



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

PREPARED BY

**REALTEC**

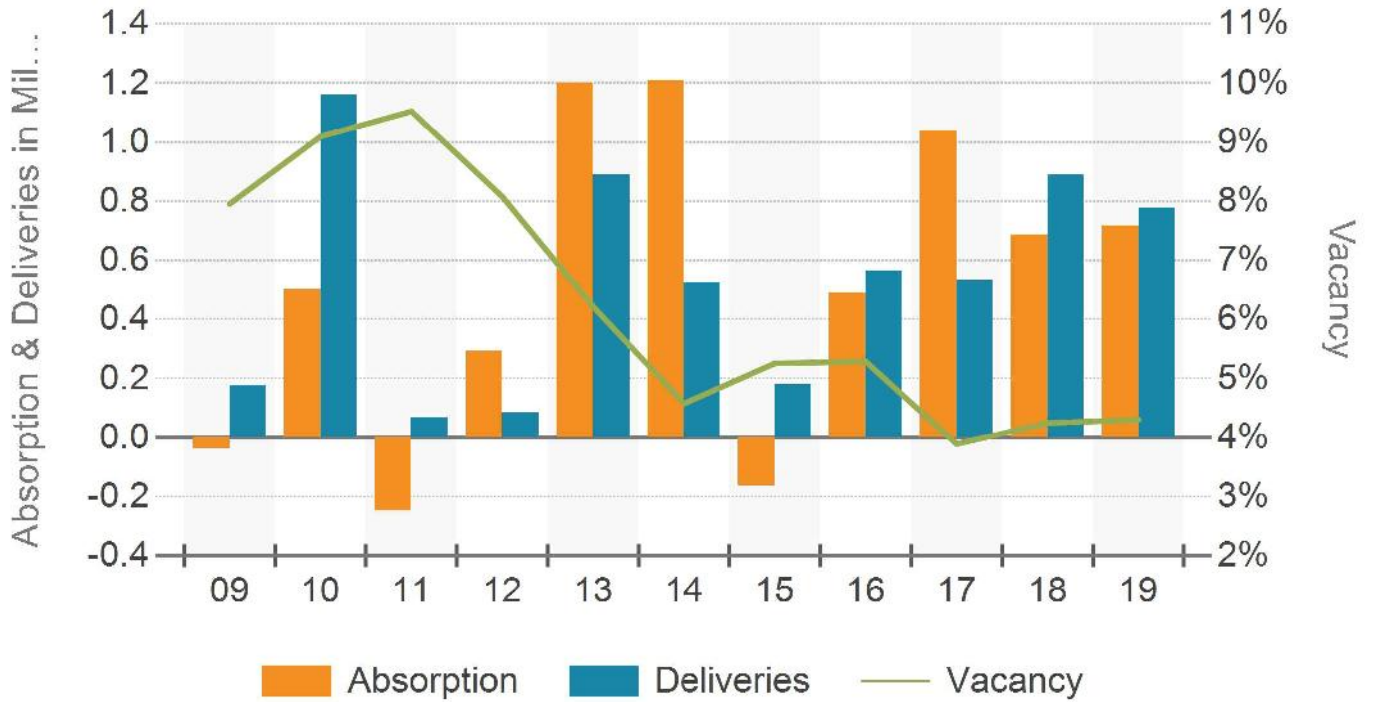
COMMERCIAL REAL ESTATE SERVICES

Jamie Globelink

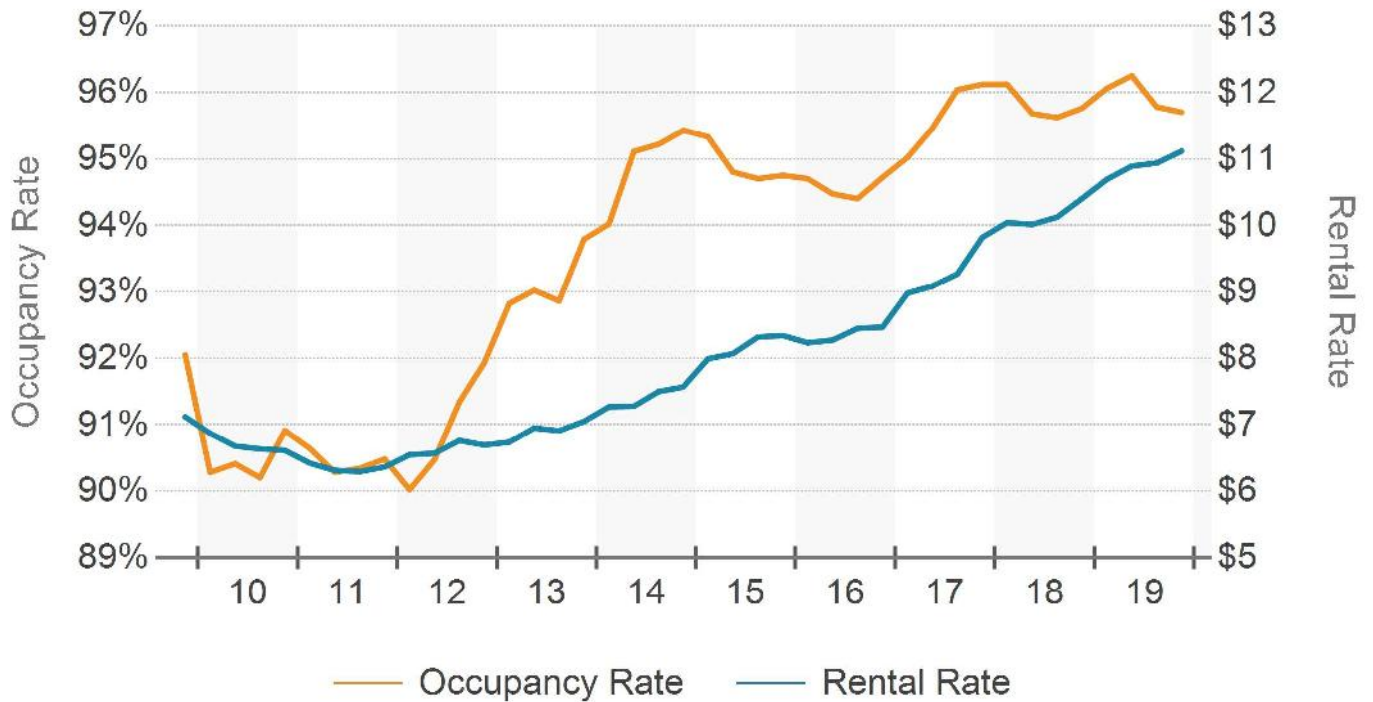
Associate Broker



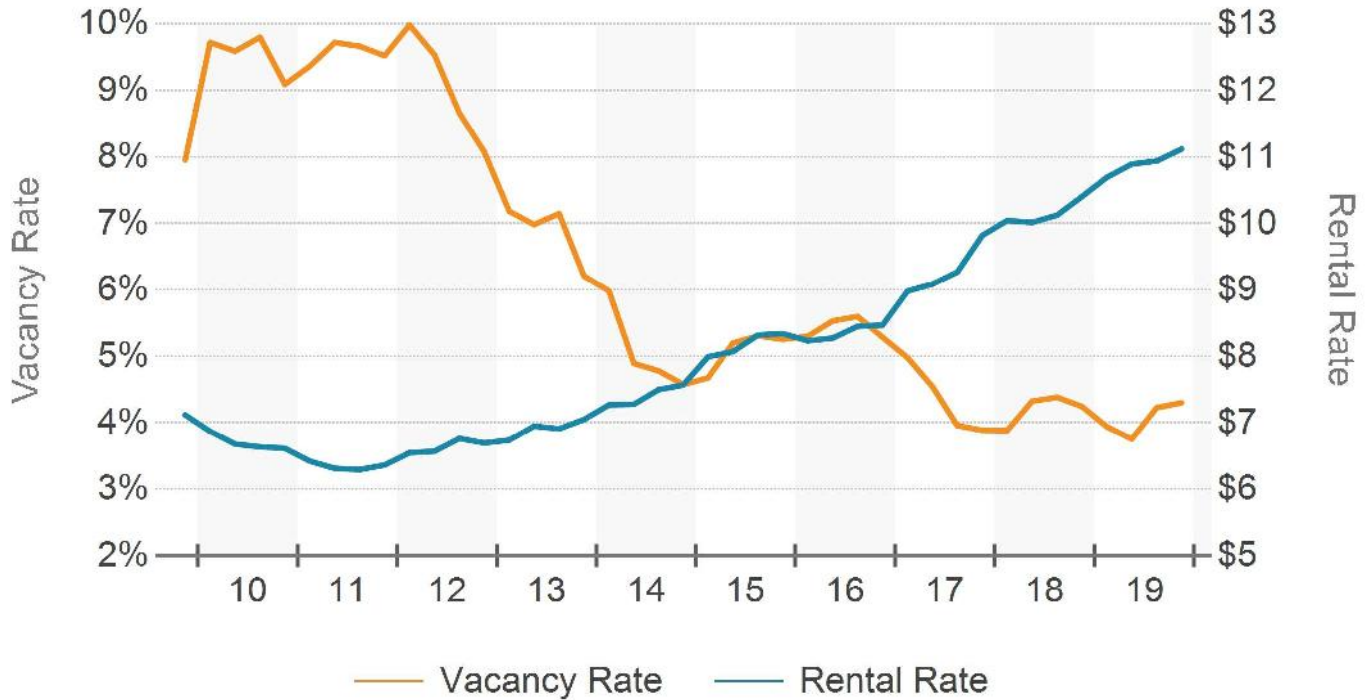
### ABSORPTION, DELIVERIES, VACANCY



### OCCUPANCY & RENTAL RATES



### VACANCY & RENTAL RATES



### SUMMARY STATISTICS

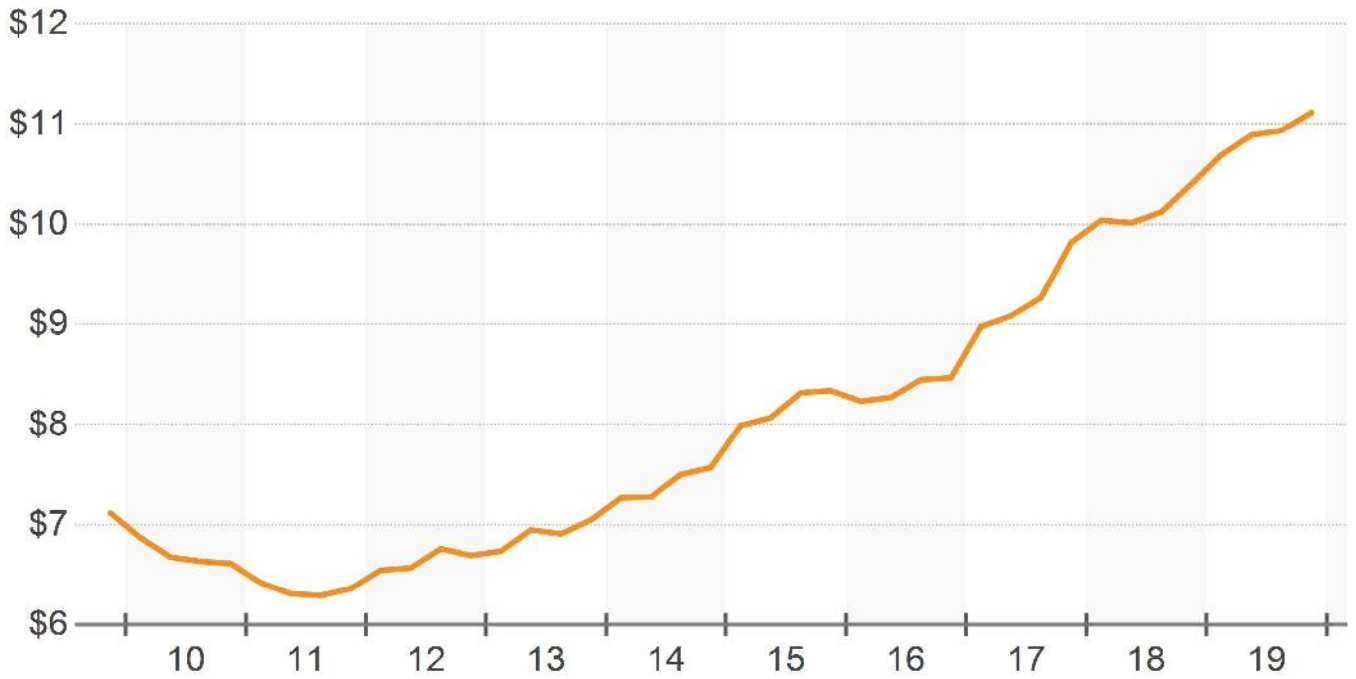
Availability	Survey	5-Year Avg
Rent Per SF	\$11.12	\$9.28
Vacancy Rate	4.3%	4.6%
Vacant SF	2,051,823	2,096,838
Availability Rate	5.7%	6.6%
Available SF	2,733,968	3,058,696
Sublet SF	68,558	239,138
Months on Market	6.2	5.8

Inventory	Survey	5-Year Avg
Existing Buildings	2,107	2,045
Existing SF	47,718,656	45,670,422
12 Mo. Const. Starts	631,452	548,310
Under Construction	605,852	633,779
12 Mo. Deliveries	1,129,404	629,910

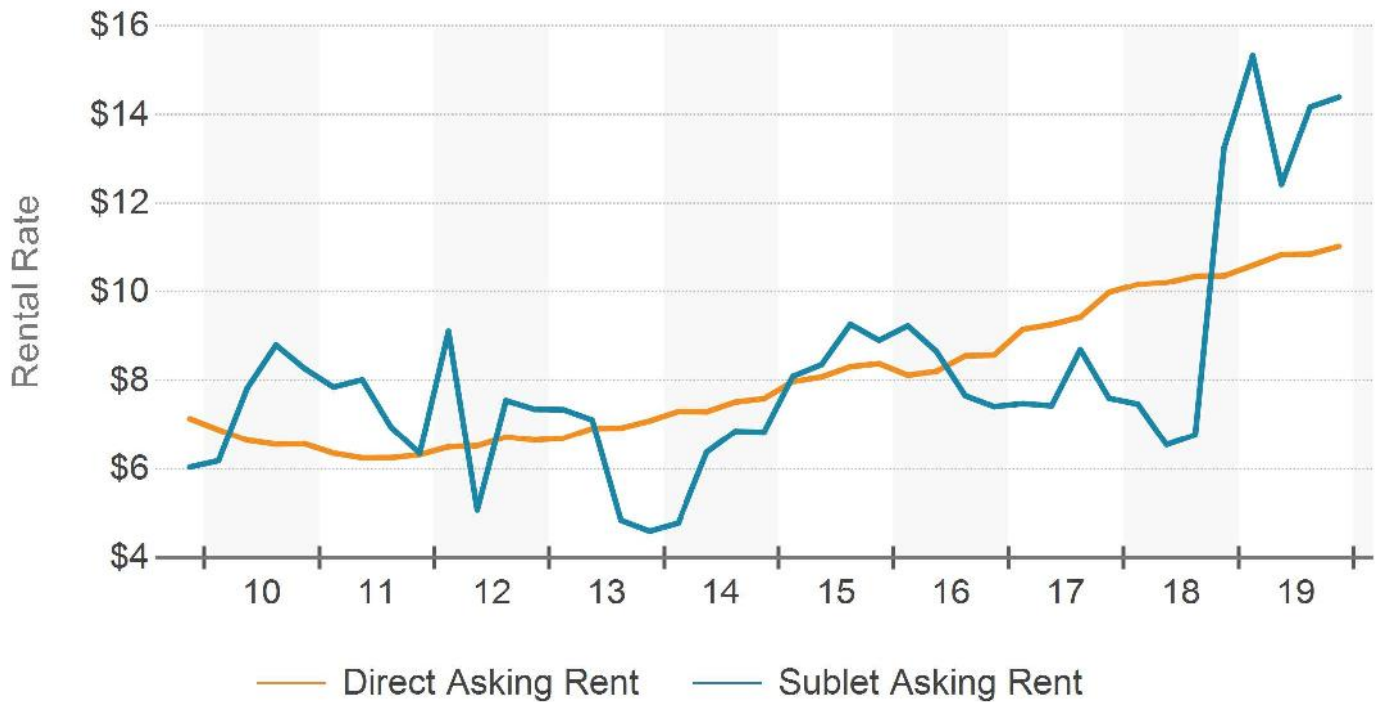
Demand	Survey	5-Year Avg
12 Mo. Absorption SF	1,107,973	616,094
12 Mo. Leasing SF	1,473,781	1,314,412

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$112	\$92
Asking Price Per SF	\$199	\$144
Sales Volume (Mil.)	\$114	\$129
Cap Rate	7.8%	7.7%

## ASKING RENT PER SF



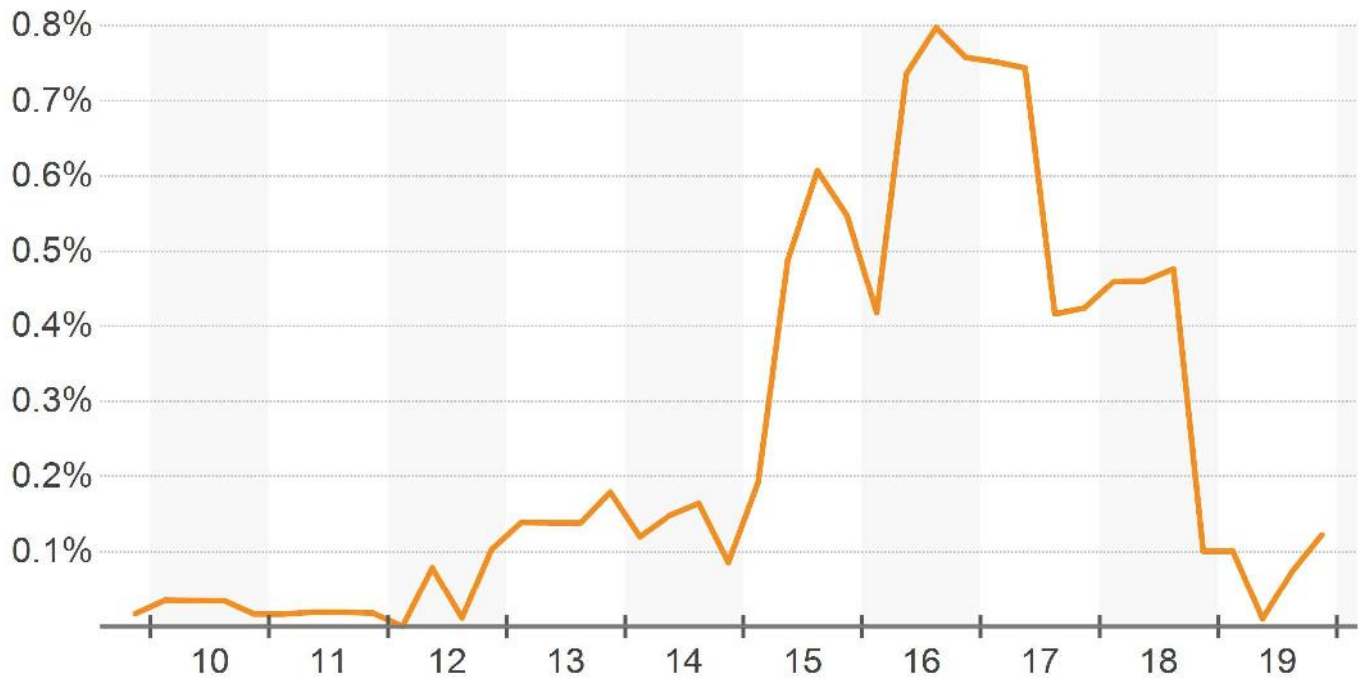
## DIRECT & SUBLET RENTAL RATES



### VACANCY RATE



### SUBLEASE VACANCY RATE



## AVAILABILITY RATE



## AVAILABILITY & VACANCY RATE



### OCCUPANCY RATE



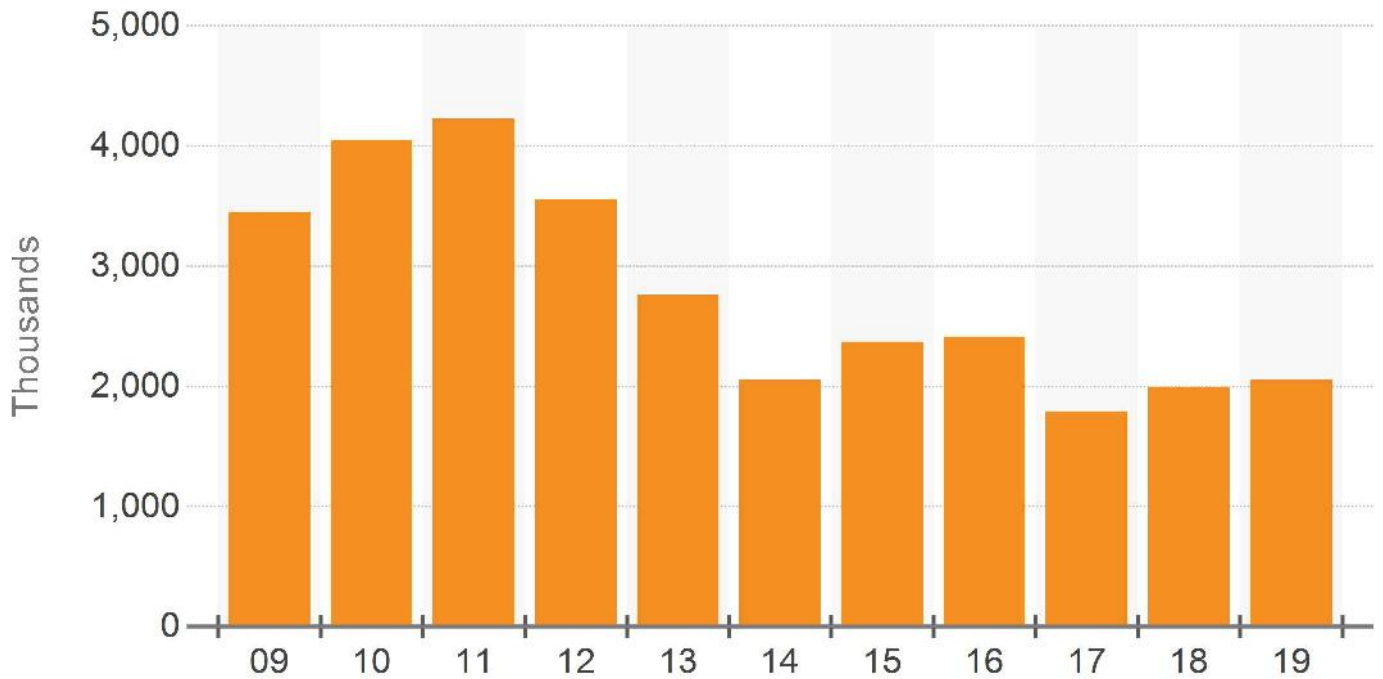
### PERCENT LEASED RATE



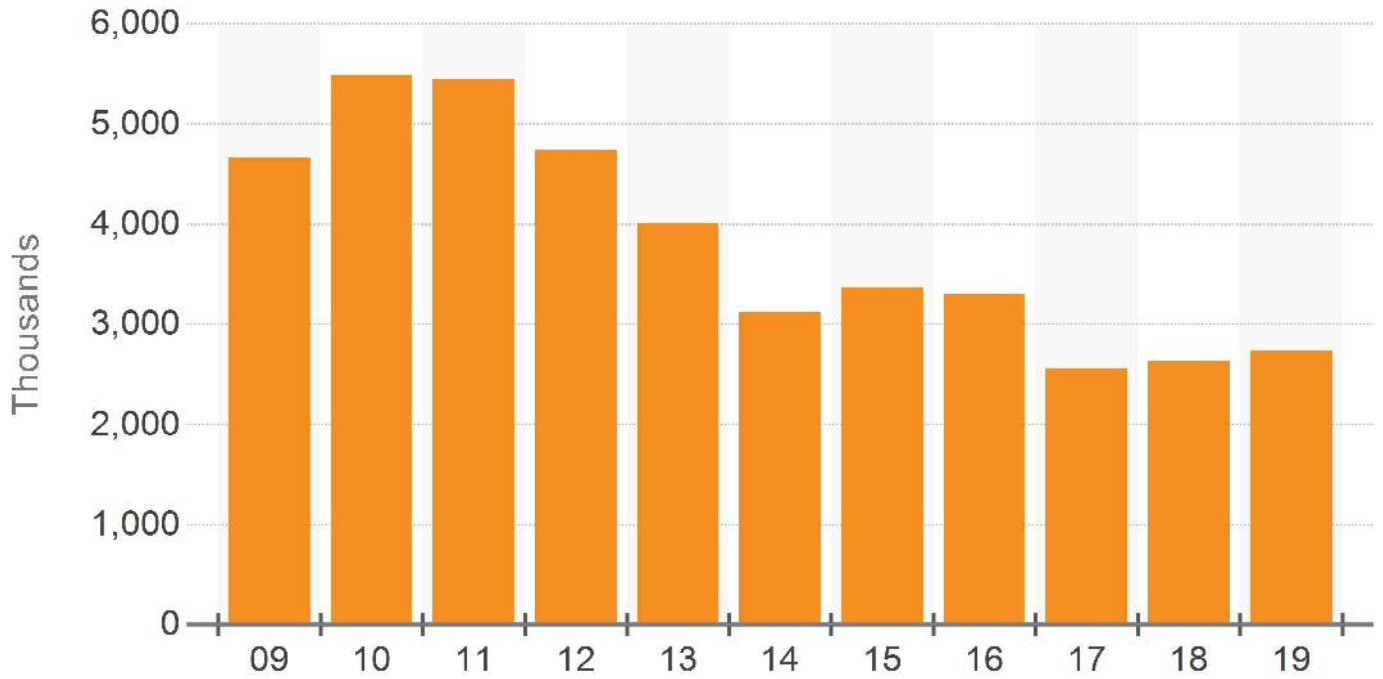
### OCCUPANCY & PERCENT LEASED



### VACANT SF



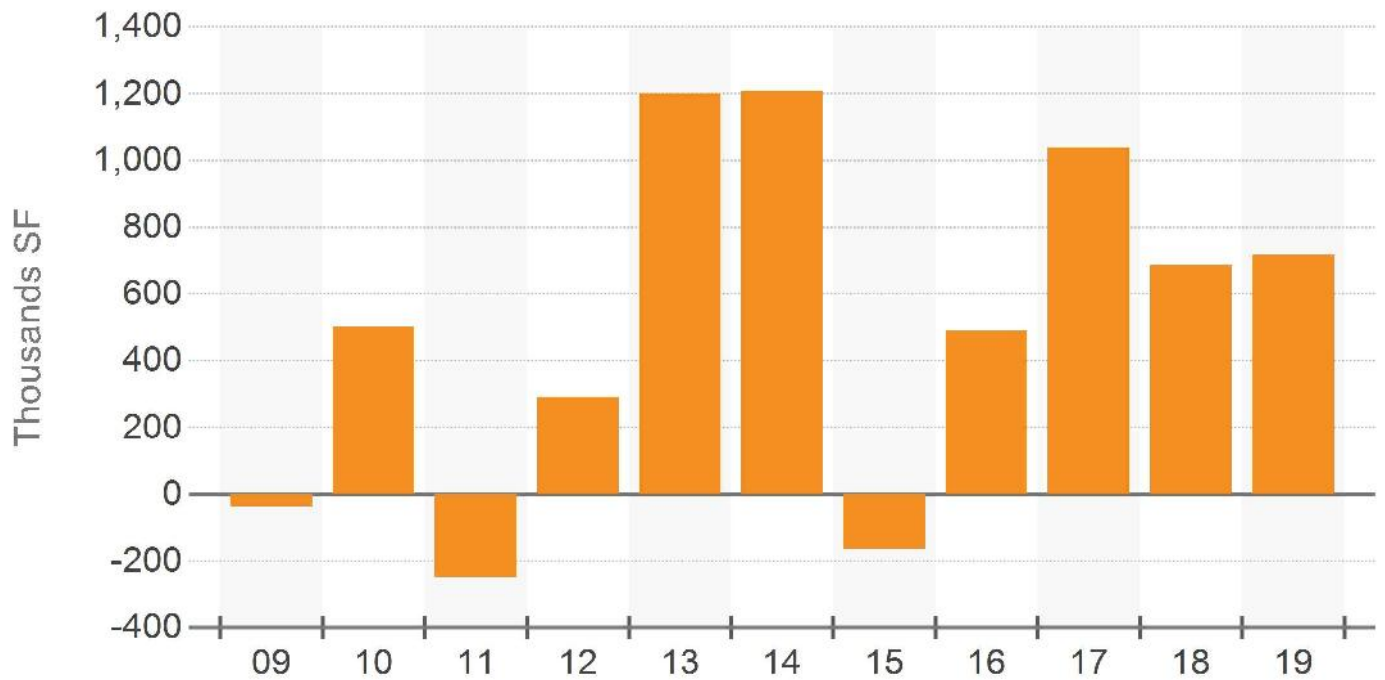
## AVAILABLE SF



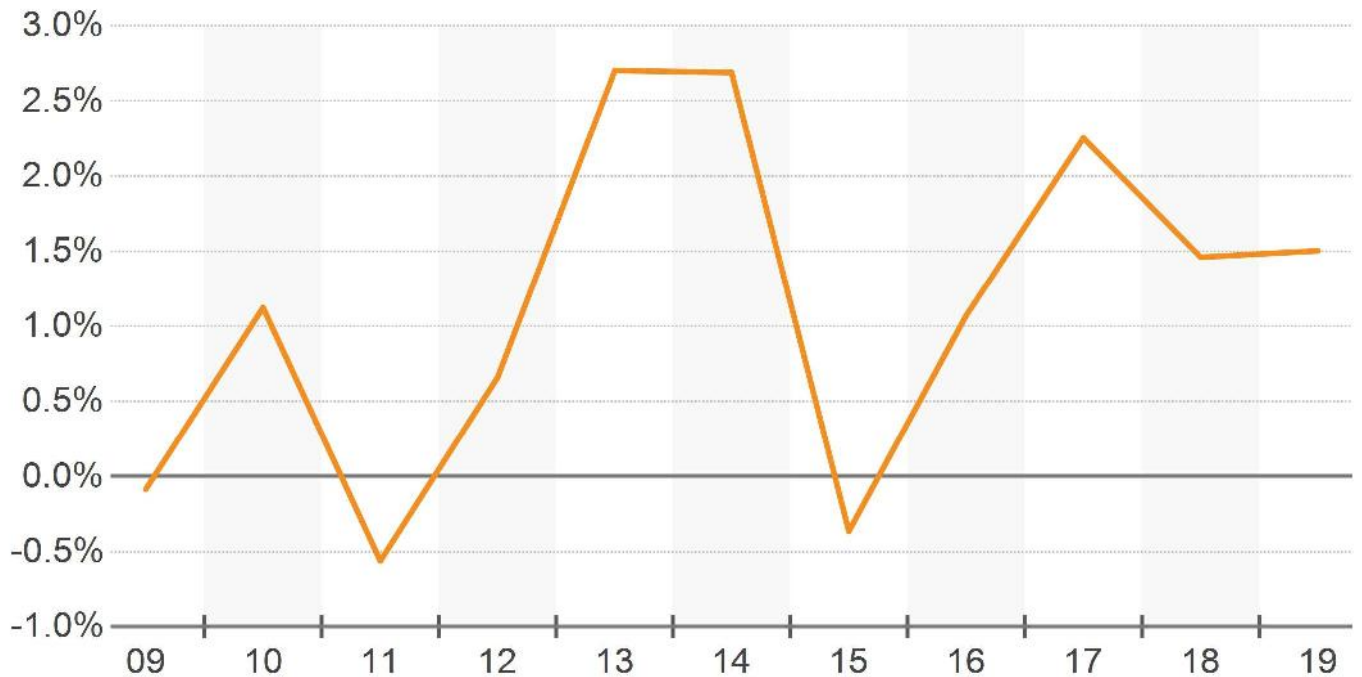
## MONTHS ON MARKET DISTRIBUTION



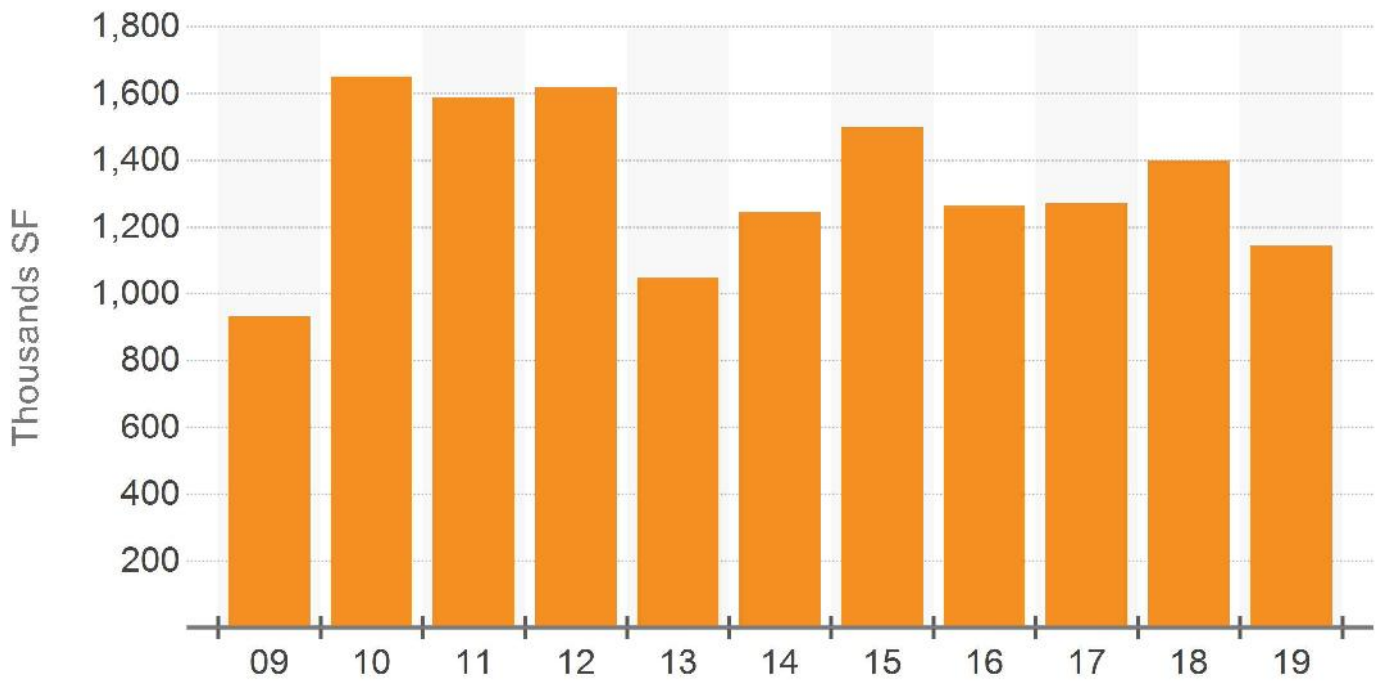
## NET ABSORPTION



## NET ABSORPTION AS % OF INVENTORY



## LEASING ACTIVITY



## MONTHS ON MARKET



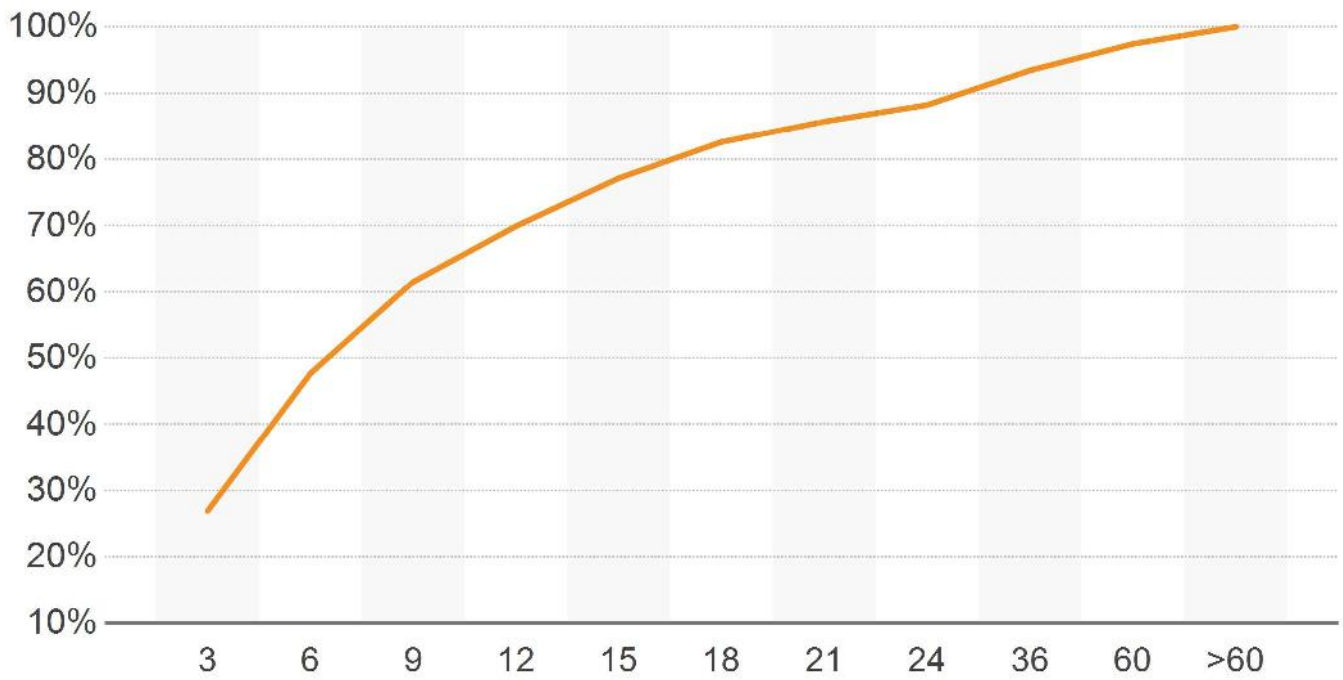
## MONTHS TO LEASE



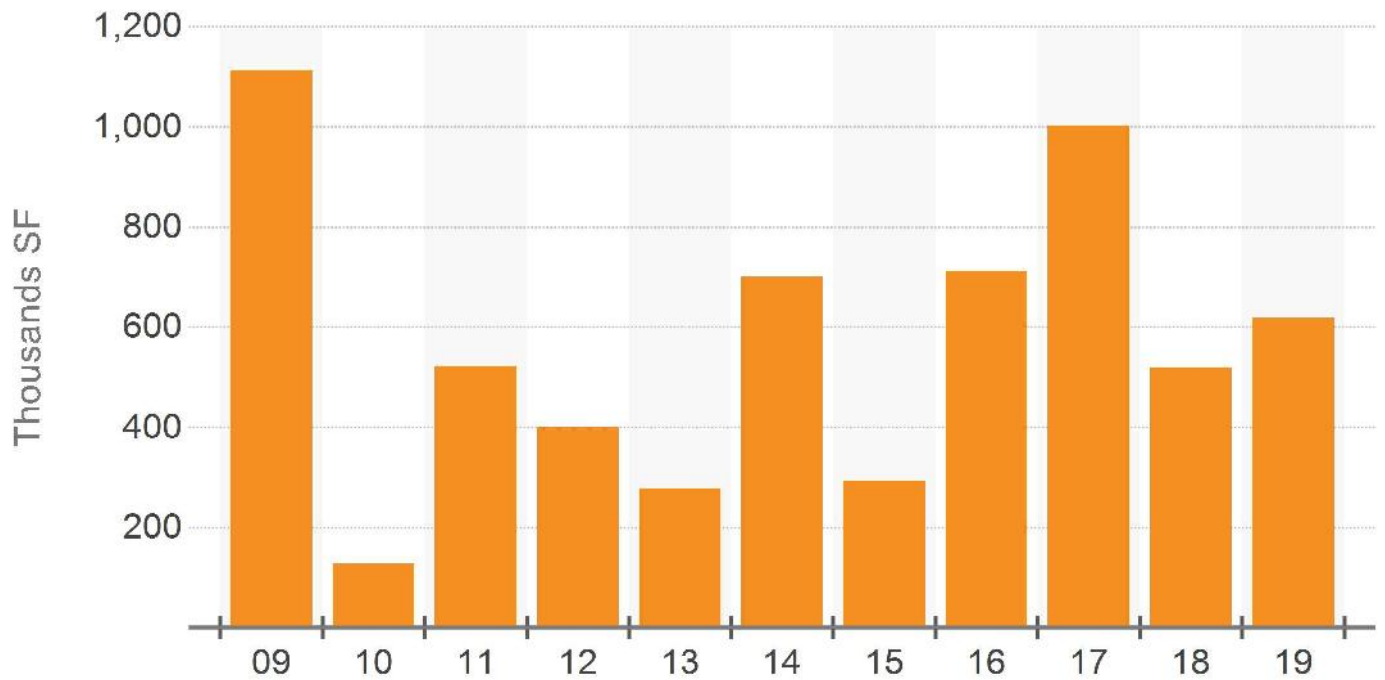
## MONTHS VACANT



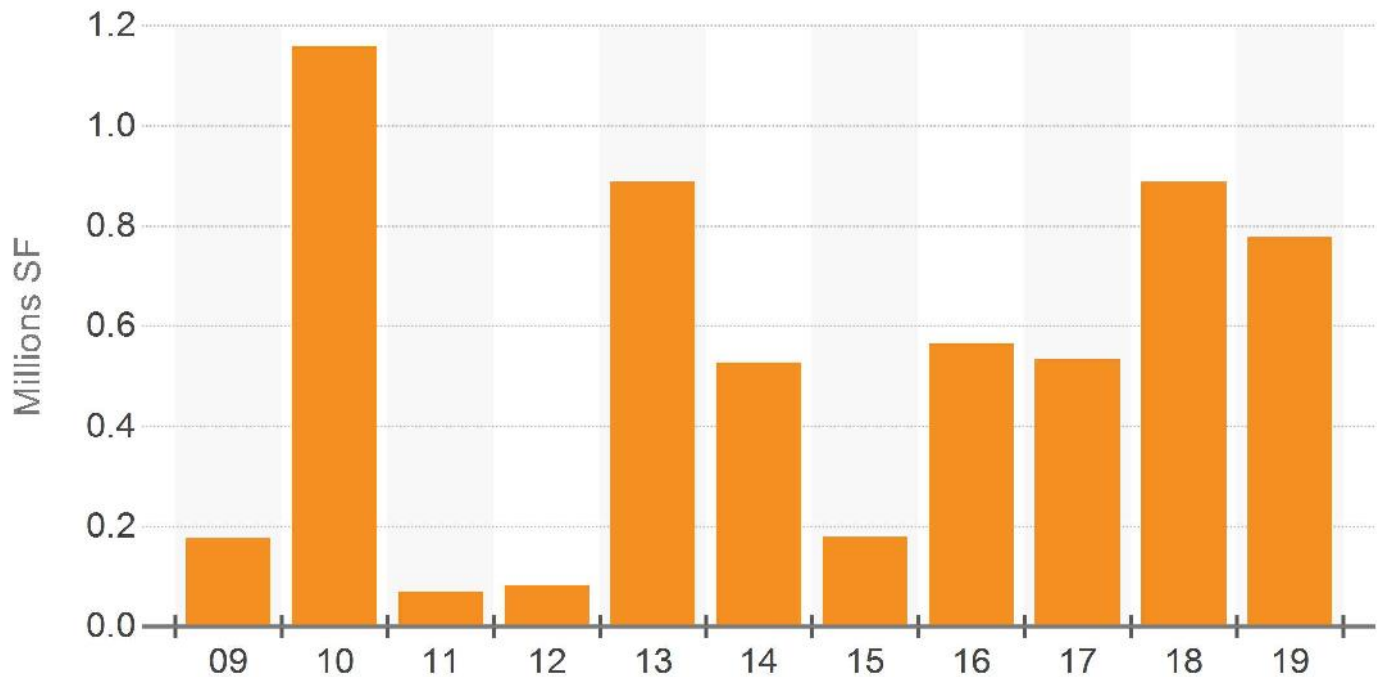
## PROBABILITY OF LEASING IN MONTHS



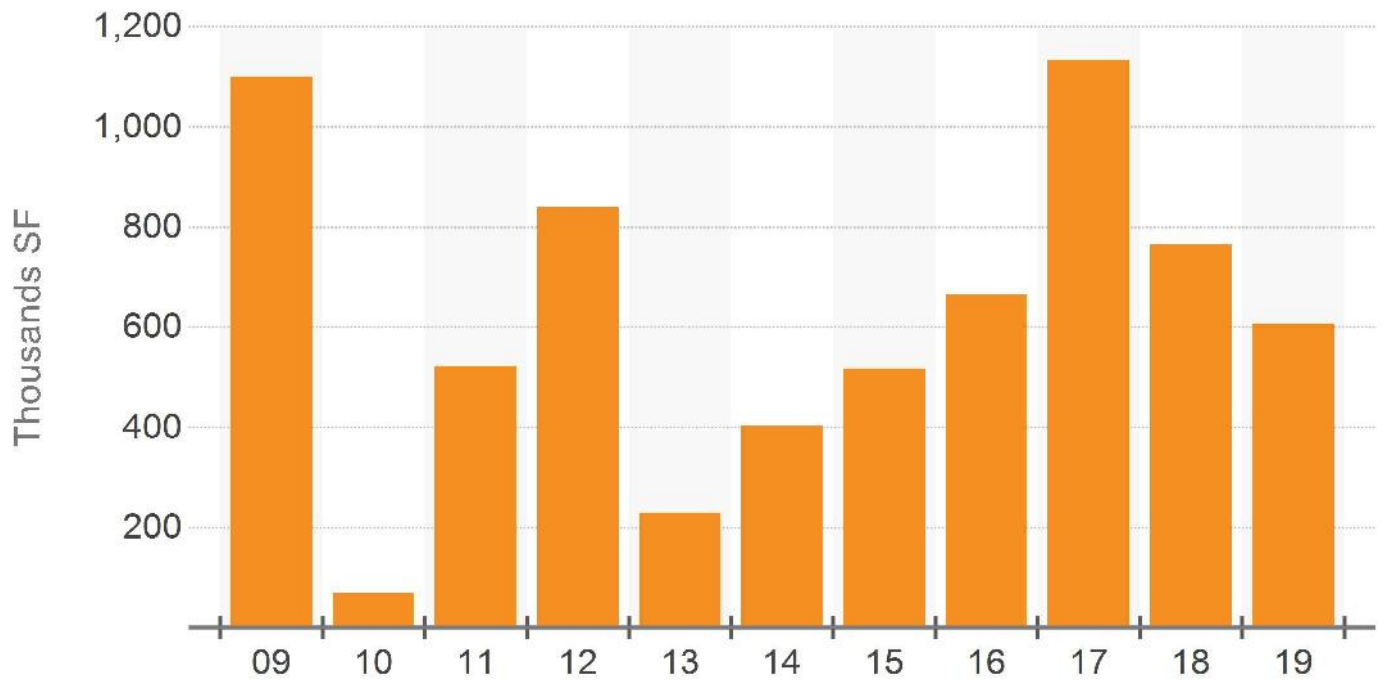
### CONSTRUCTION STARTS



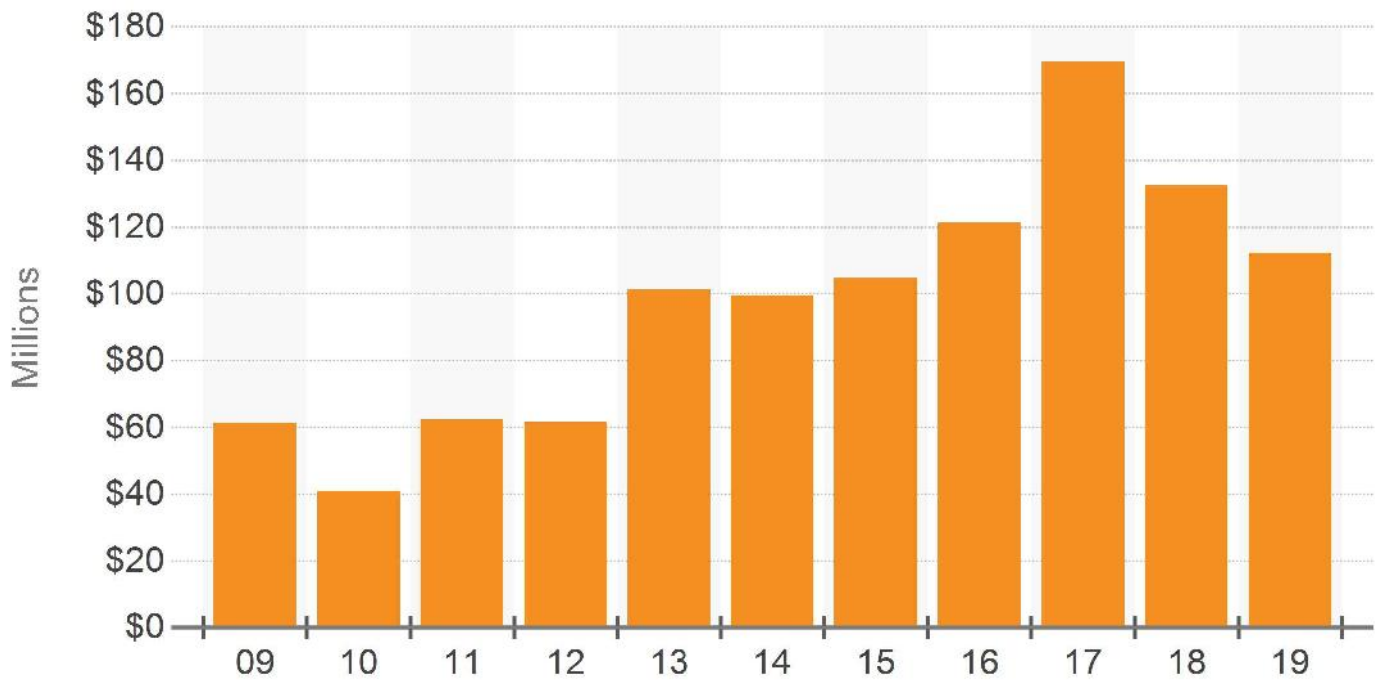
### CONSTRUCTION DELIVERIES



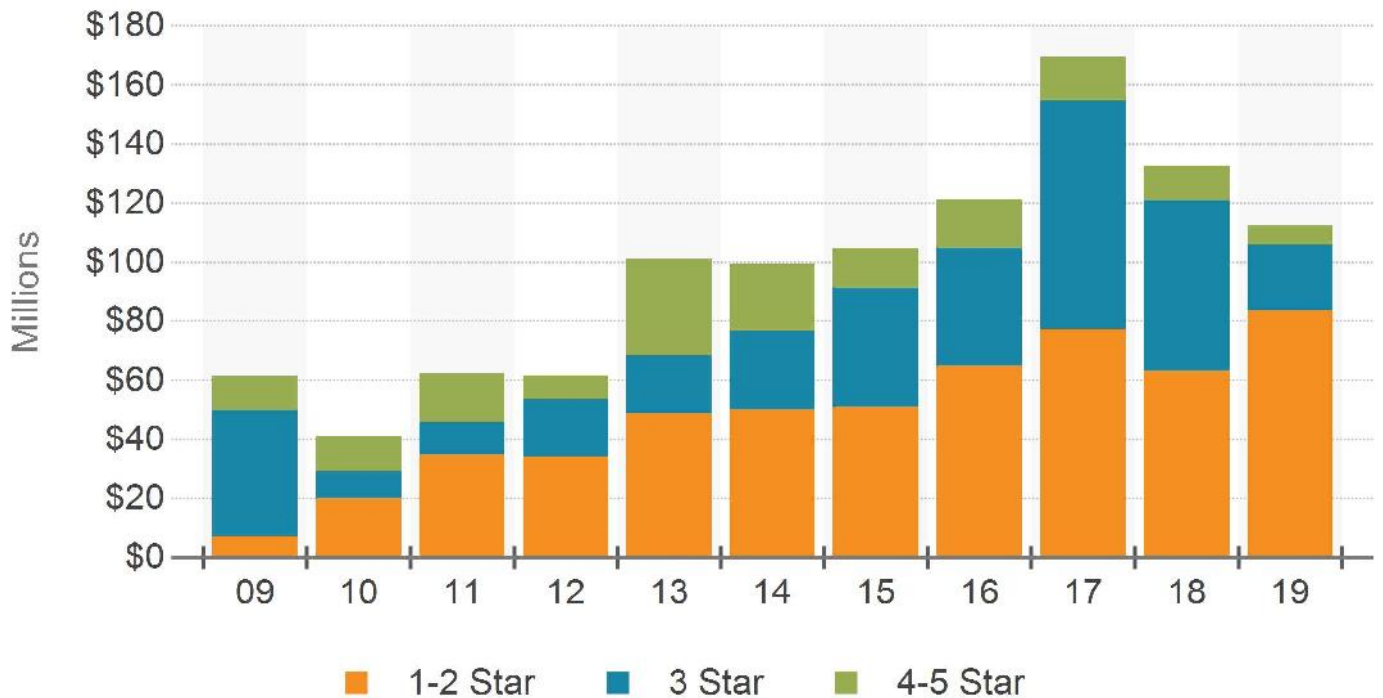
### UNDER CONSTRUCTION



## SALES VOLUME



## SALES VOLUME BY STAR RATING



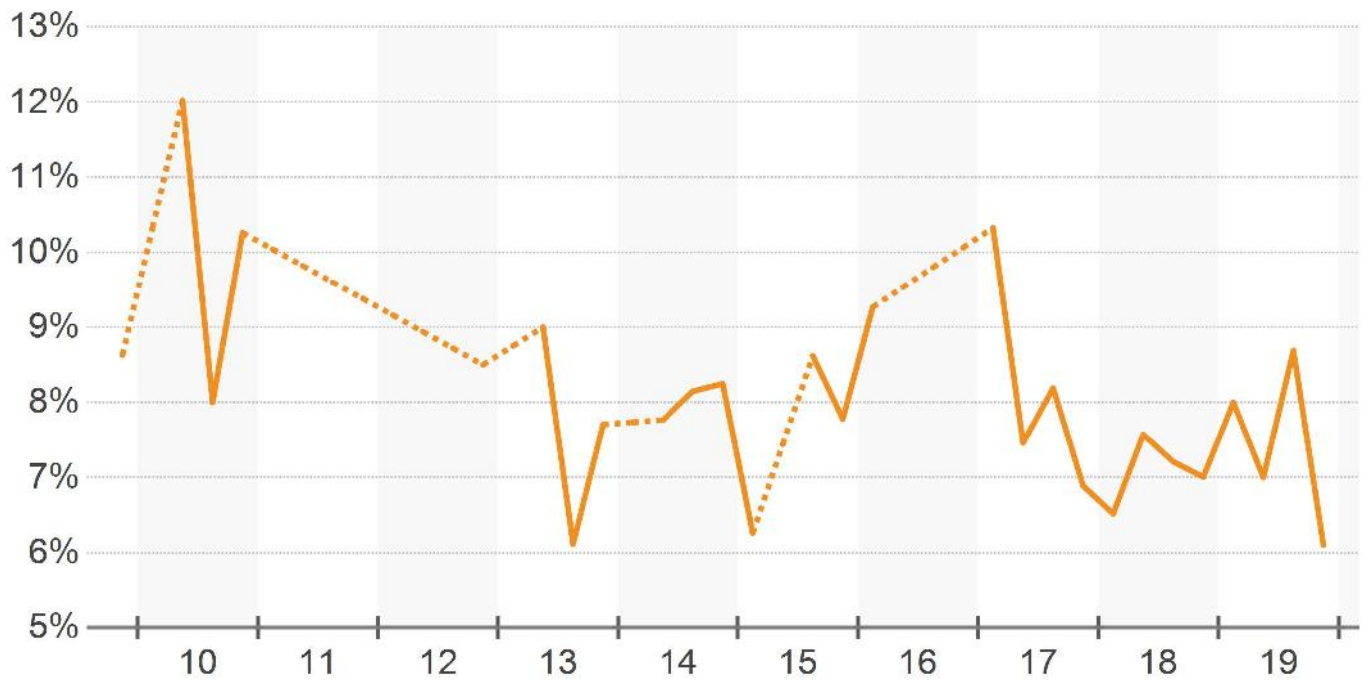
### AVERAGE SALE PRICE PER SF



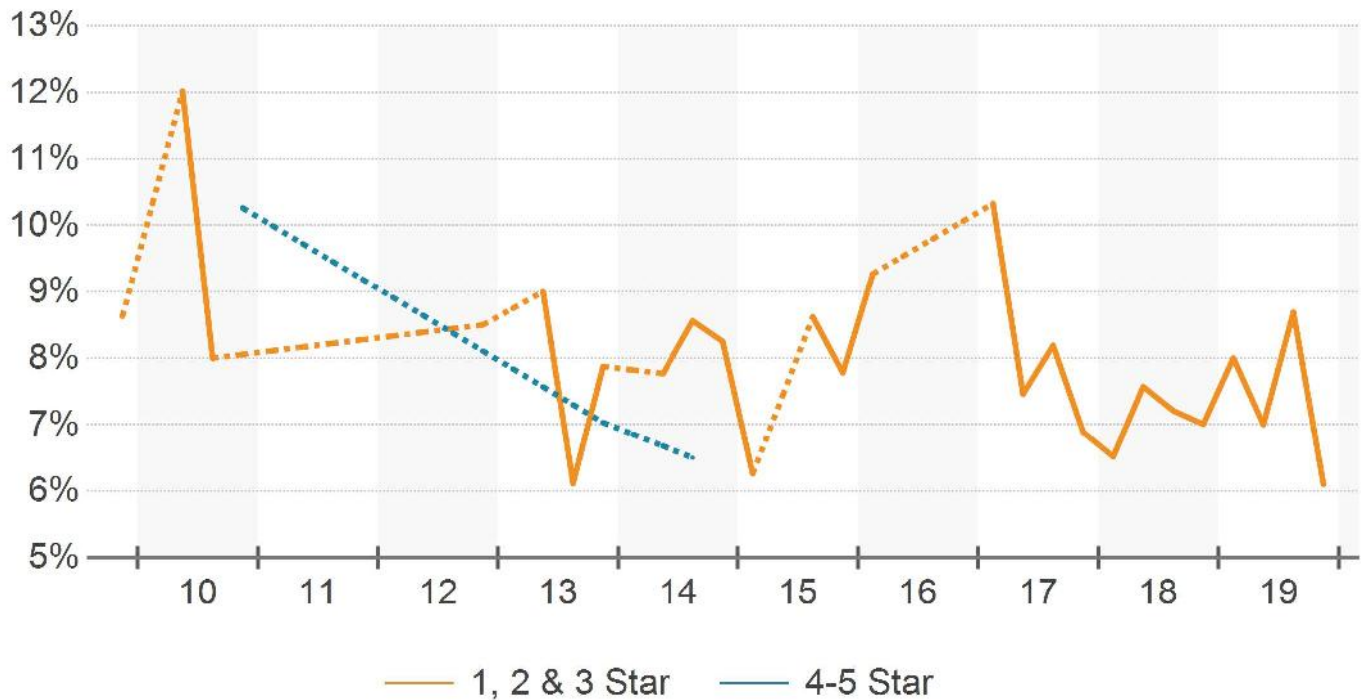
### SALE TO ASKING PRICE DIFFERENTIAL



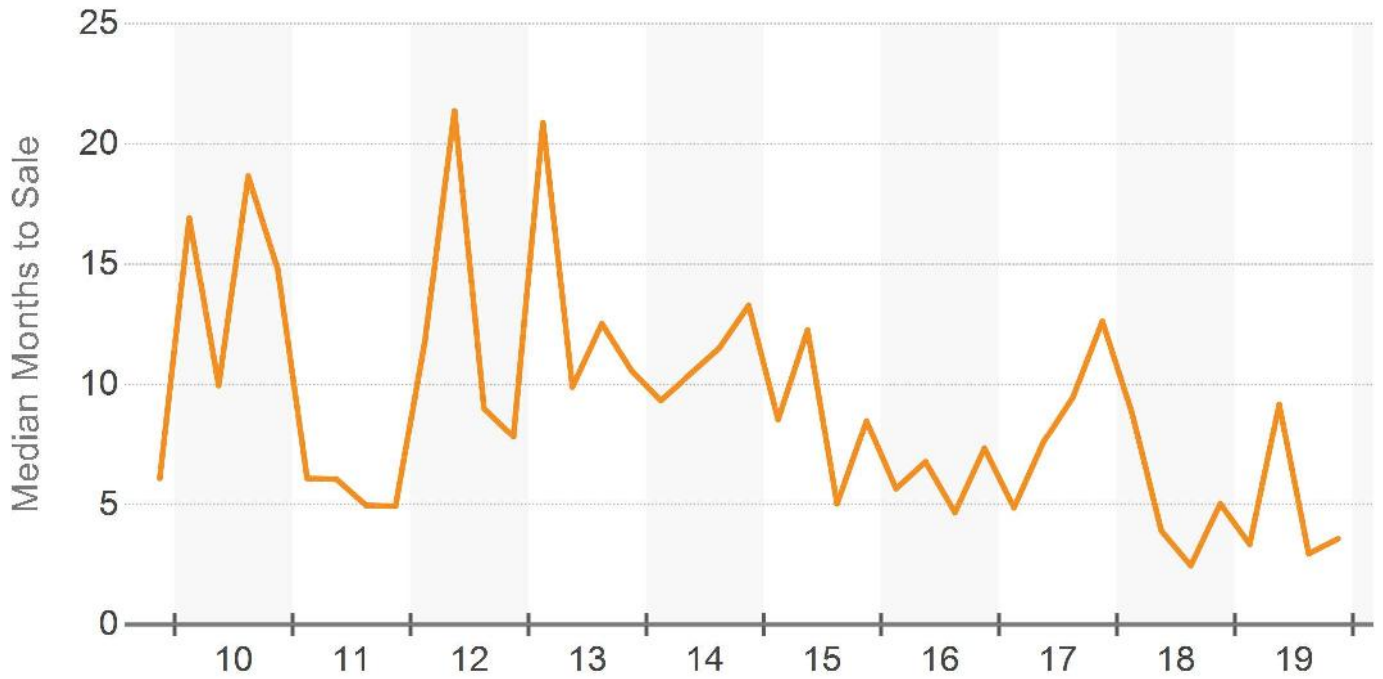
## CAP RATE



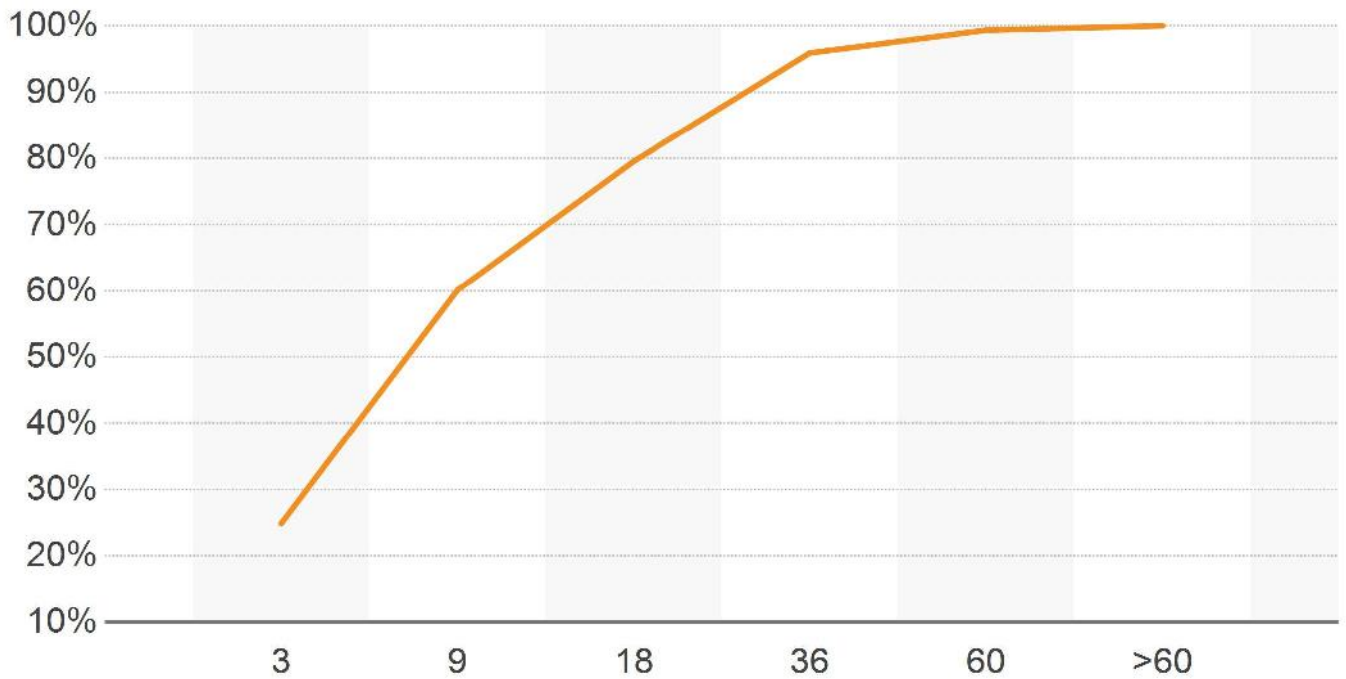
## CAP RATE BY STAR RATING



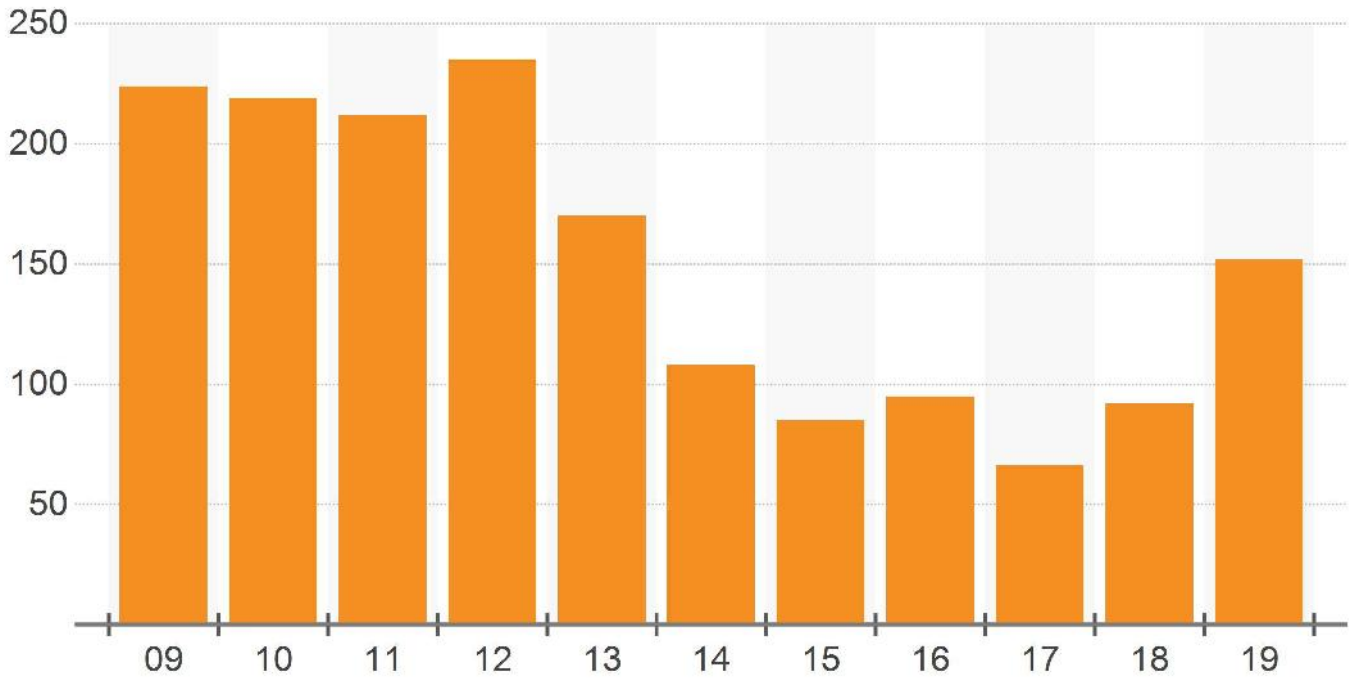
## MONTHS TO SALE



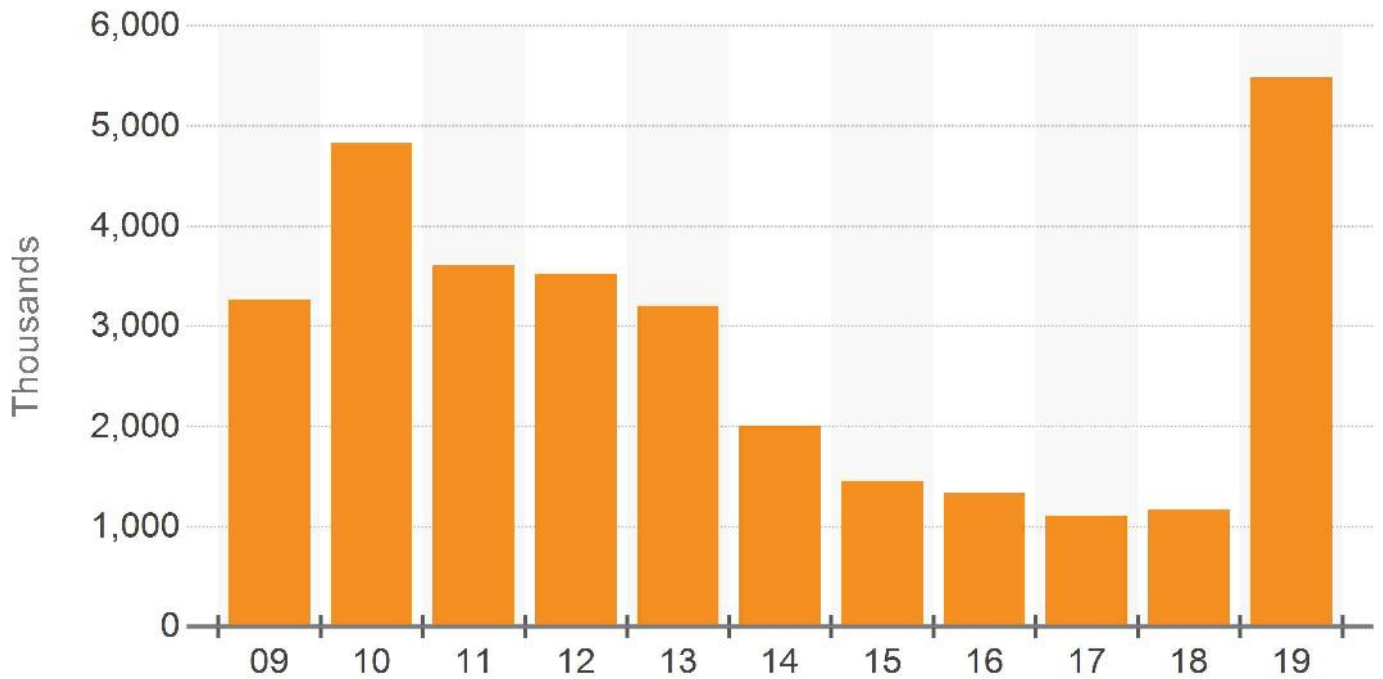
## PROBABILITY OF SELLING IN MONTHS



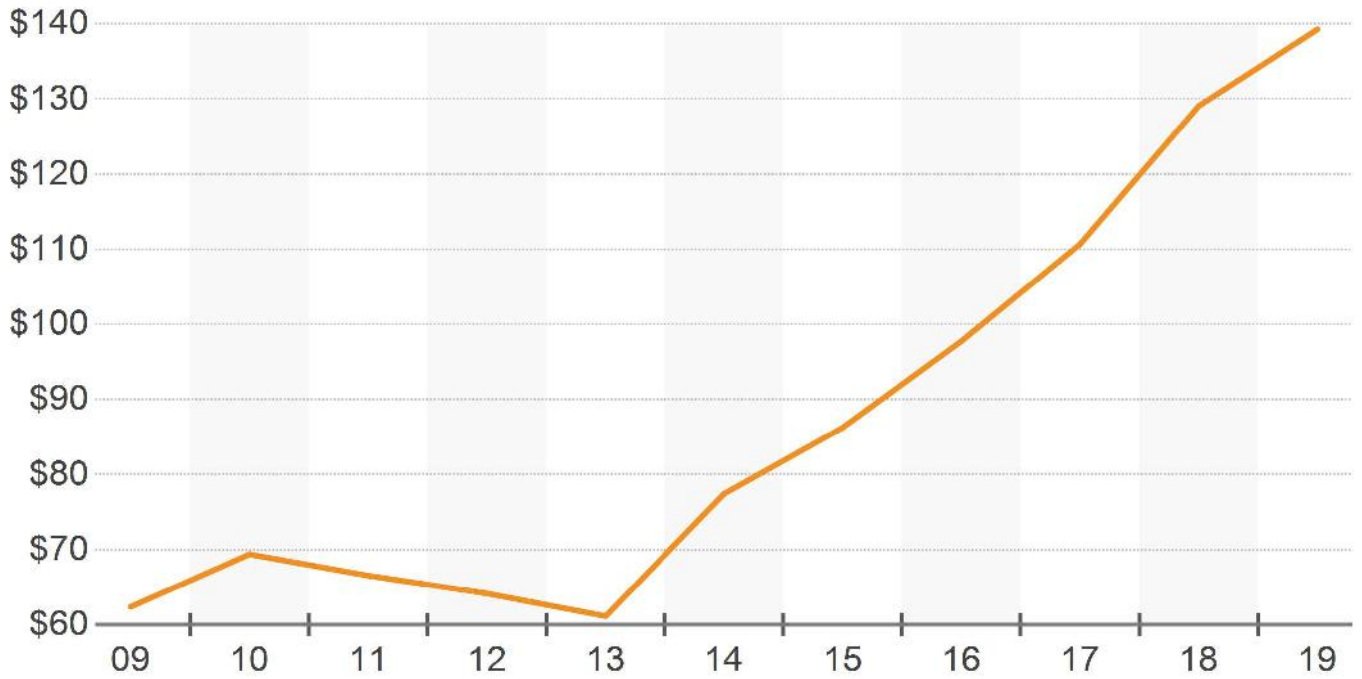
### FOR SALE TOTAL LISTINGS



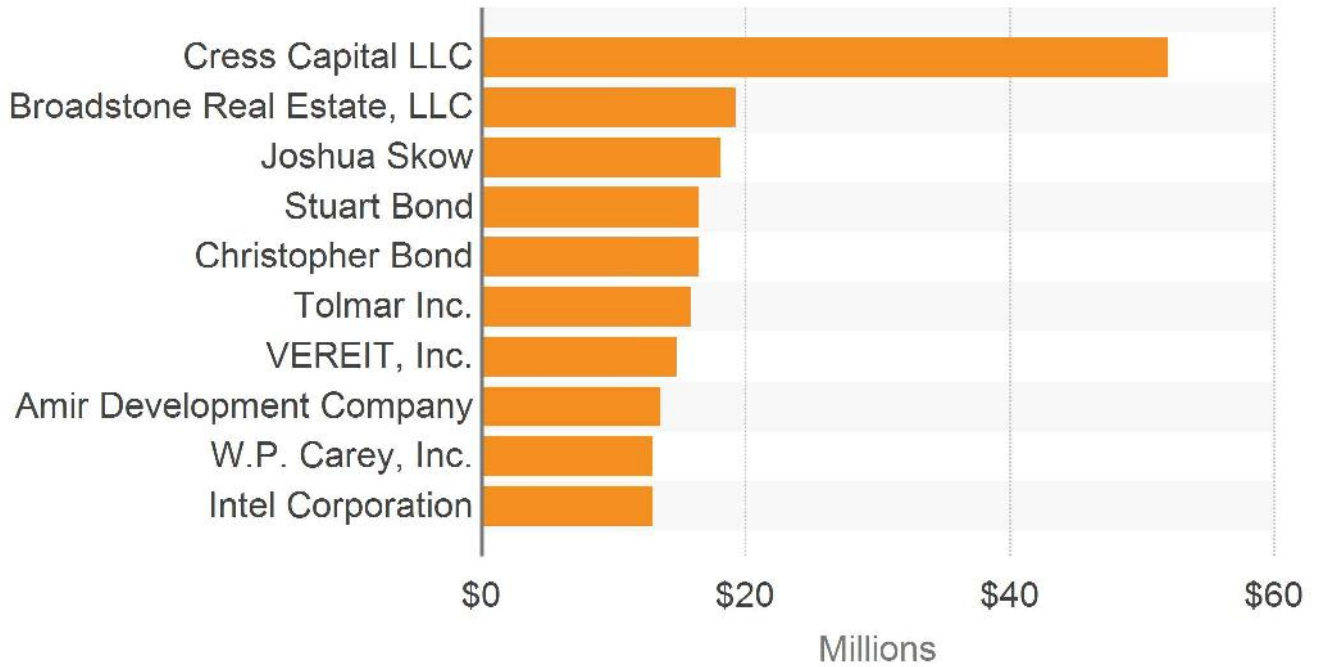
### FOR SALE TOTAL SF



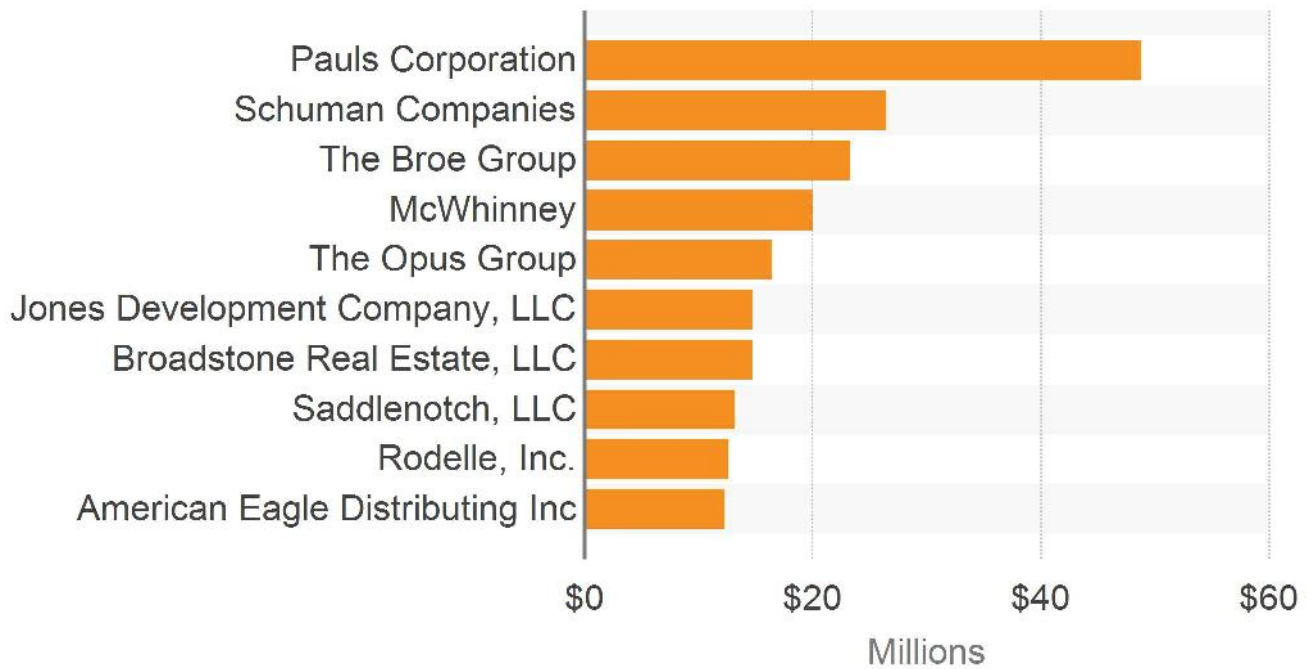
### ASKING PRICE PER SF



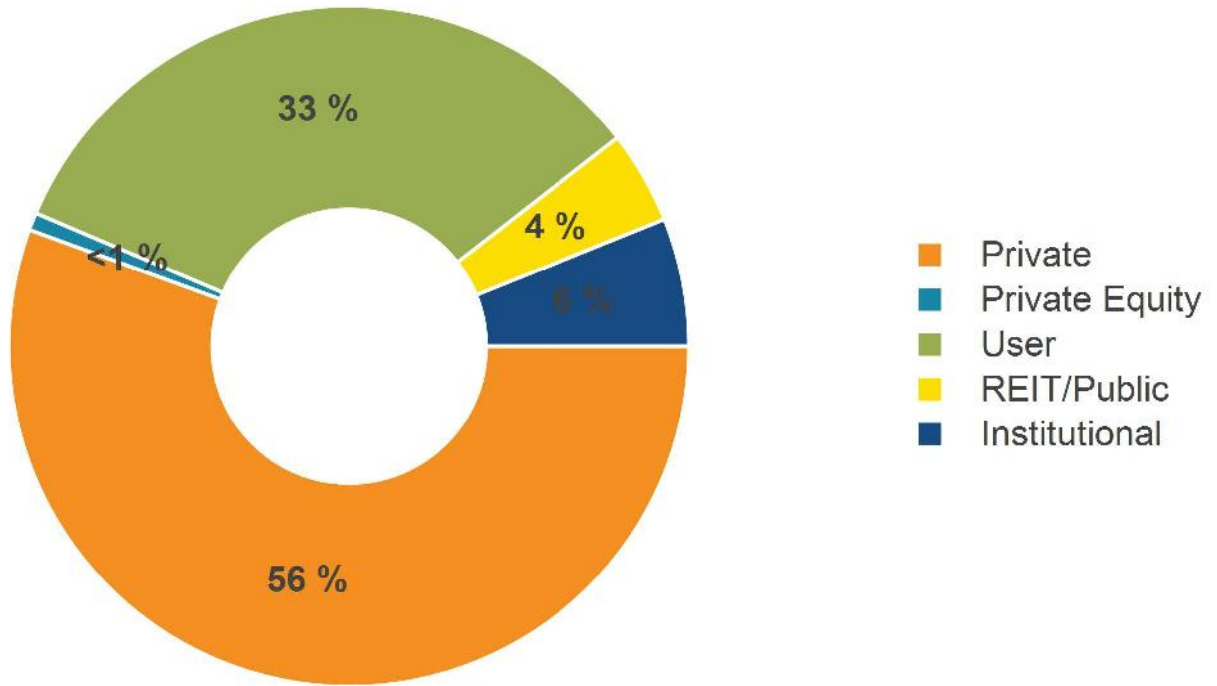
## TOP BUYERS



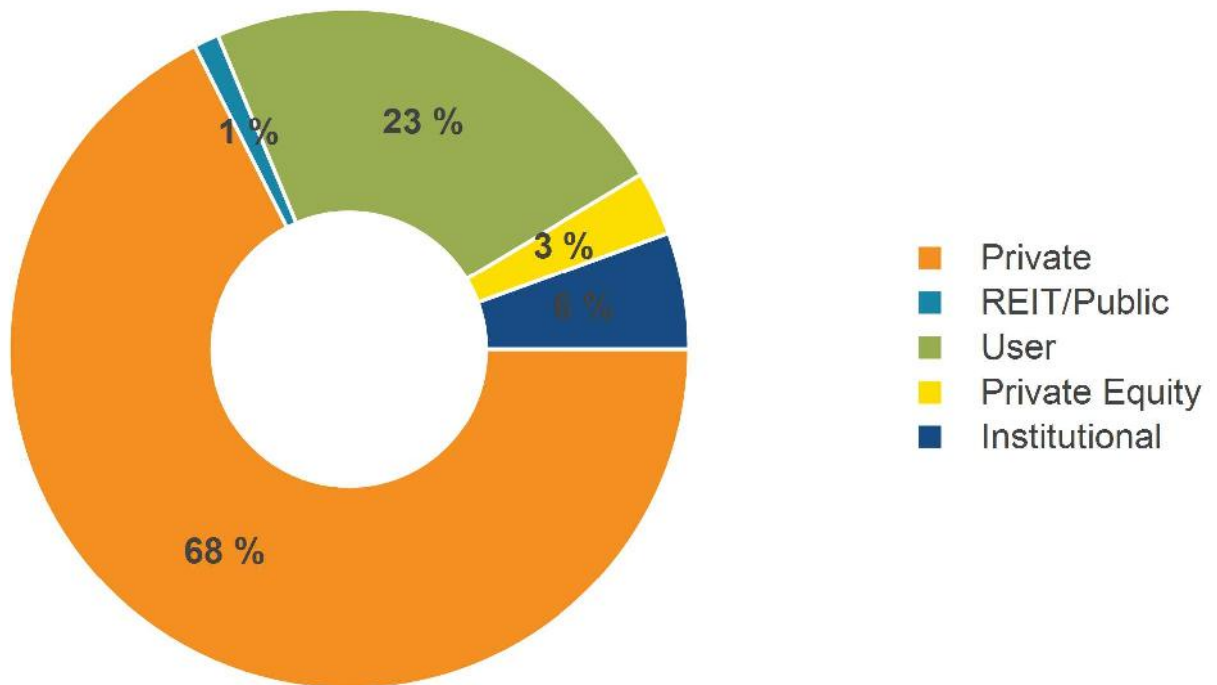
## TOP SELLERS



## SALES VOLUME BY BUYER TYPE



## SALES VOLUME BY SELLER TYPE



## TOP BUYER BROKERS



## TOP SELLER BROKERS

