



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

PREPARED BY

REALTEC

COMMERCIAL REAL ESTATE SERVICES

Jamie Globelink

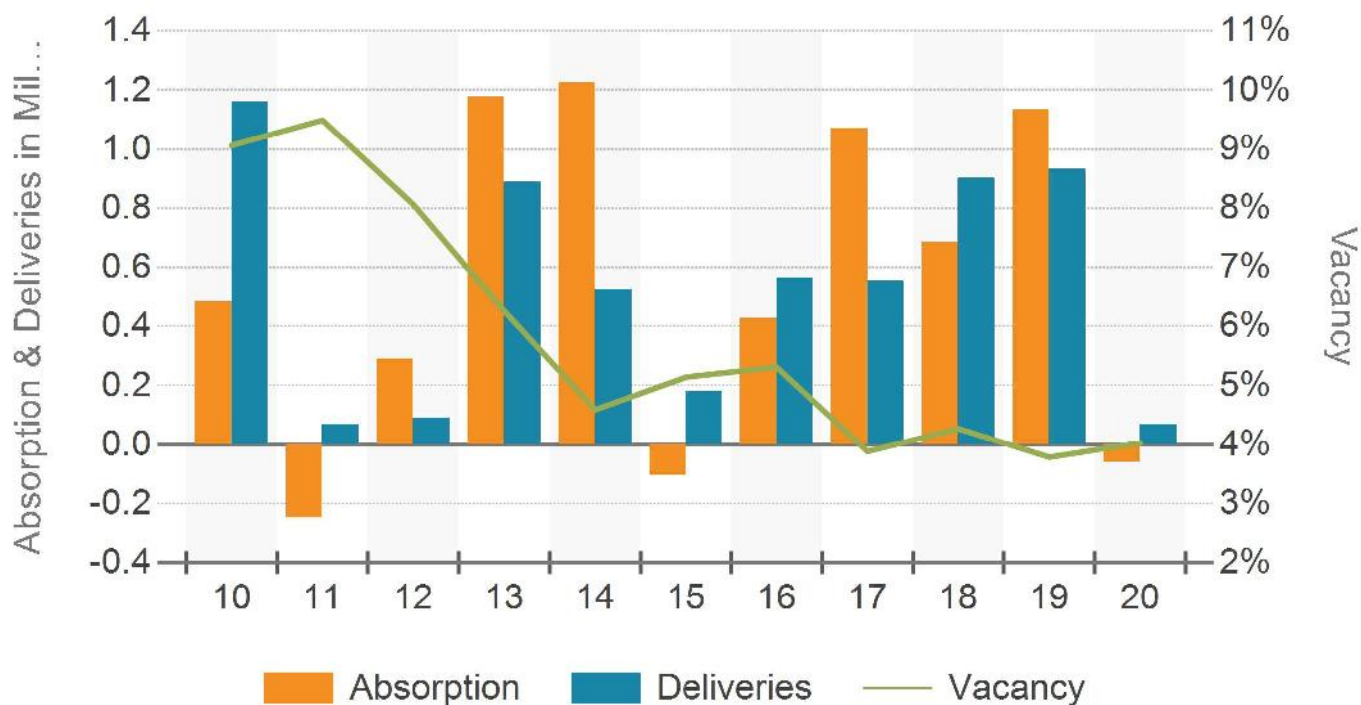
Associate Broker



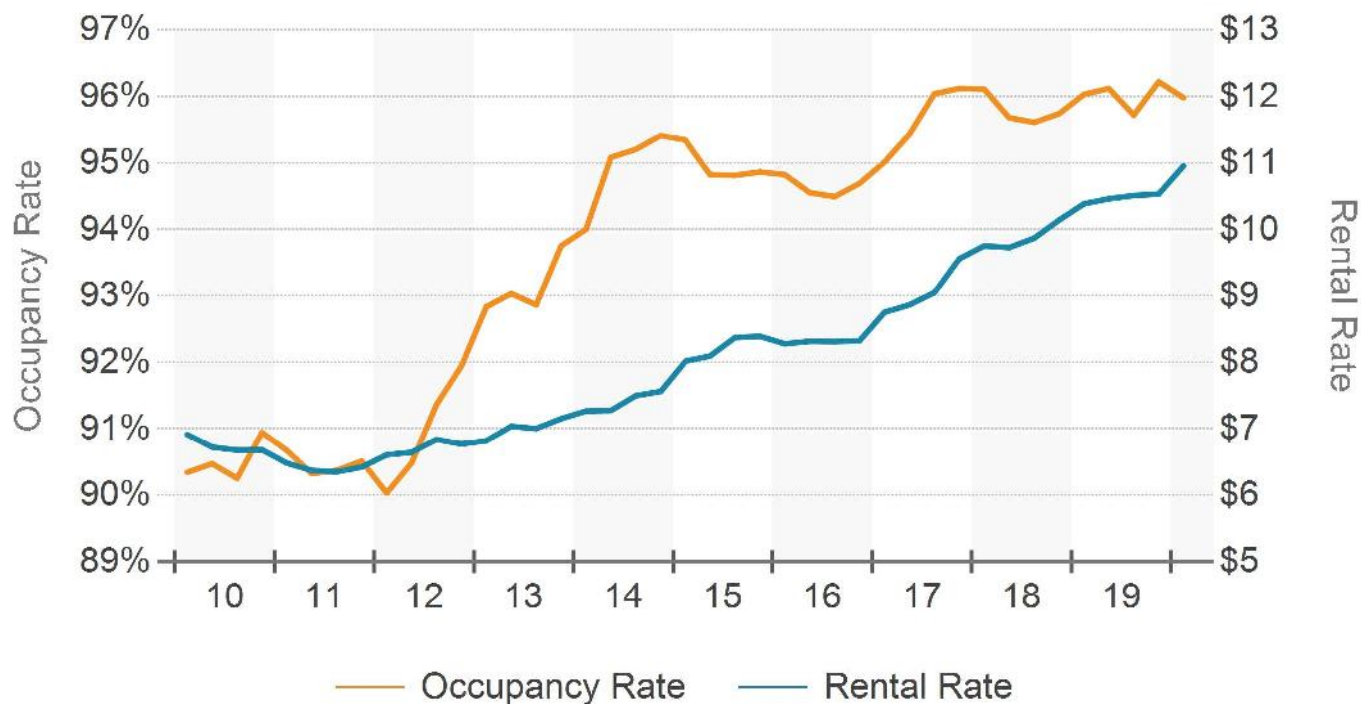
Overview

Industrial/Flex Report - Larimer/Weld County

ABSORPTION, DELIVERIES, VACANCY



OCCUPANCY & RENTAL RATES



VACANCY & RENTAL RATES



SUMMARY STATISTICS

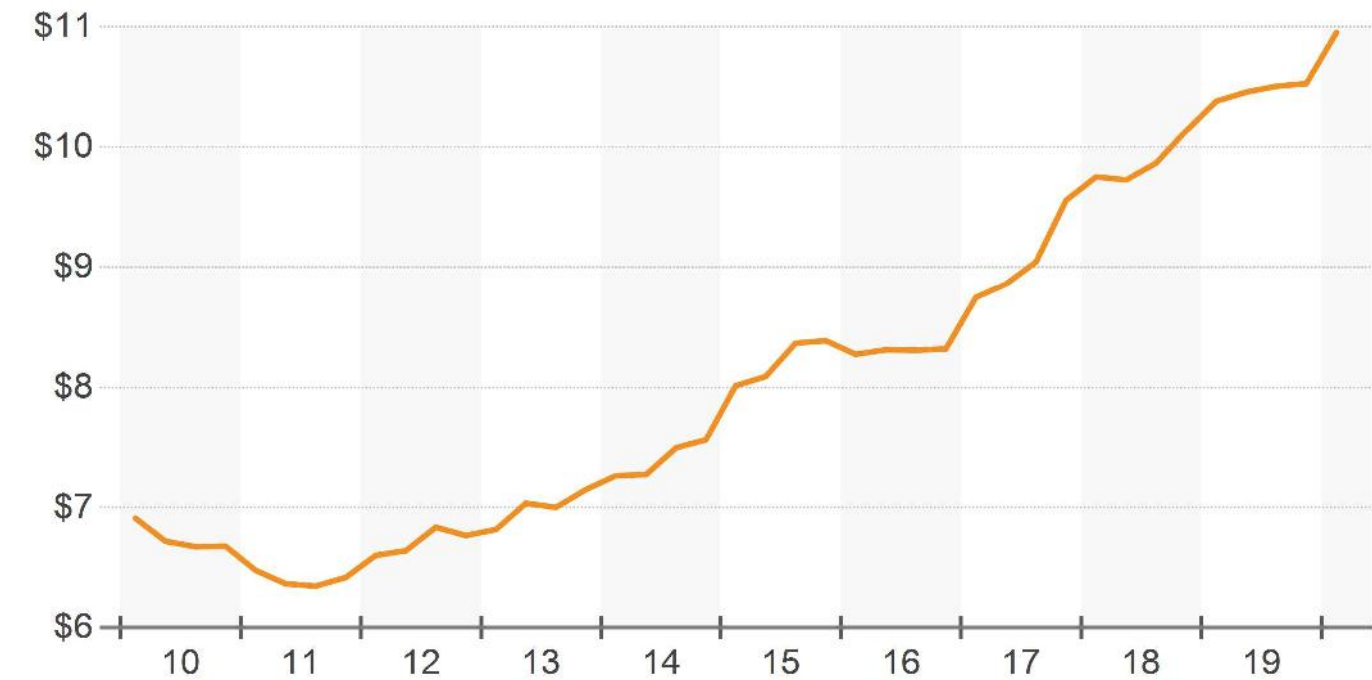
Availability	Survey	5-Year Avg
Rent Per SF	\$10.95	\$9.23
Vacancy Rate	4.0%	4.6%
Vacant SF	1,935,509	2,117,051
Availability Rate	6.2%	6.6%
Available SF	3,032,848	3,074,960
Sublet SF	92,549	236,716
Months on Market	3.2	5.7

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	1,052,955	583,980
12 Mo. Leasing SF	1,561,240	1,337,391

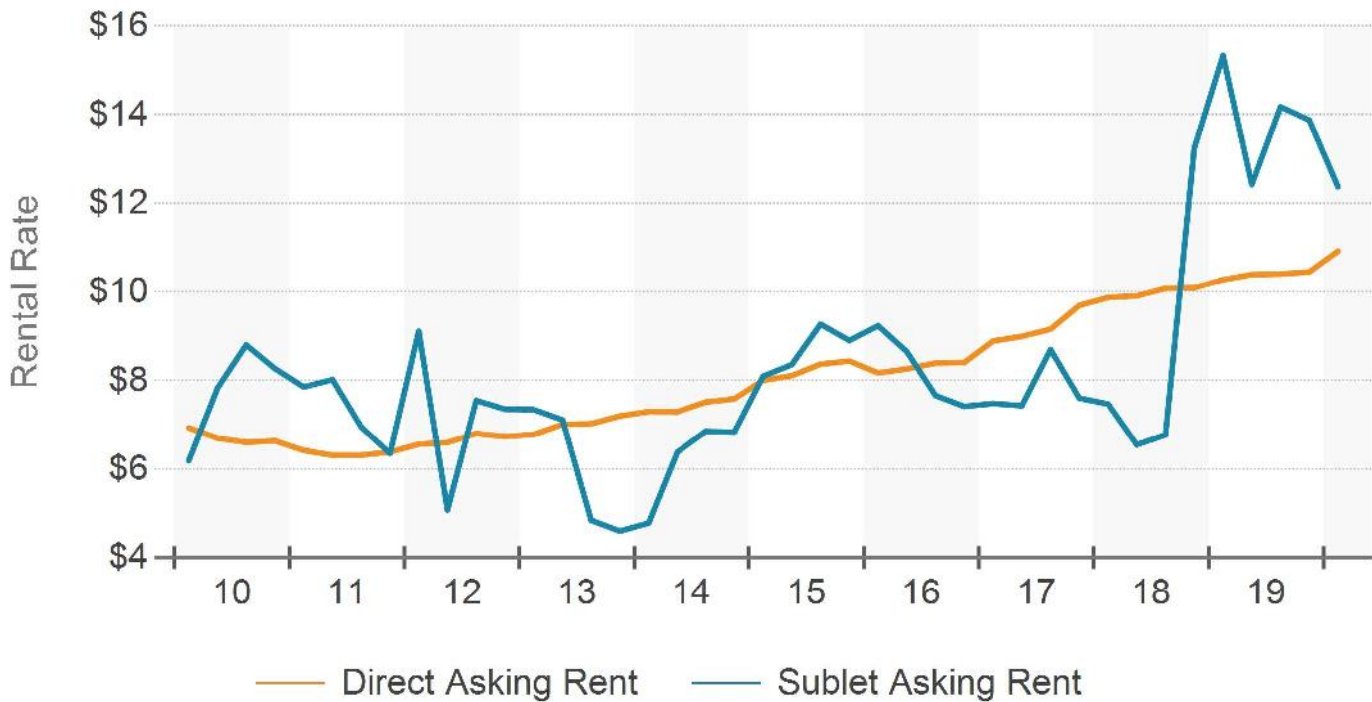
Inventory	Survey	5-Year Avg
Existing Buildings	2,134	2,060
Existing SF	48,098,803	46,071,796
12 Mo. Const. Starts	759,828	589,080
Under Construction	761,815	647,672
12 Mo. Deliveries	986,432	597,147

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$123	\$97
Asking Price Per SF	\$201	\$149
Sales Volume (Mil.)	\$173	\$143
Cap Rate	7.8%	7.7%

ASKING RENT PER SF



DIRECT & SUBLET RENTAL RATES



VACANCY RATE



SUBLEASE VACANCY RATE



AVAILABILITY RATE



AVAILABILITY & VACANCY RATE



OCCUPANCY RATE



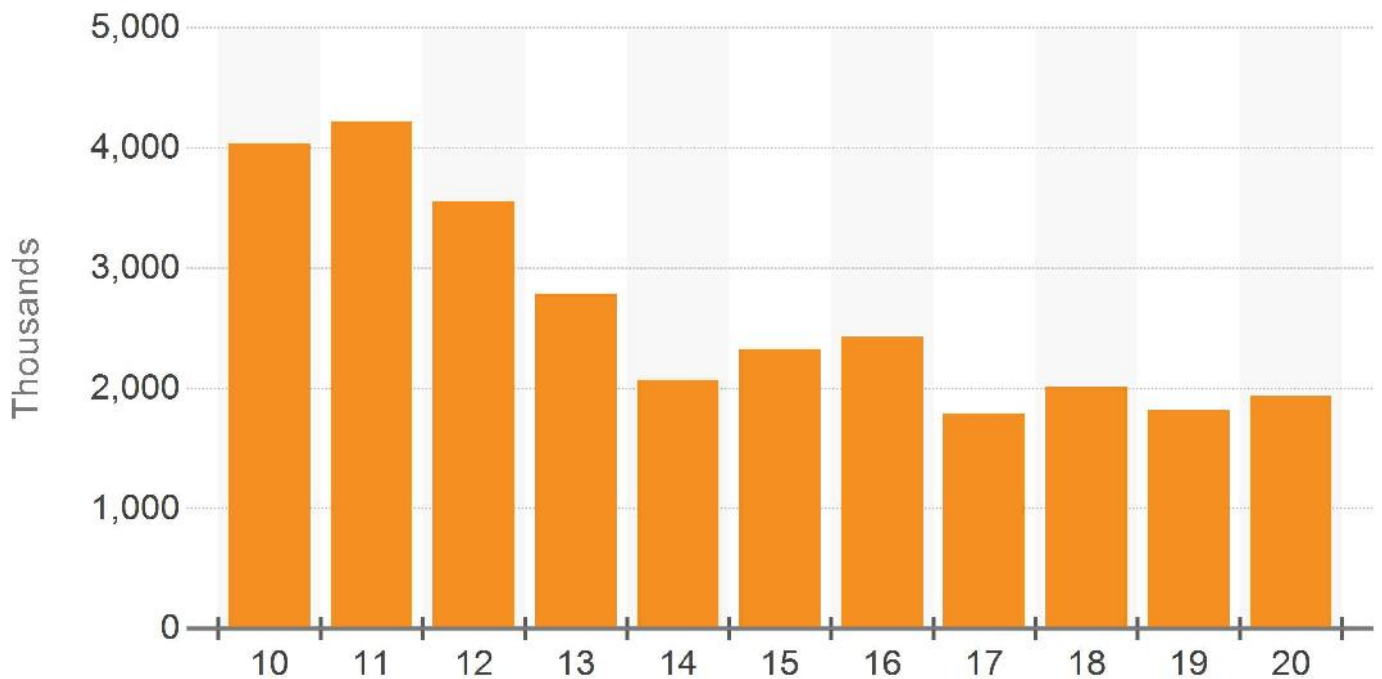
PERCENT LEASED RATE



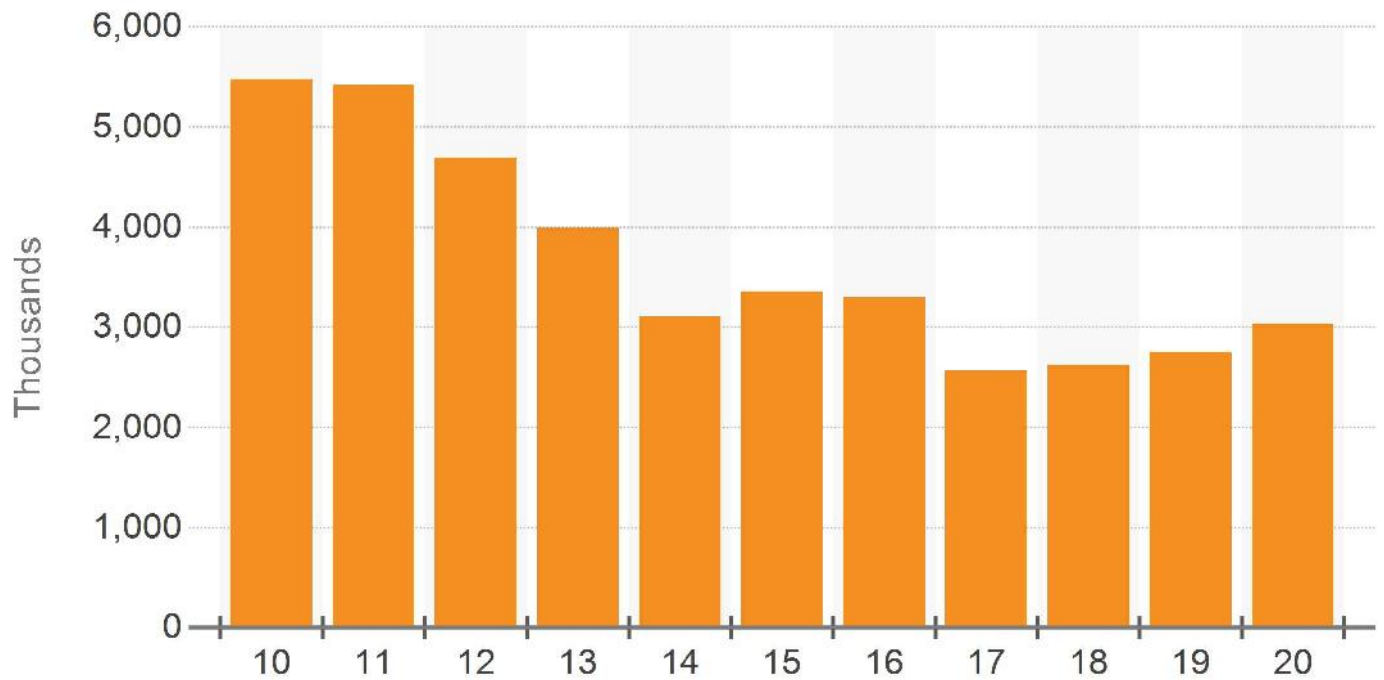
OCCUPANCY & PERCENT LEASED



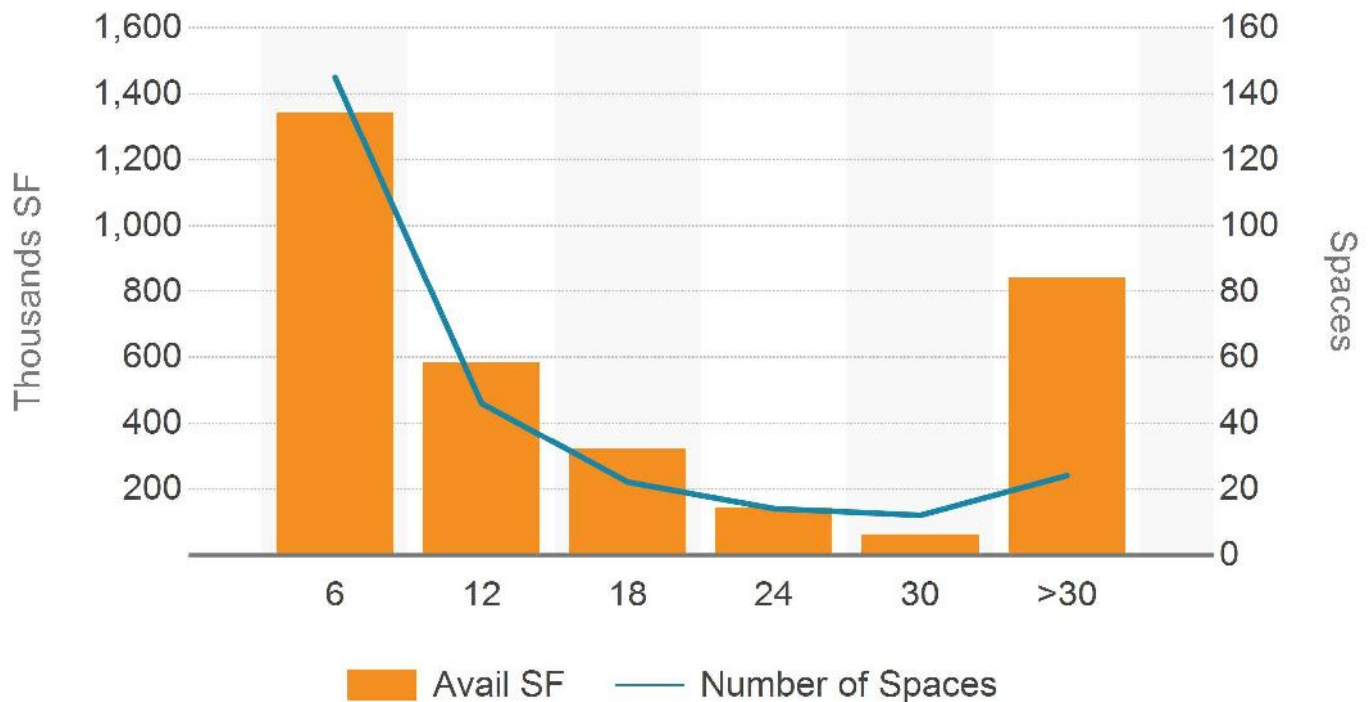
VACANT SF



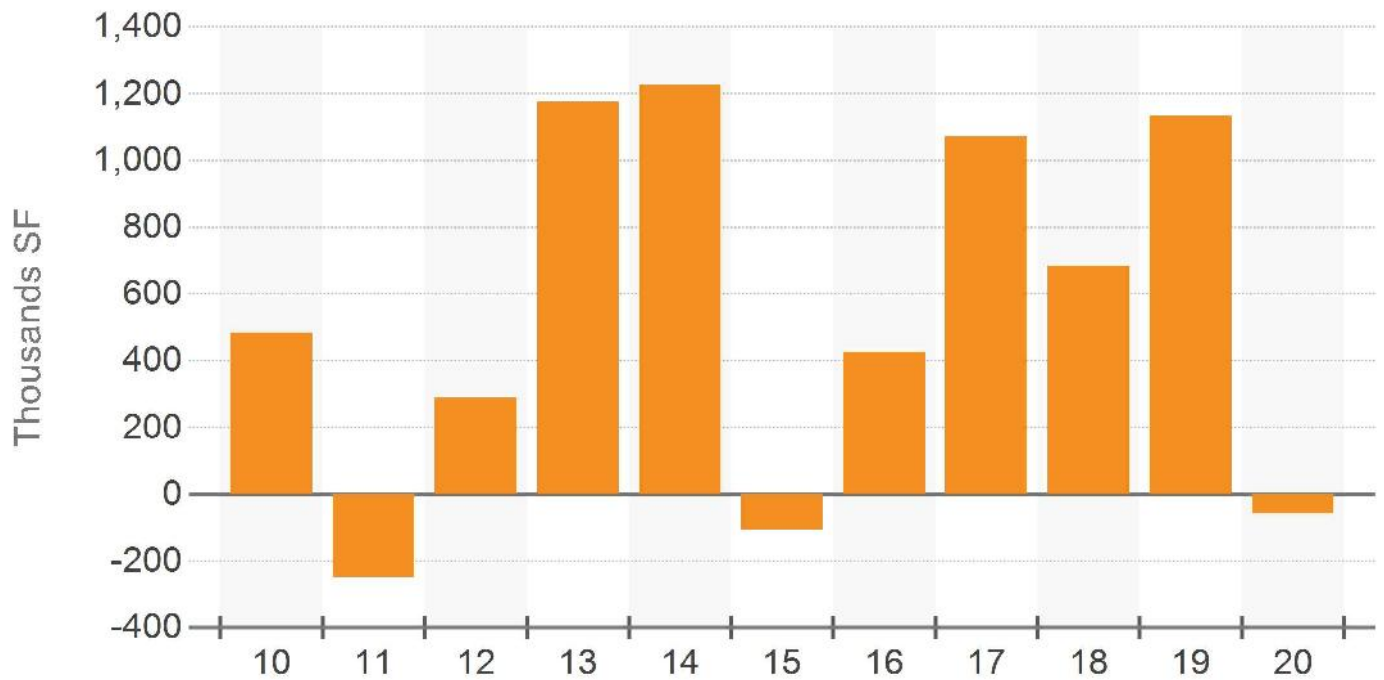
AVAILABLE SF



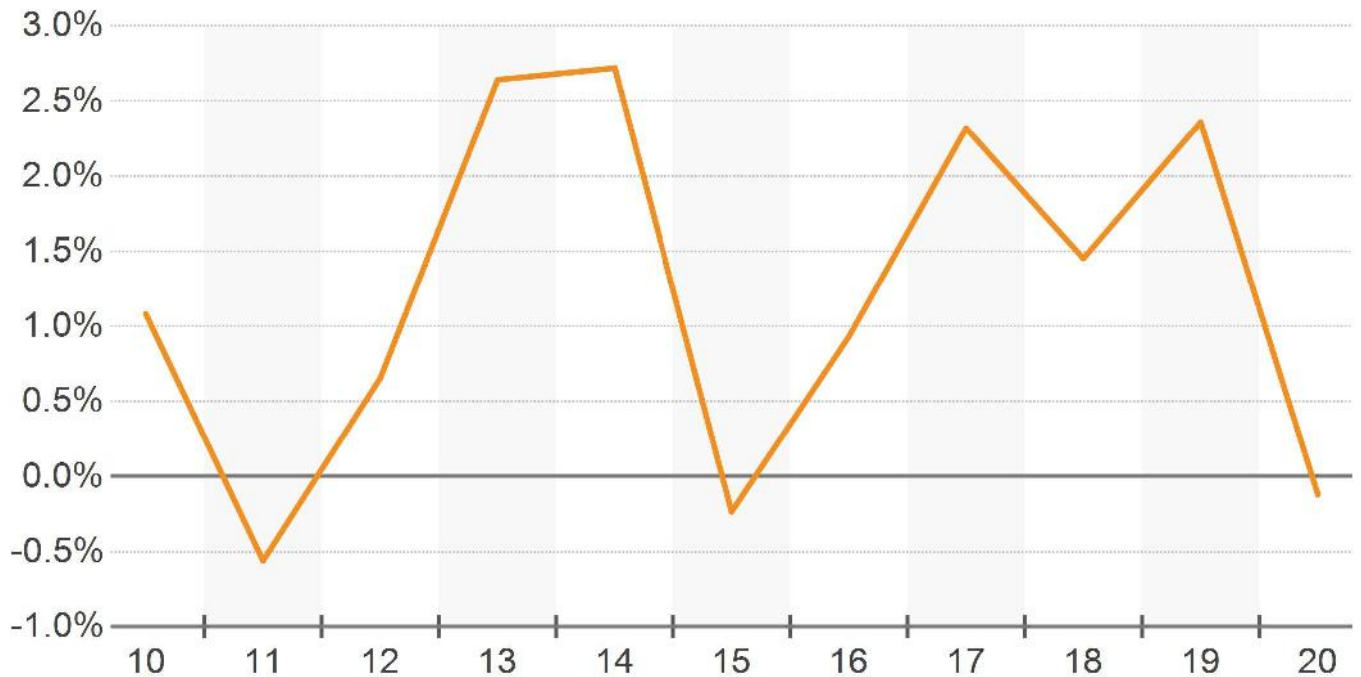
MONTHS ON MARKET DISTRIBUTION



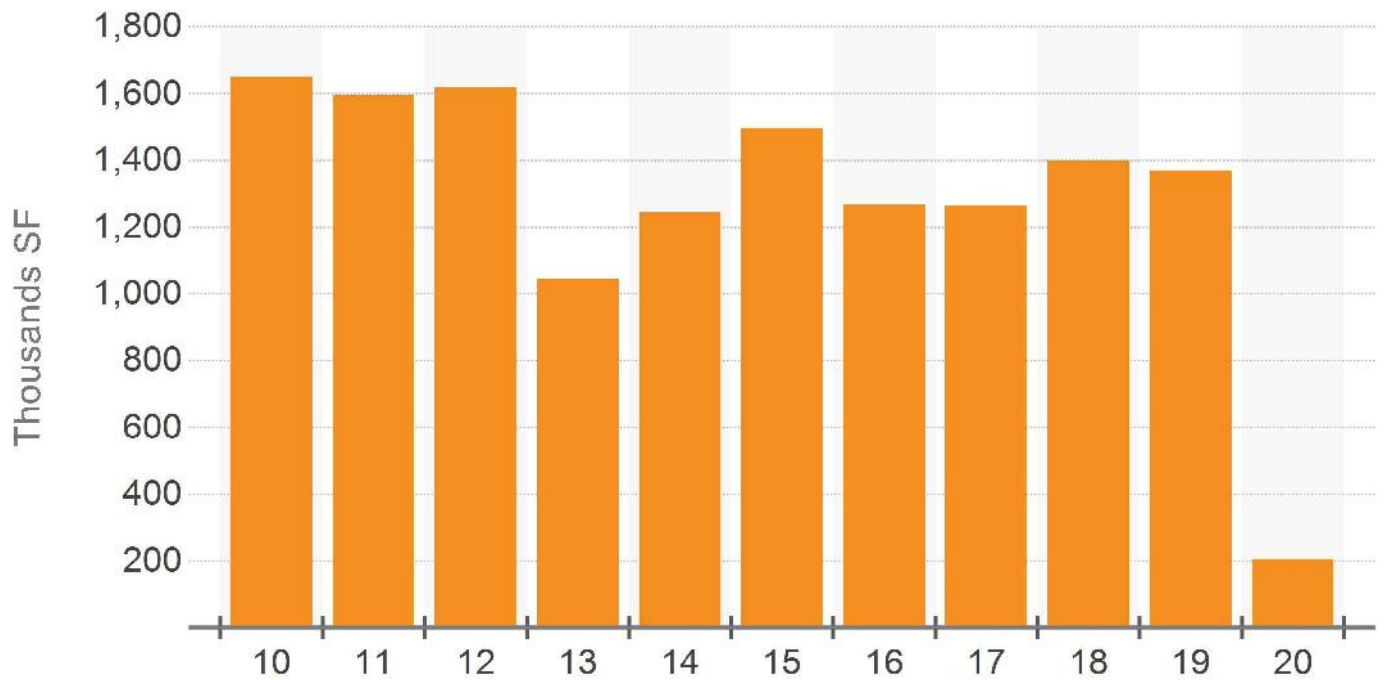
NET ABSORPTION



NET ABSORPTION AS % OF INVENTORY



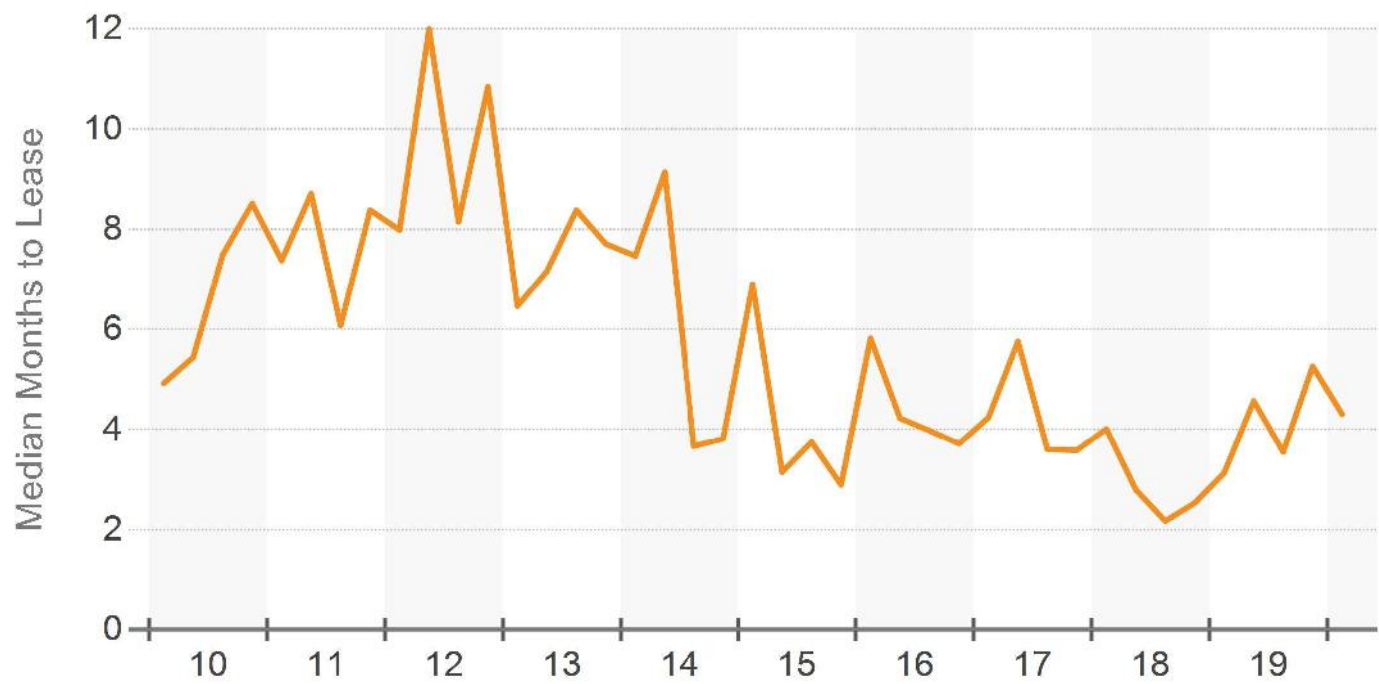
LEASING ACTIVITY



MONTHS ON MARKET



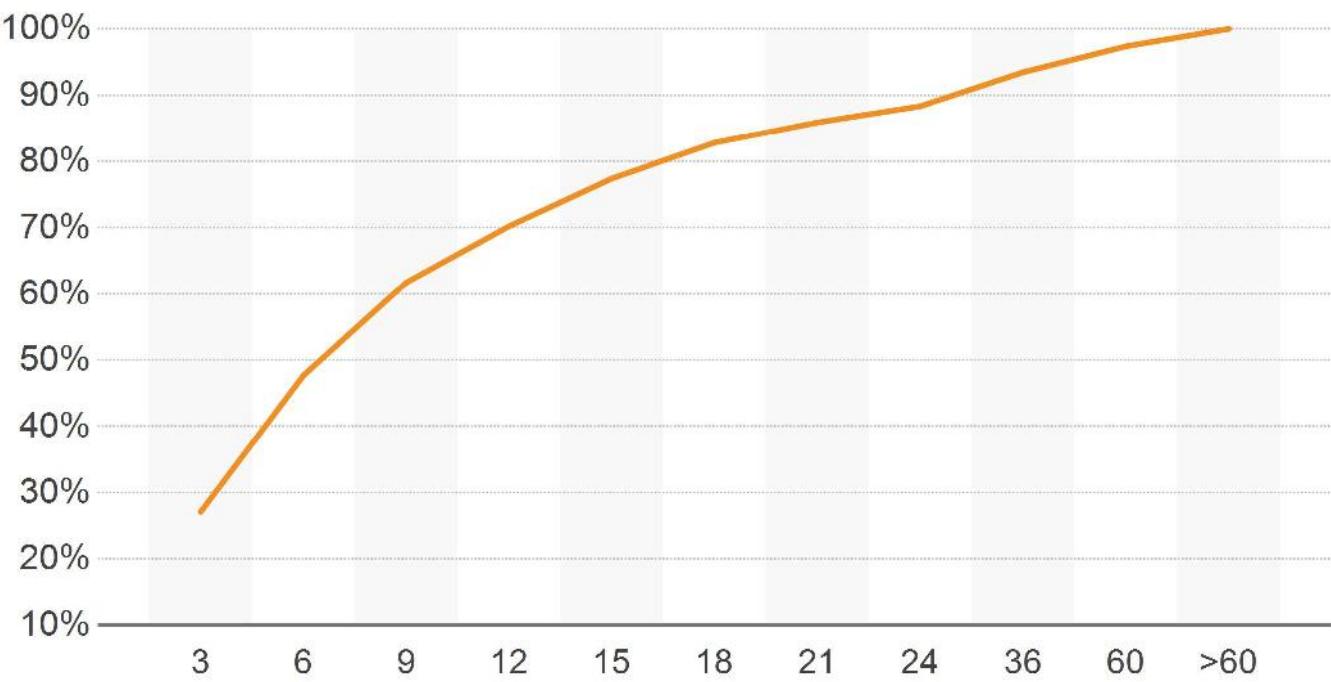
MONTHS TO LEASE



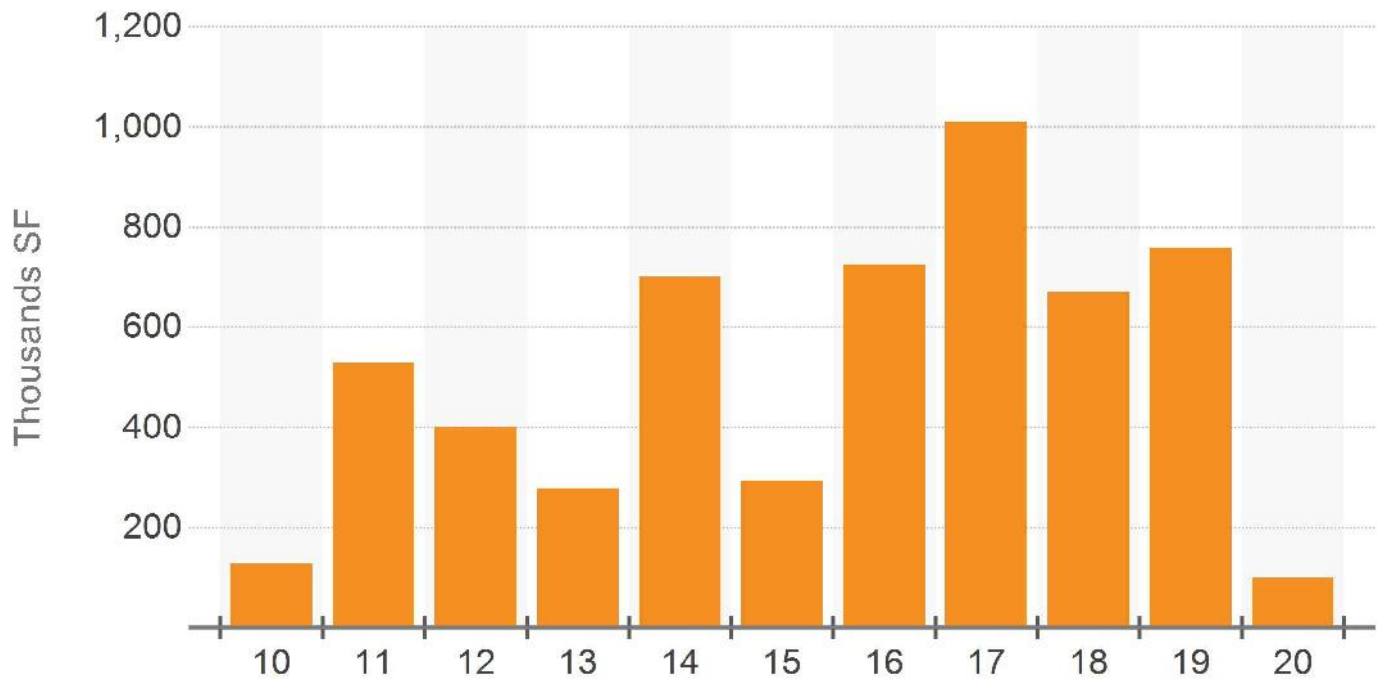
MONTHS VACANT



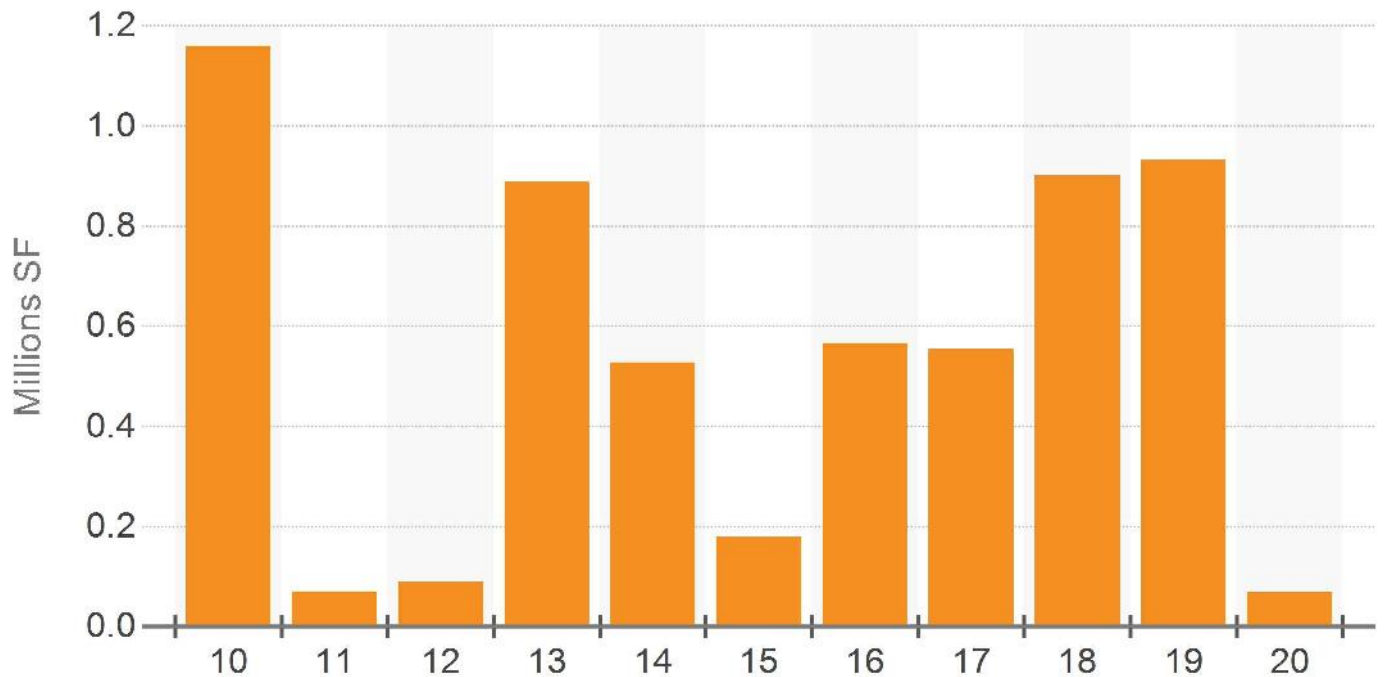
PROBABILITY OF LEASING IN MONTHS



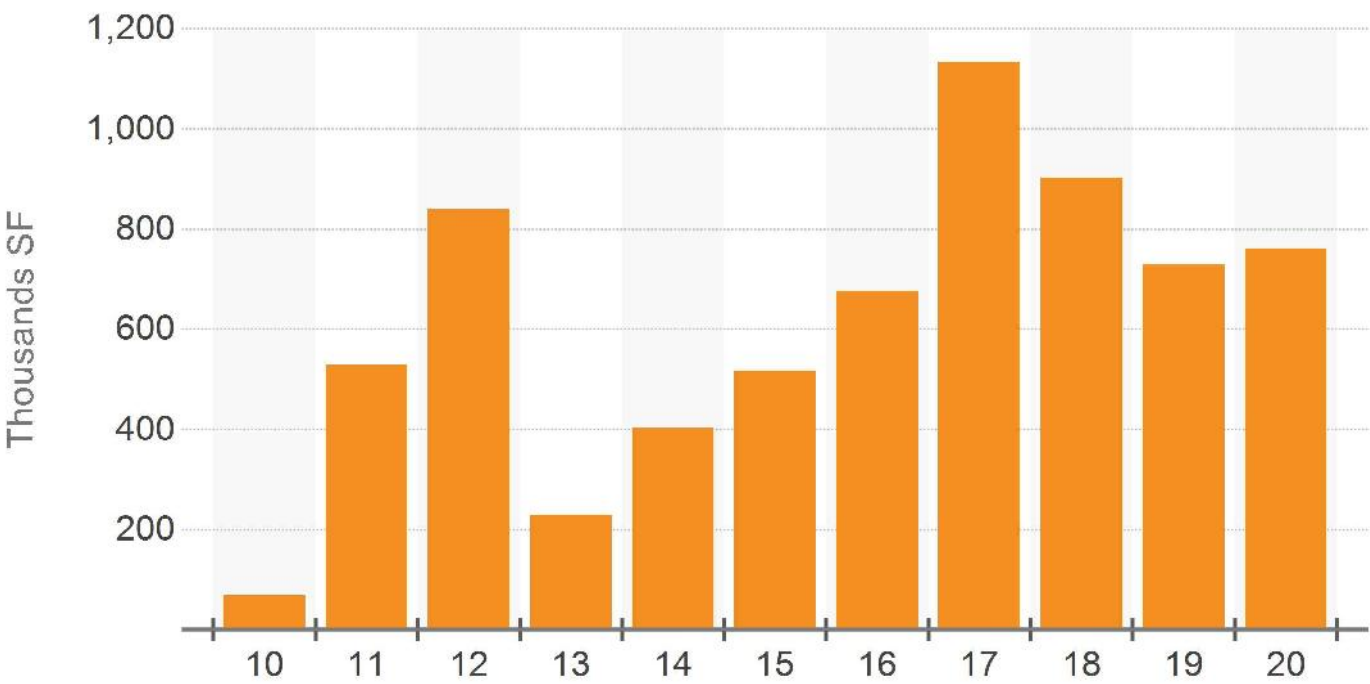
CONSTRUCTION STARTS



CONSTRUCTION DELIVERIES



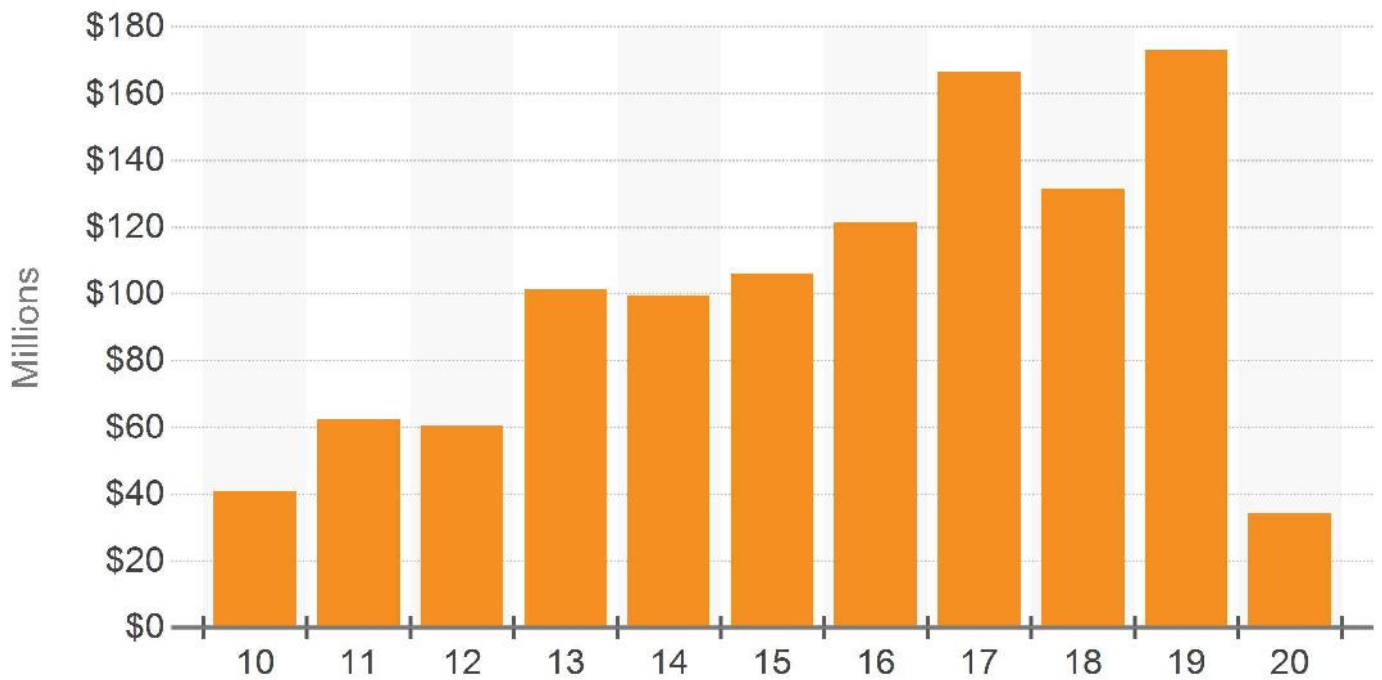
UNDER CONSTRUCTION



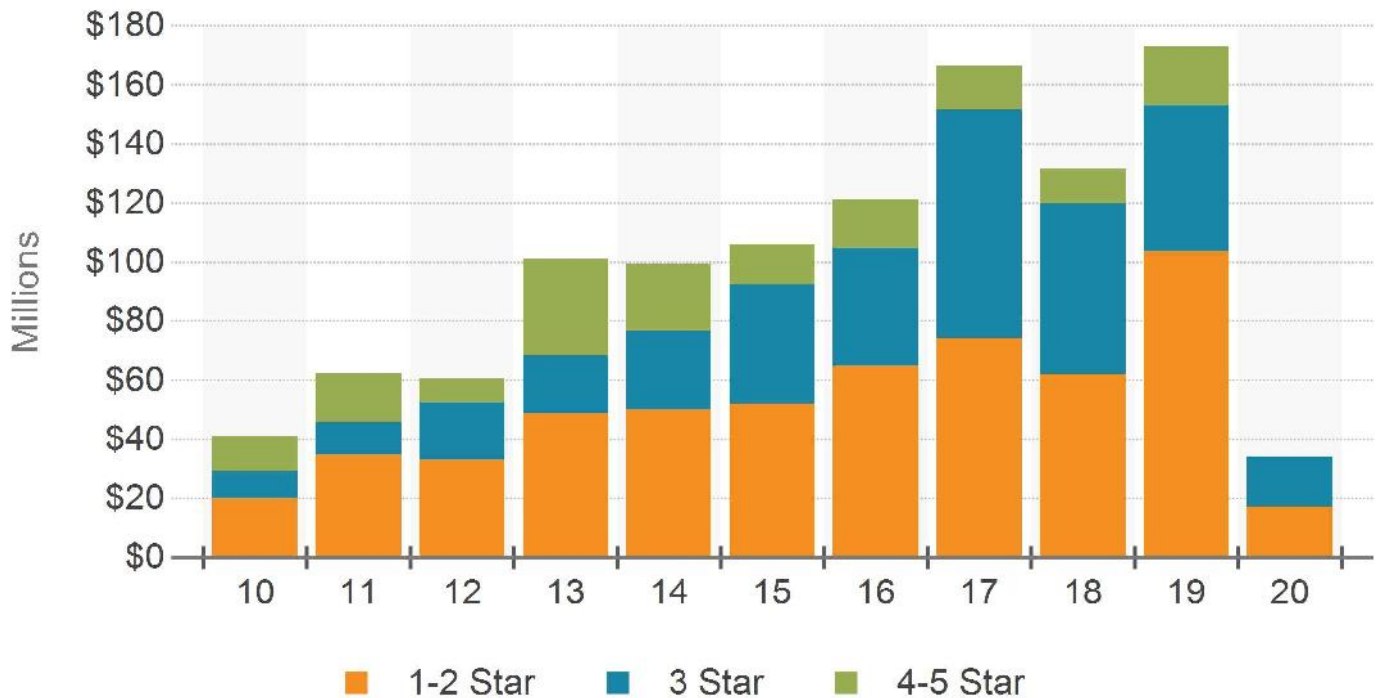
Sales Volume

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SALES VOLUME



SALES VOLUME BY STAR RATING



AVERAGE SALE PRICE PER SF



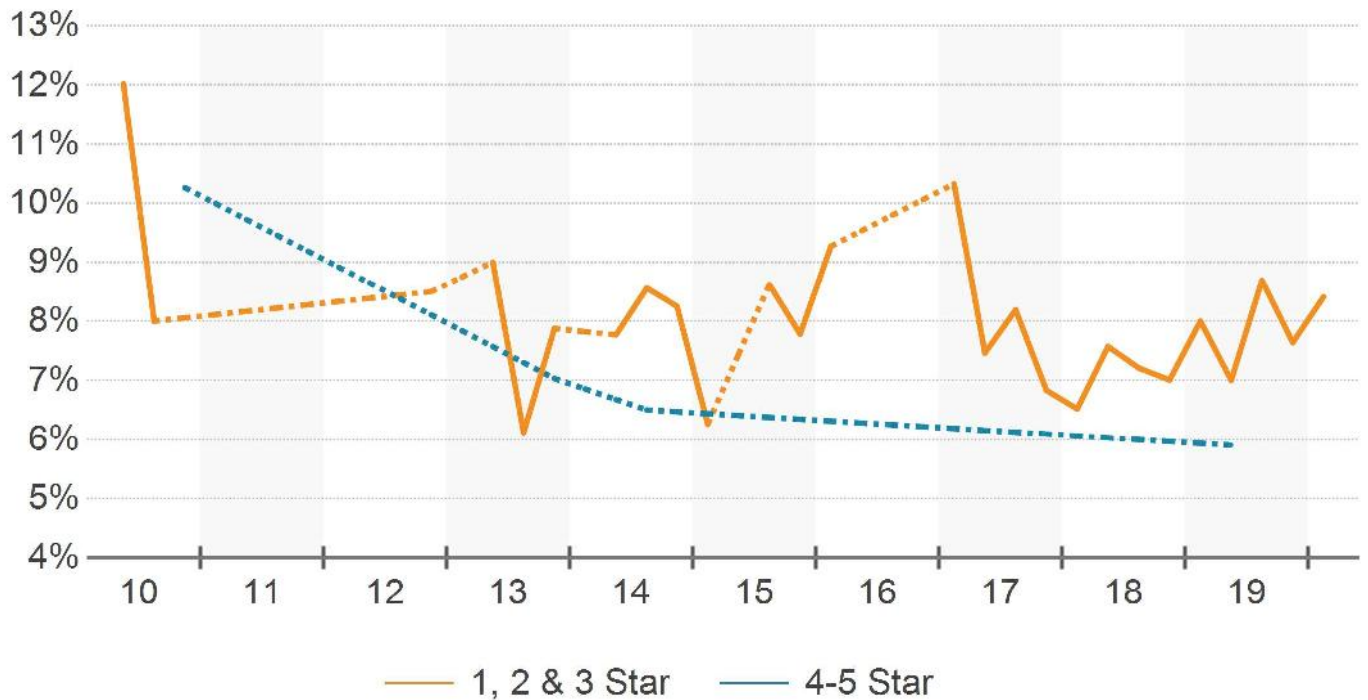
SALE TO ASKING PRICE DIFFERENTIAL



CAP RATE



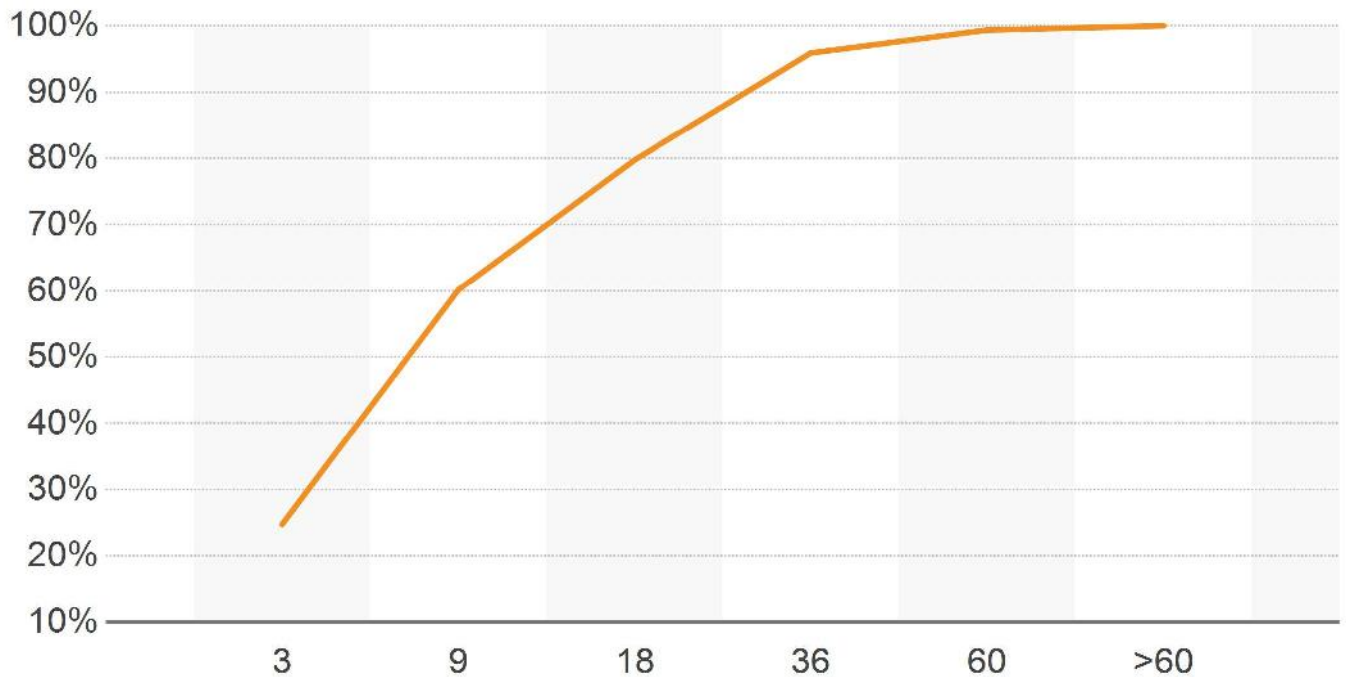
CAP RATE BY STAR RATING



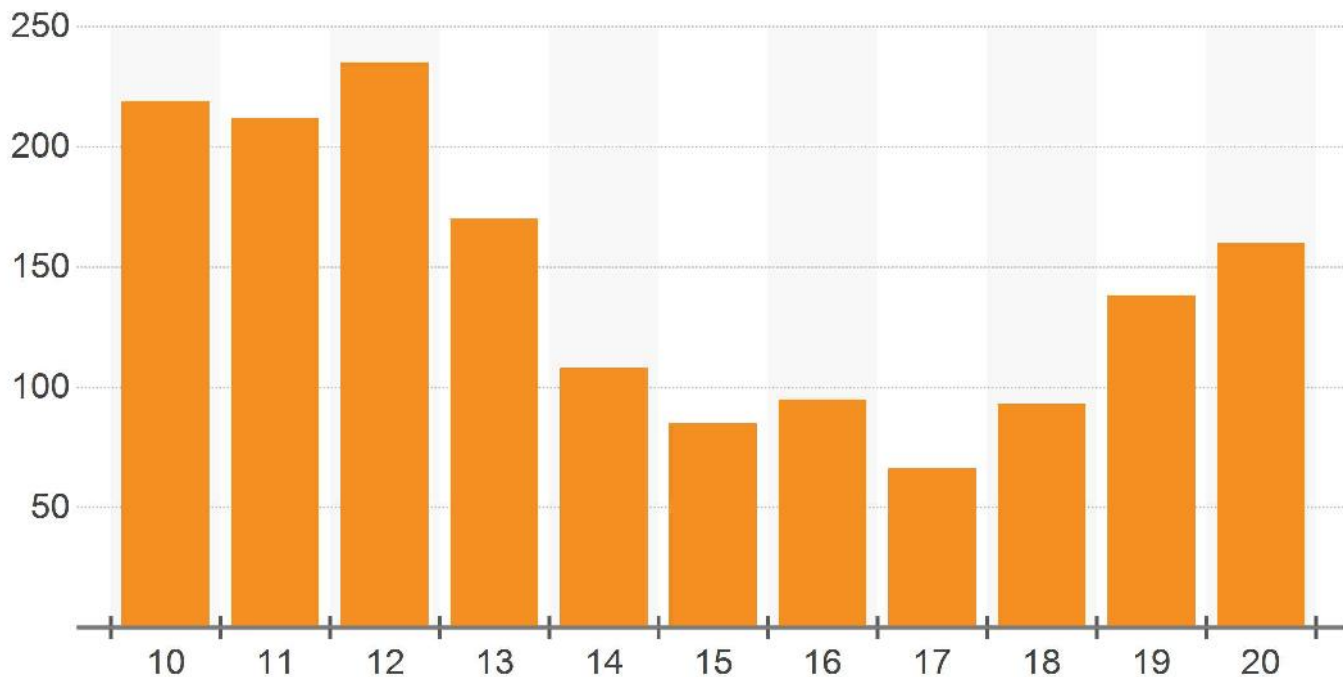
MONTHS TO SALE



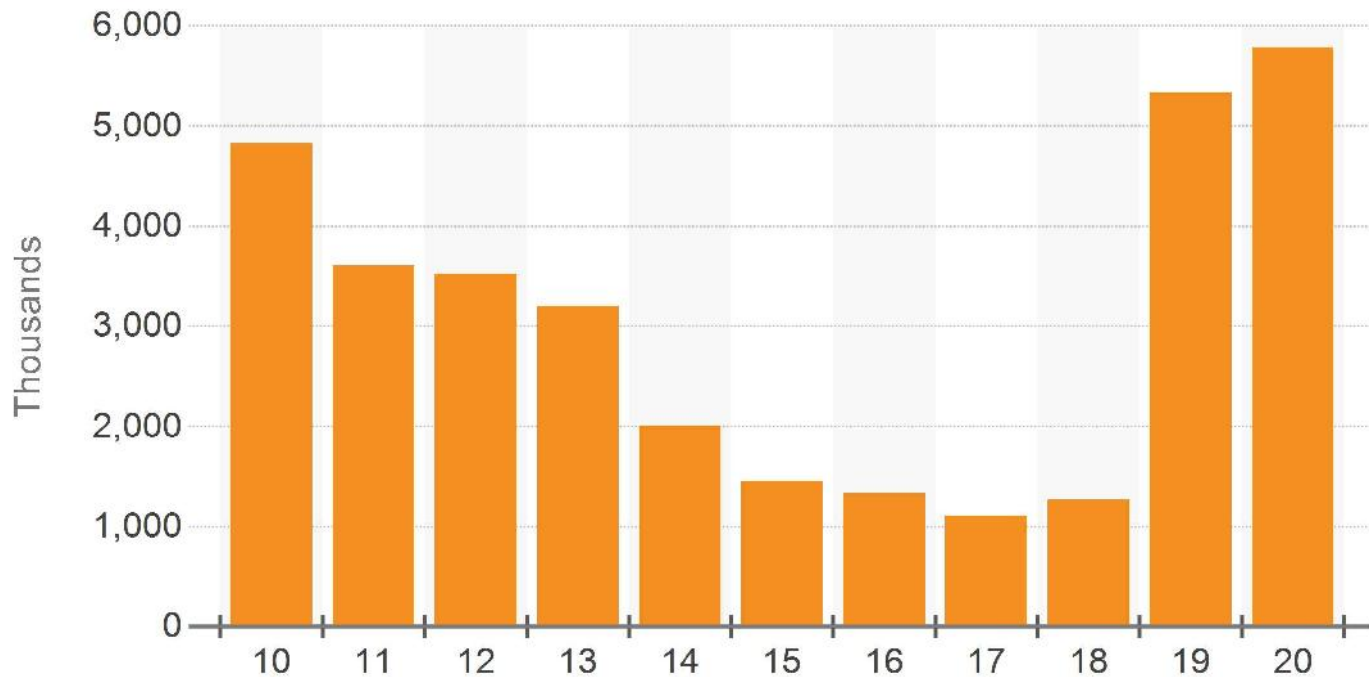
PROBABILITY OF SELLING IN MONTHS



FOR SALE TOTAL LISTINGS



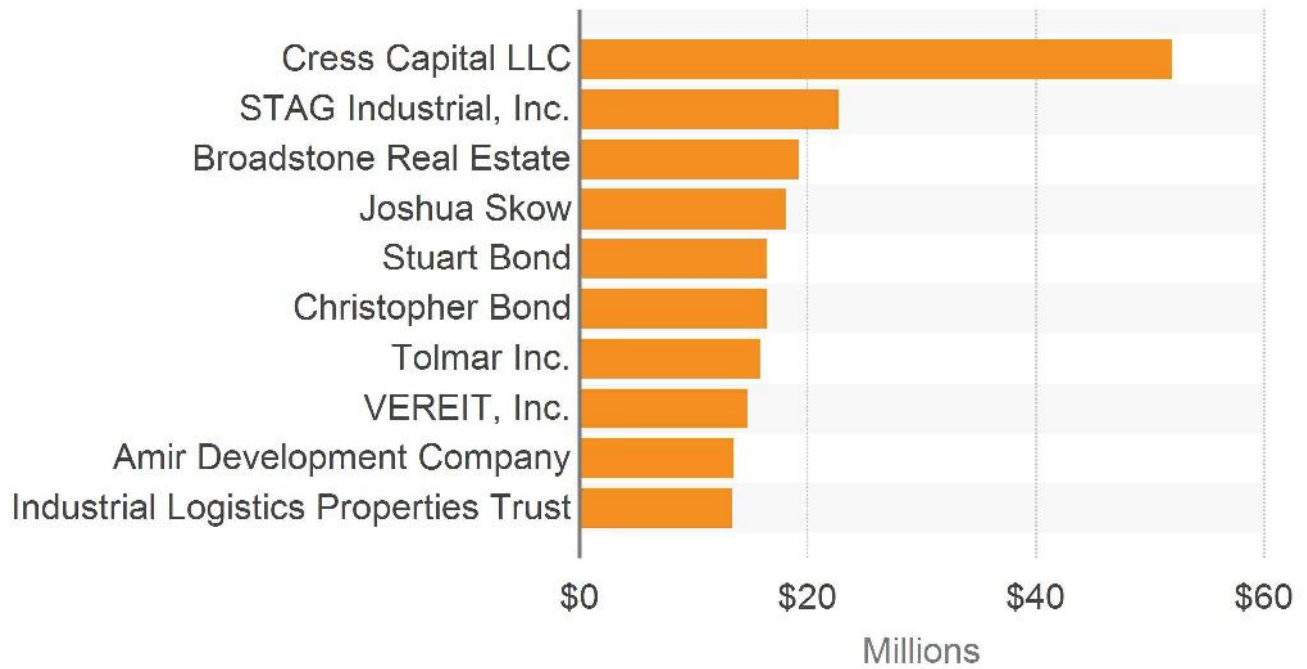
FOR SALE TOTAL SF



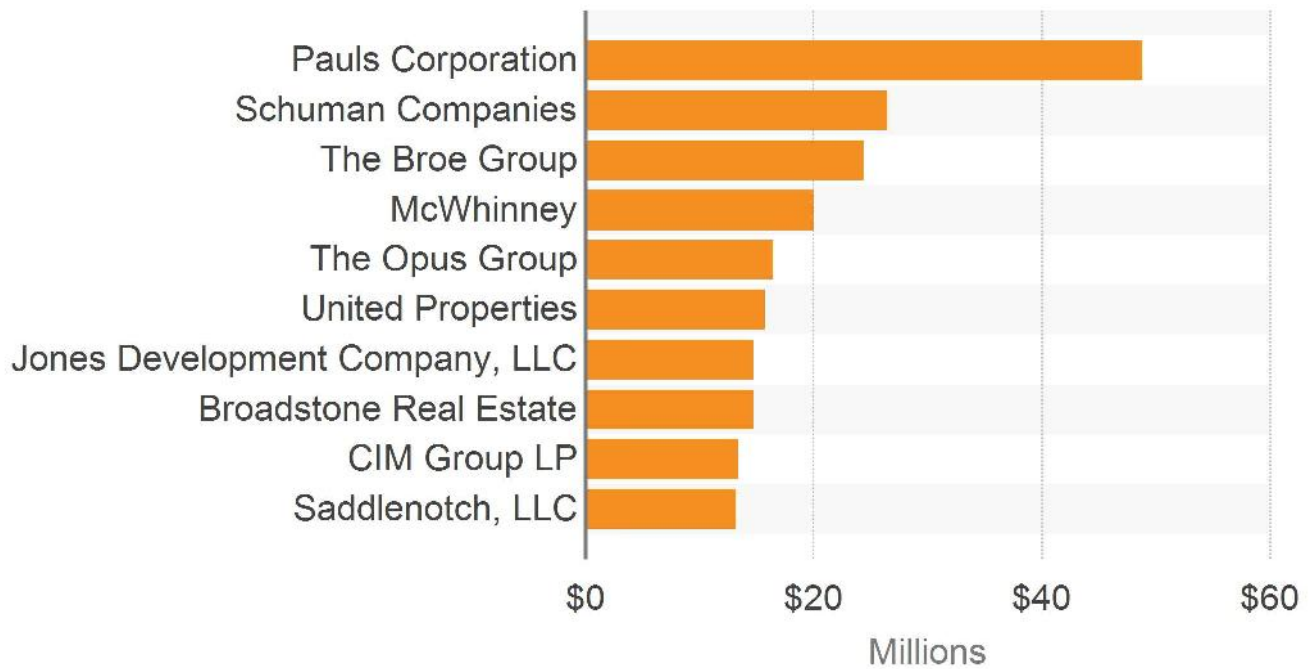
ASKING PRICE PER SF



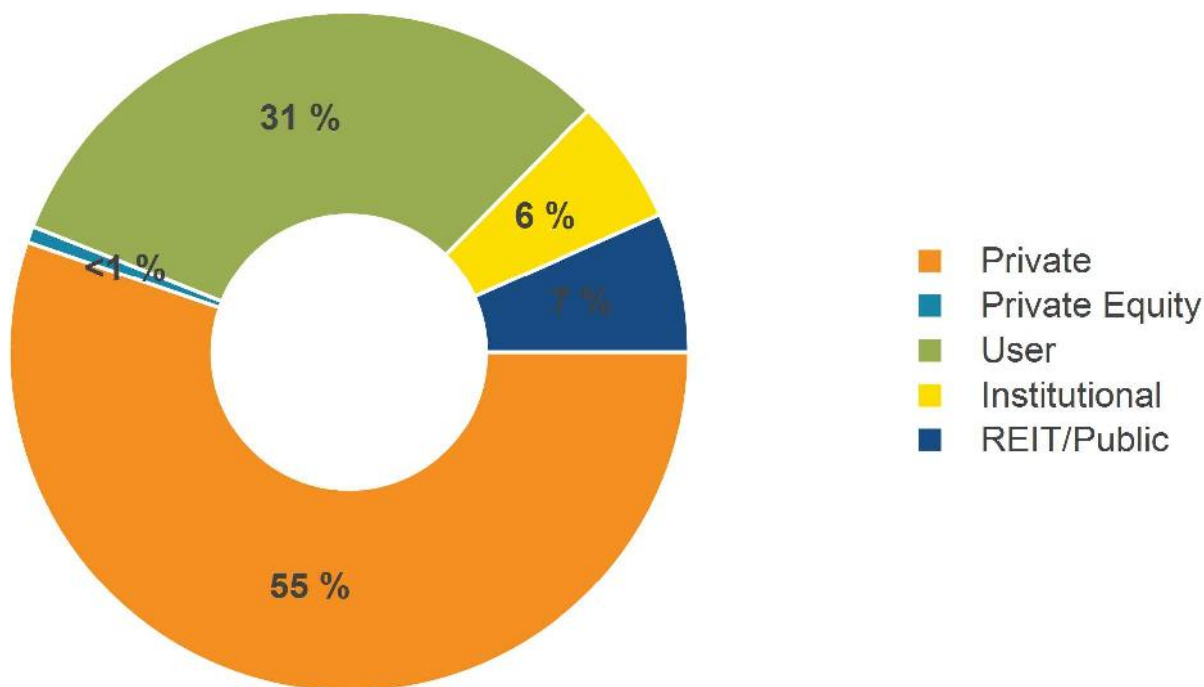
TOP BUYERS



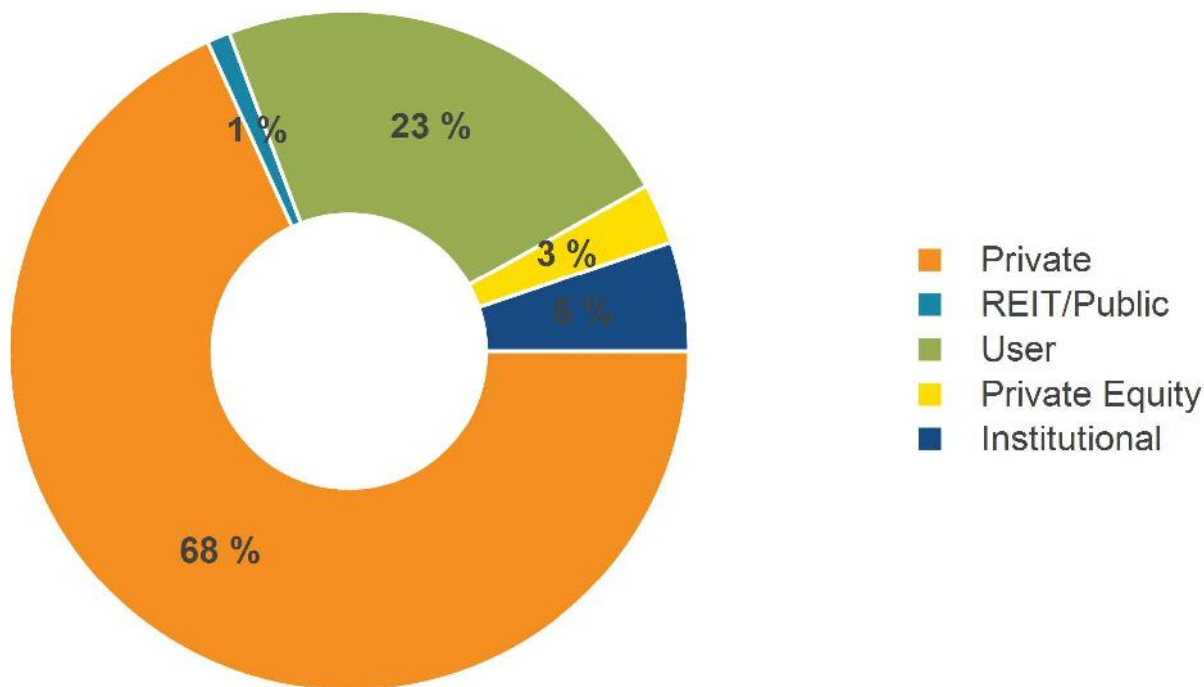
TOP SELLERS



SALES VOLUME BY BUYER TYPE



SALES VOLUME BY SELLER TYPE



TOP BUYER BROKERS



TOP SELLER BROKERS

