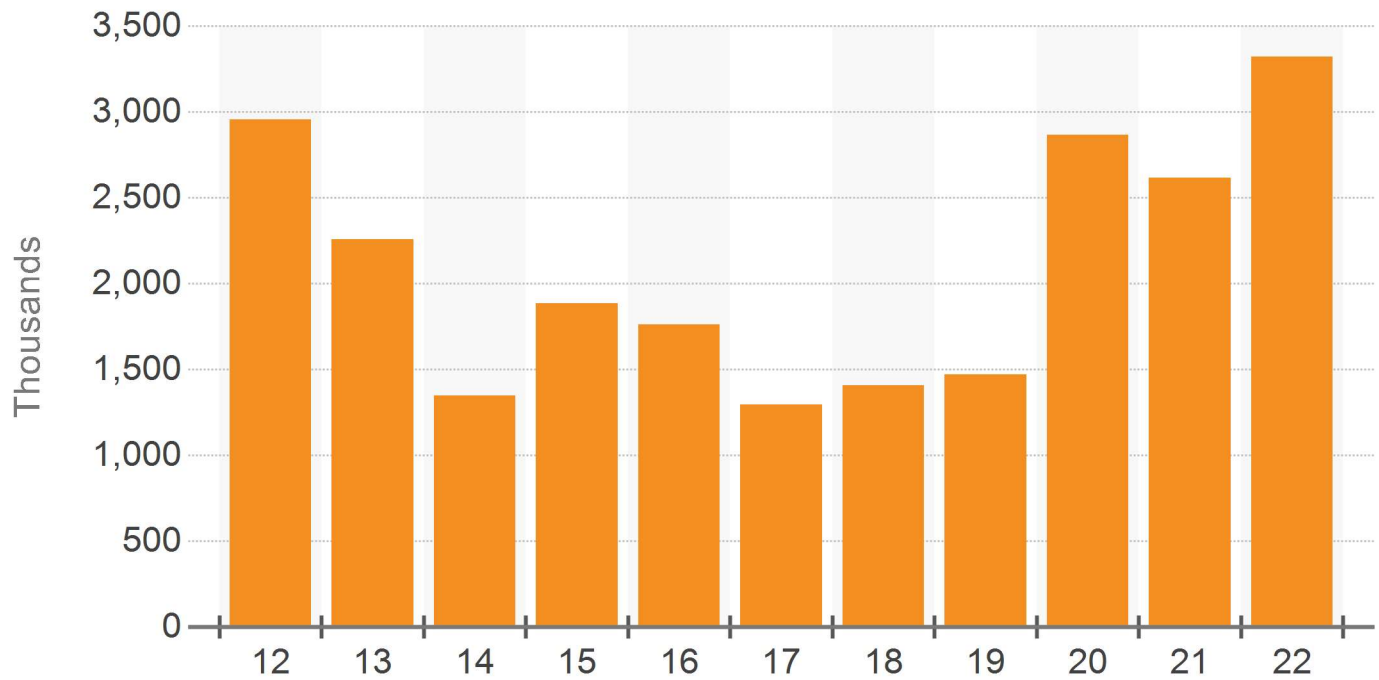




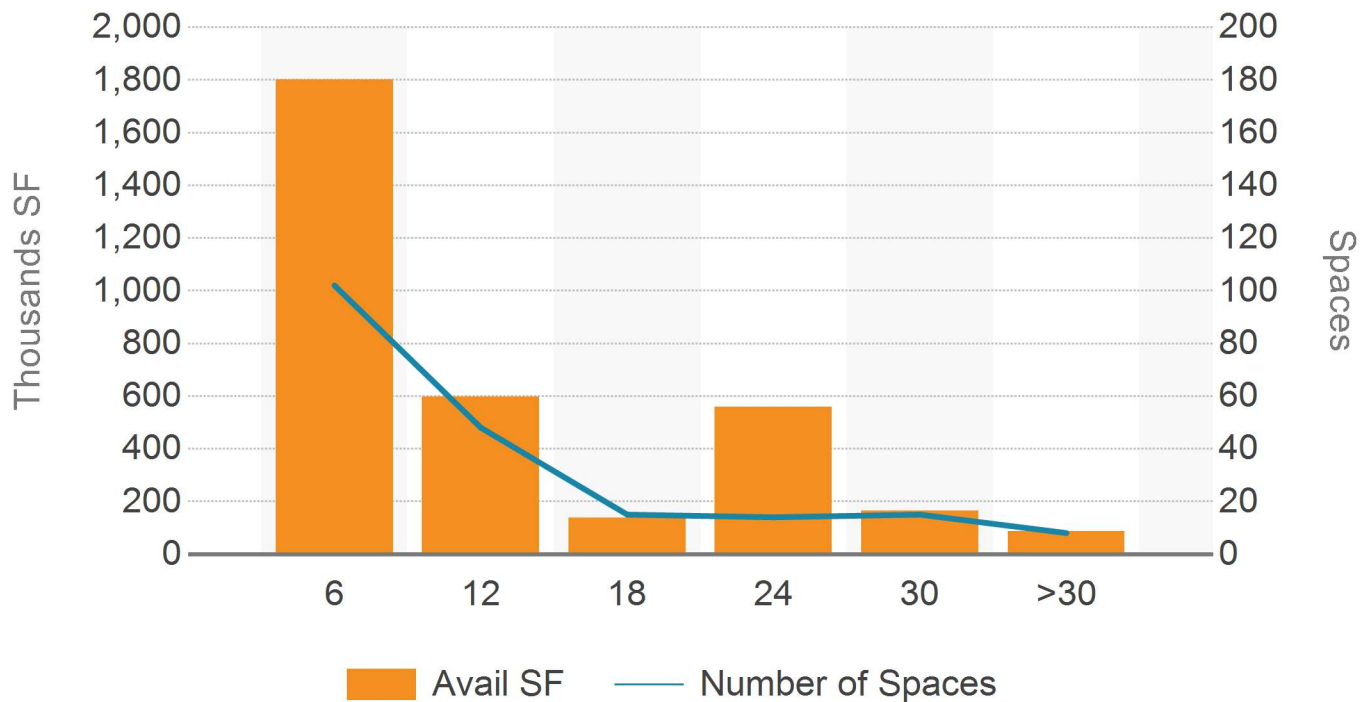
# Vacancy & Availability

Industrial - Larimer/Weld County

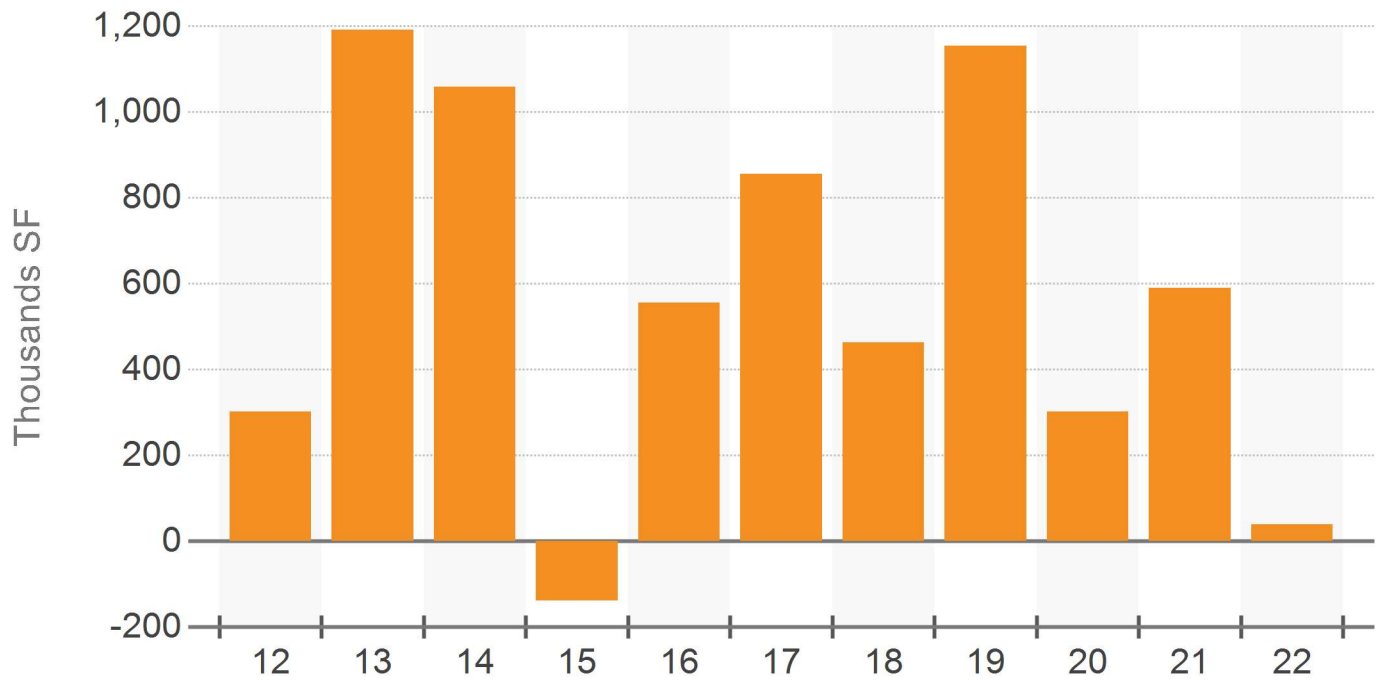
## AVAILABLE SF



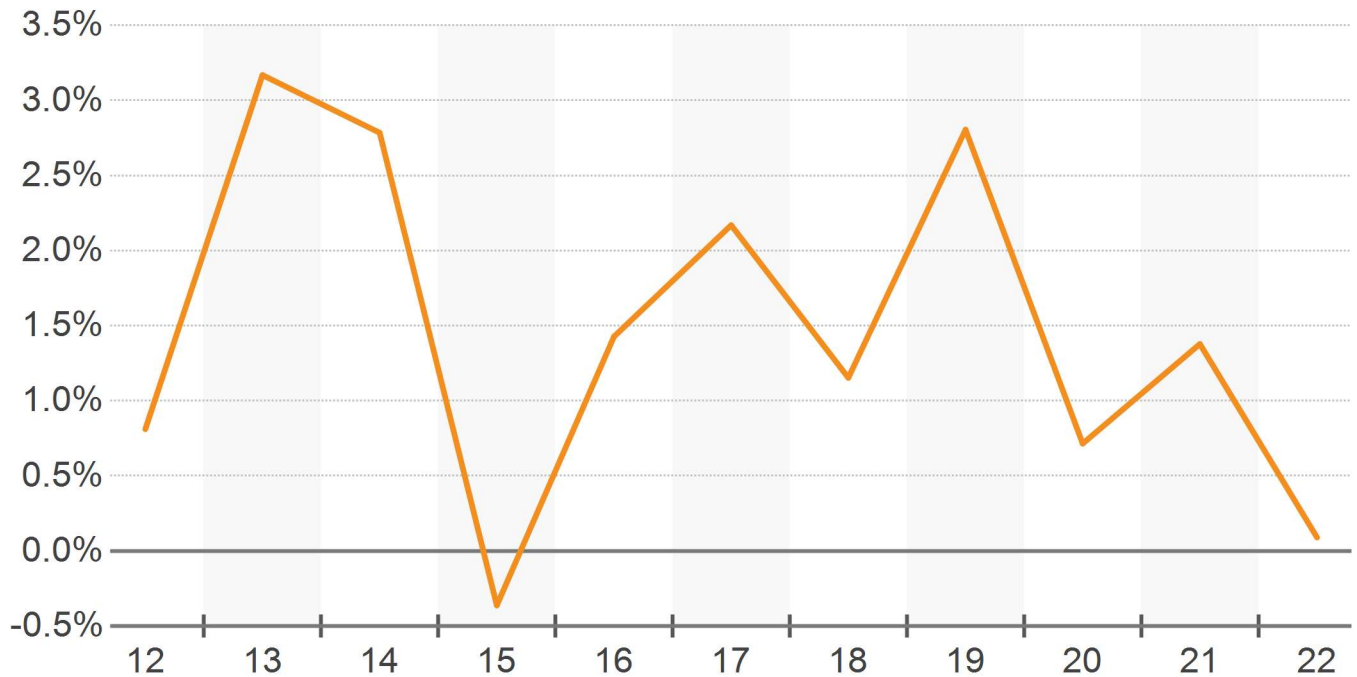
## MONTHS ON MARKET DISTRIBUTION



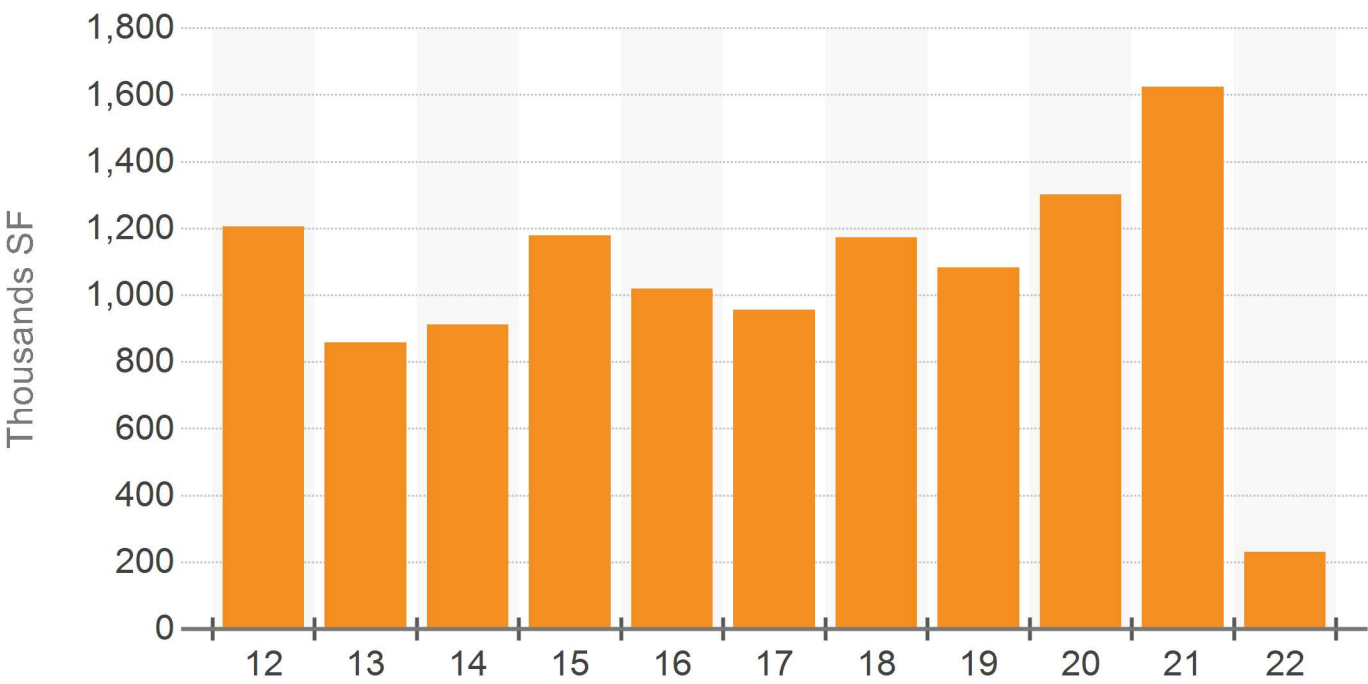
### NET ABSORPTION



### NET ABSORPTION AS % OF INVENTORY



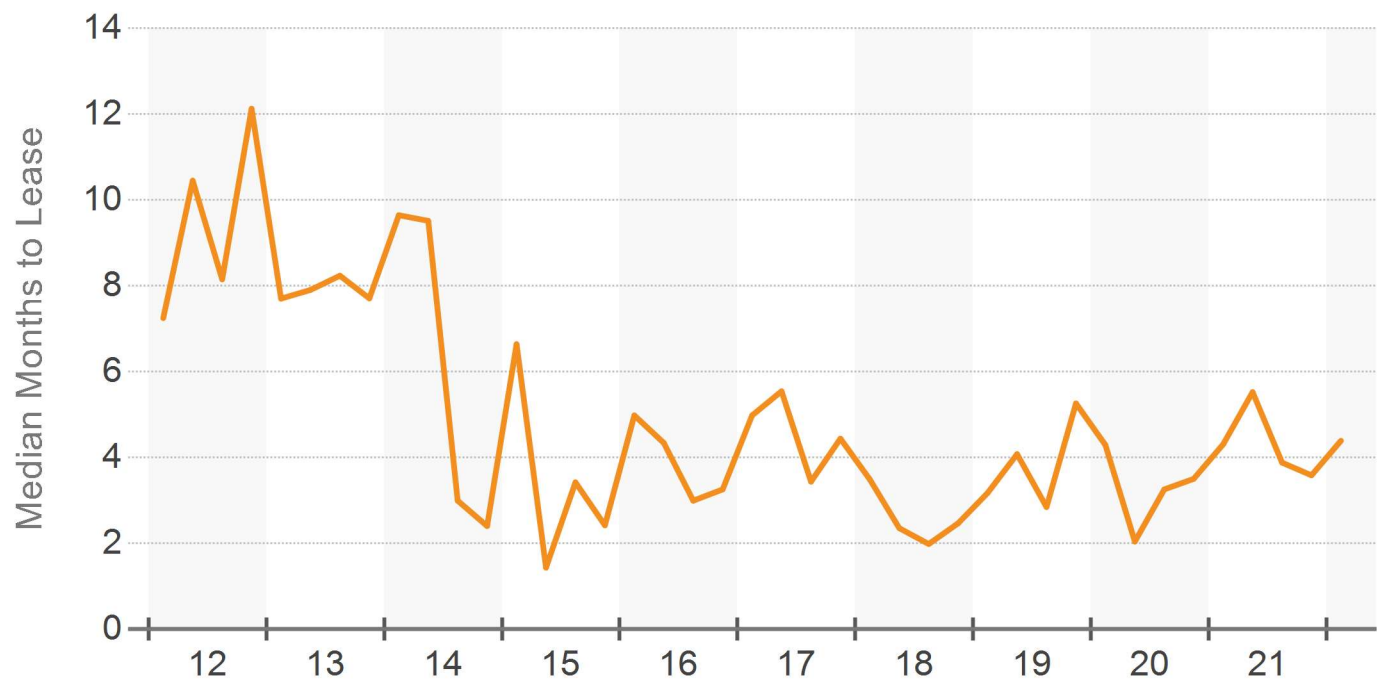
LEASING ACTIVITY



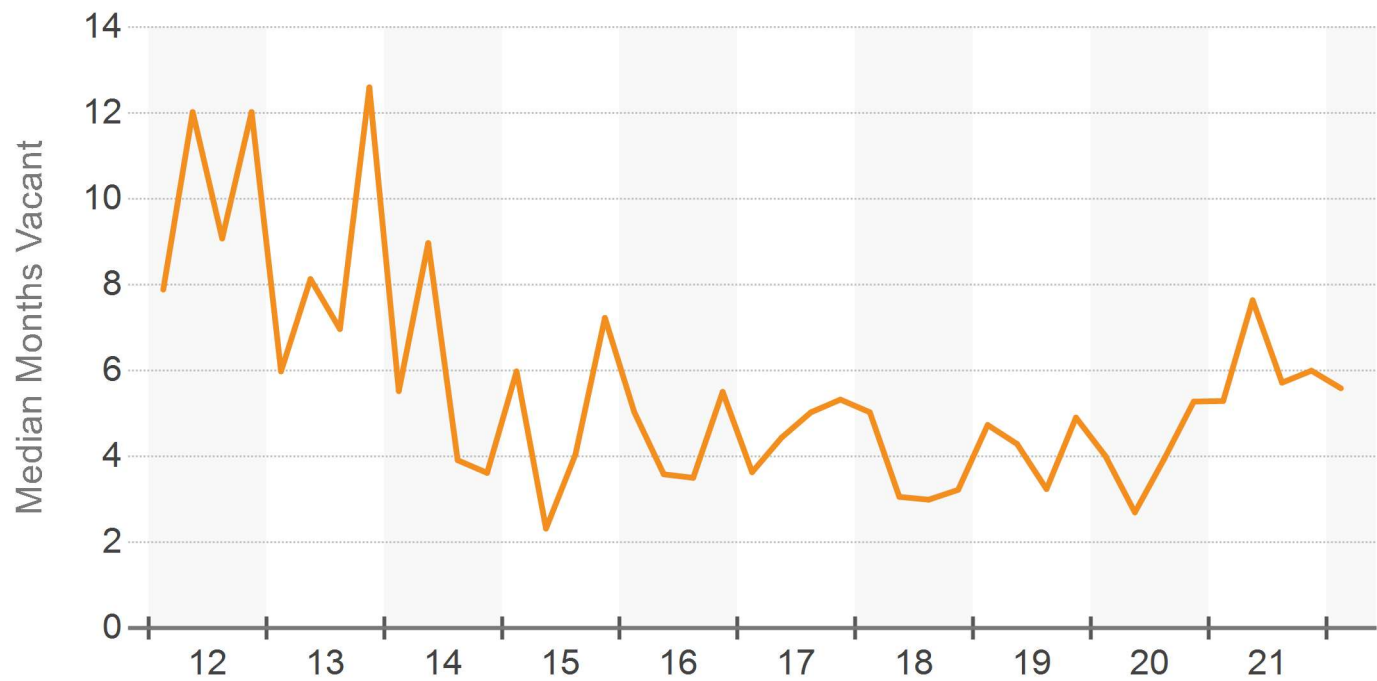
MONTHS ON MARKET



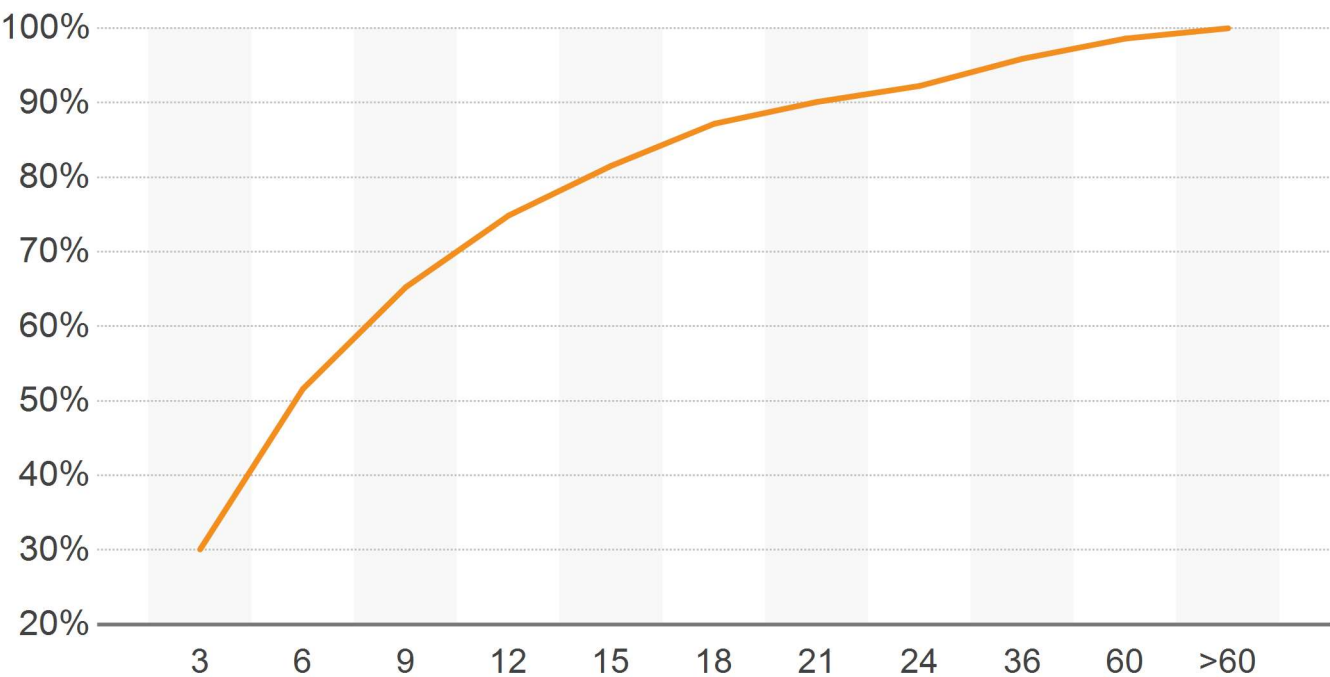
MONTHS TO LEASE



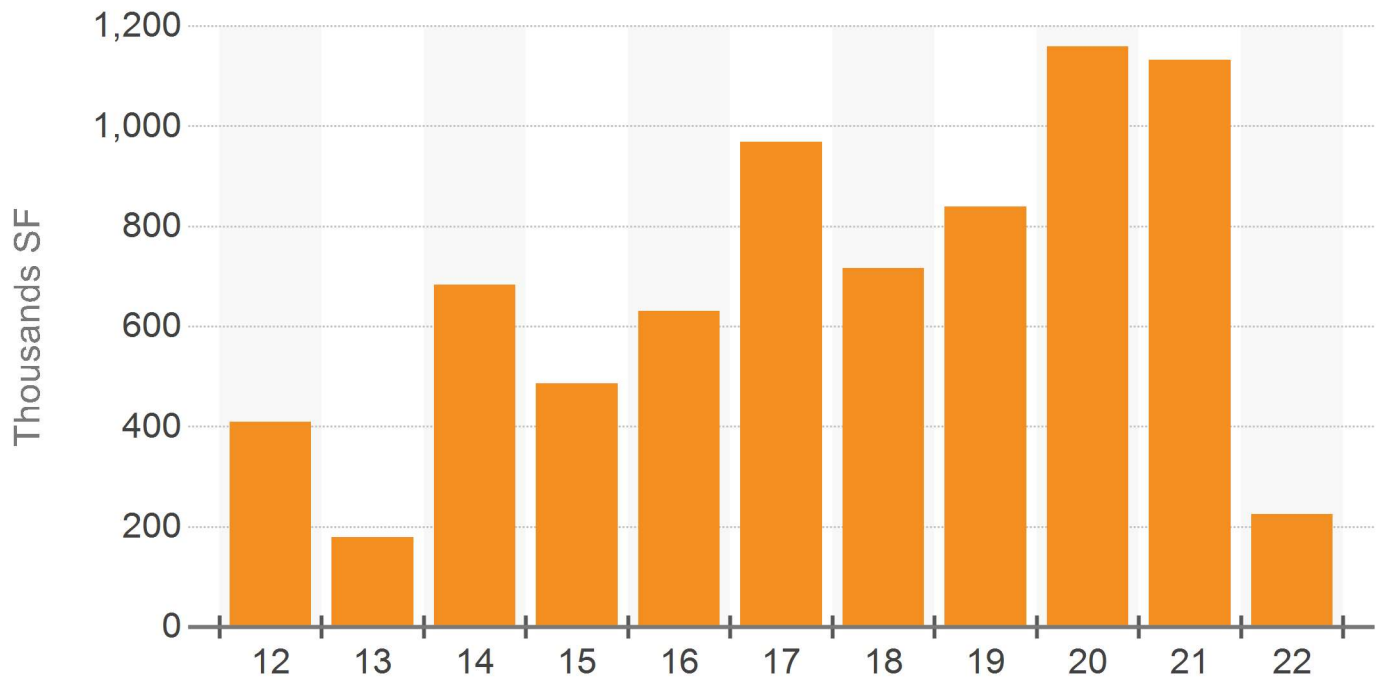
MONTHS VACANT



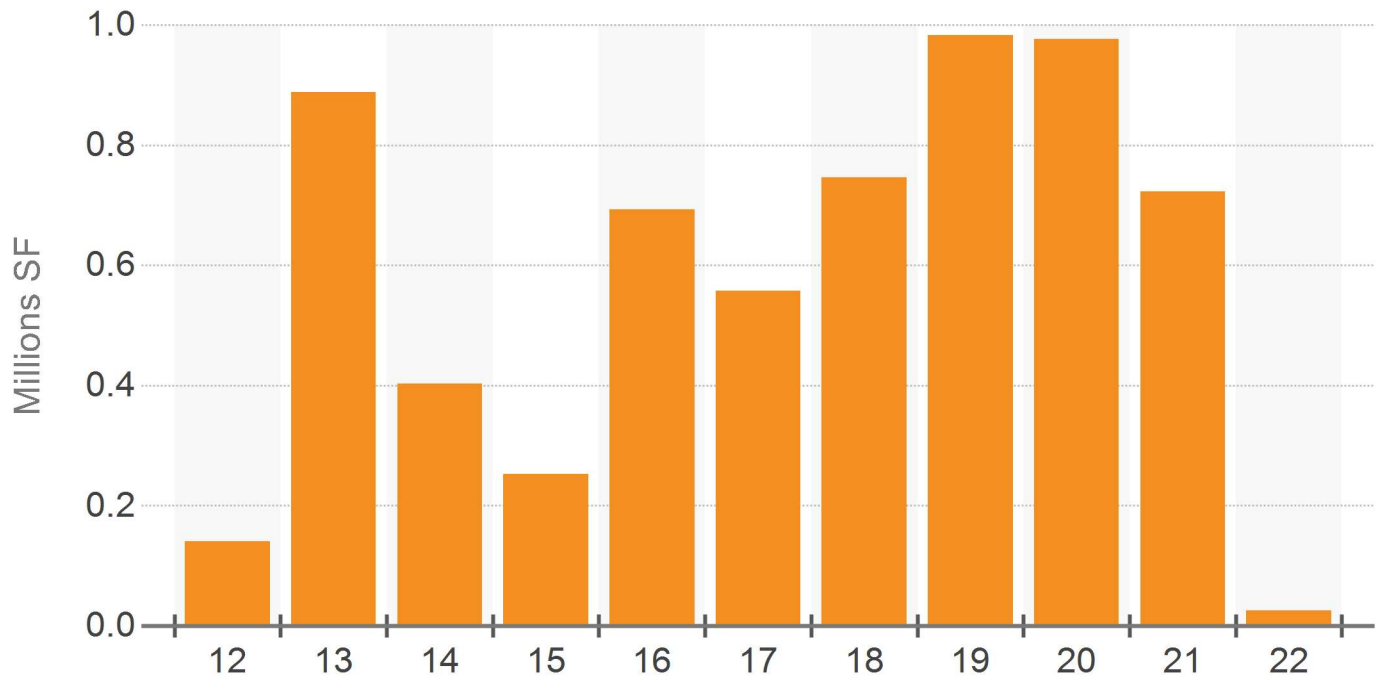
PROBABILITY OF LEASING IN MONTHS



### CONSTRUCTION STARTS

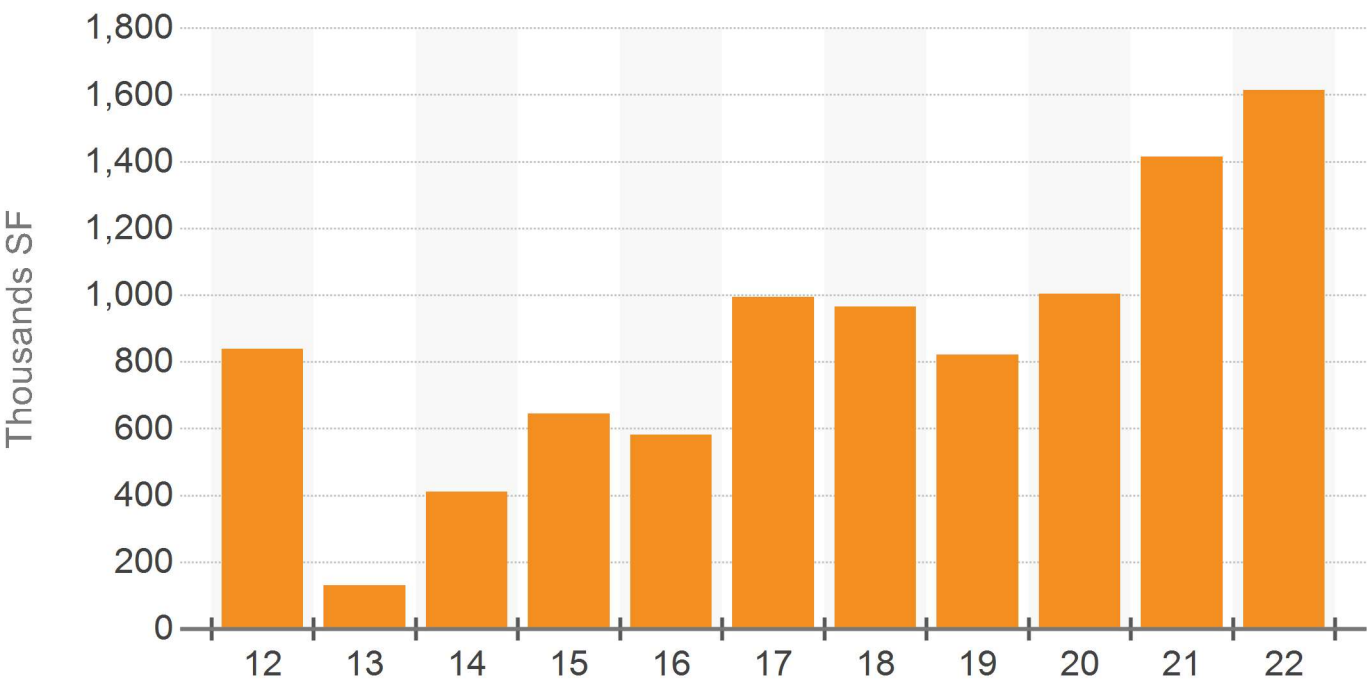


### CONSTRUCTION DELIVERIES





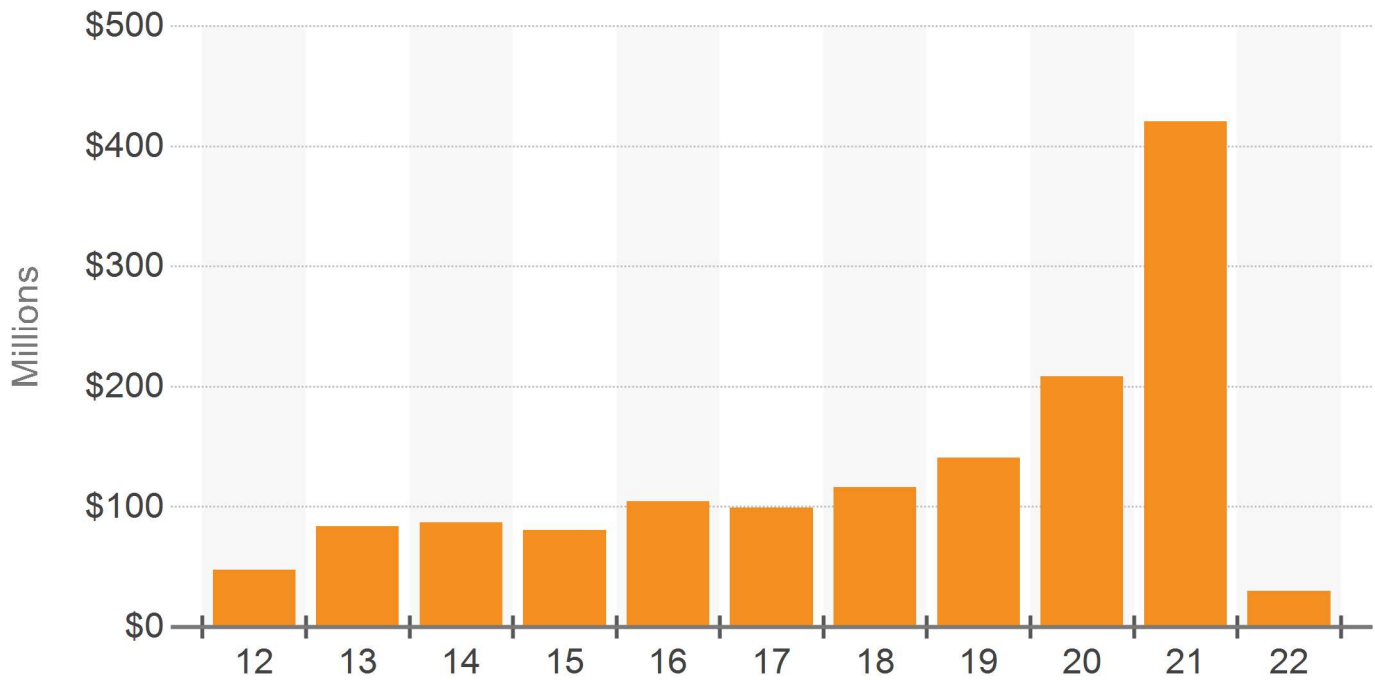
UNDER CONSTRUCTION



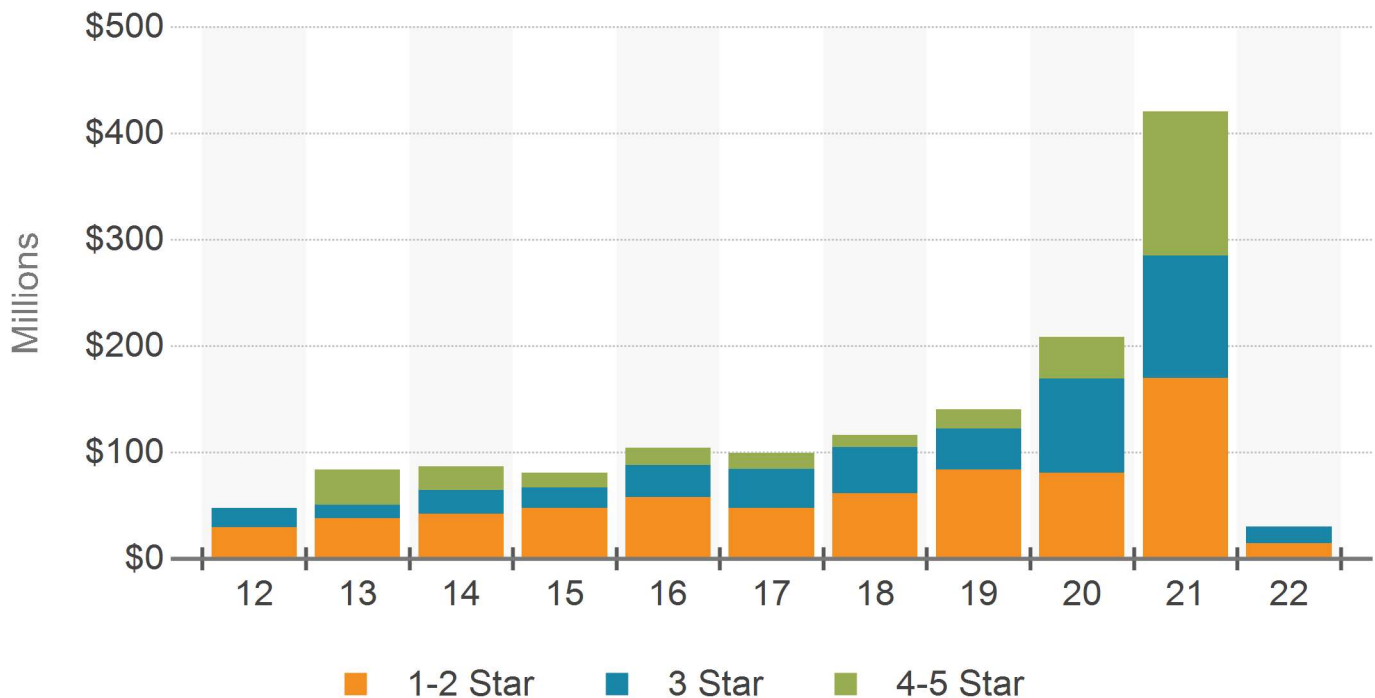
# Sales Volume

Industrial - Larimer/Weld County

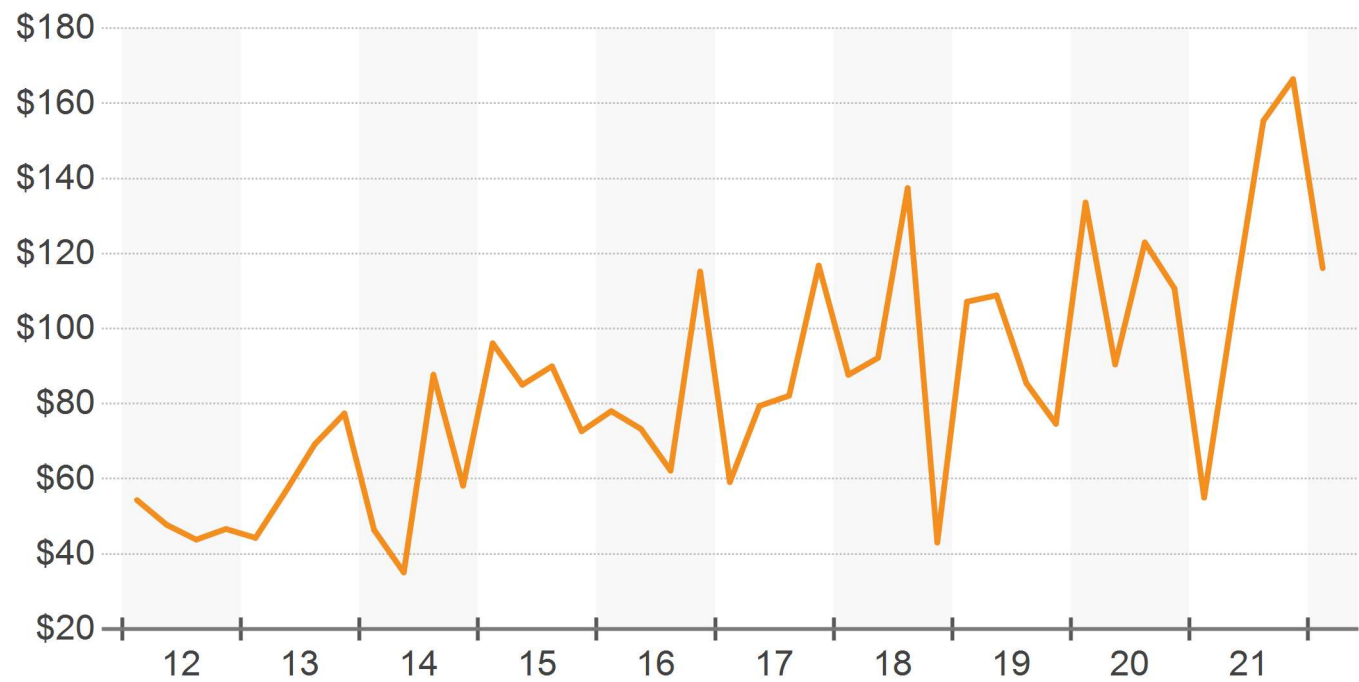
## SALES VOLUME



## SALES VOLUME BY STAR RATING



AVERAGE SALE PRICE PER SF



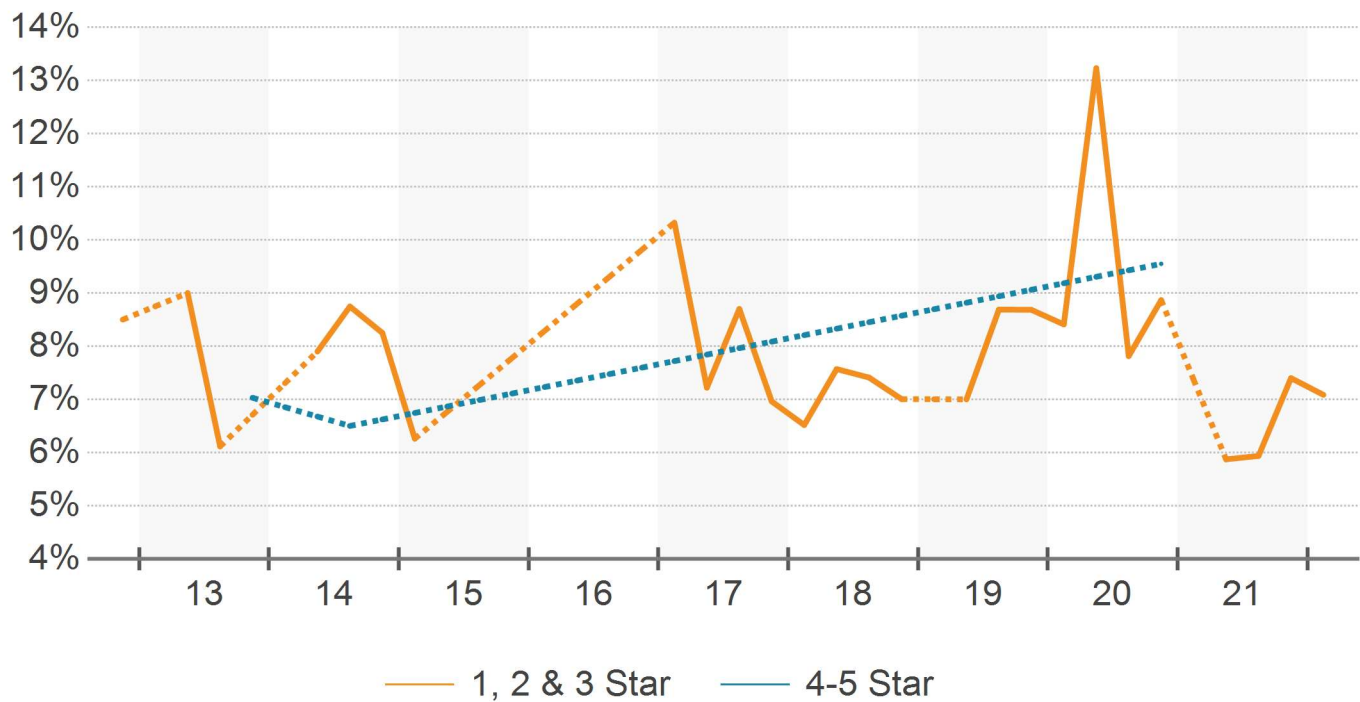
SALE TO ASKING PRICE DIFFERENTIAL



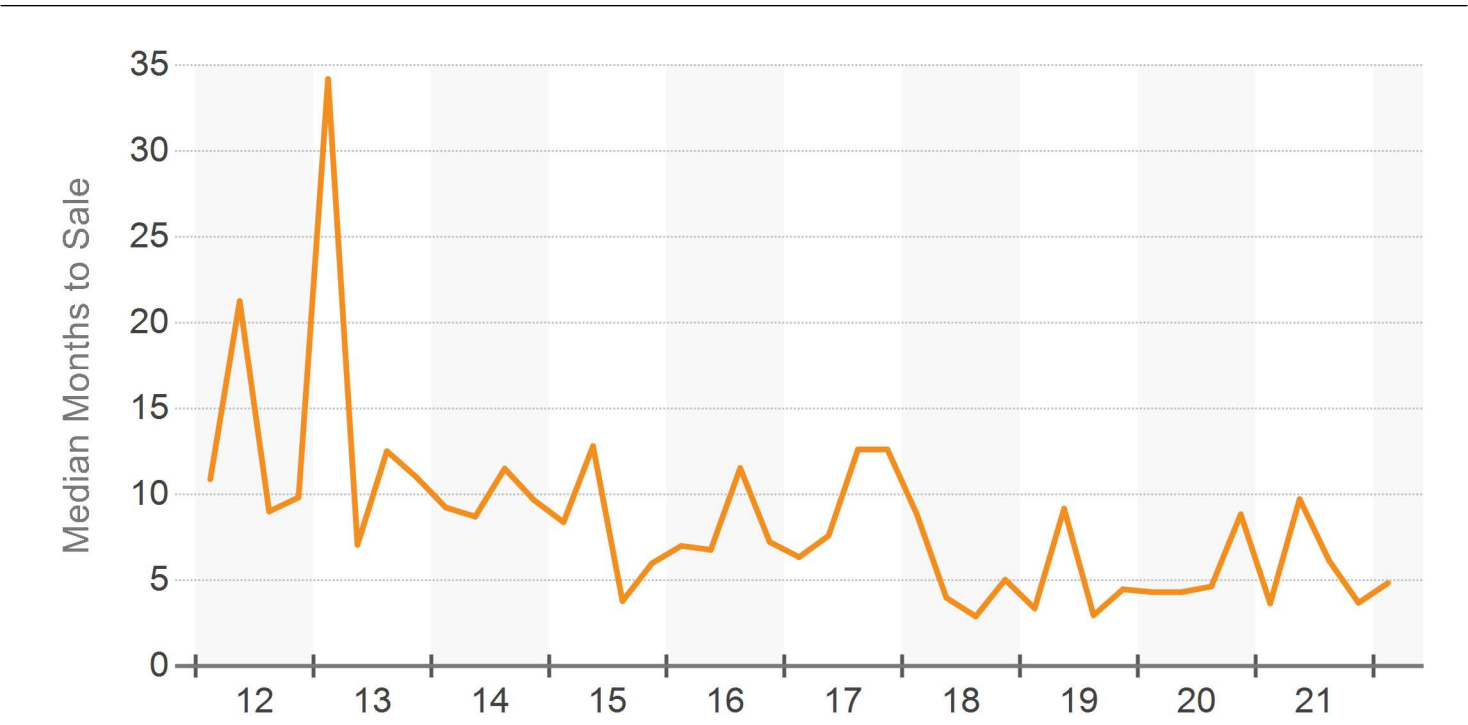
CAP RATE



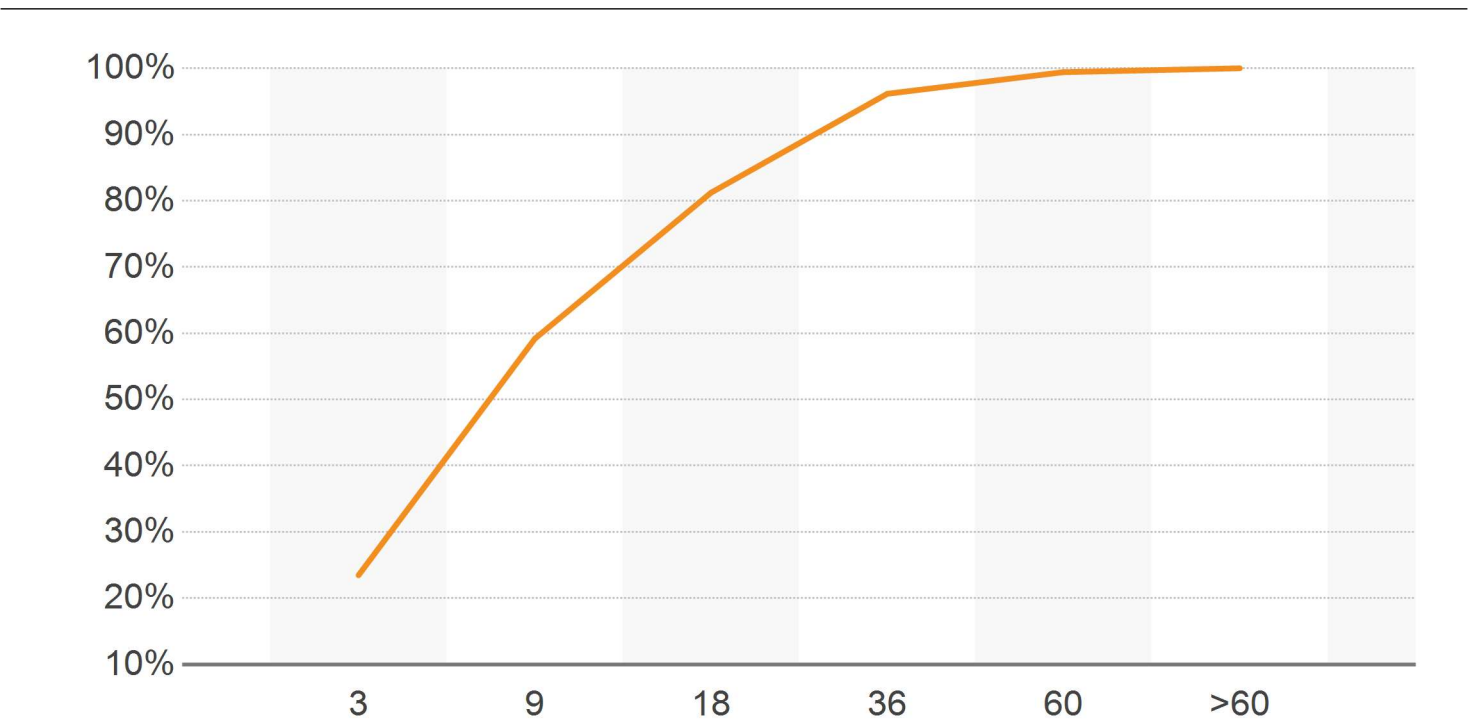
CAP RATE BY STAR RATING



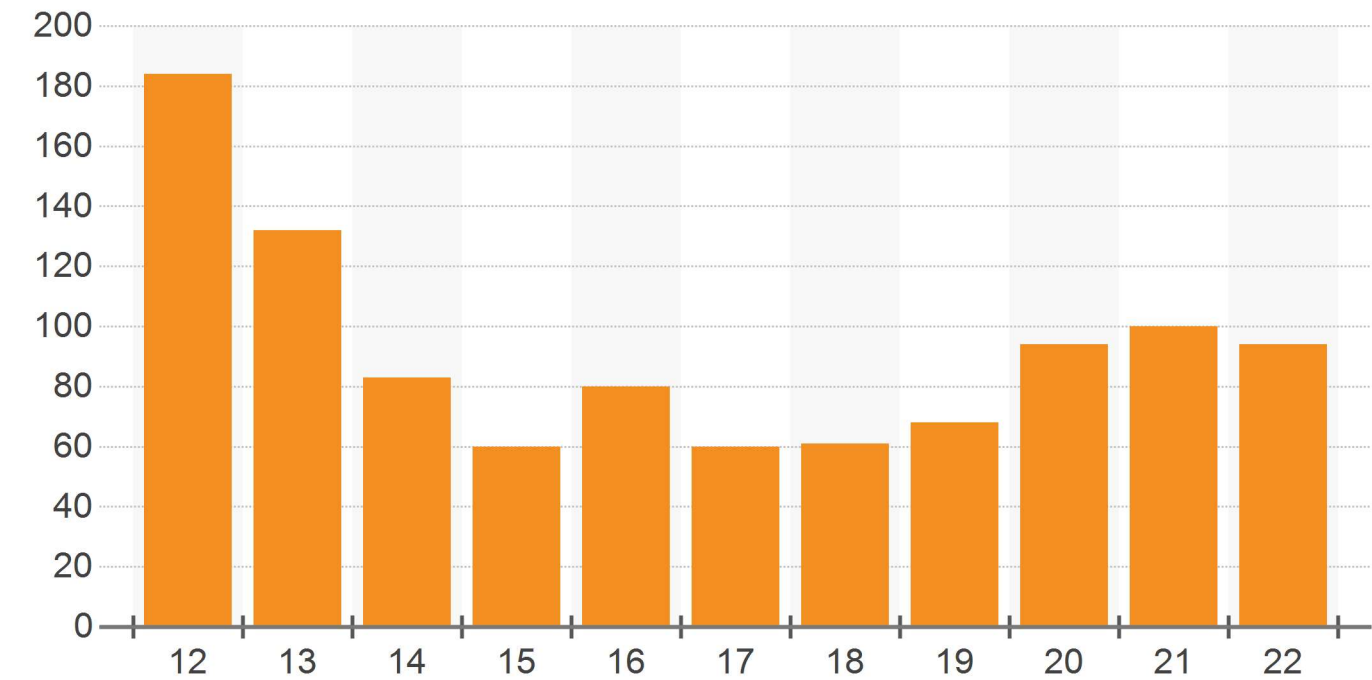
MONTHS TO SALE



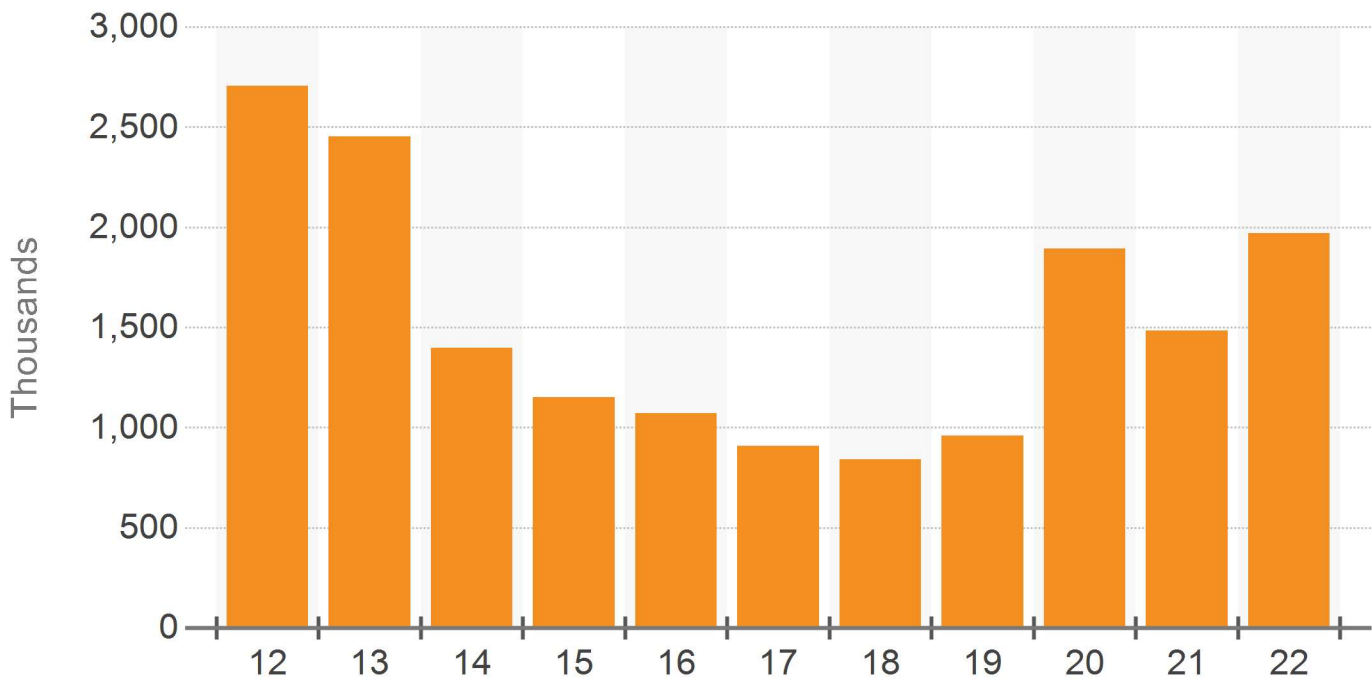
PROBABILITY OF SELLING IN MONTHS



FOR SALE TOTAL LISTINGS

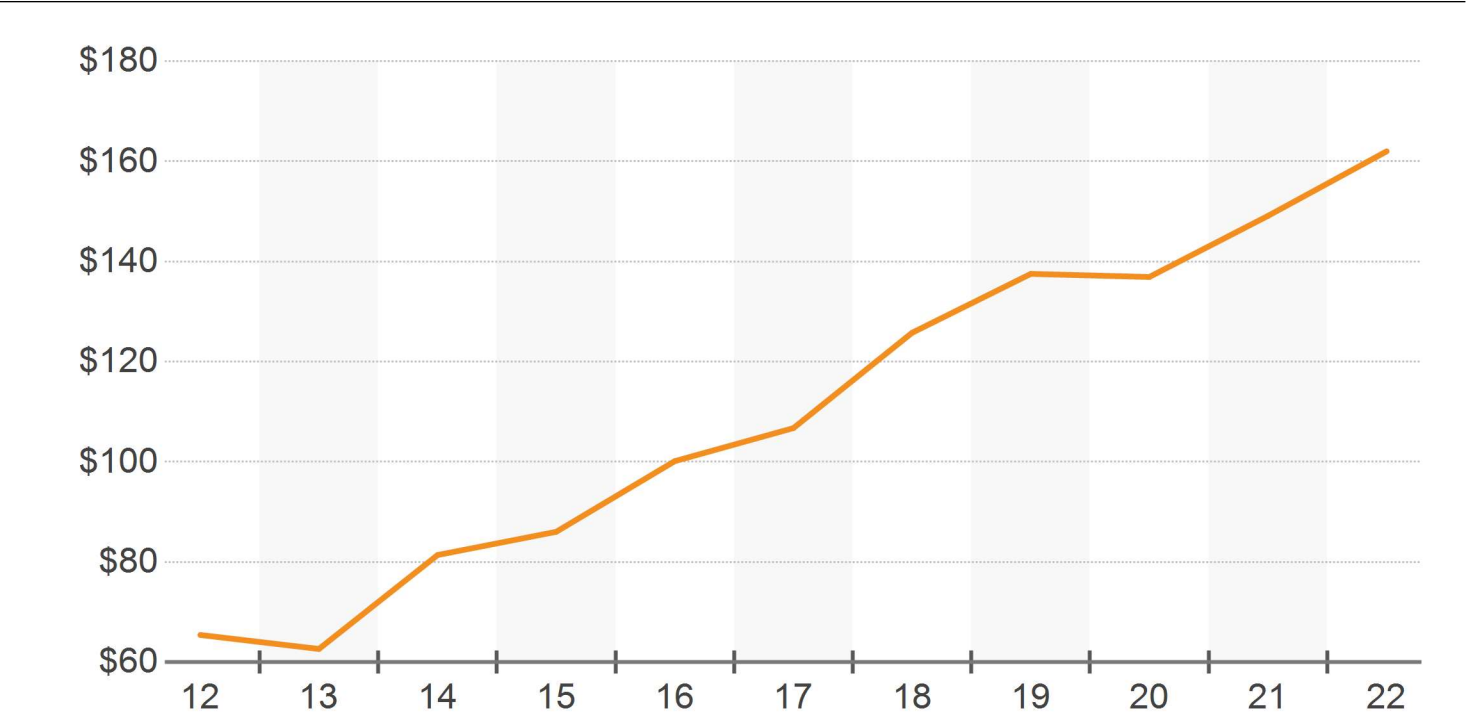


FOR SALE TOTAL SF





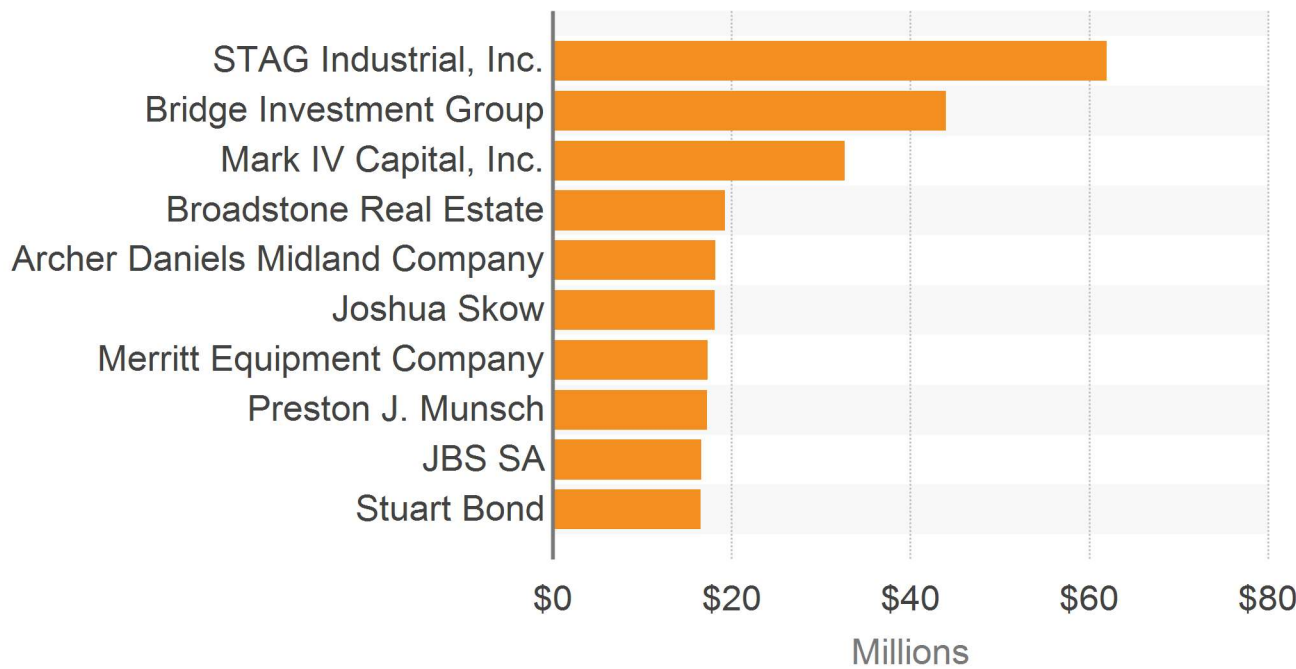
ASKING PRICE PER SF



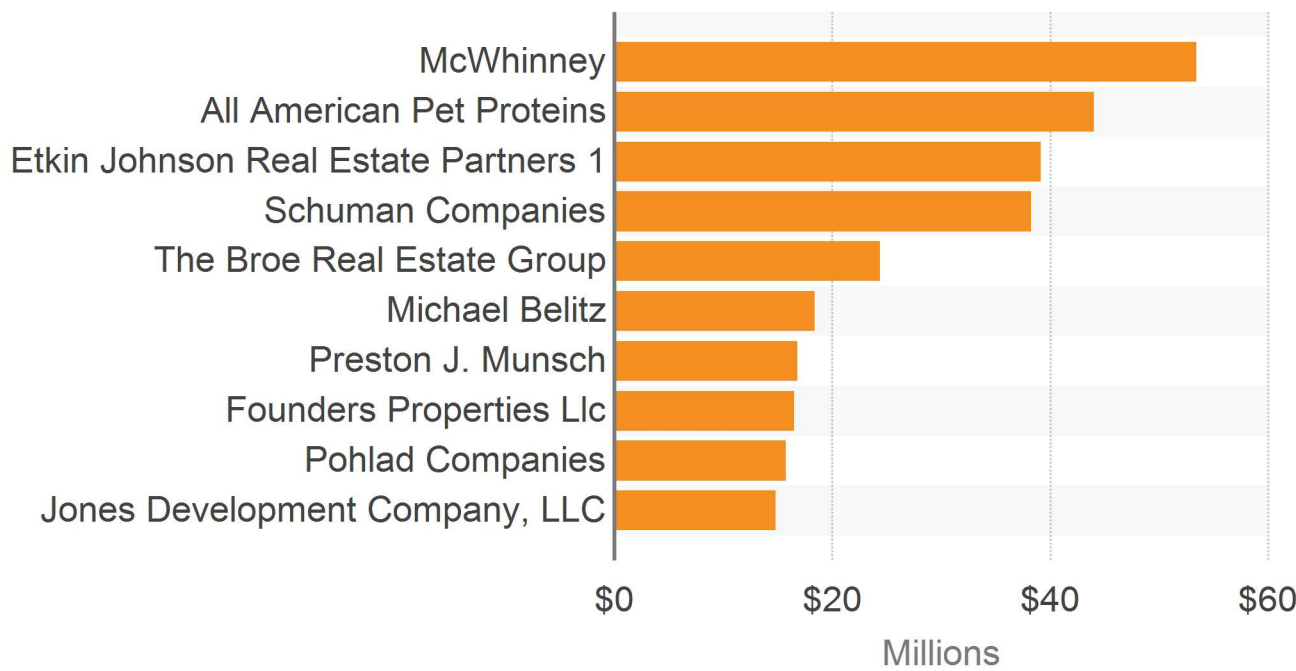
# Buyers & Sellers

Industrial - Larimer/Weld County

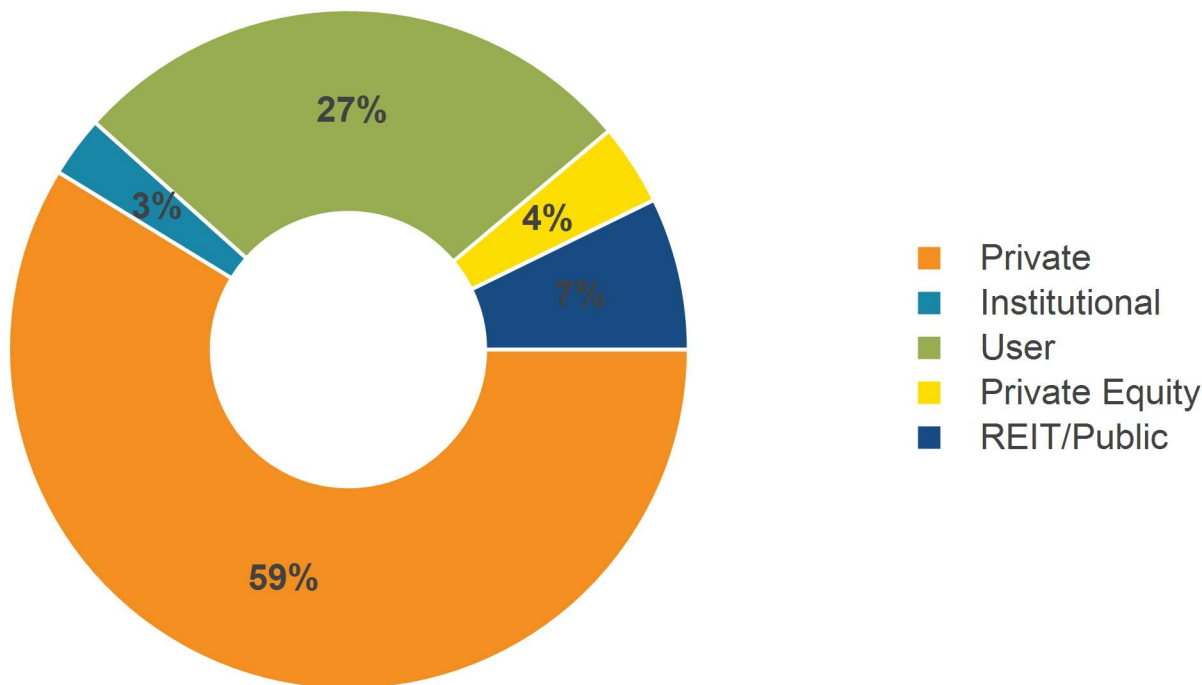
## TOP BUYERS



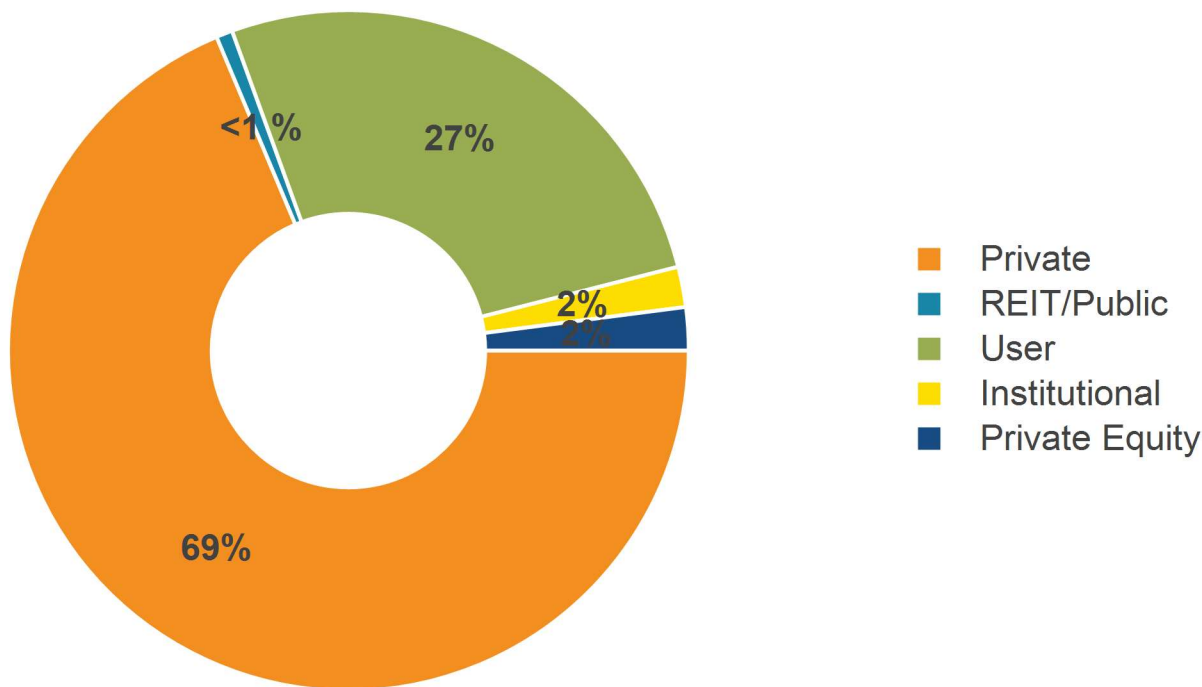
## TOP SELLERS



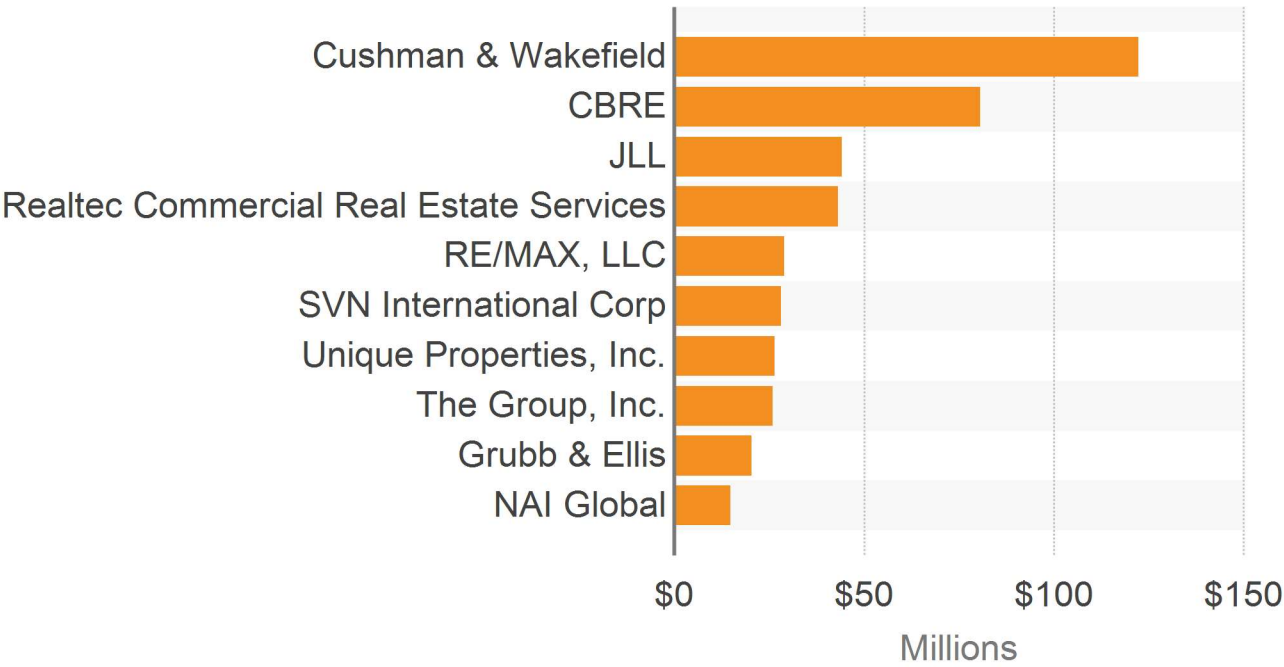
SALES VOLUME BY BUYER TYPE



SALES VOLUME BY SELLER TYPE



TOP BUYER BROKERS



TOP SELLER BROKERS

