



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

PREPARED BY



COMMERCIAL REAL ESTATE SERVICES
Jamie Globelnik

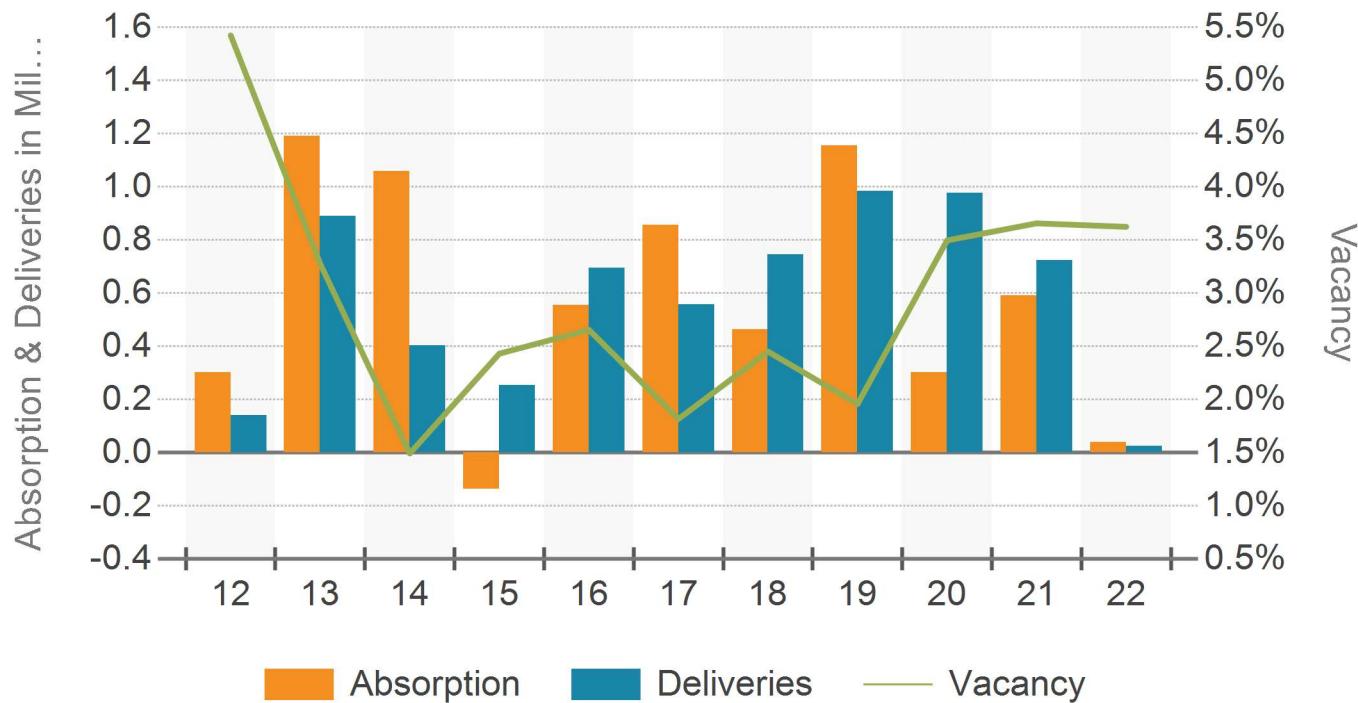
Associate Broker



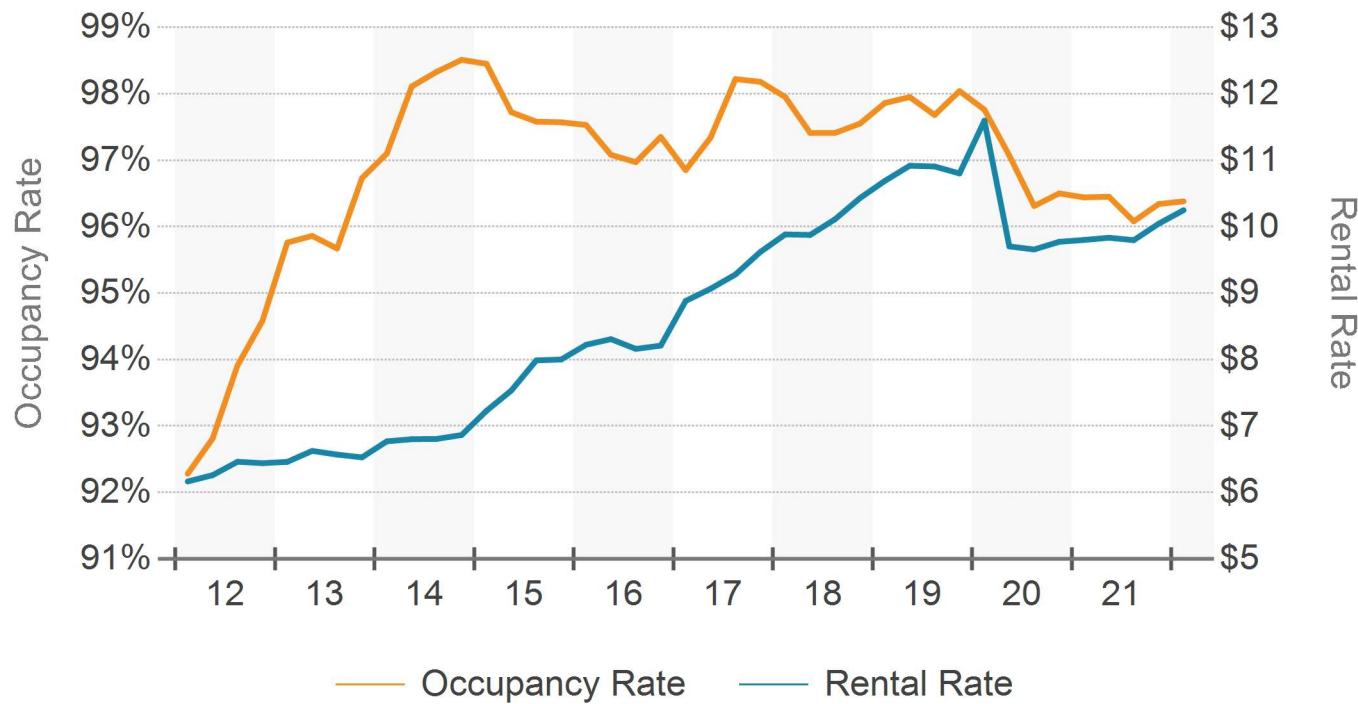
Overview

Industrial - Larimer/Weld County

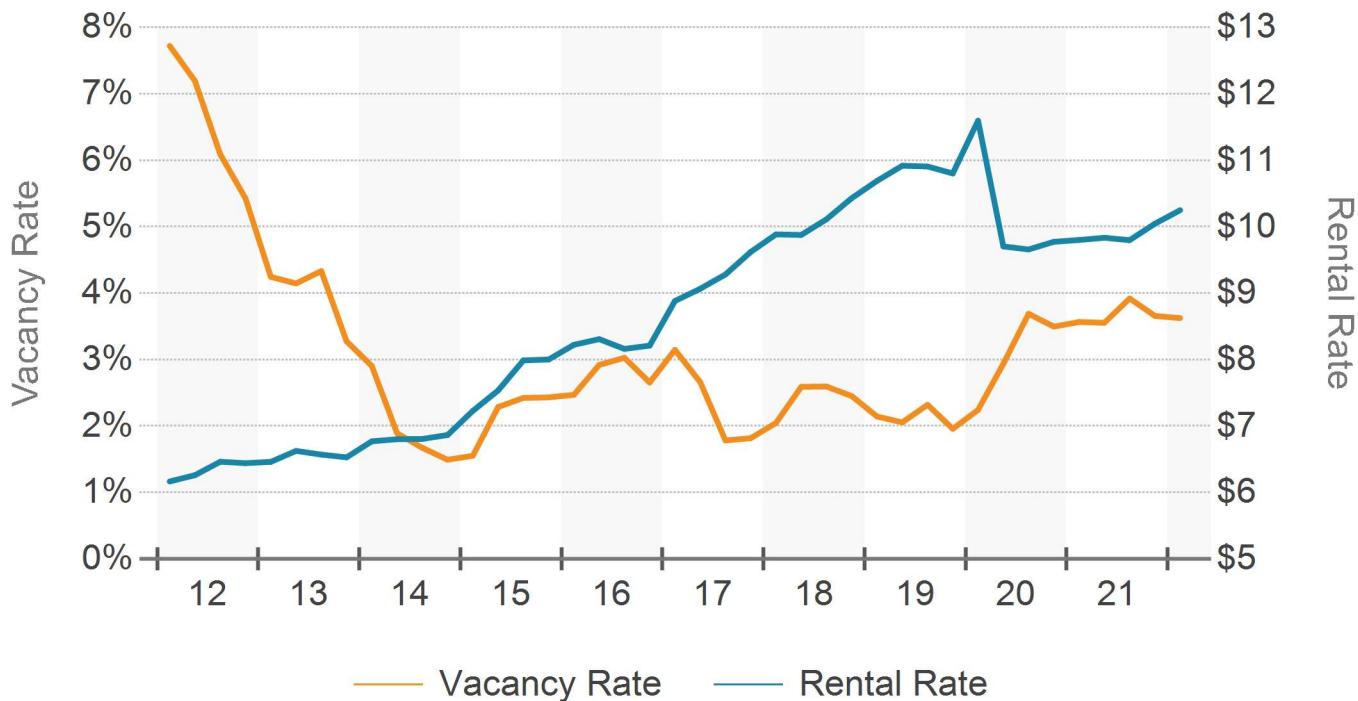
ABSORPTION, DELIVERIES, VACANCY



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

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

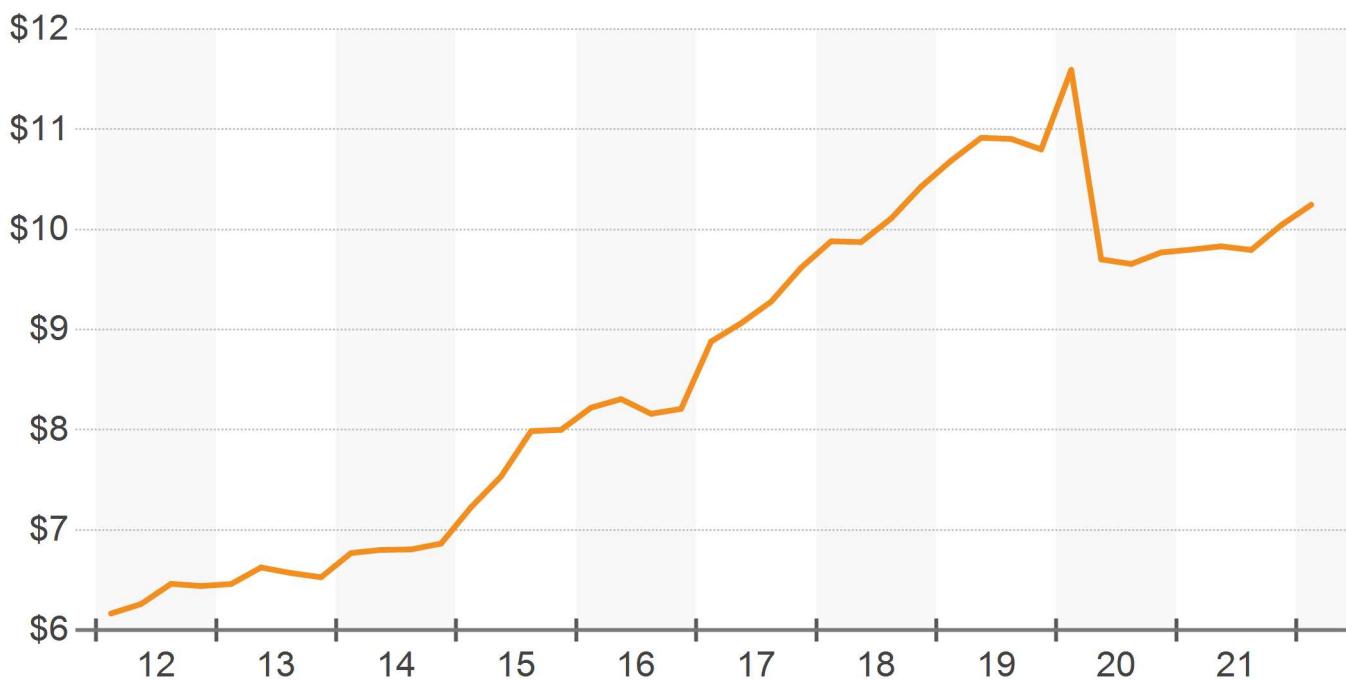
Demand	Survey	5-Year Avg
12 Mo. Absorption SF	528,559	641,271
12 Mo. Leasing SF	1,534,251	1,208,008

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%

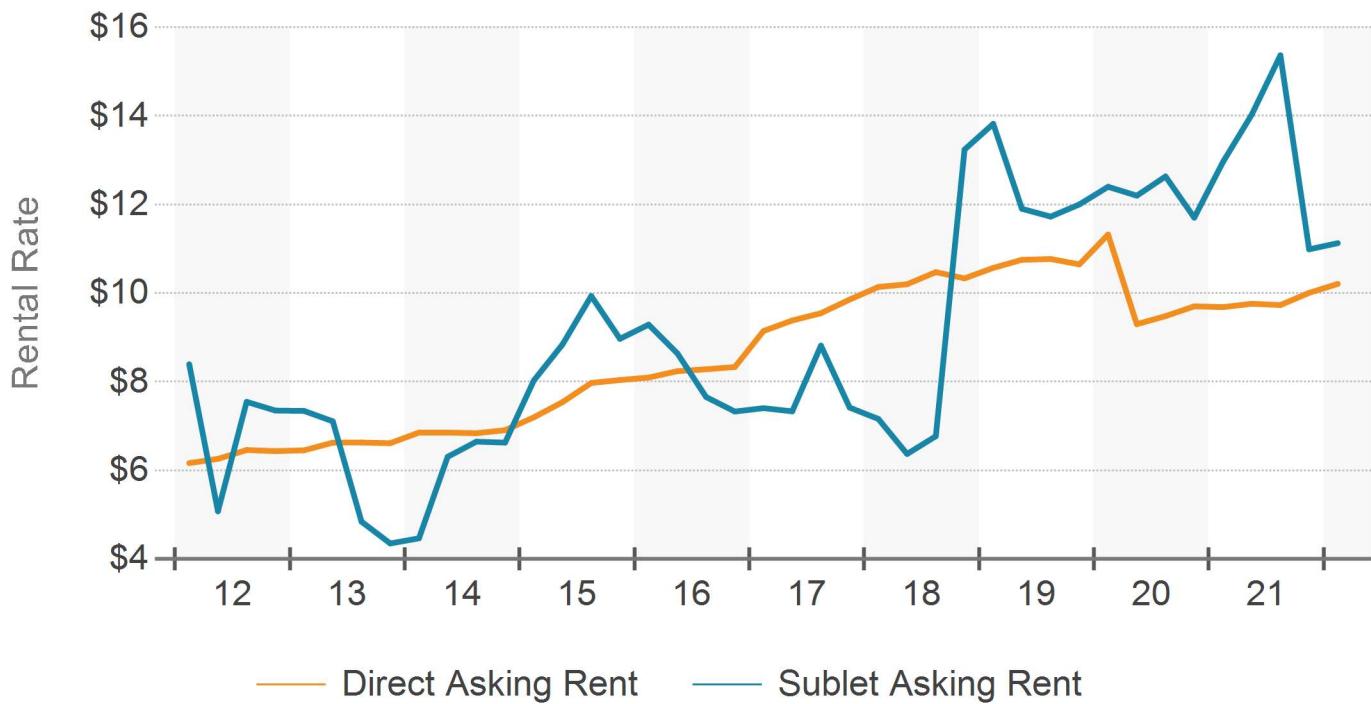
Rental Rates

Industrial - Larimer/Weld County

ASKING RENT PER SF



DIRECT & SUBLET RENTAL RATES



Vacancy & Availability

Industrial - Larimer/Weld County

VACANCY RATE



SUBLEASE VACANCY RATE



Vacancy & Availability

Industrial - Larimer/Weld County

AVAILABILITY RATE



AVAILABILITY & VACANCY RATE



Vacancy & Availability

Industrial - Larimer/Weld County

OCCUPANCY RATE



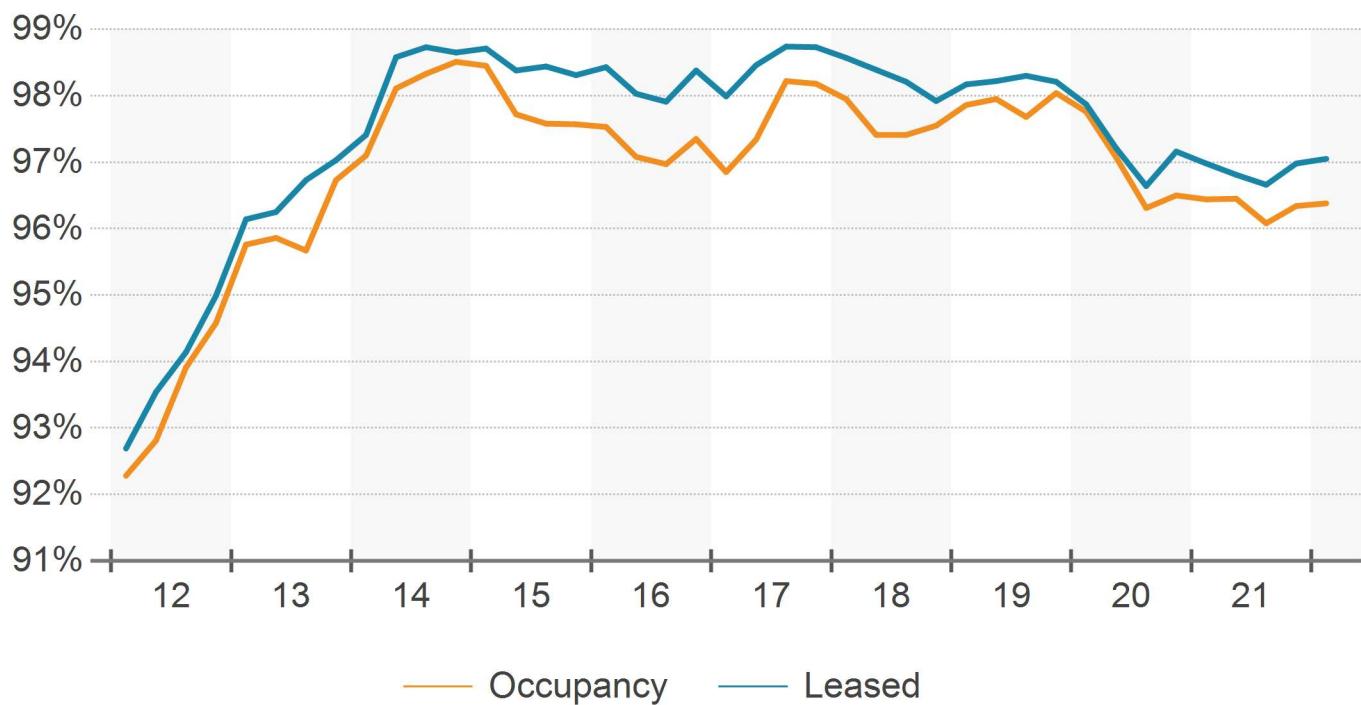
PERCENT LEASED RATE



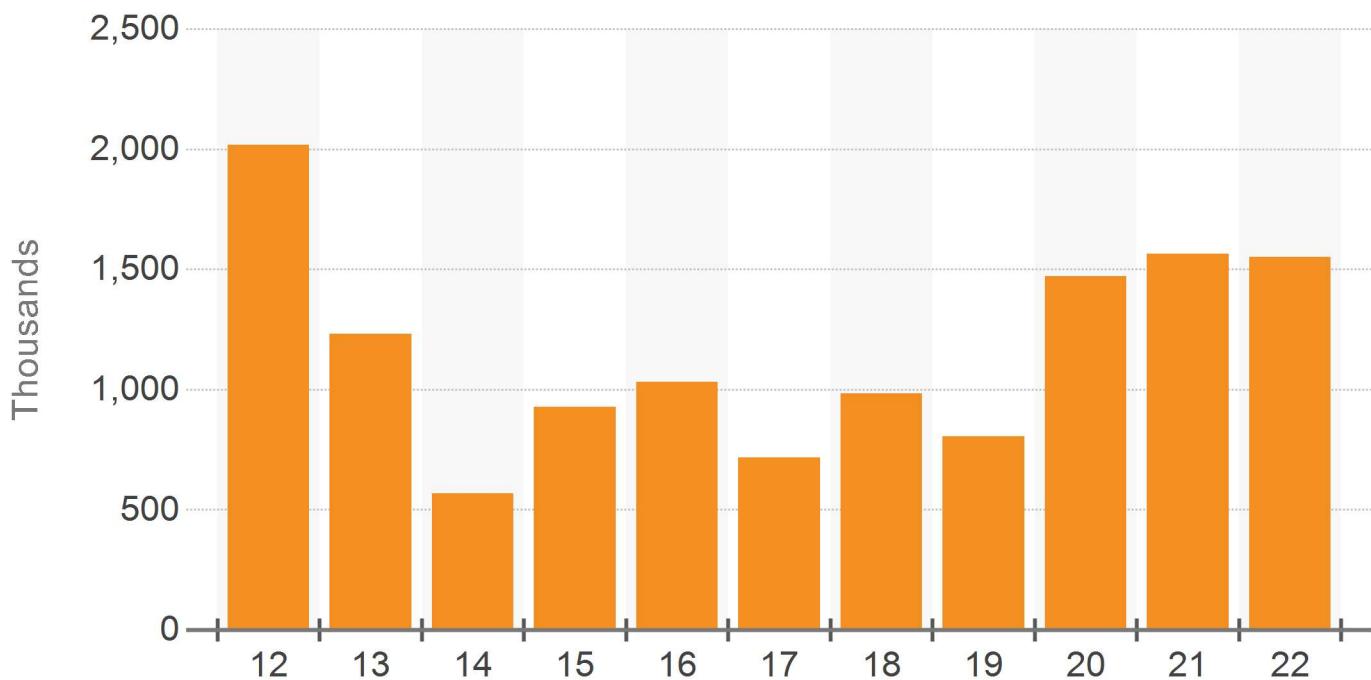
Vacancy & Availability

Industrial - Larimer/Weld County

OCCUPANCY & PERCENT LEASED



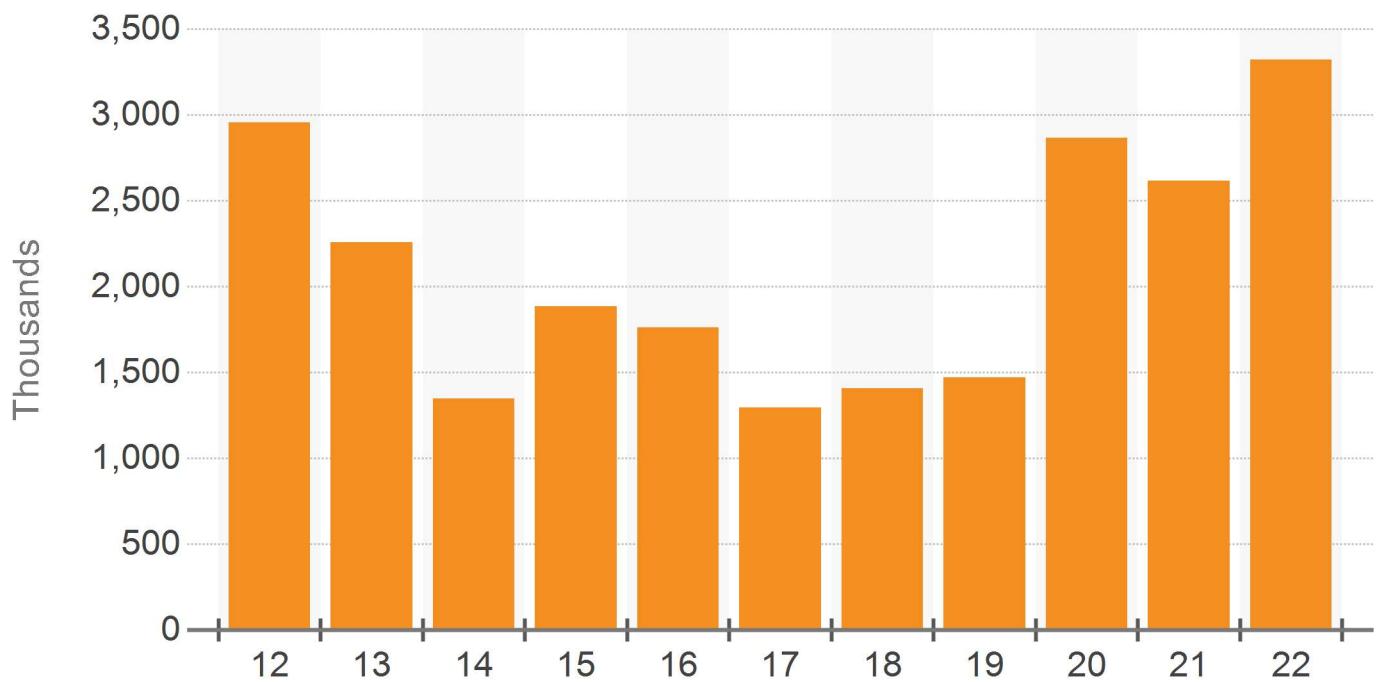
VACANT SF



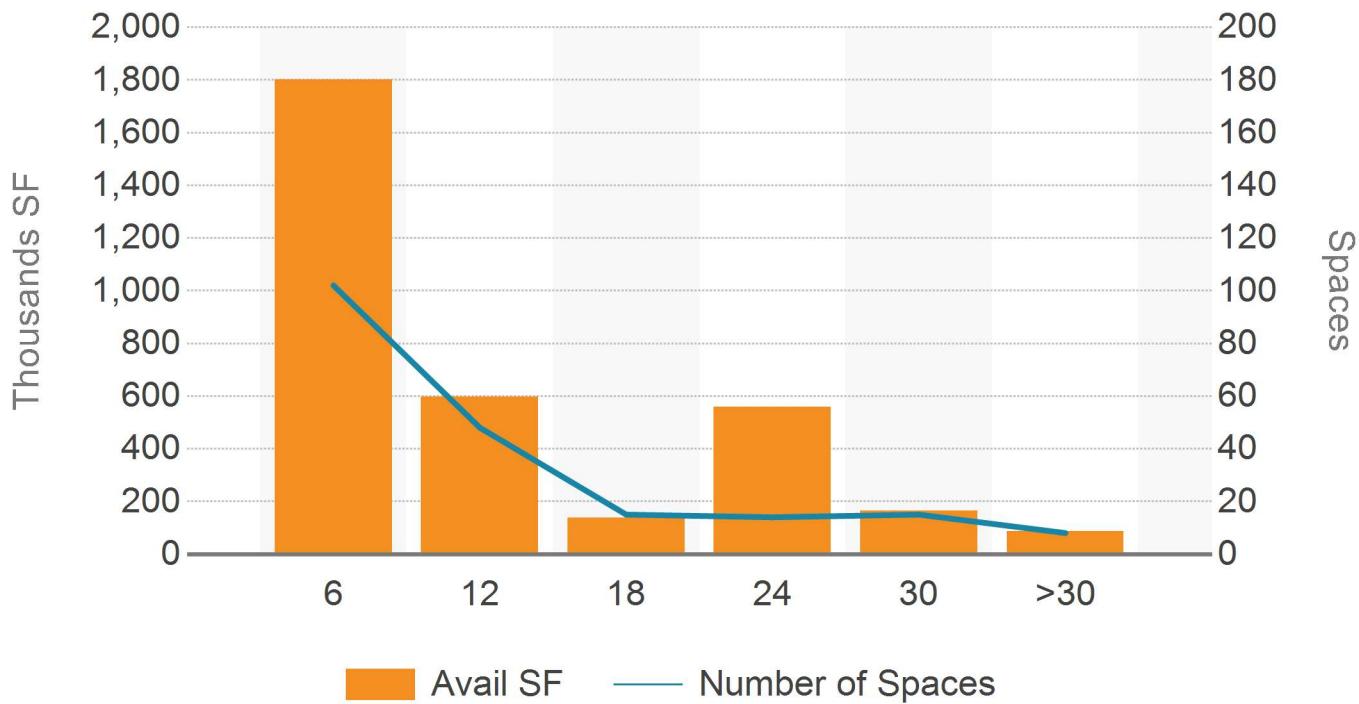
Vacancy & Availability

Industrial - Larimer/Weld County

AVAILABLE SF



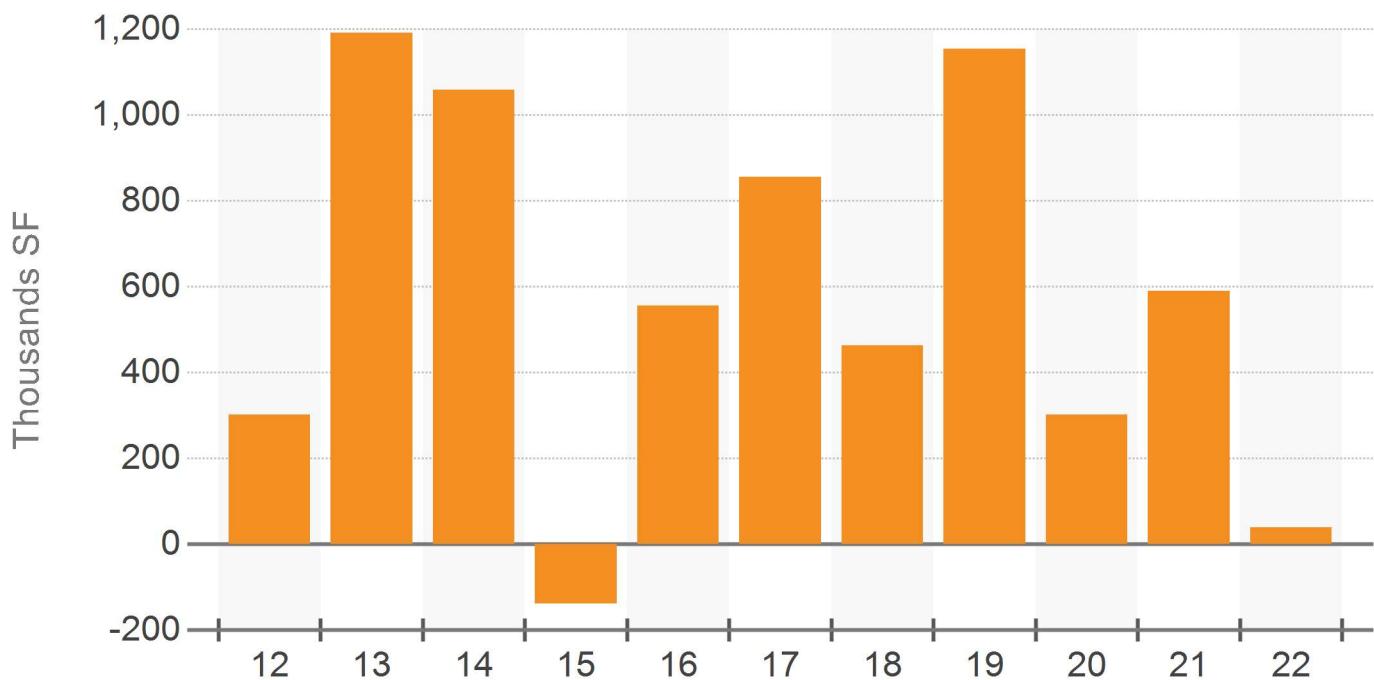
MONTHS ON MARKET DISTRIBUTION



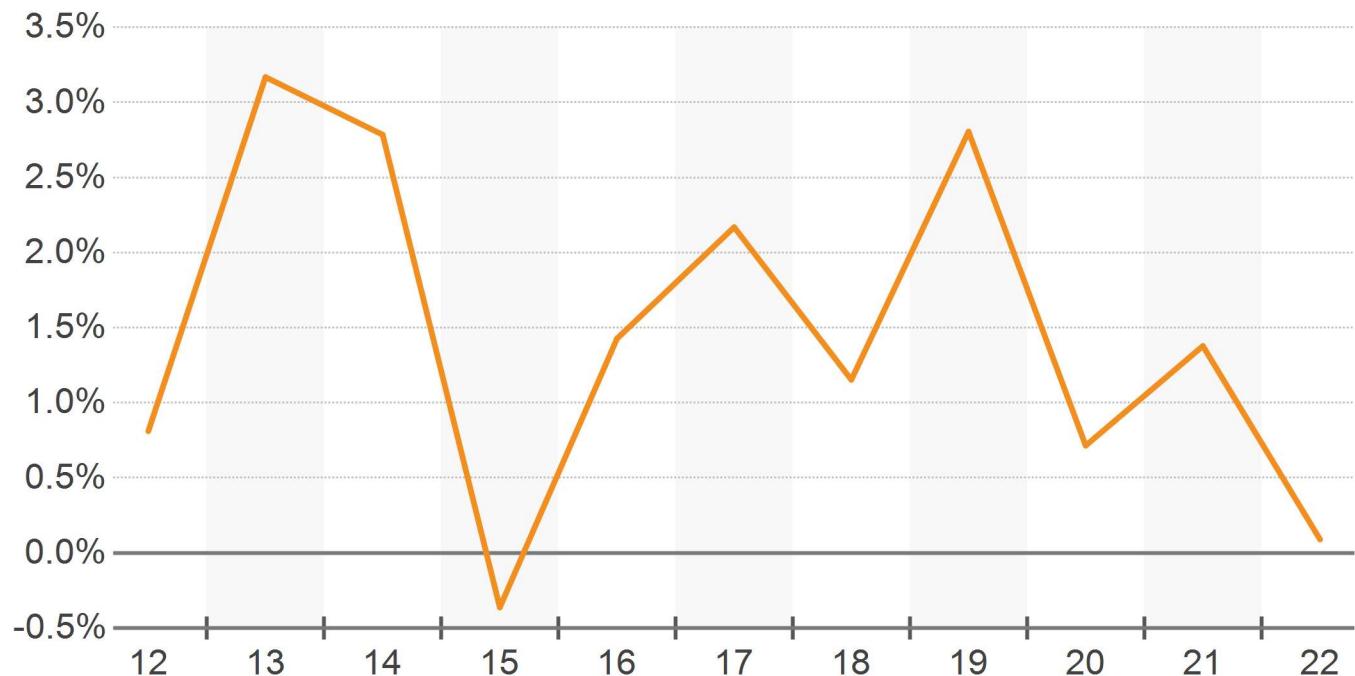
Leasing Demand

Industrial - Larimer/Weld County

NET ABSORPTION



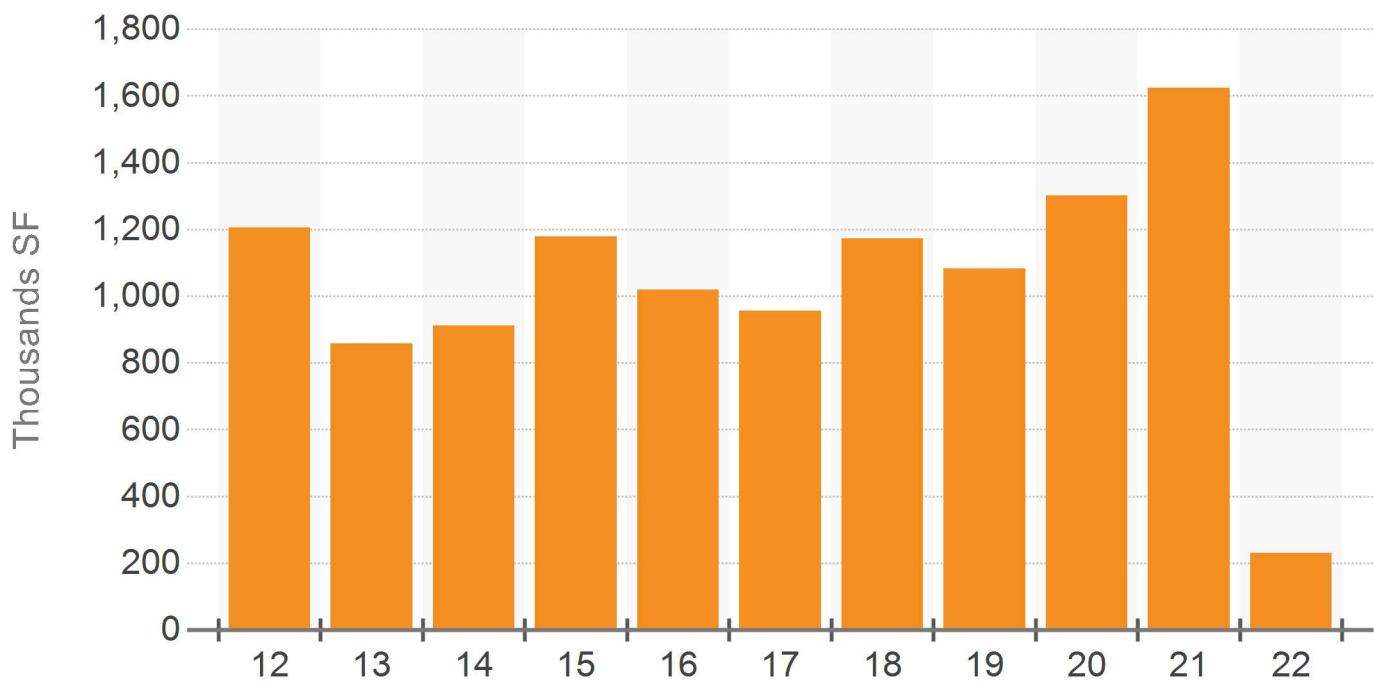
NET ABSORPTION AS % OF INVENTORY



Leasing Demand

Industrial - Larimer/Weld County

LEASING ACTIVITY



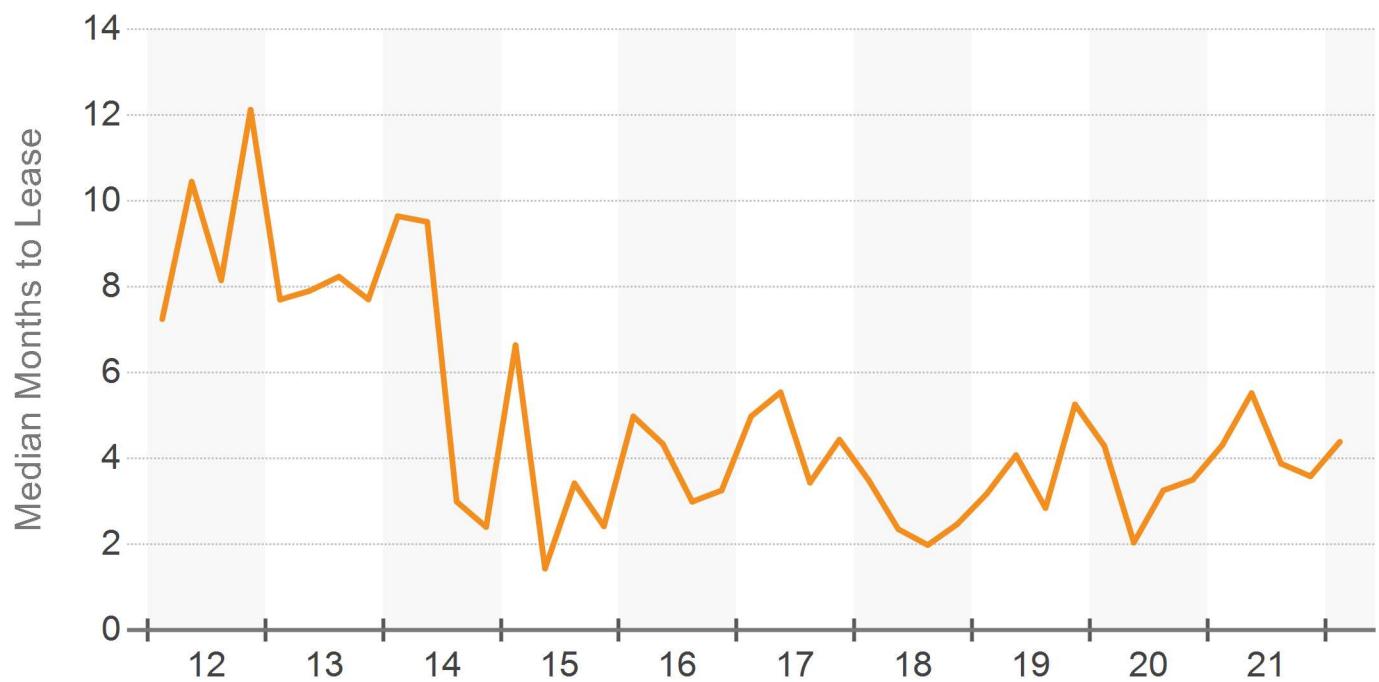
MONTHS ON MARKET



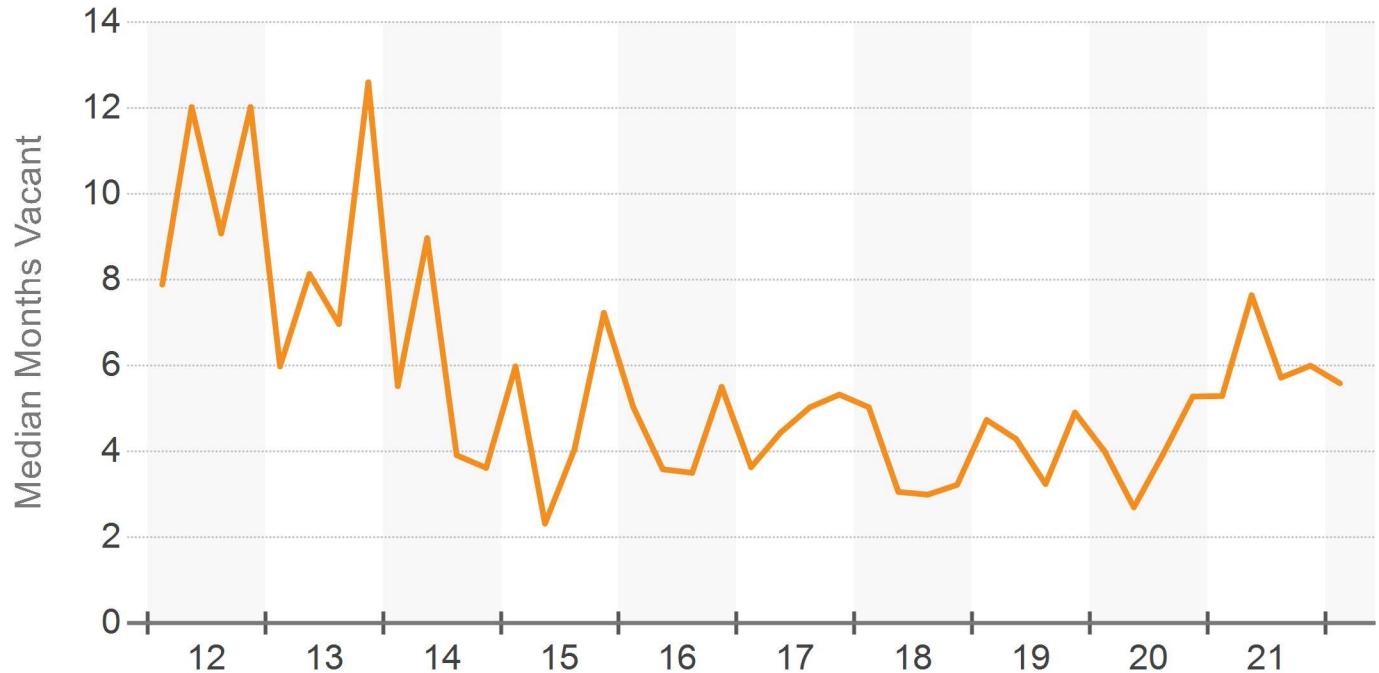
Leasing Demand

Industrial - Larimer/Weld County

MONTHS TO LEASE



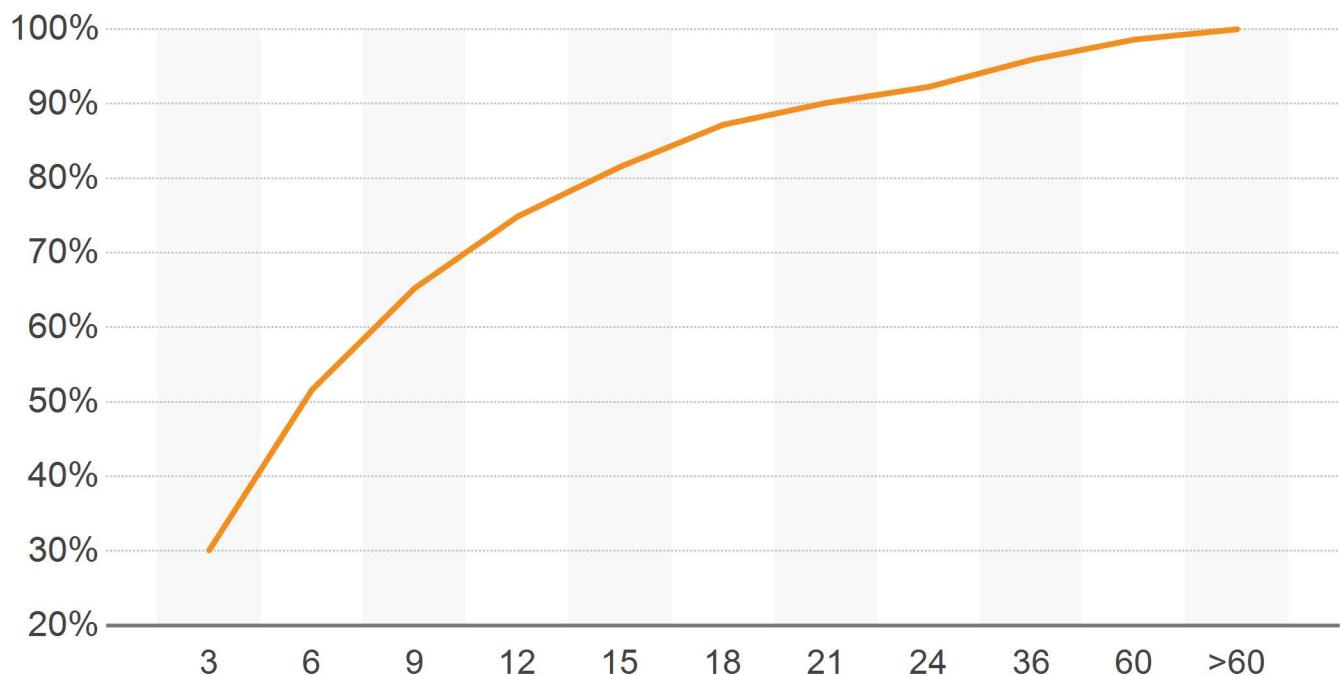
MONTHS VACANT



Leasing Demand

Industrial - Larimer/Weld County

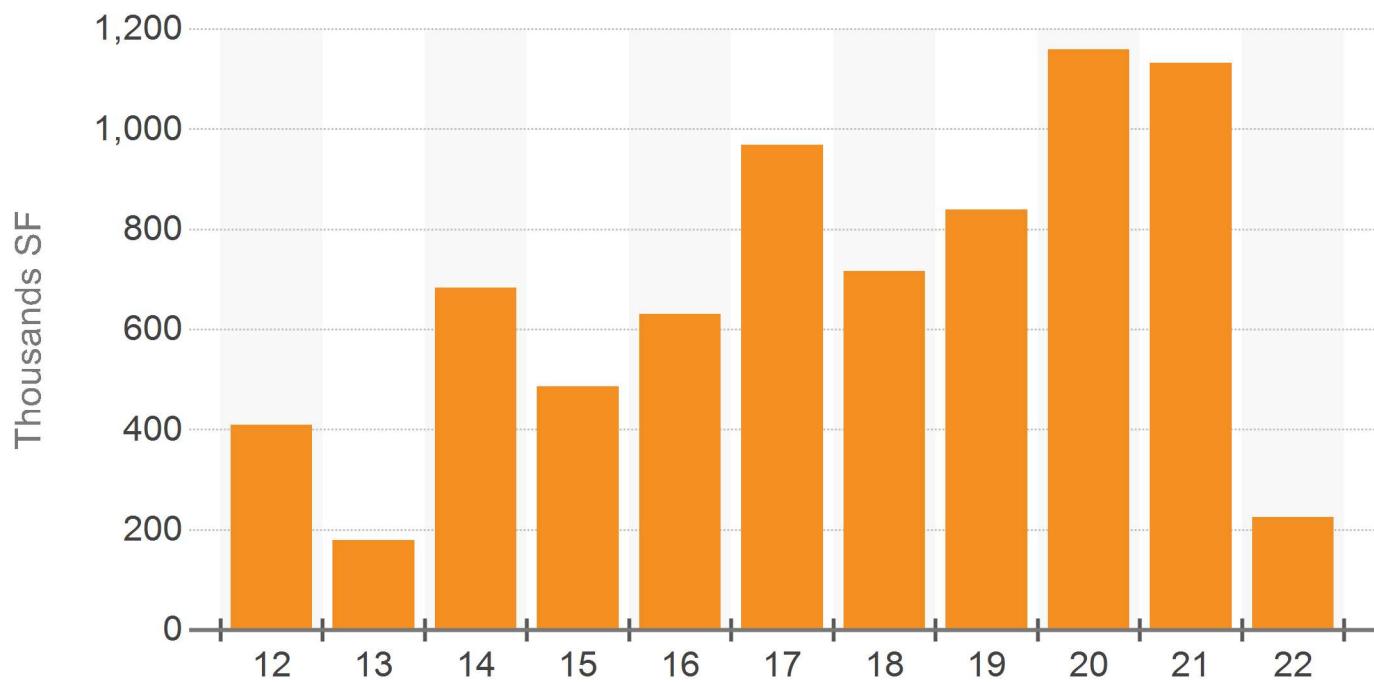
PROBABILITY OF LEASING IN MONTHS



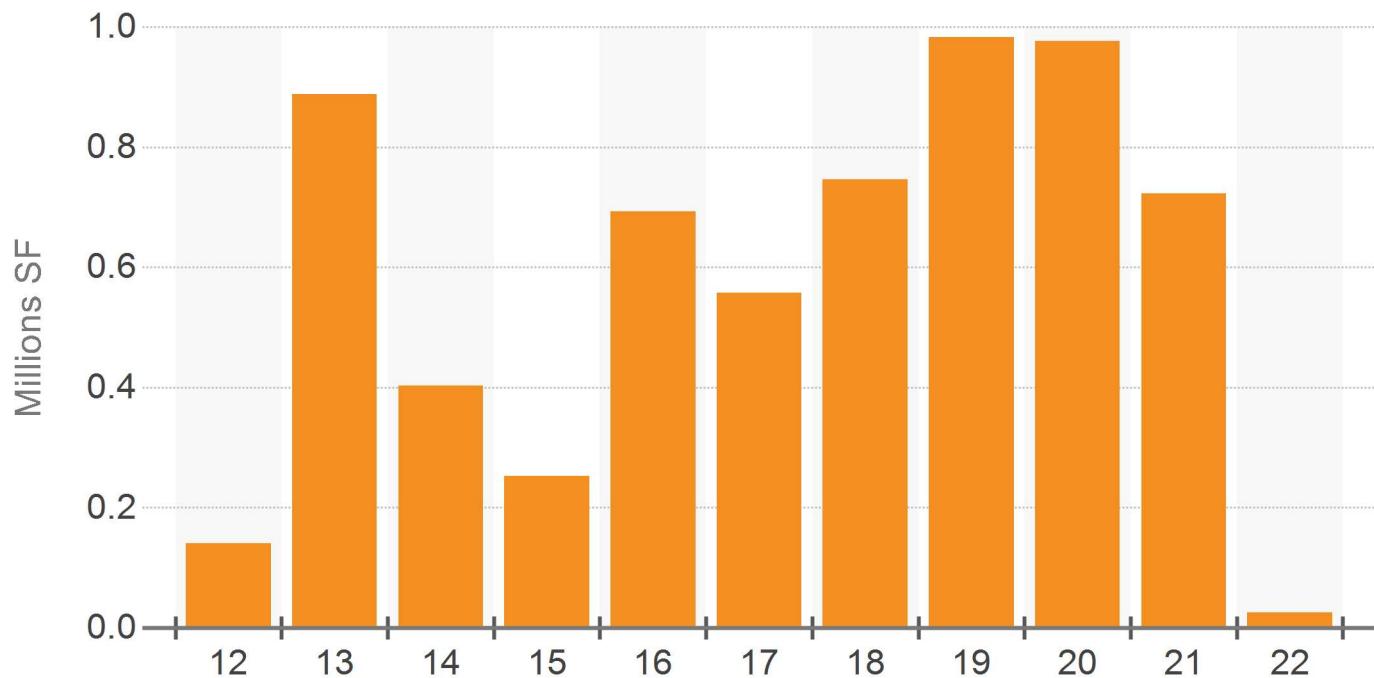
Construction Activity

Industrial - Larimer/Weld County

CONSTRUCTION STARTS



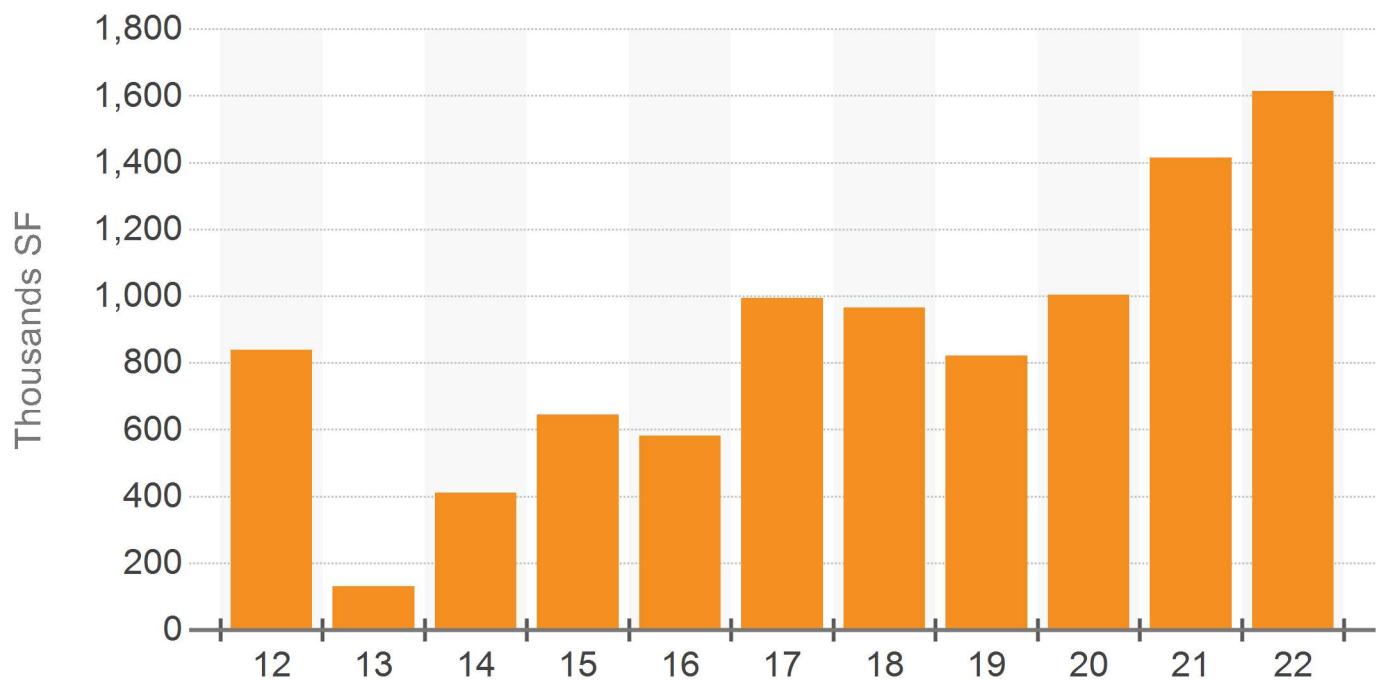
CONSTRUCTION DELIVERIES



Construction Activity

Industrial - Larimer/Weld County

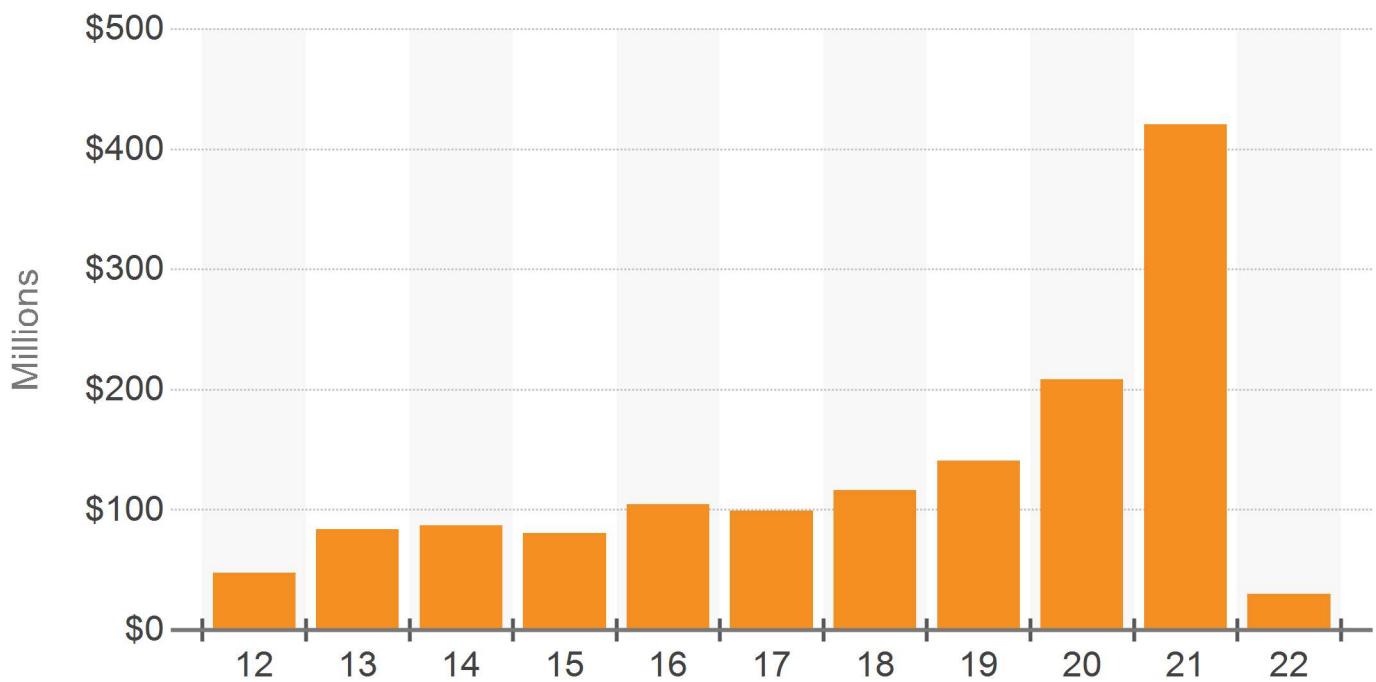
UNDER CONSTRUCTION



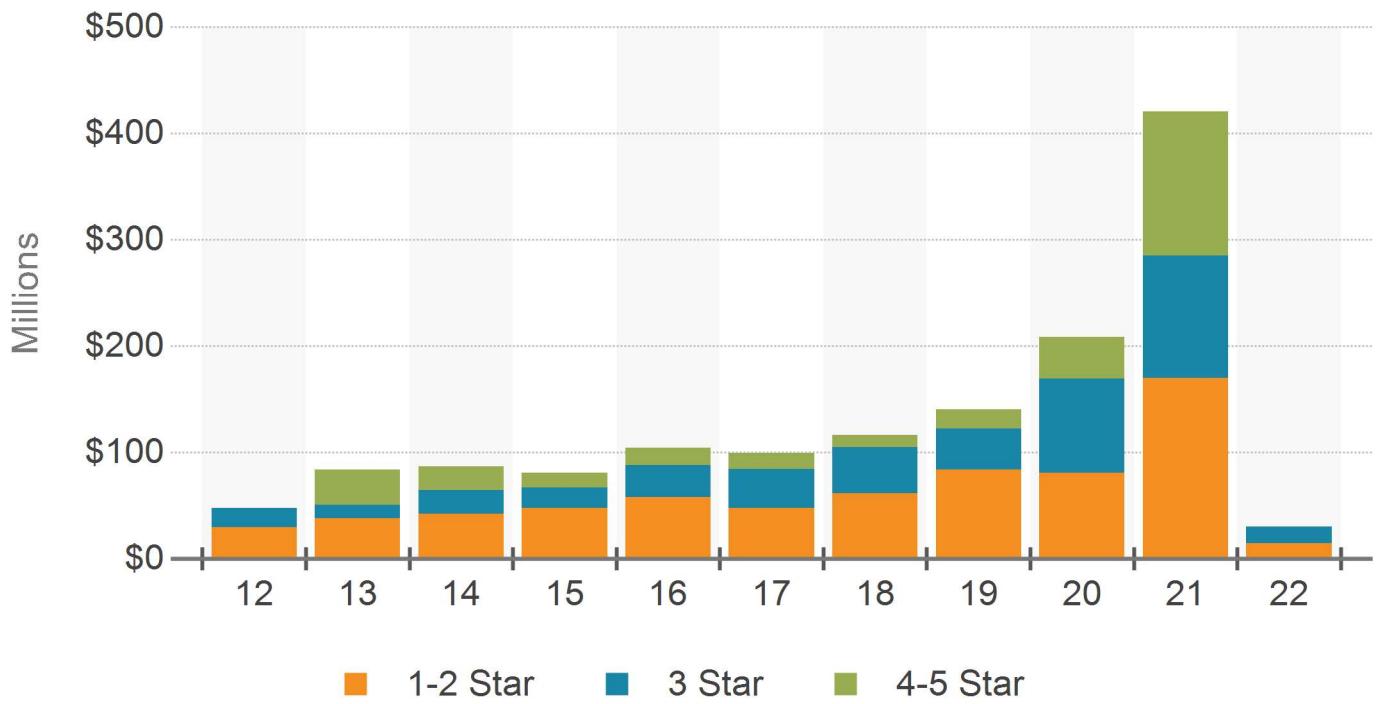
Sales Volume

Industrial - Larimer/Weld County

SALES VOLUME



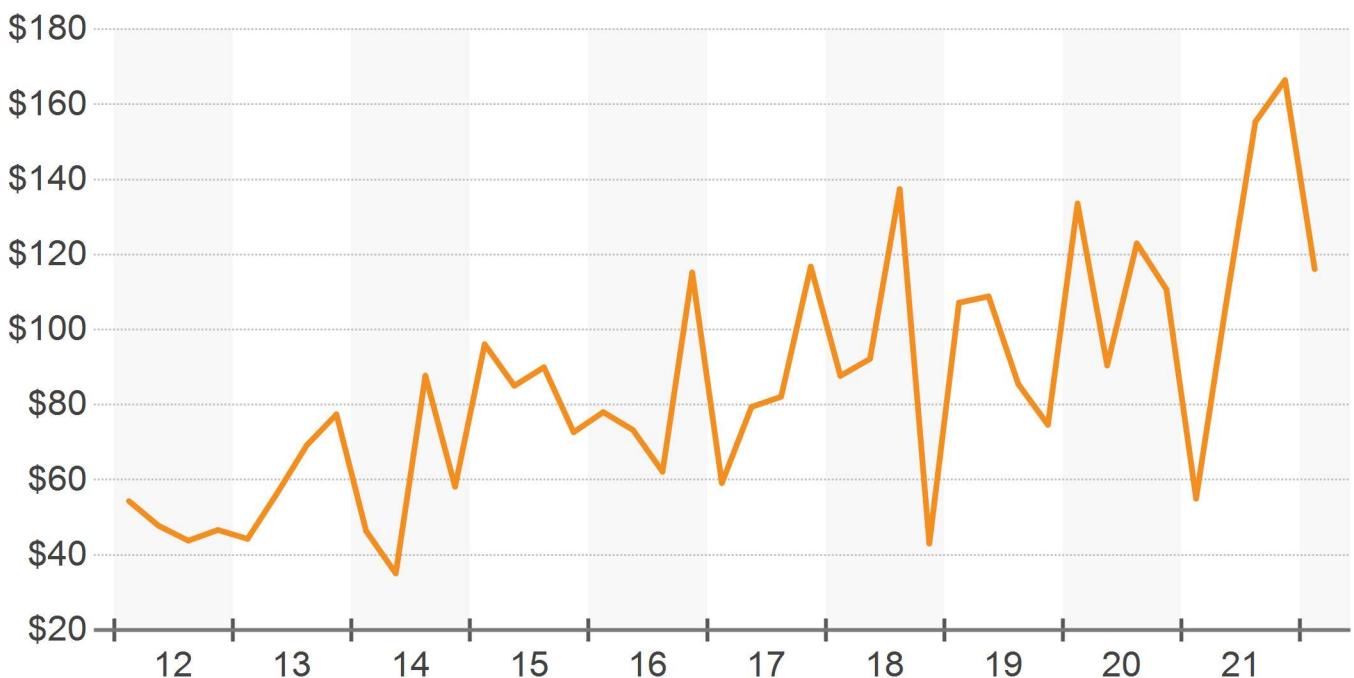
SALES VOLUME BY STAR RATING



Sales Pricing

Industrial - Larimer/Weld County

AVERAGE SALE PRICE PER SF



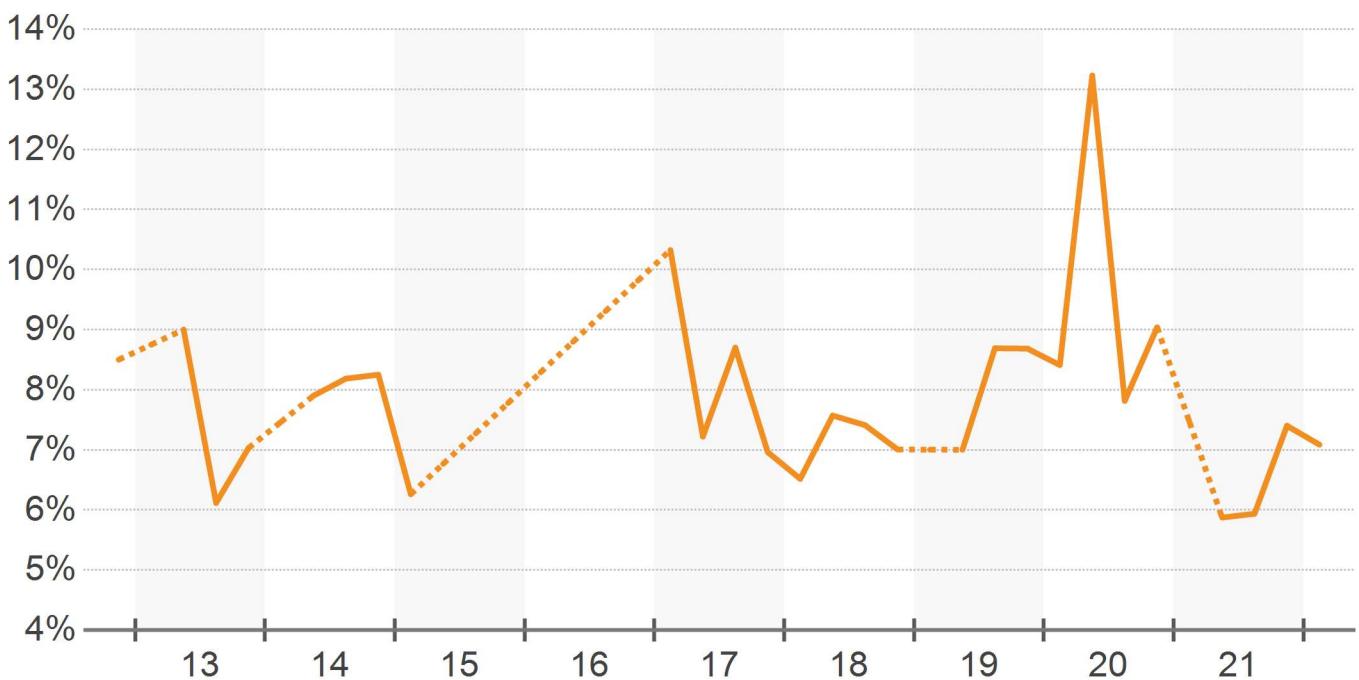
SALE TO ASKING PRICE DIFFERENTIAL



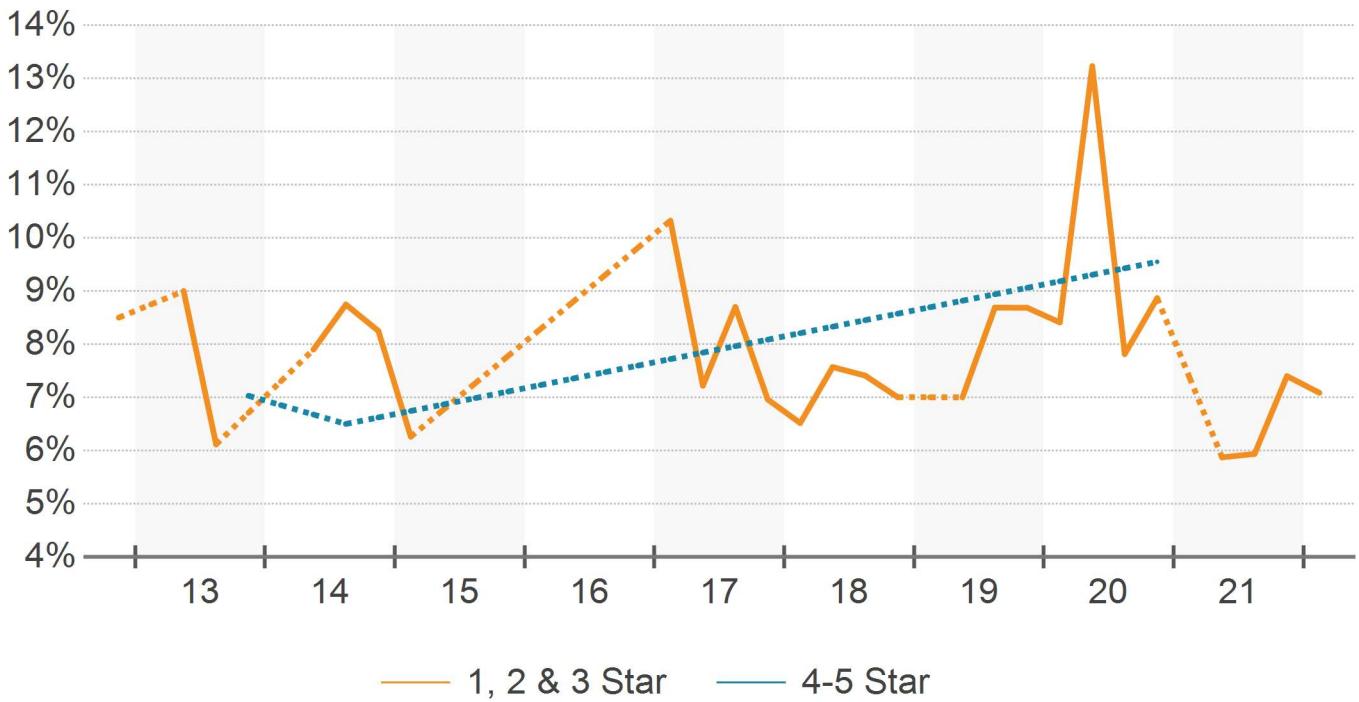
Sales Pricing

Industrial - Larimer/Weld County

CAP RATE



CAP RATE BY STAR RATING



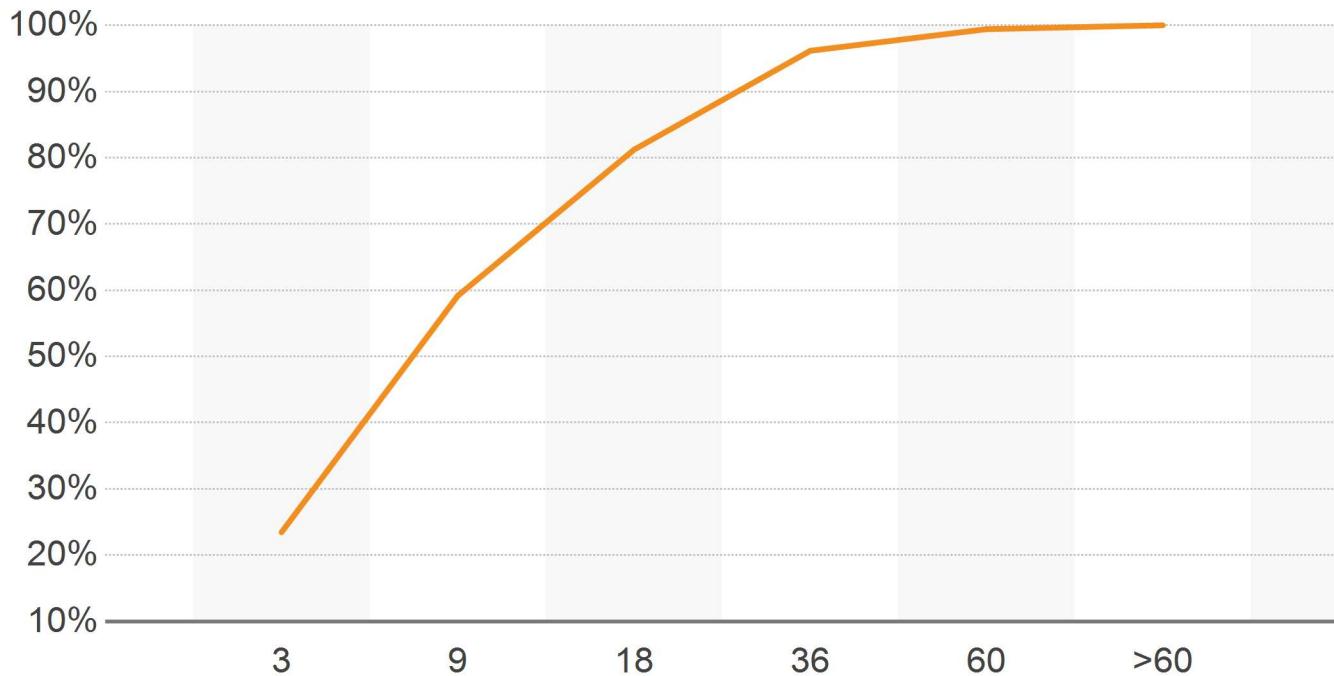
Sales Pricing

Industrial - Larimer/Weld County

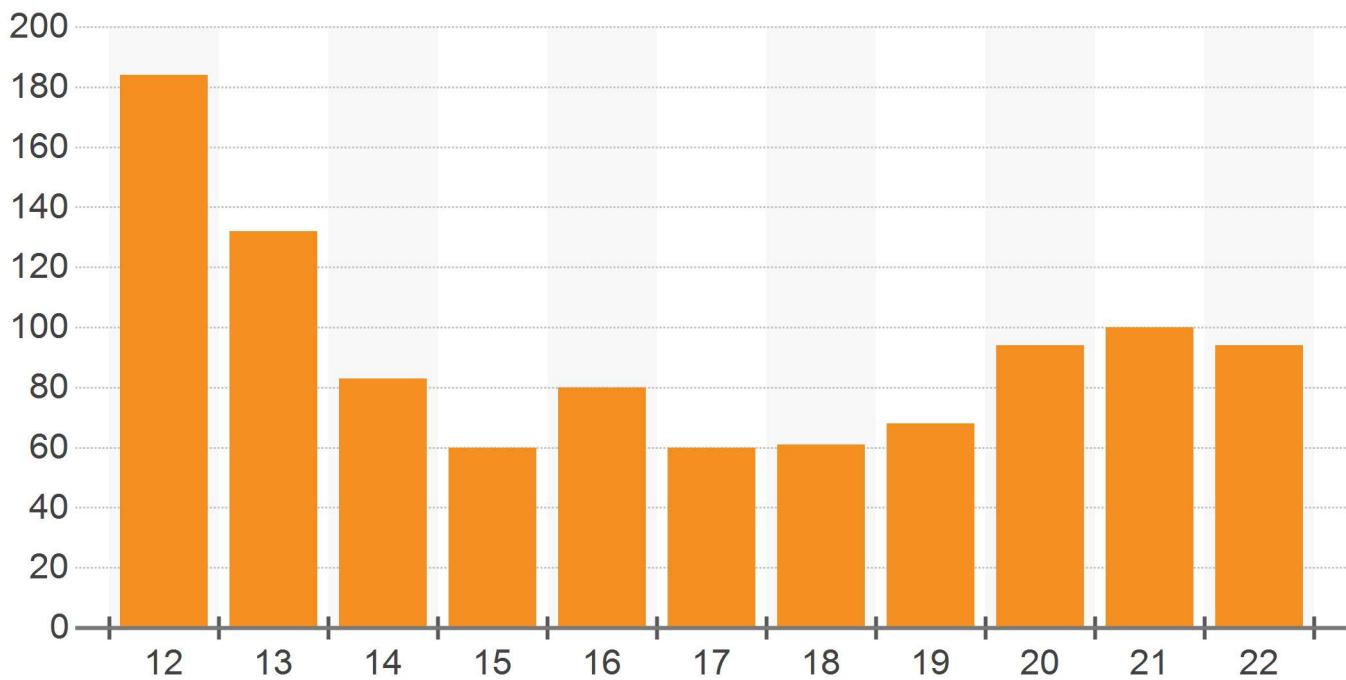
MONTHS TO SALE



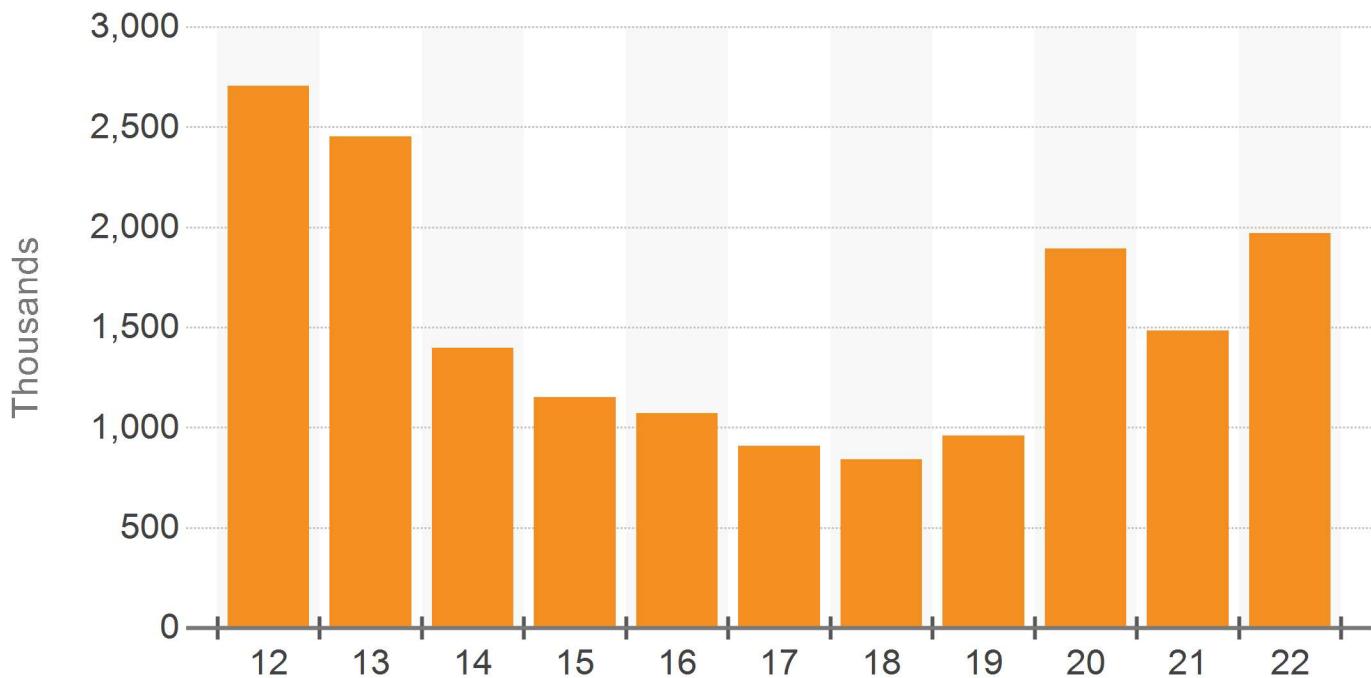
PROBABILITY OF SELLING IN MONTHS



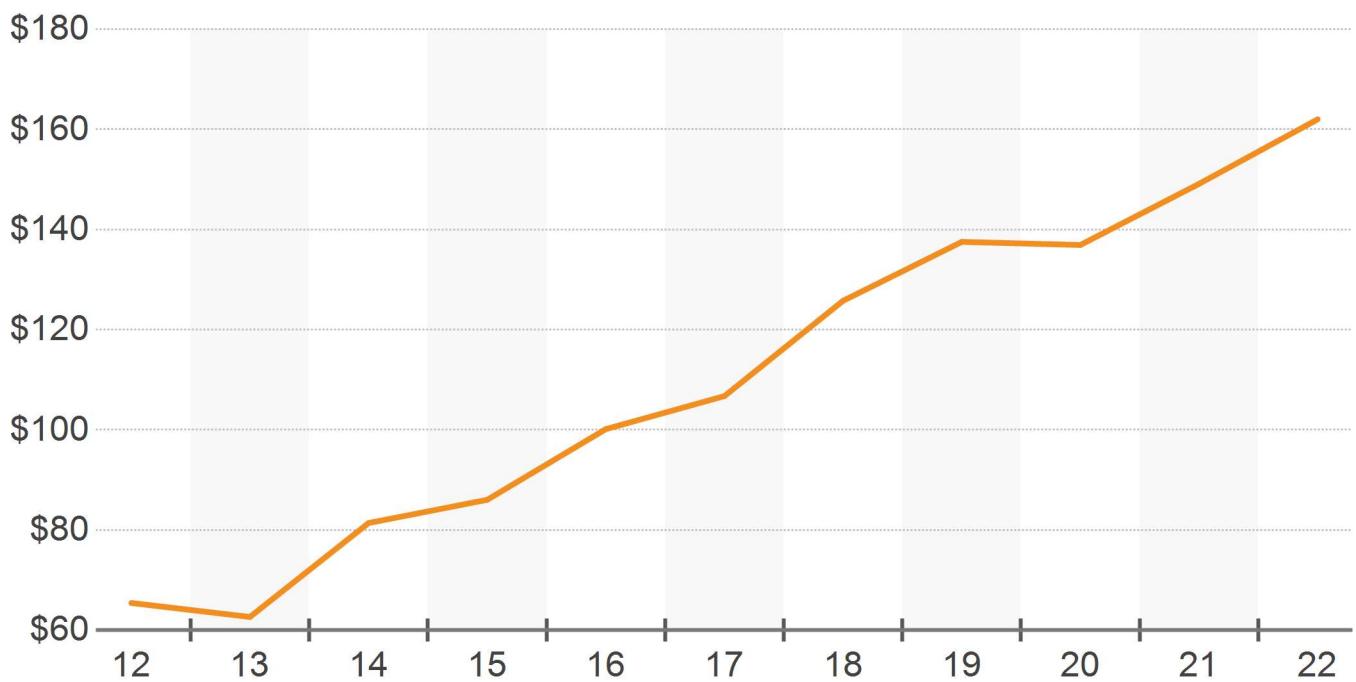
FOR SALE TOTAL LISTINGS



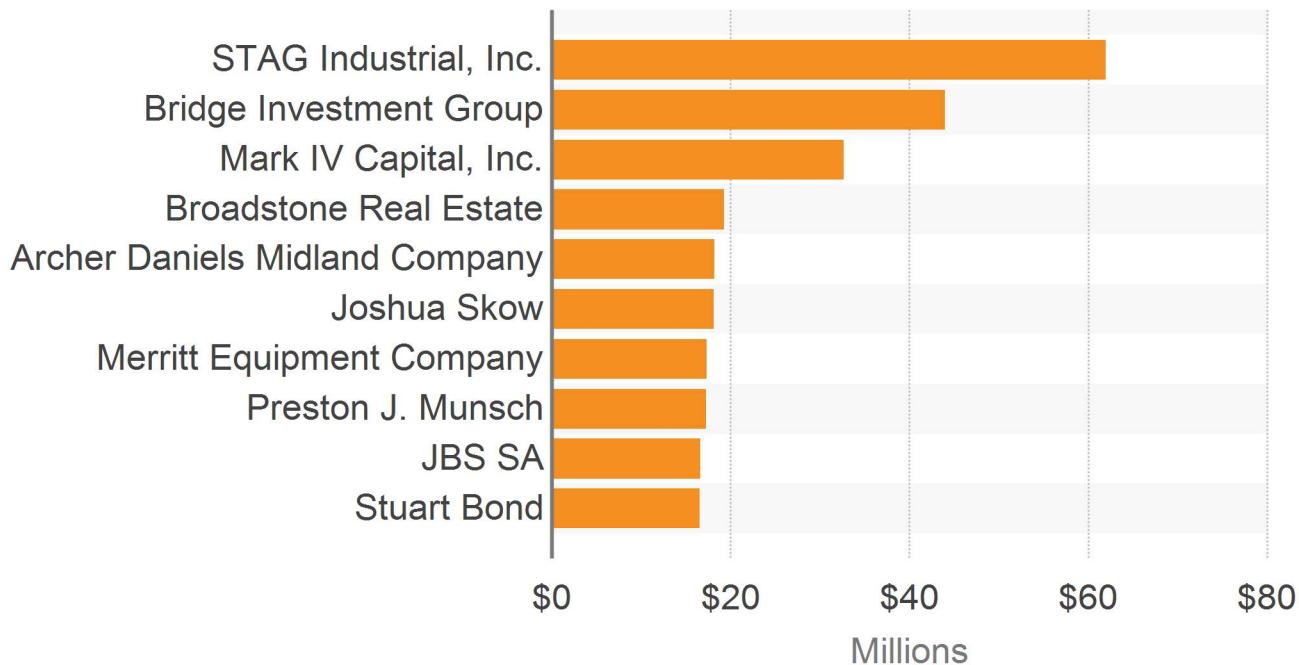
FOR SALE TOTAL SF



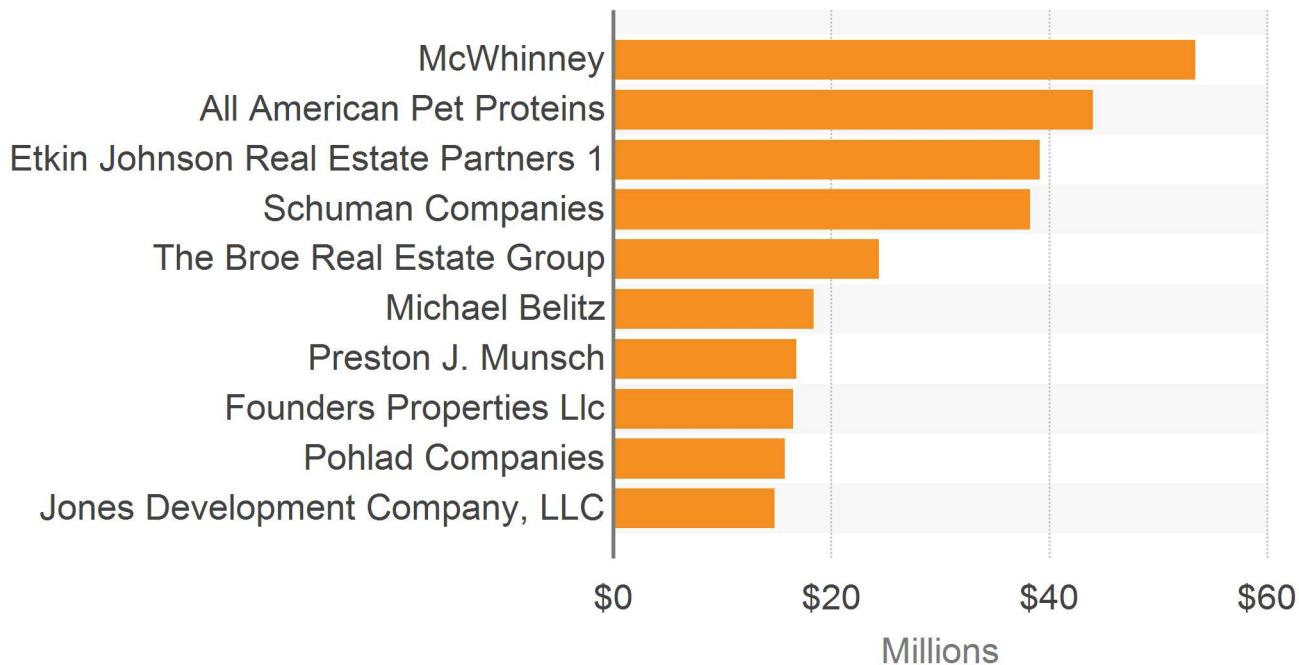
ASKING PRICE PER SF



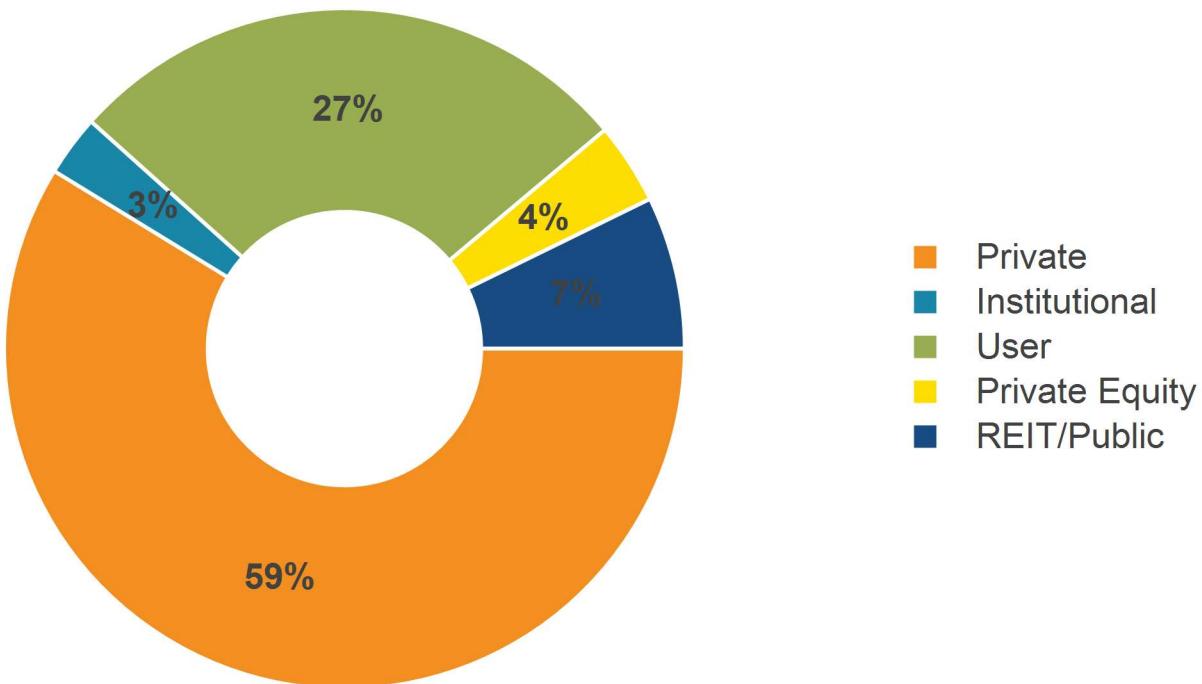
TOP BUYERS



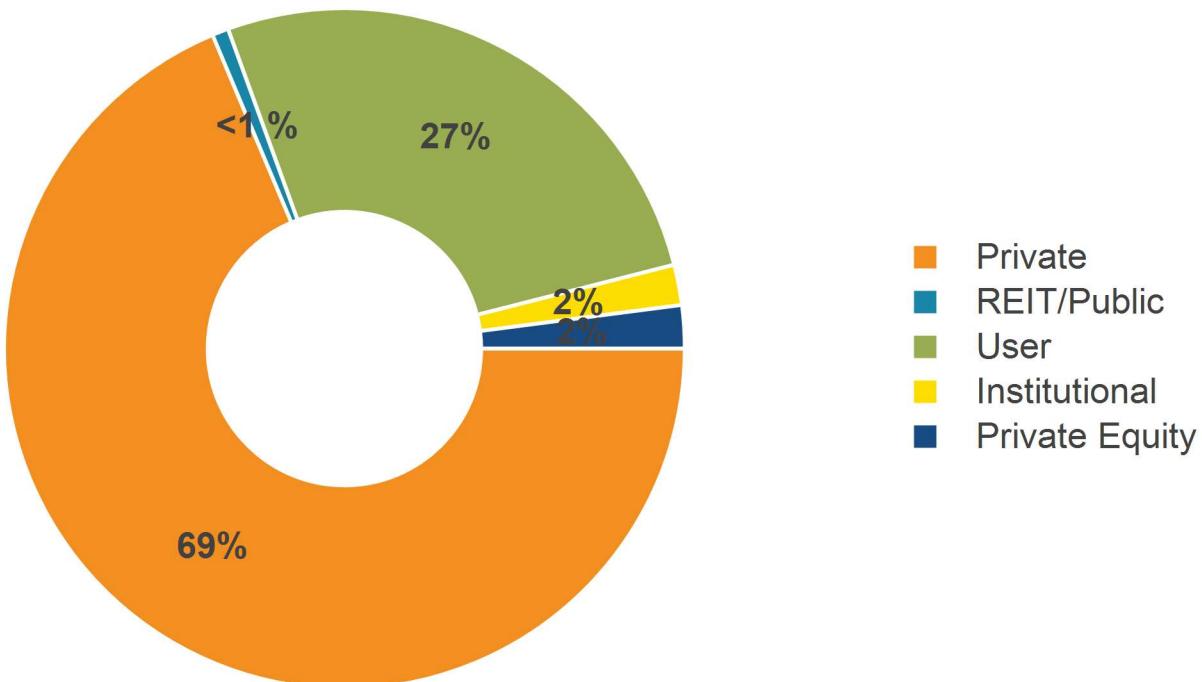
TOP SELLERS



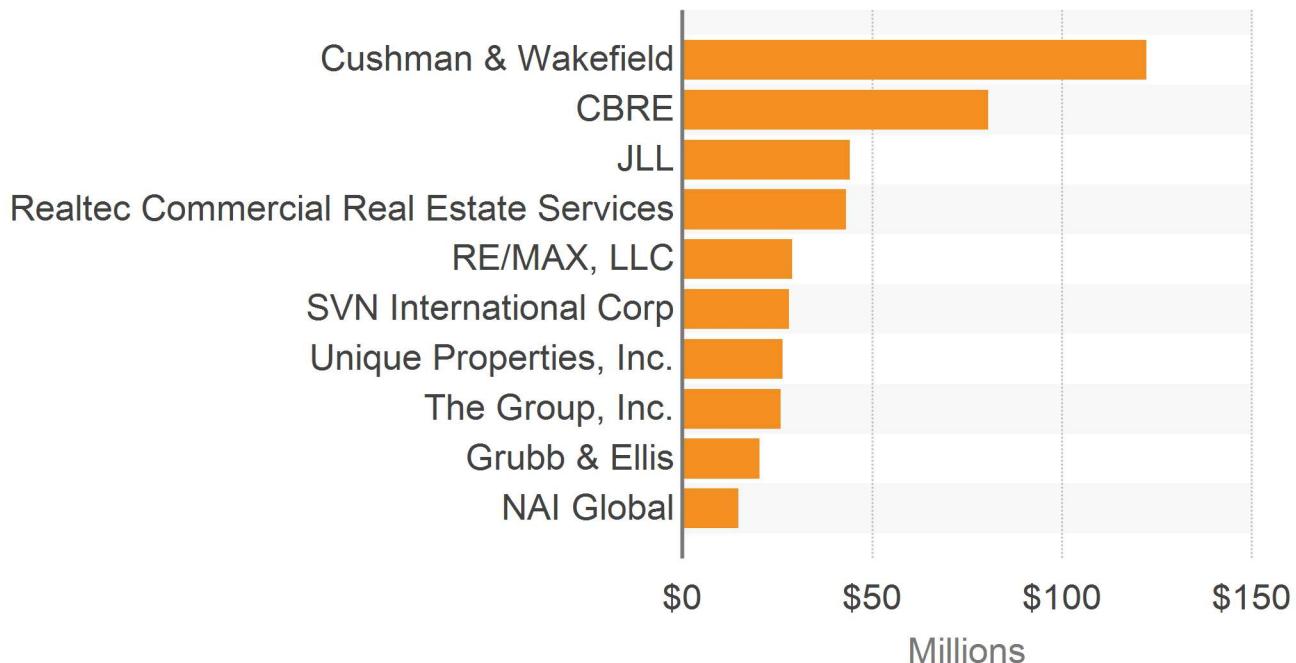
SALES VOLUME BY BUYER TYPE



SALES VOLUME BY SELLER TYPE



TOP BUYER BROKERS



TOP SELLER BROKERS

