



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

PREPARED BY

REALTEC

COMMERCIAL REAL ESTATE SERVICES

Jamie Globelink

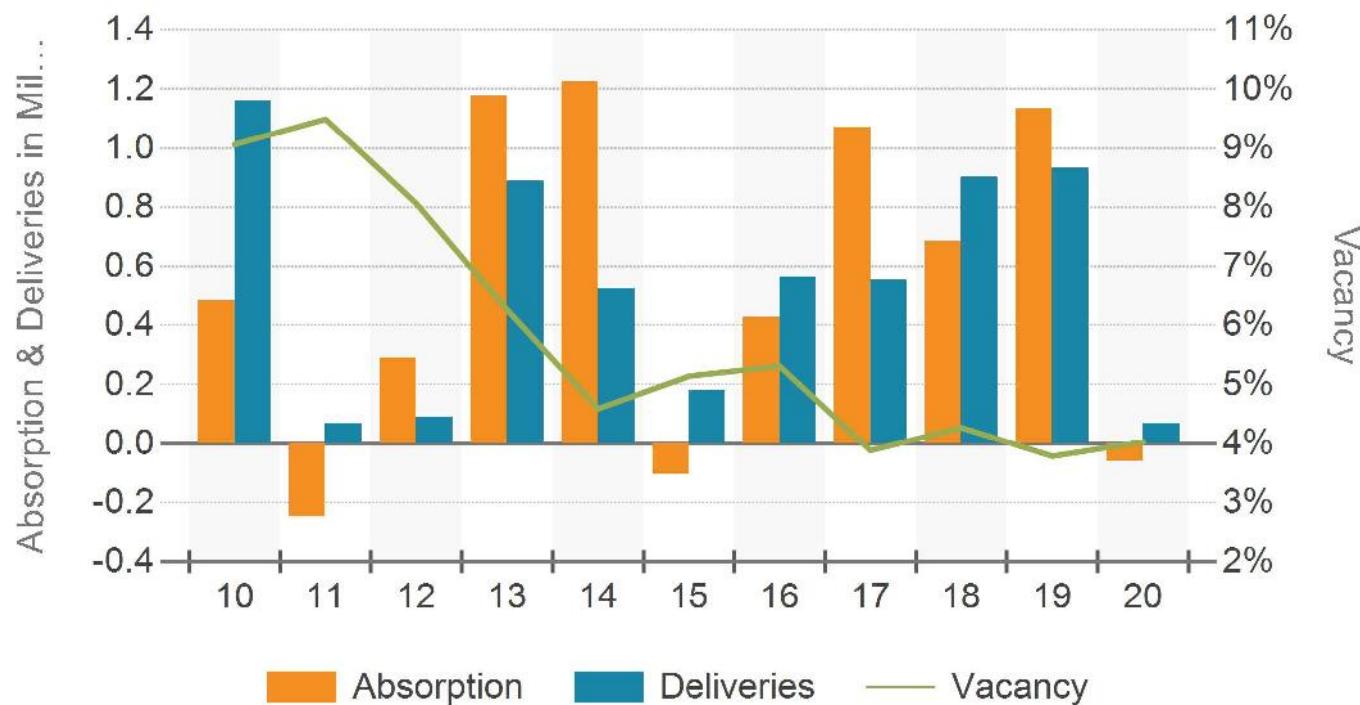
Associate Broker



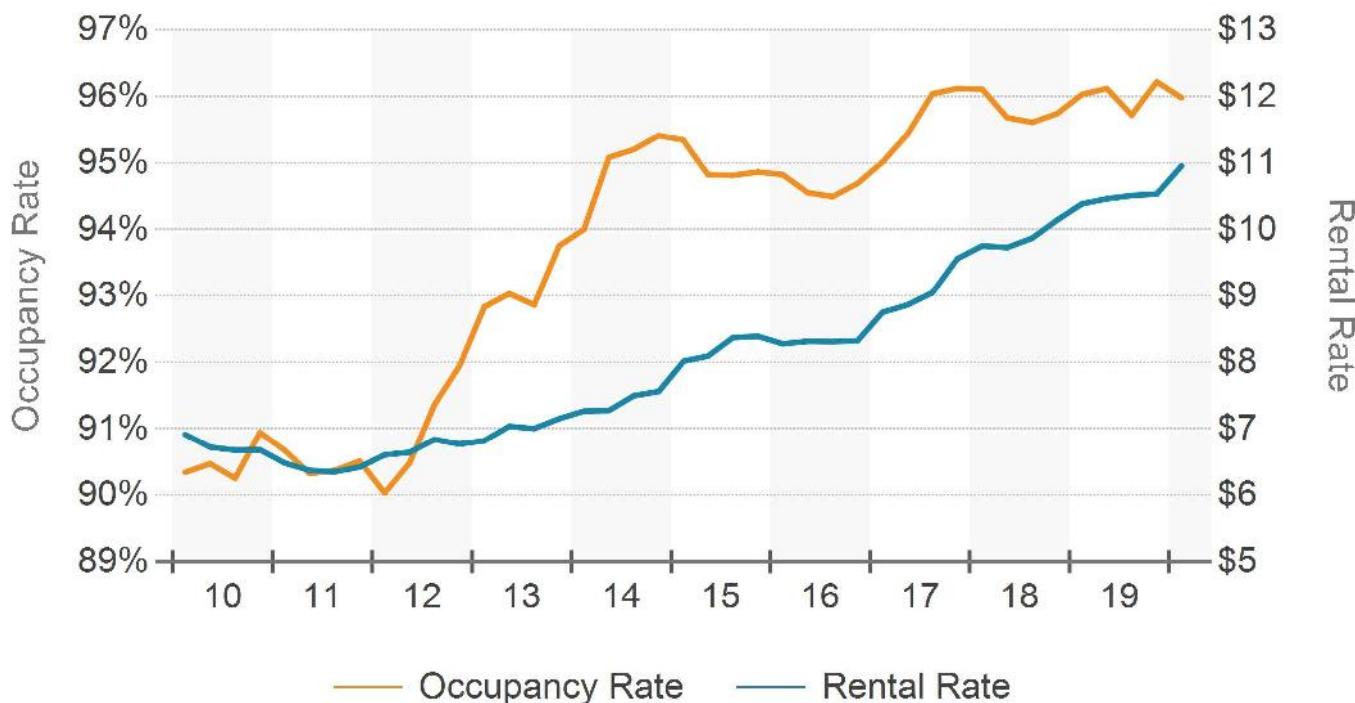
Overview

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

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

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

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%

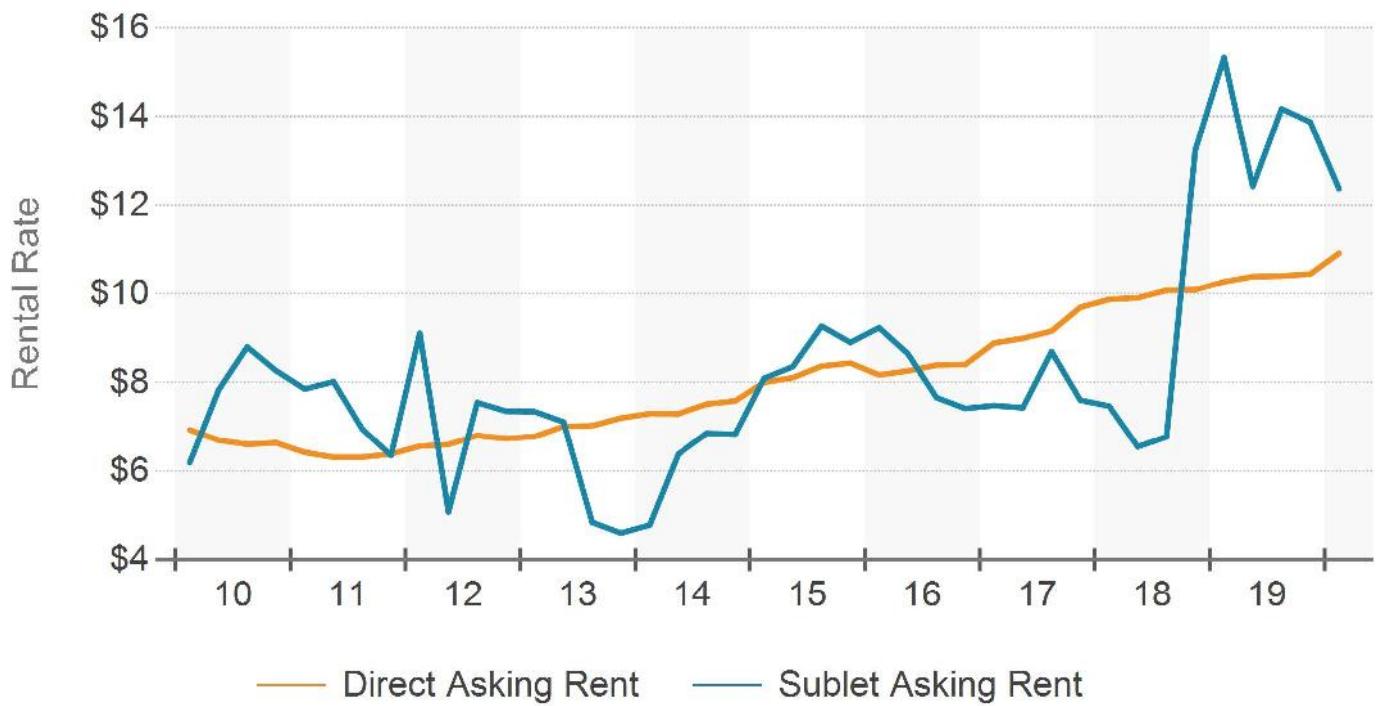
Rental Rates

Industrial/Flex Report - Larimer/Weld County

ASKING RENT PER SF



DIRECT & SUBLET RENTAL RATES



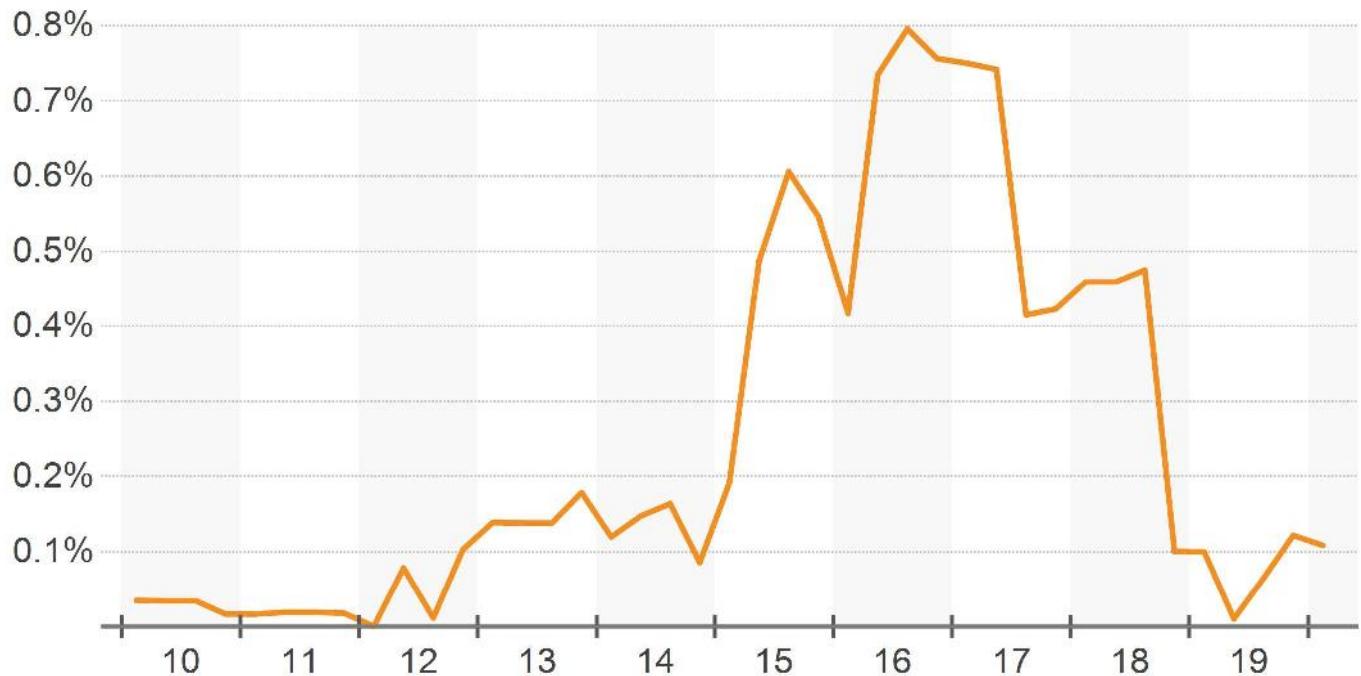
Vacancy & Availability

Industrial/Flex Report - Larimer/Weld County

VACANCY RATE



SUBLEASE VACANCY RATE



Vacancy & Availability

Industrial/Flex Report - Larimer/Weld County

AVAILABILITY RATE



AVAILABILITY & VACANCY RATE



Vacancy & Availability

Industrial/Flex Report - Larimer/Weld County

OCCUPANCY RATE



PERCENT LEASED RATE



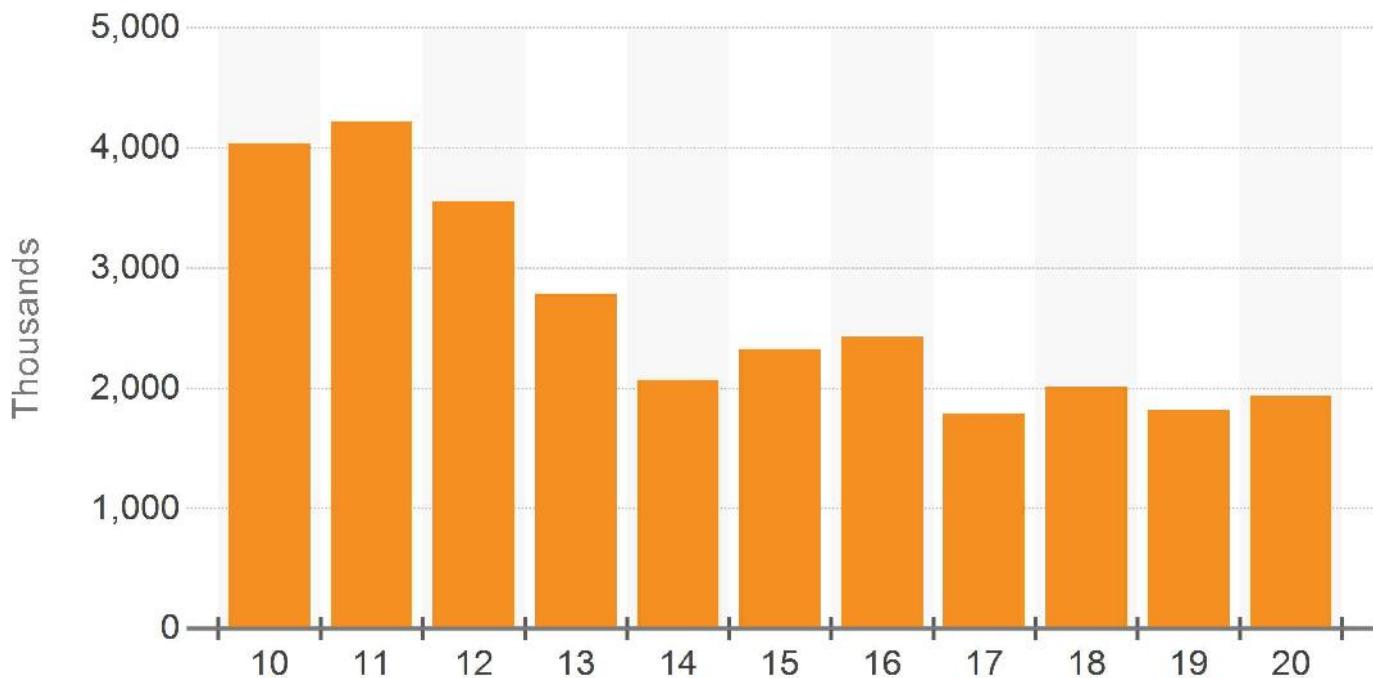
Vacancy & Availability

Industrial/Flex Report - Larimer/Weld County

OCCUPANCY & PERCENT LEASED



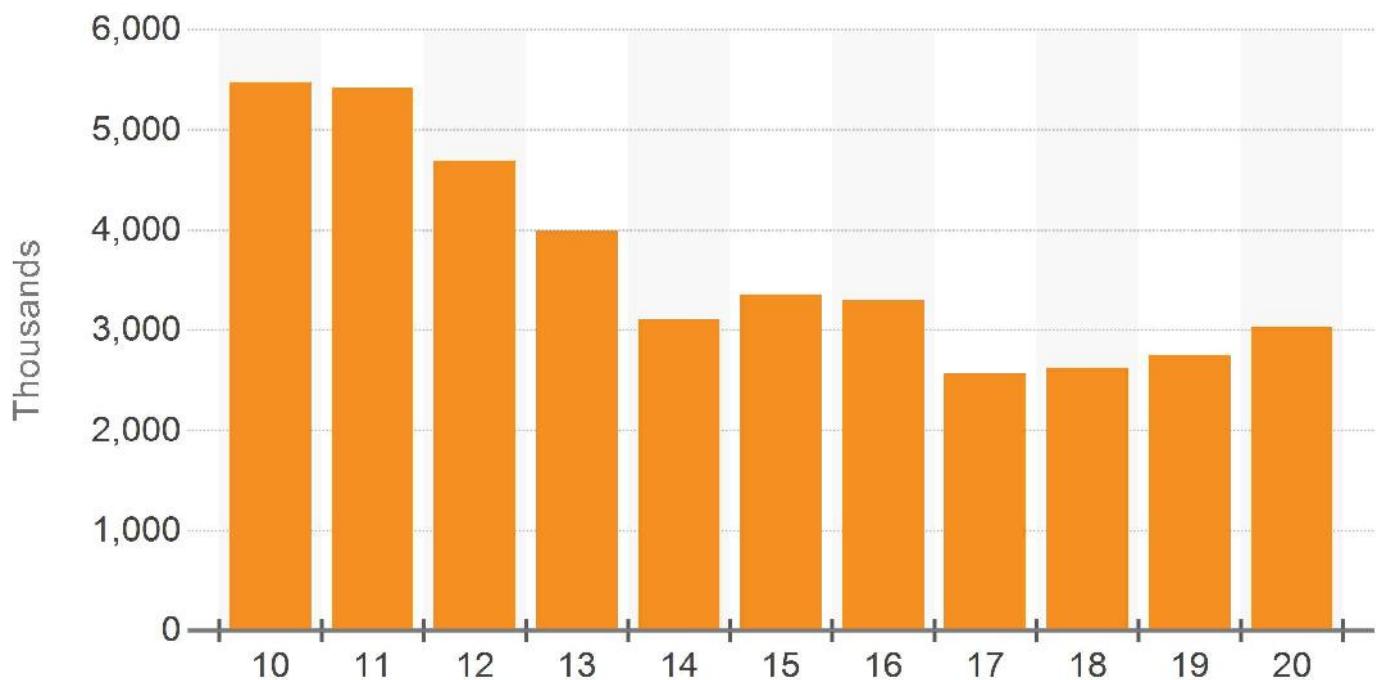
VACANT SF



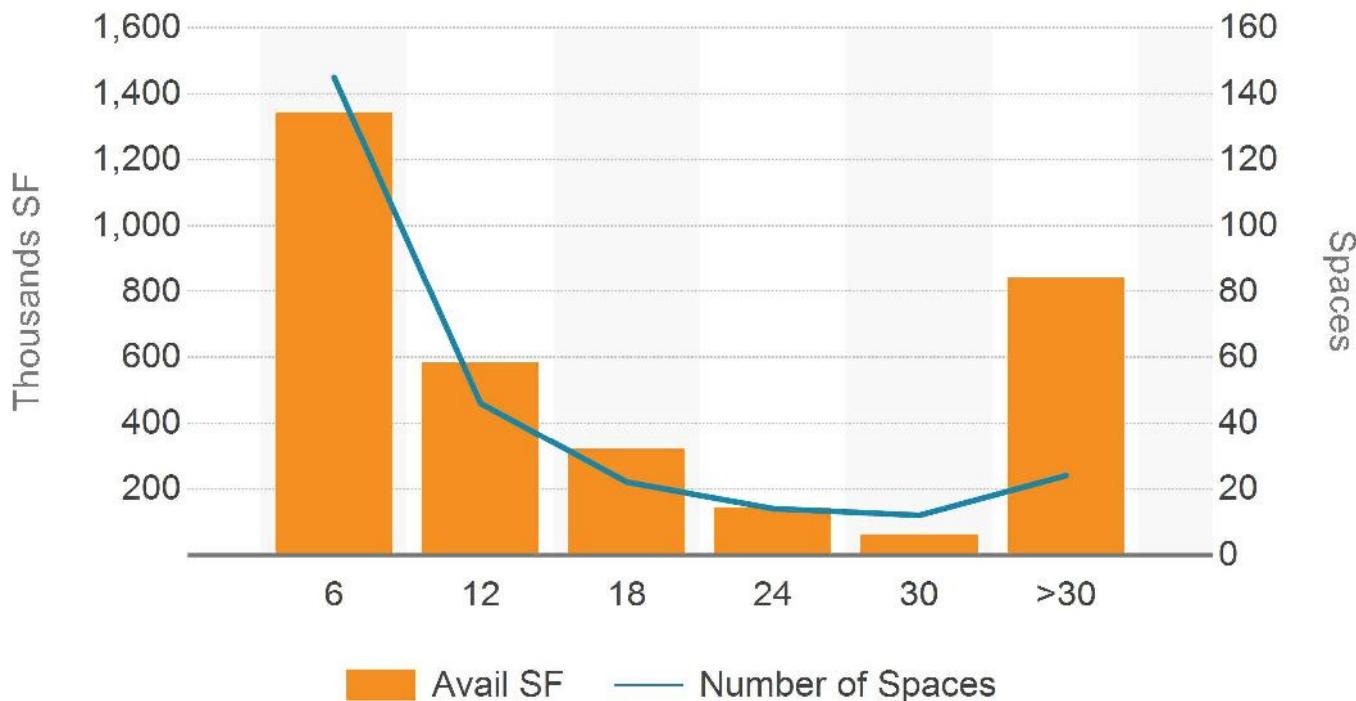
Vacancy & Availability

Industrial/Flex Report - Larimer/Weld County

AVAILABLE SF



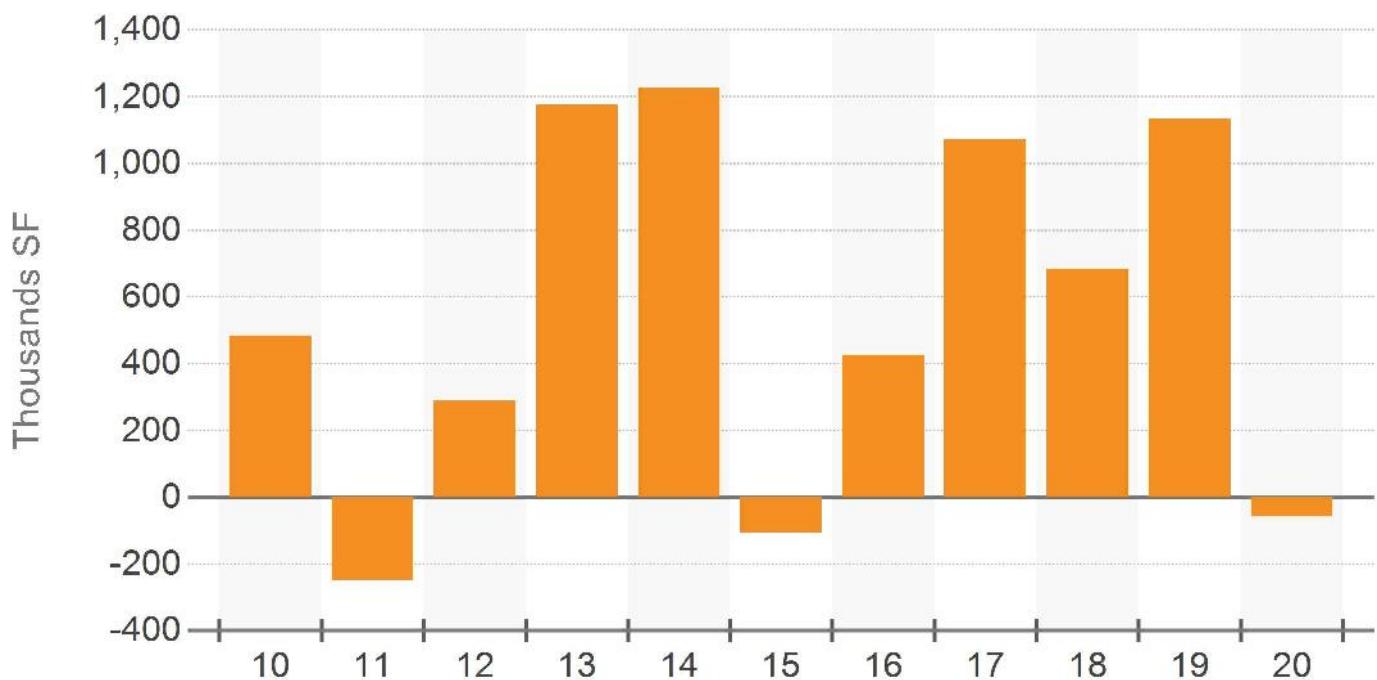
MONTHS ON MARKET DISTRIBUTION



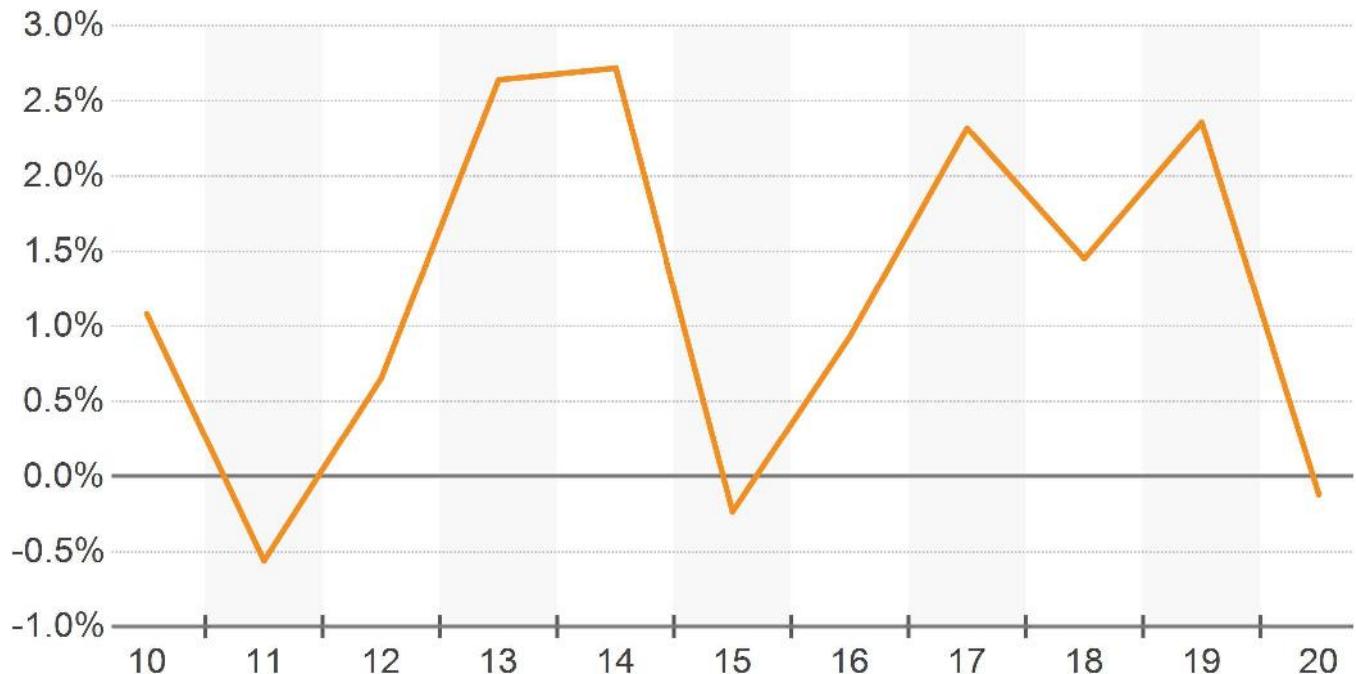
Leasing Demand

Industrial/Flex Report - Larimer/Weld County

NET ABSORPTION



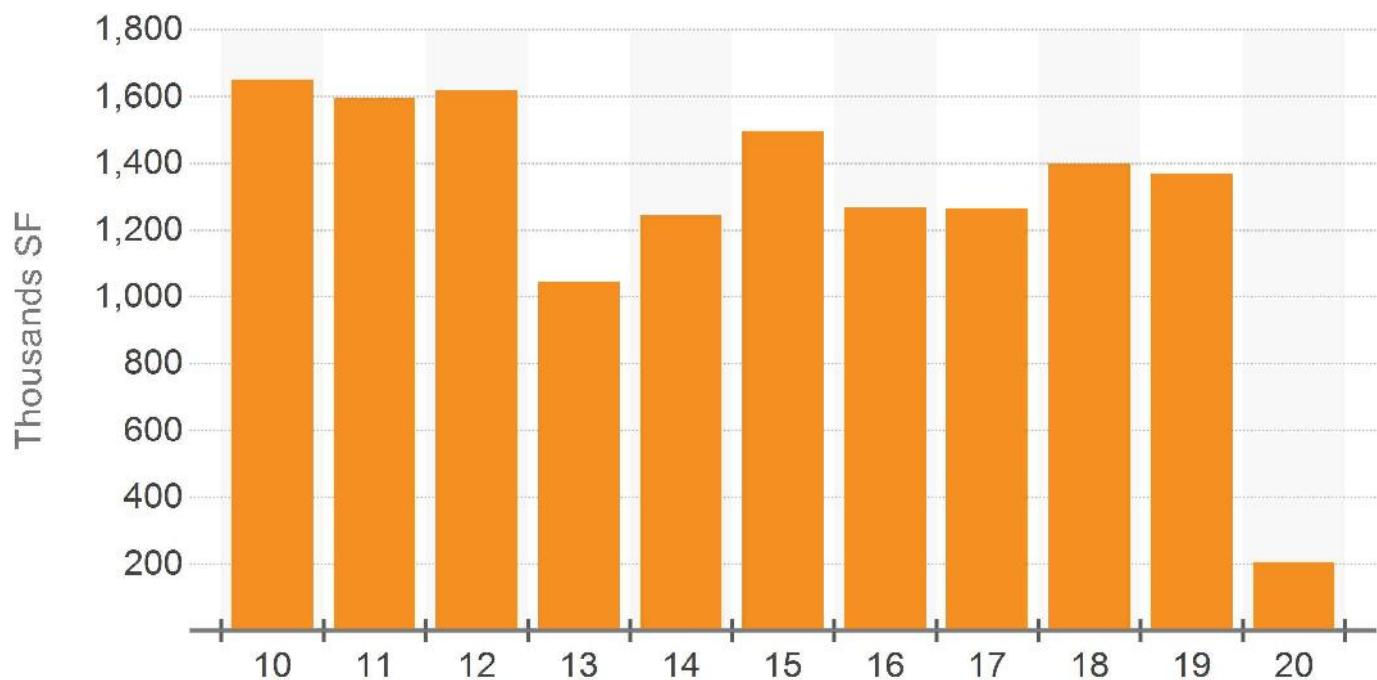
NET ABSORPTION AS % OF INVENTORY



Leasing Demand

Industrial/Flex Report - Larimer/Weld County

LEASING ACTIVITY



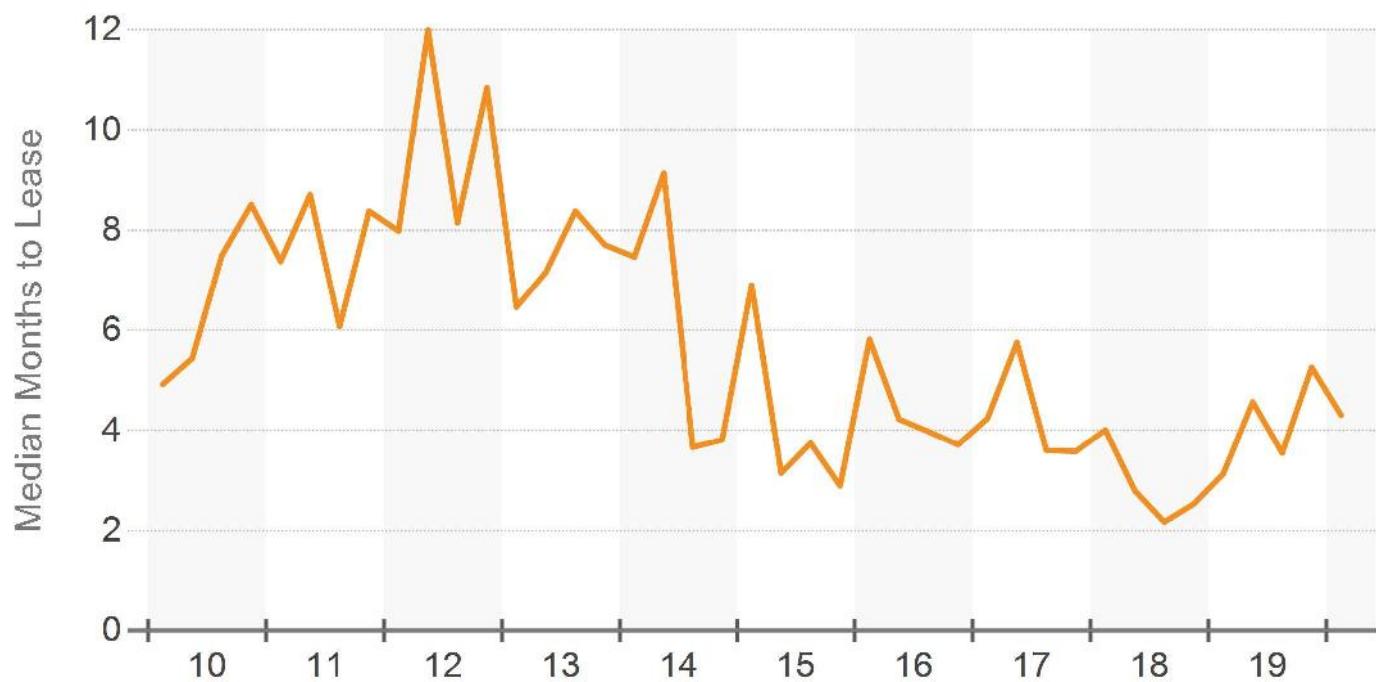
MONTHS ON MARKET



Leasing Demand

Industrial/Flex Report - Larimer/Weld County

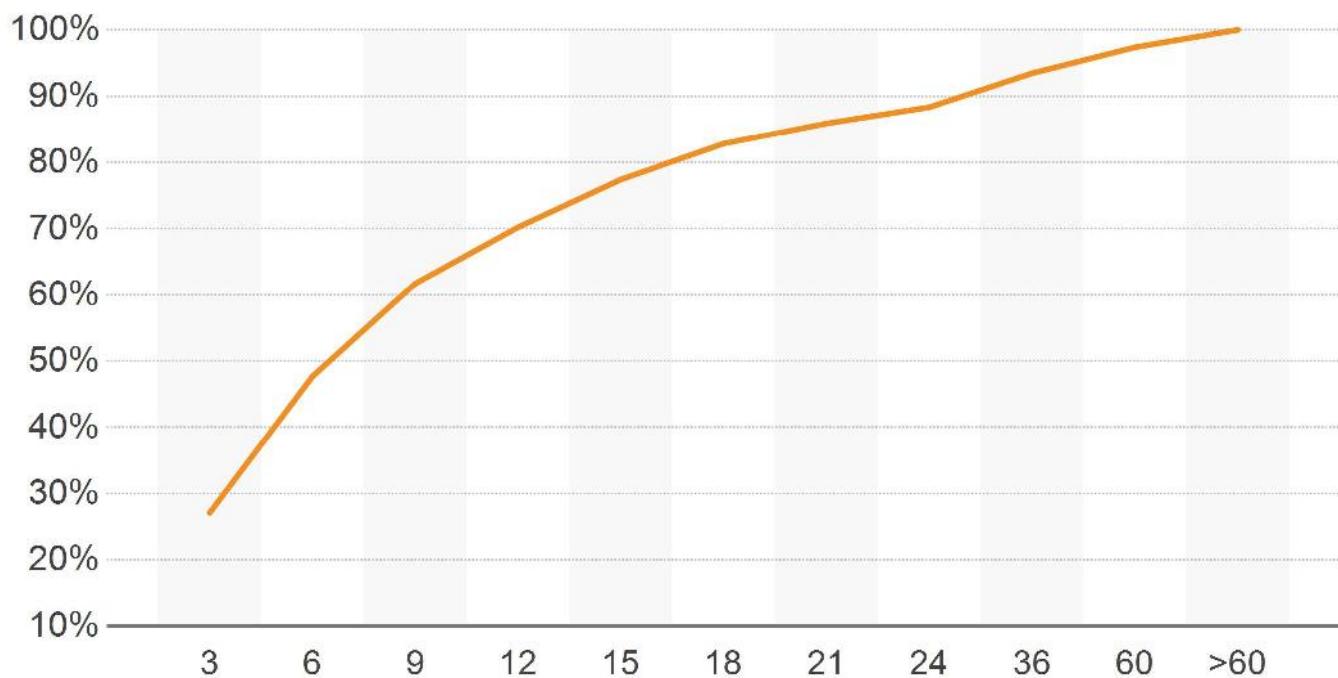
MONTHS TO LEASE



MONTHS VACANT



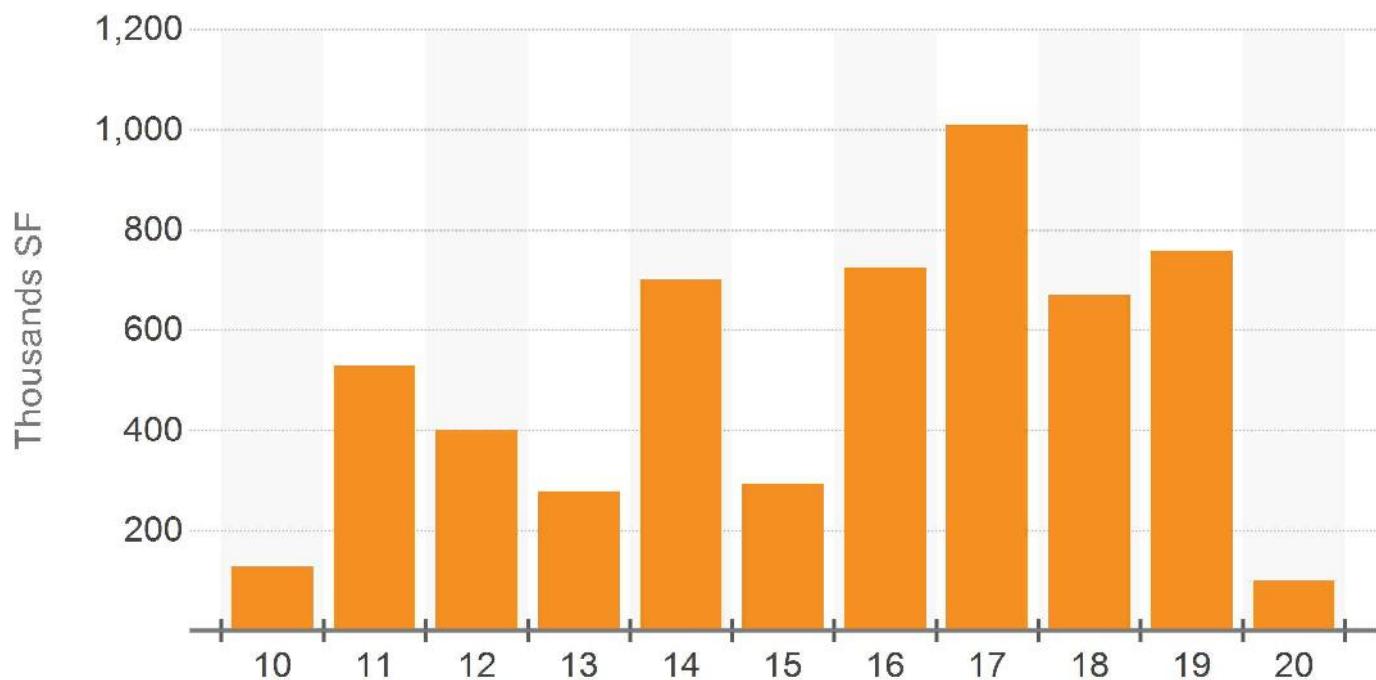
PROBABILITY OF LEASING IN MONTHS



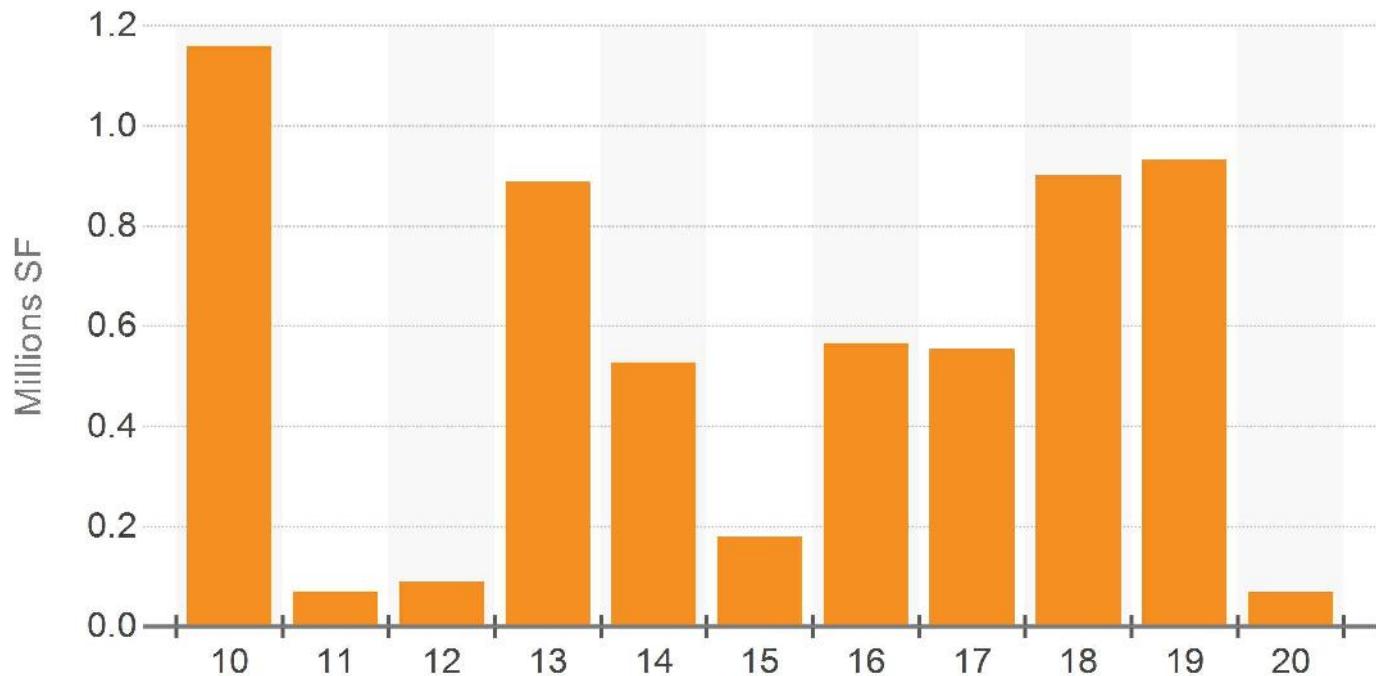
Construction Activity

Industrial/Flex Report - Larimer/Weld County

CONSTRUCTION STARTS



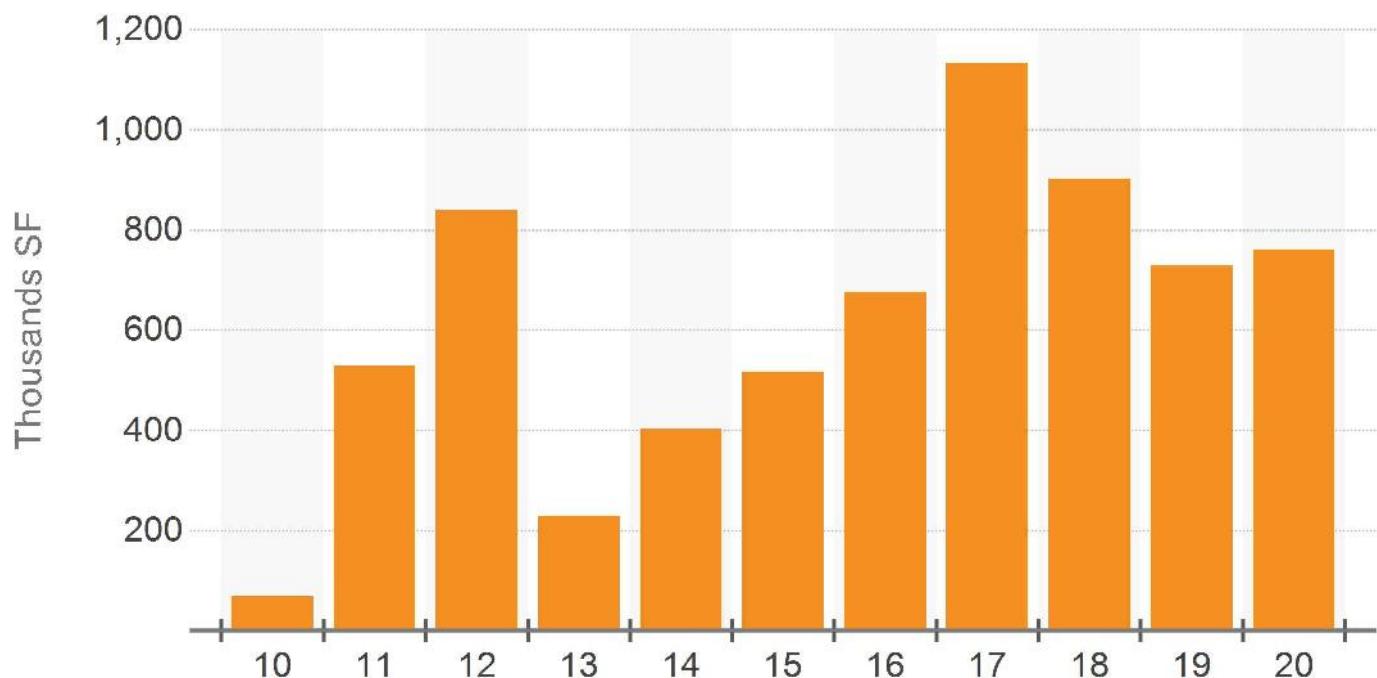
CONSTRUCTION DELIVERIES



Construction Activity

Industrial/Flex Report - Larimer/Weld County

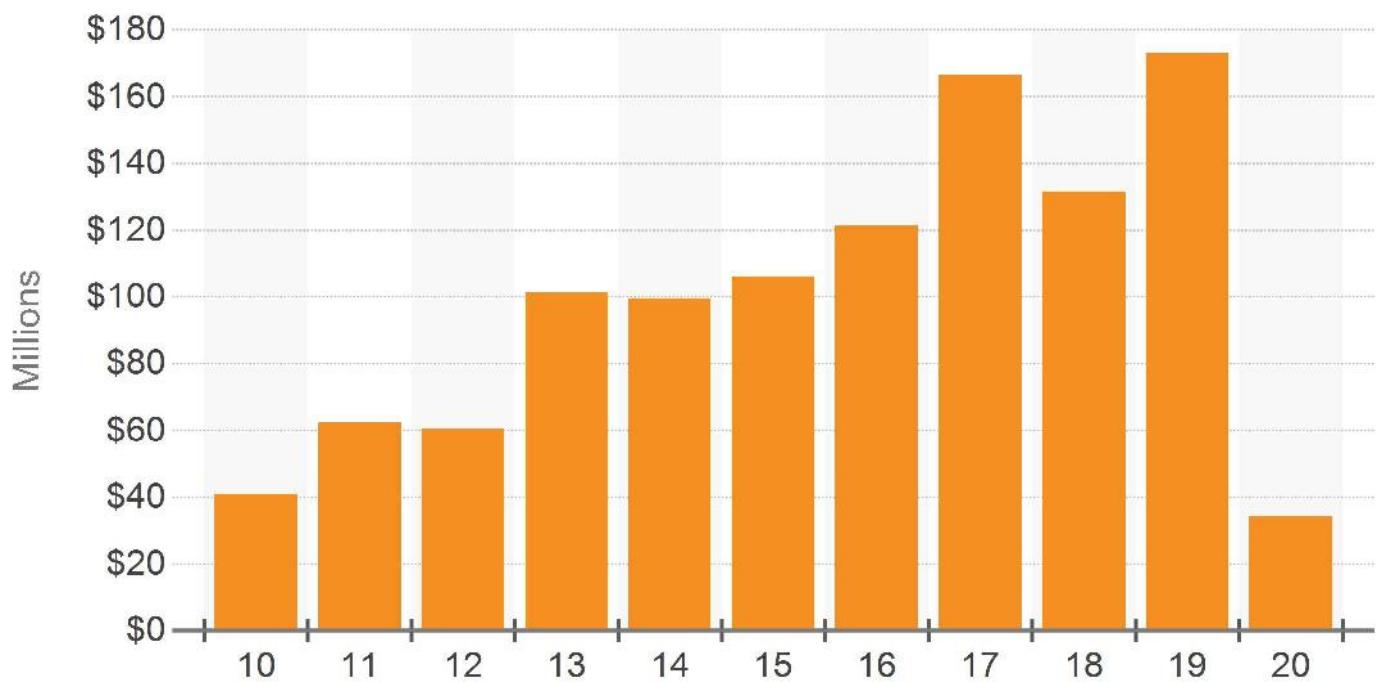
UNDER CONSTRUCTION



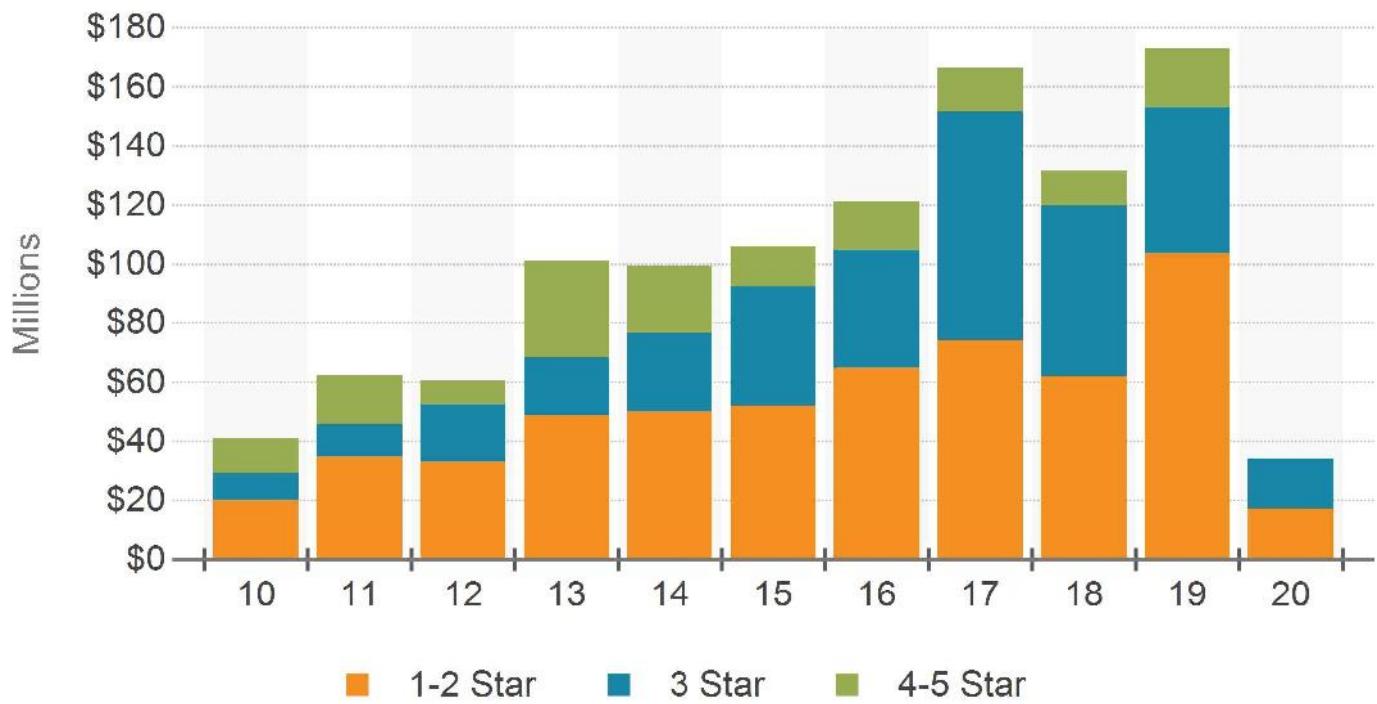
Sales Volume

Industrial/Flex Report - Larimer/Weld County

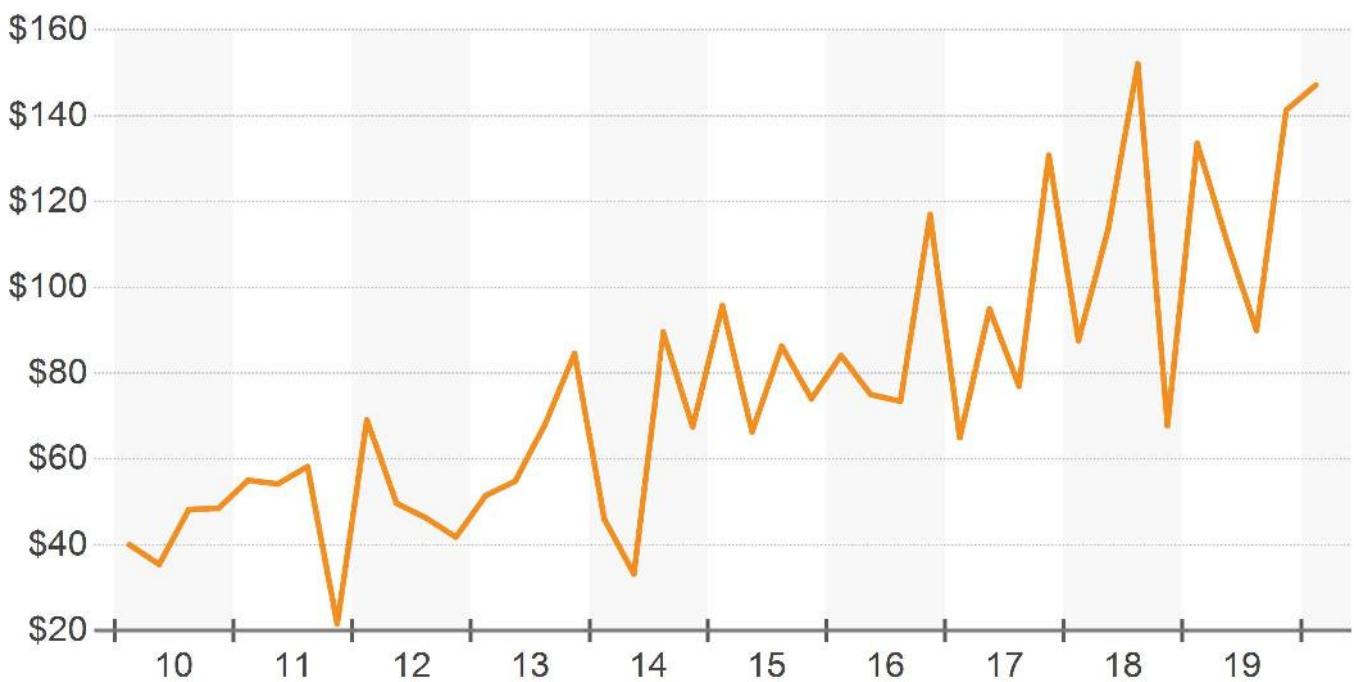
SALES VOLUME



SALES VOLUME BY STAR RATING



AVERAGE SALE PRICE PER SF



SALE TO ASKING PRICE DIFFERENTIAL



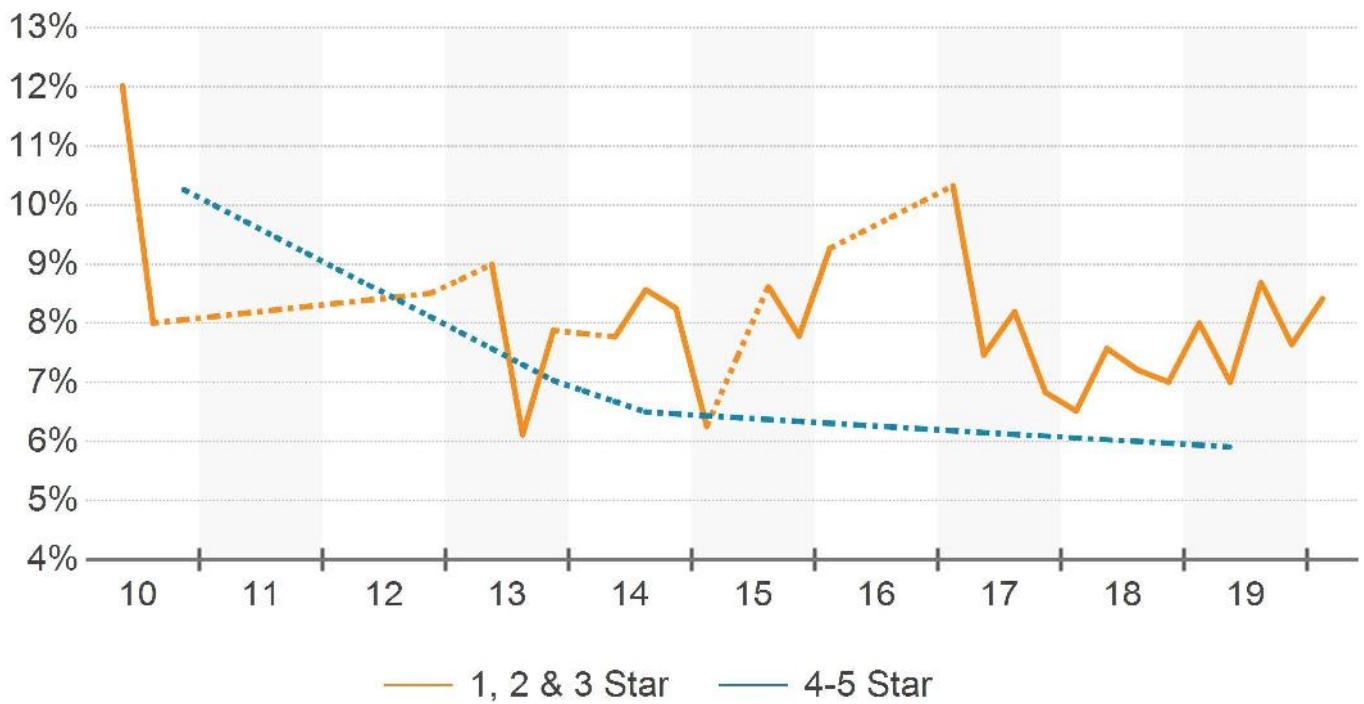
Sales Pricing

Industrial/Flex Report - Larimer/Weld County

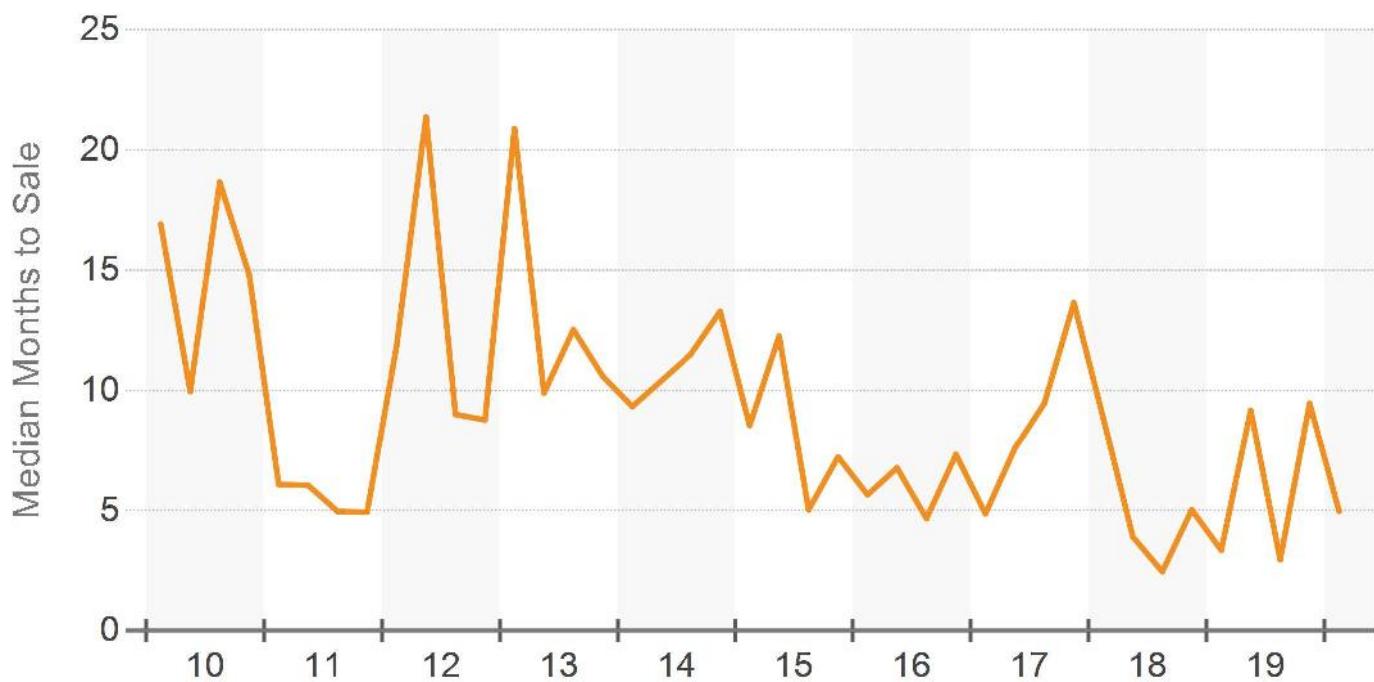
CAP RATE



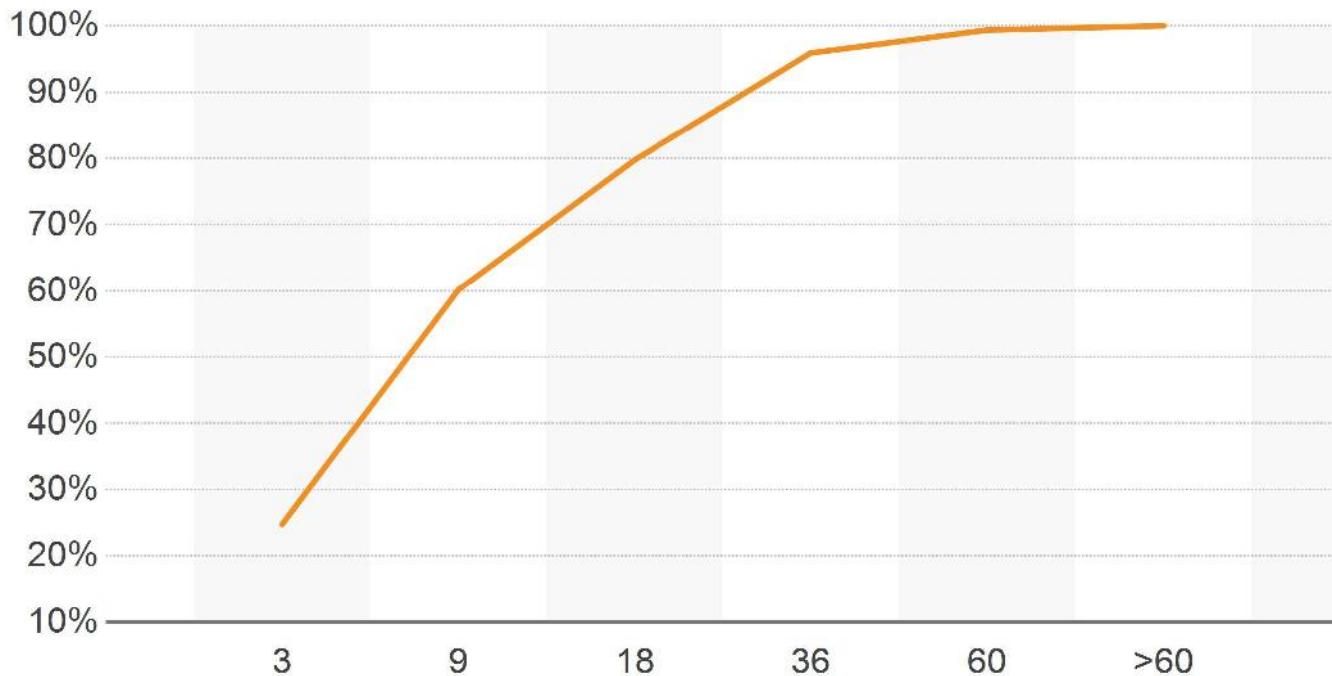
CAP RATE BY STAR RATING



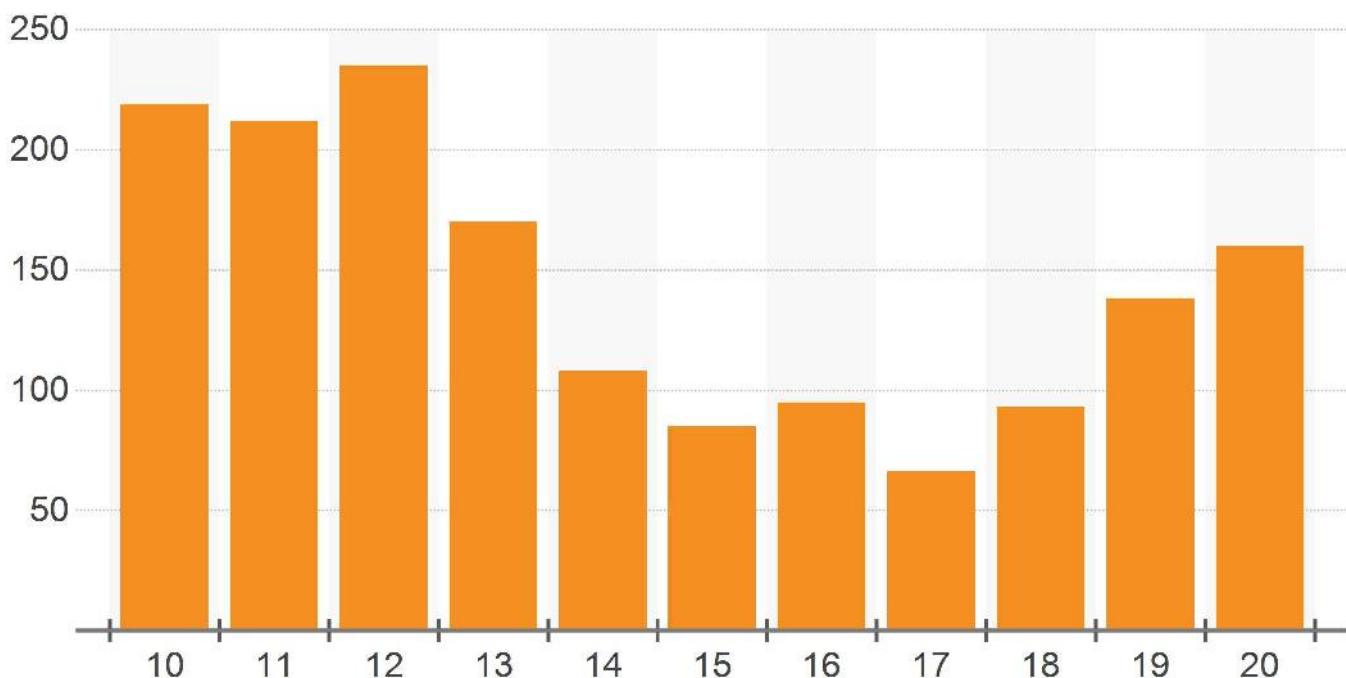
MONTHS TO SALE



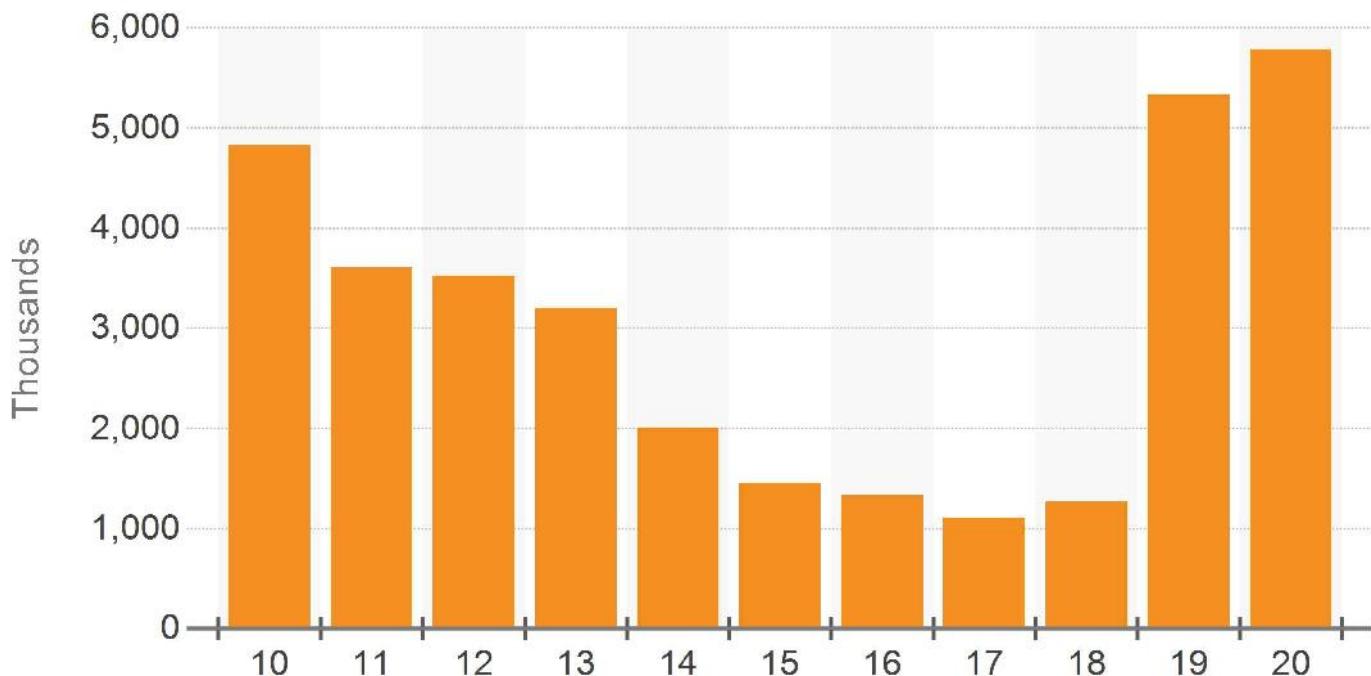
PROBABILITY OF SELLING IN MONTHS



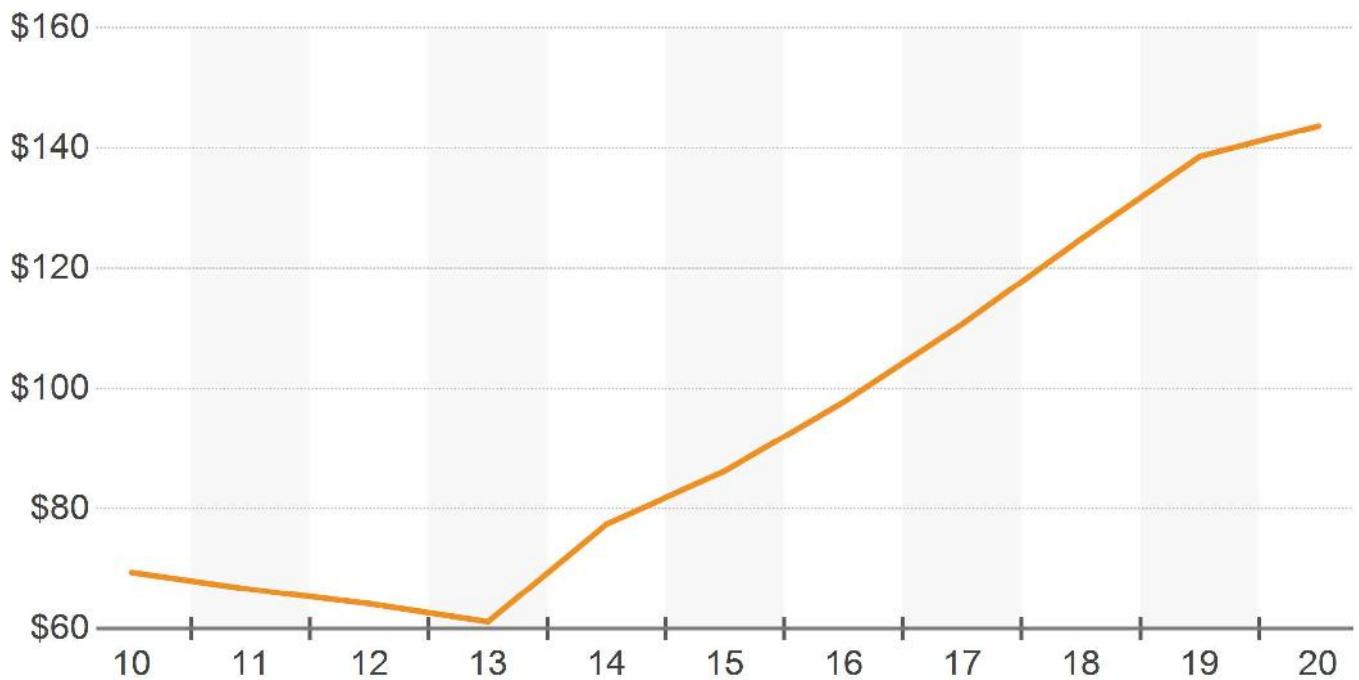
FOR SALE TOTAL LISTINGS



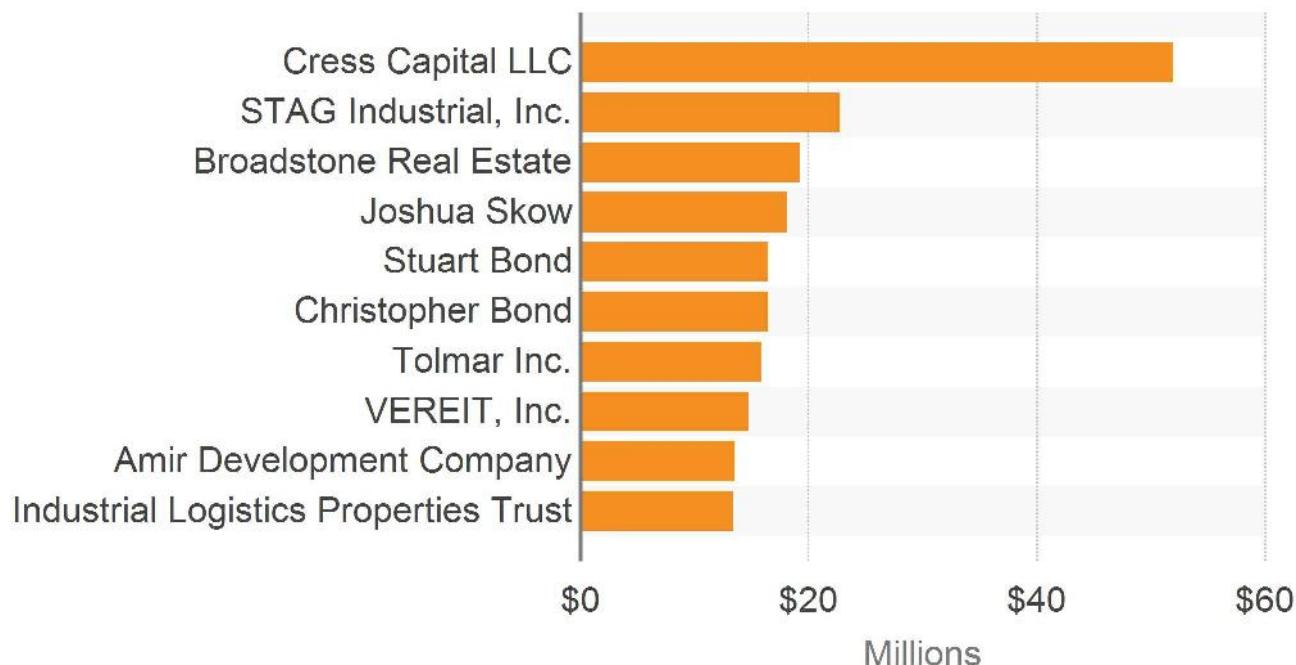
FOR SALE TOTAL SF



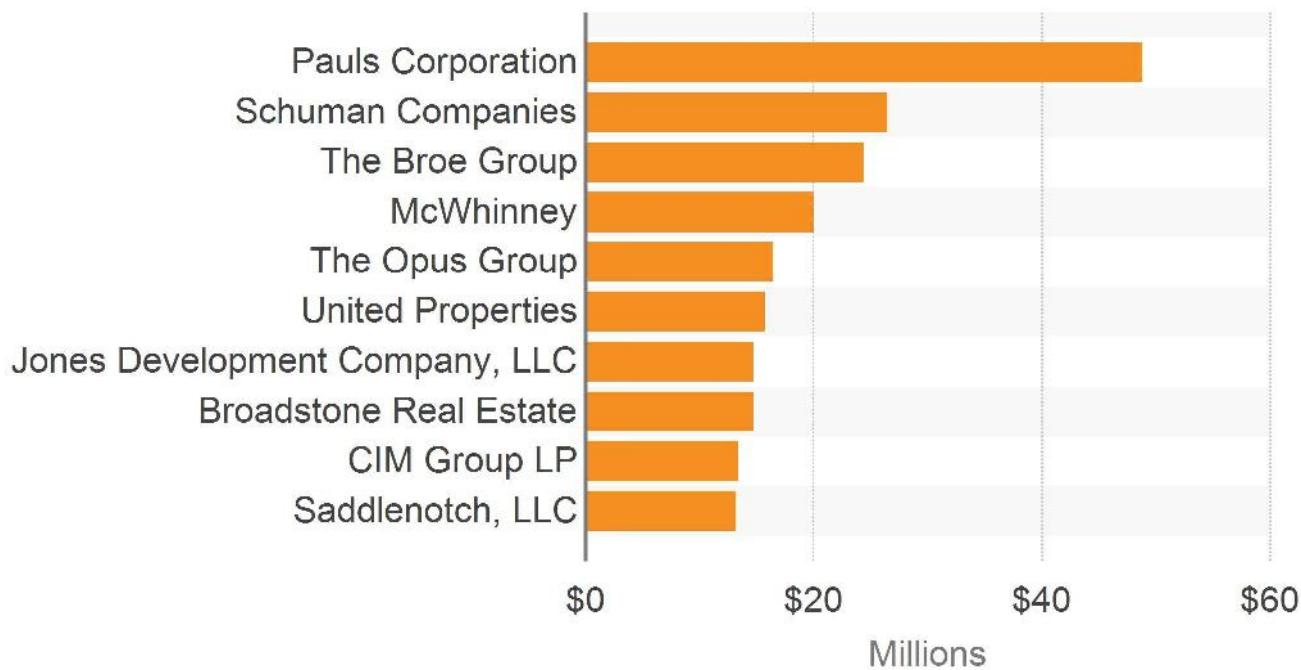
ASKING PRICE PER SF



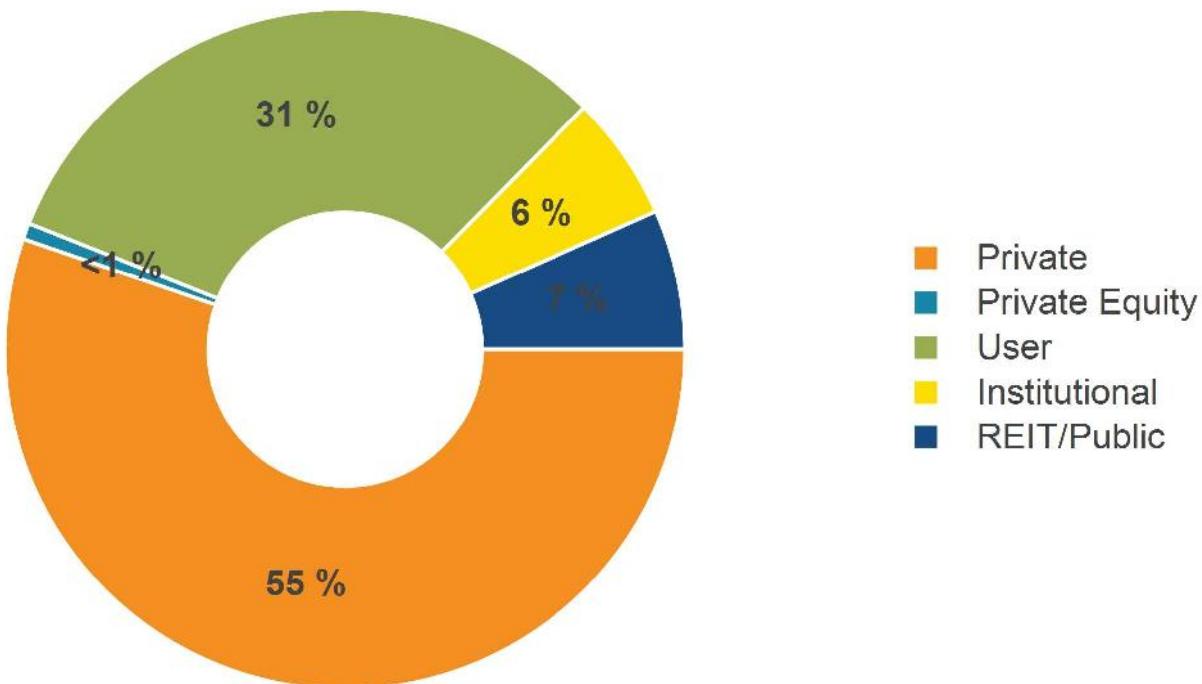
TOP BUYERS



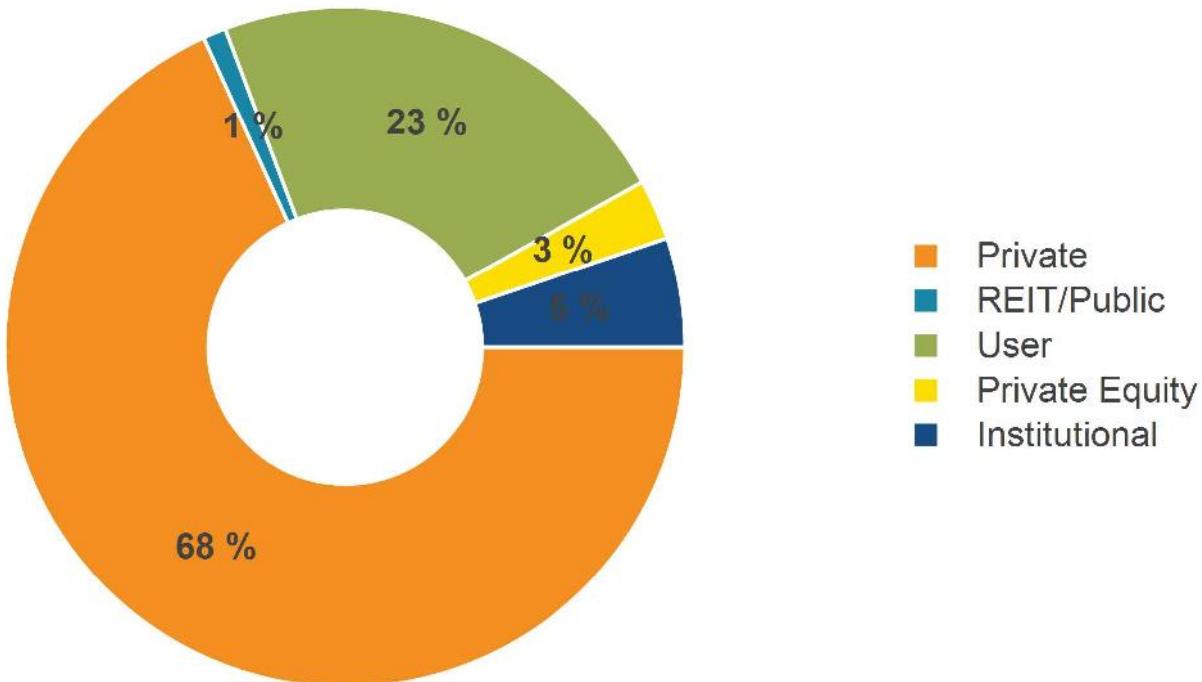
TOP SELLERS



SALES VOLUME BY BUYER TYPE



SALES VOLUME BY SELLER TYPE



TOP BUYER BROKERS



TOP SELLER BROKERS

