



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

PREPARED BY

REALTEC

COMMERCIAL REAL ESTATE SERVICES

Jamie Globelink

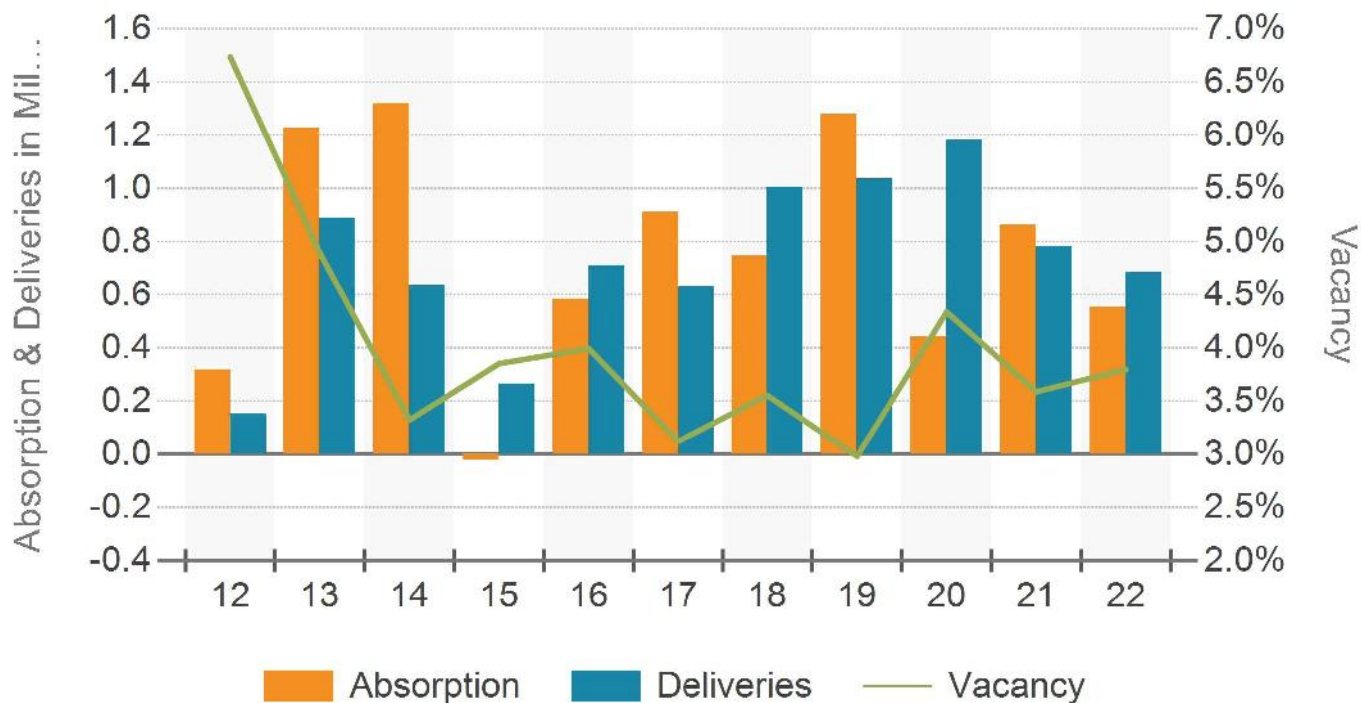
Associate Broker



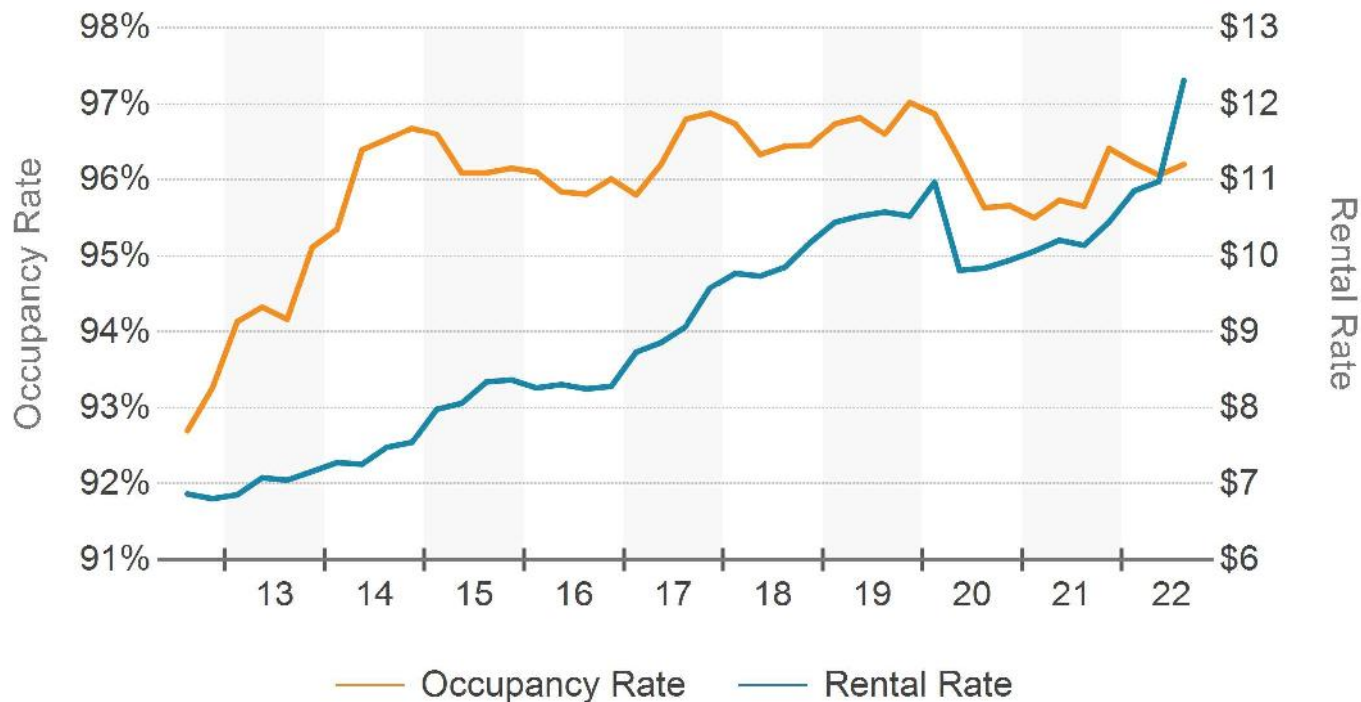
Overview

Industrial - Larimer/Weld County

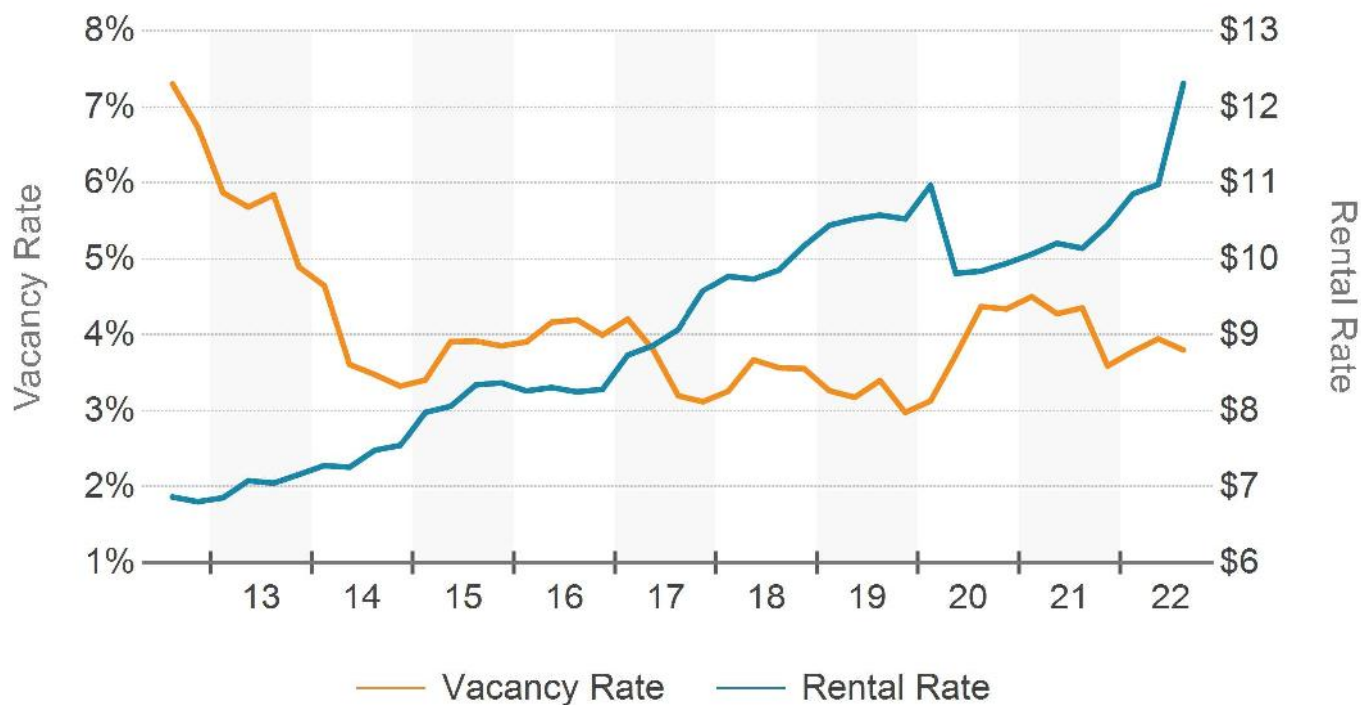
ABSORPTION, DELIVERIES, VACANCY



OCCUPANCY & RENTAL RATES



VACANCY & RENTAL RATES



SUMMARY STATISTICS

Availability	Survey	5-Year Avg
Rent Per SF	\$12.31	\$10.15
Vacancy Rate	3.8%	3.7%
Vacant SF	1,997,458	1,841,996
Availability Rate	7.1%	6.0%
Available SF	3,850,561	3,064,638
Sublet SF	178,949	126,455
Months on Market	4.4	5.0

Inventory	Survey	5-Year Avg
Existing Buildings	2,338	2,267
Existing SF	52,610,833	50,250,567
12 Mo. Const. Starts	454,349	895,264
Under Construction	1,857,036	1,239,308
12 Mo. Deliveries	938,344	927,582

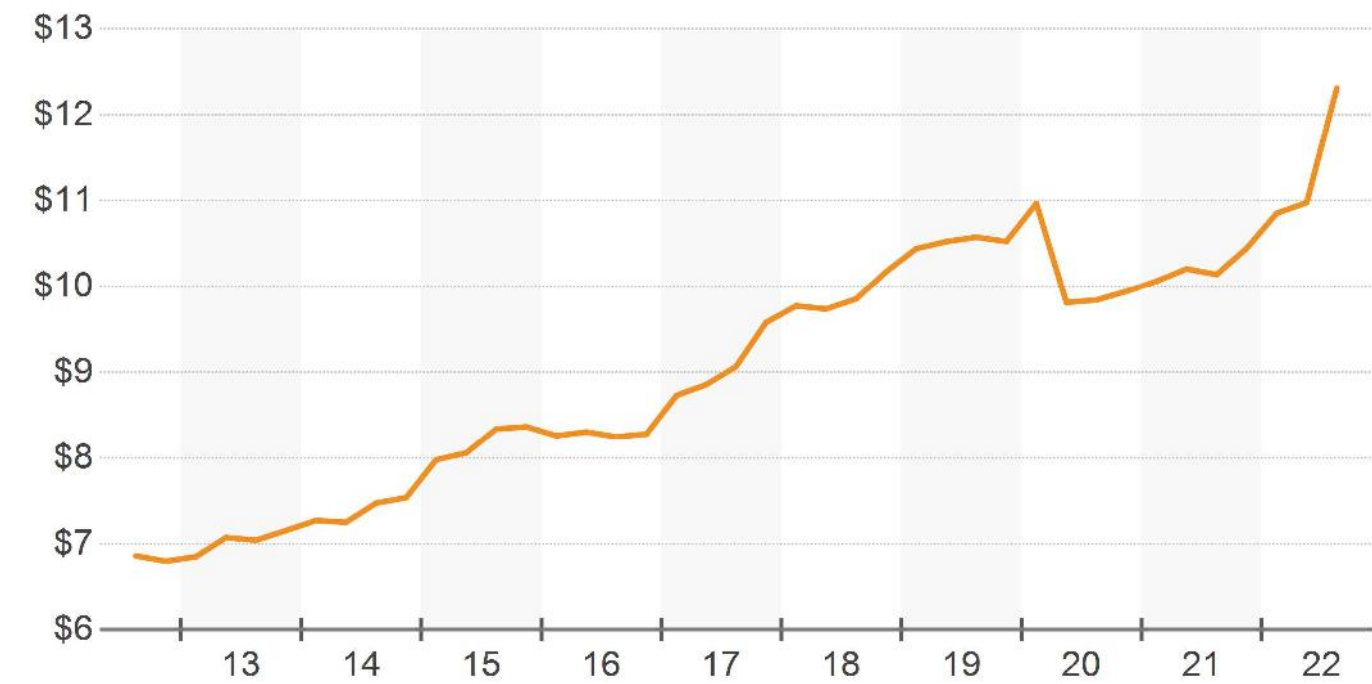
Demand	Survey	5-Year Avg
12 Mo. Absorption SF	908,782	826,277
12 Mo. Leasing SF	1,989,912	1,556,755

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$160	\$115
Asking Price Per SF	\$208	\$181
Sales Volume (Mil.)	\$489	\$265
Cap Rate	7.4%	7.4%

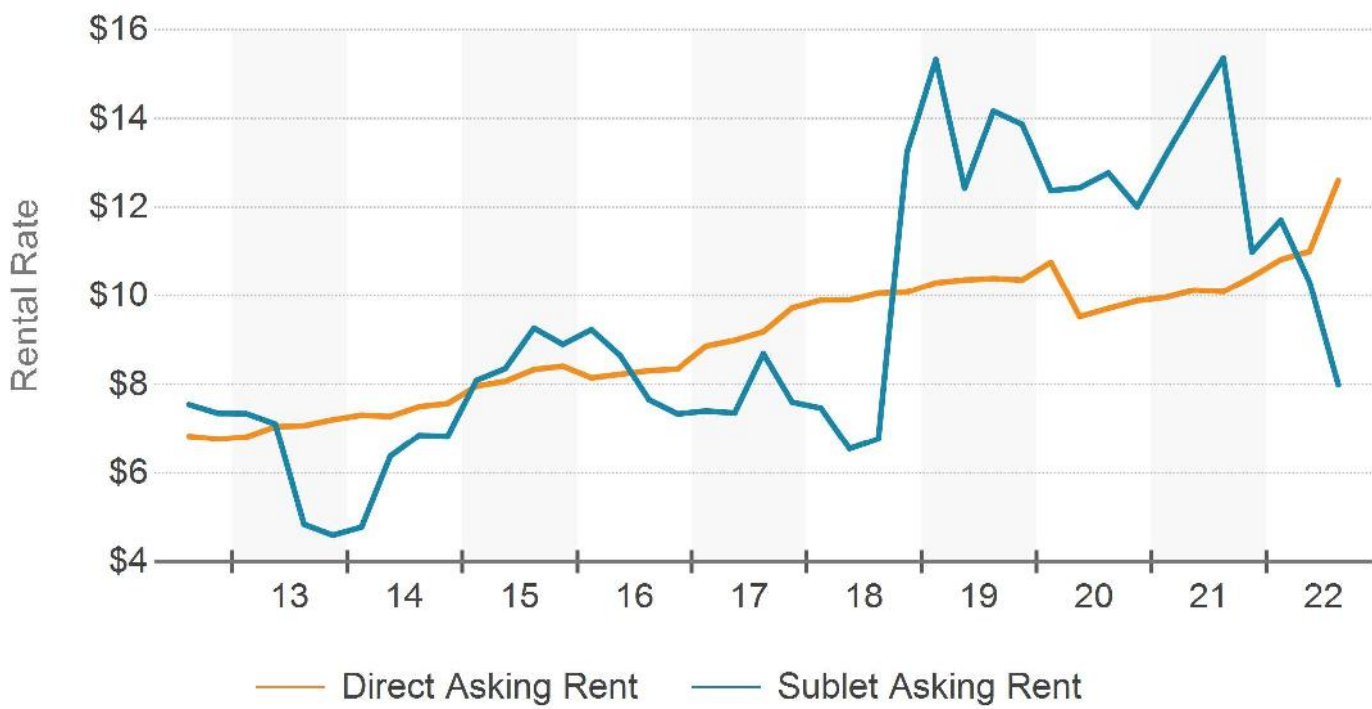
Rental Rates

Industrial - Larimer/Weld County

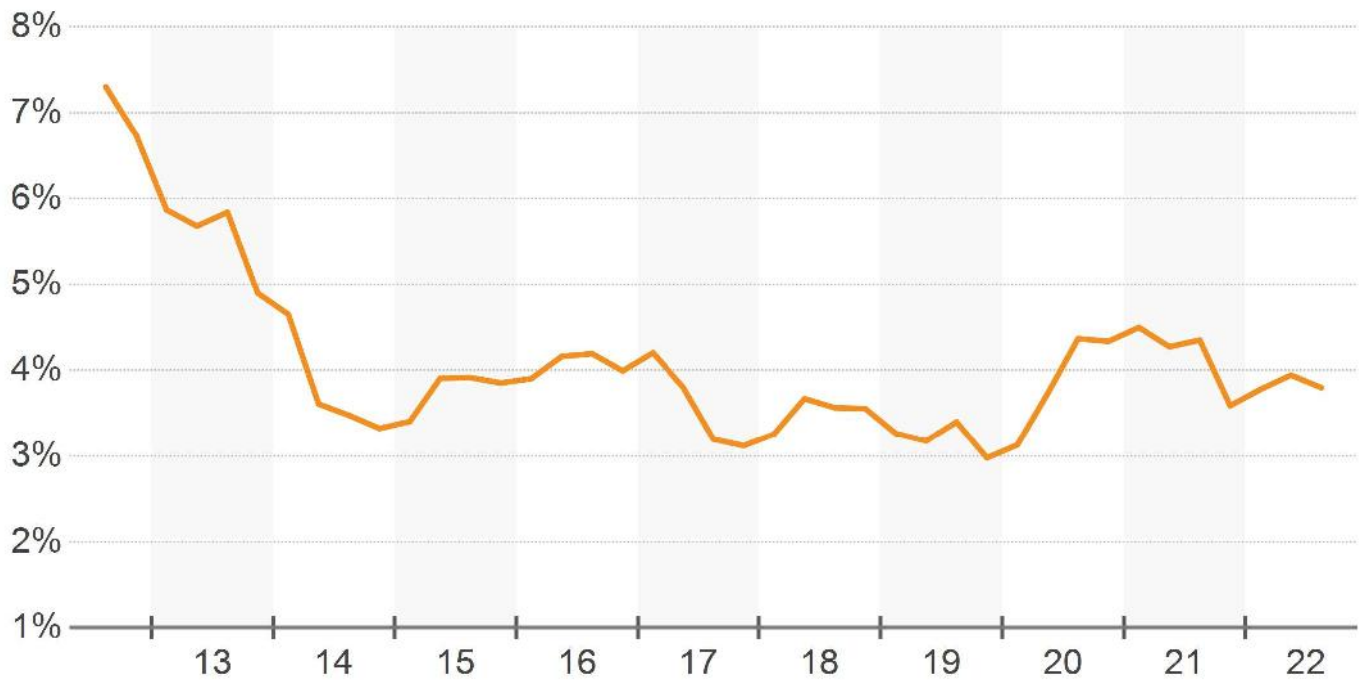
ASKING RENT PER SF



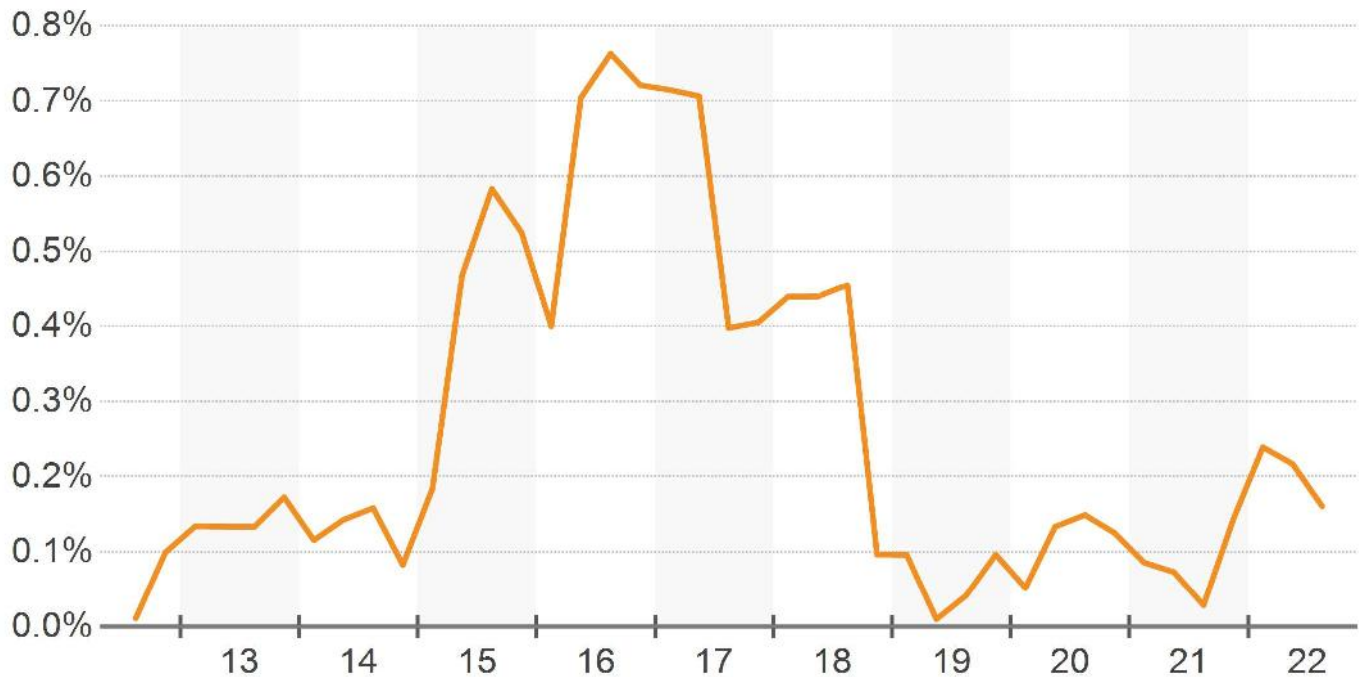
DIRECT & SUBLET RENTAL RATES



VACANCY RATE



SUBLEASE VACANCY RATE



AVAILABILITY RATE



AVAILABILITY & VACANCY RATE



OCCUPANCY RATE



PERCENT LEASED RATE



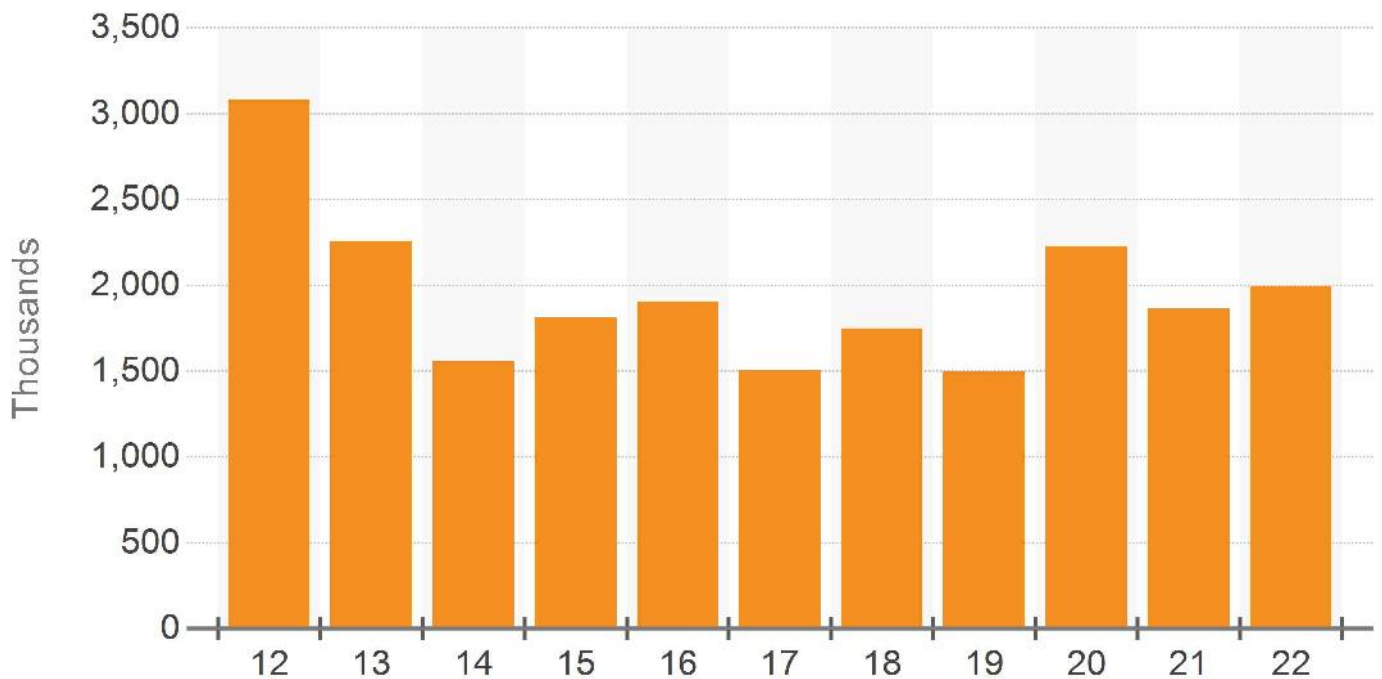
Vacancy & Availability

Industrial - Larimer/Weld County

OCCUPANCY & PERCENT LEASED



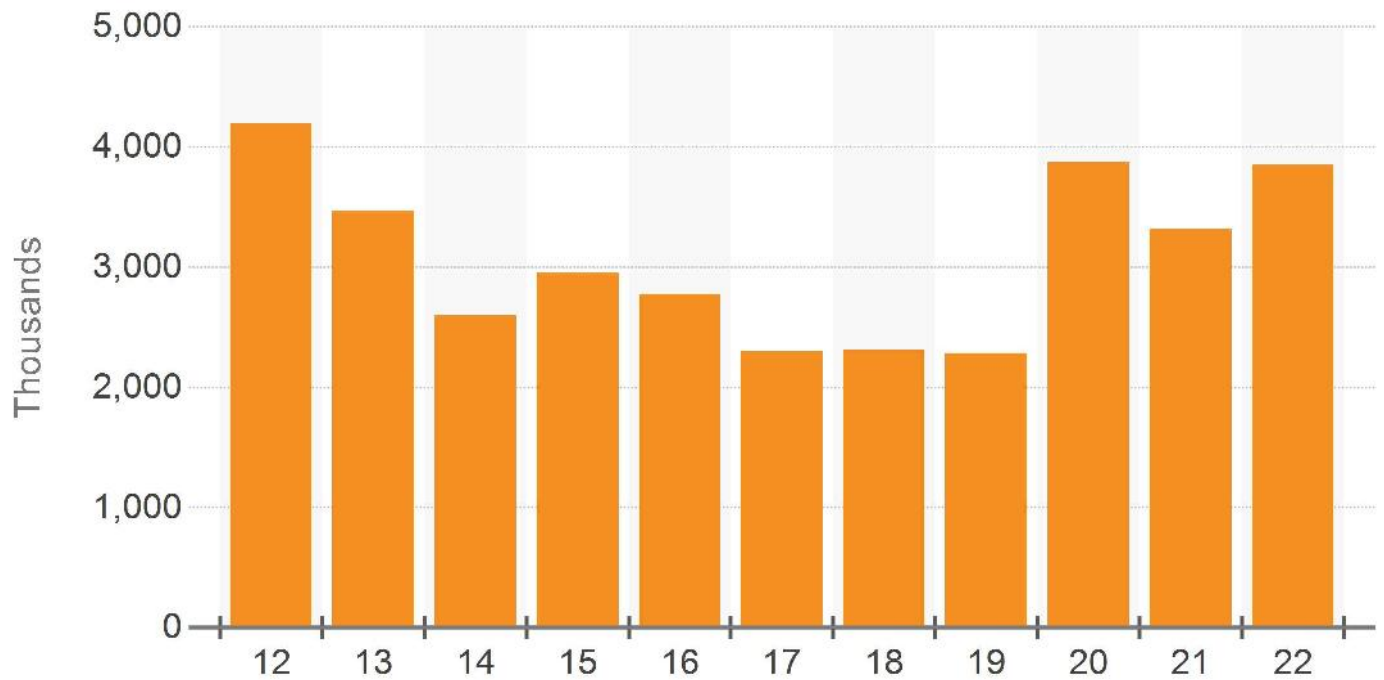
VACANT SF



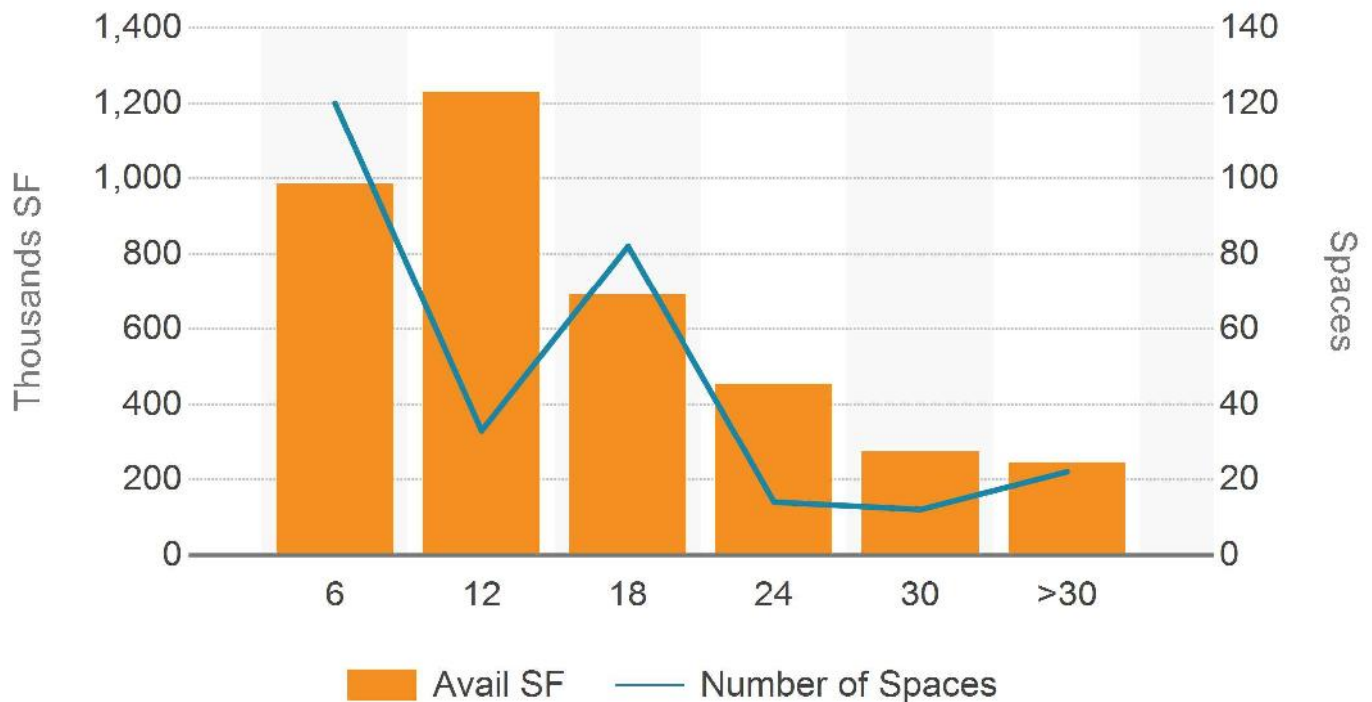
Vacancy & Availability

Industrial - Larimer/Weld County

AVAILABLE SF



MONTHS ON MARKET DISTRIBUTION



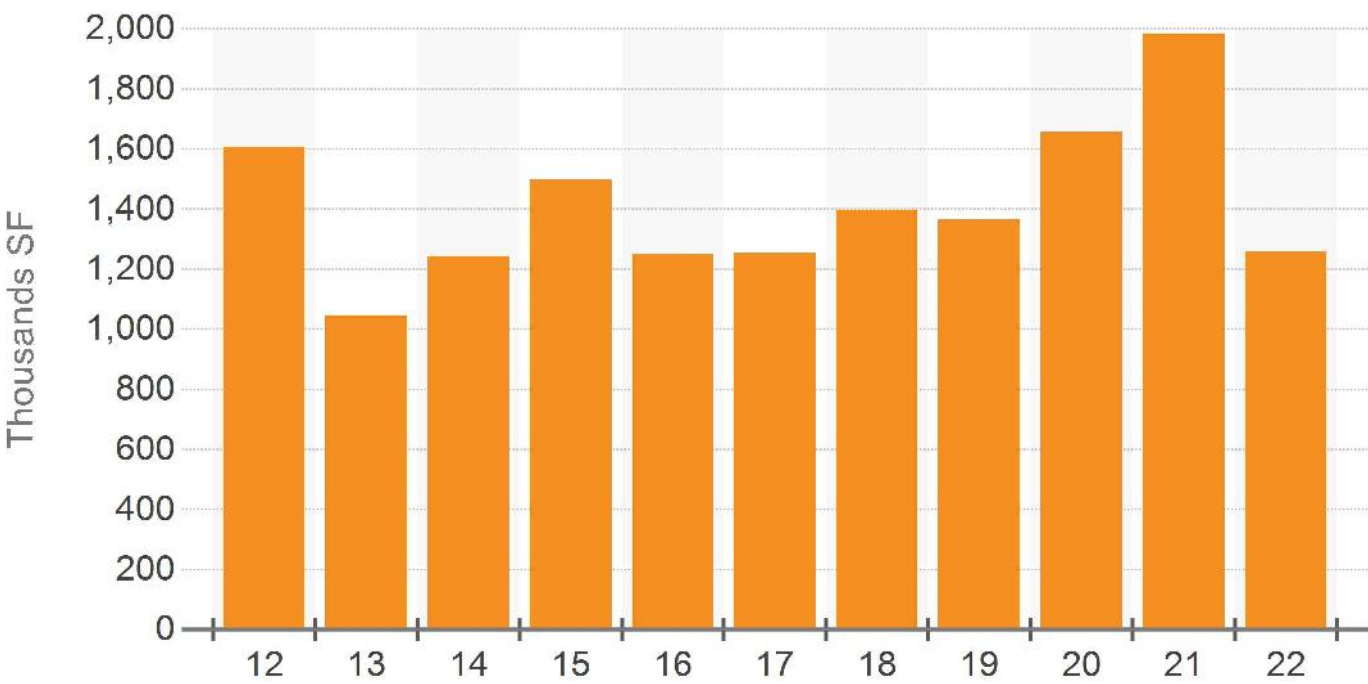
NET ABSORPTION



NET ABSORPTION AS % OF INVENTORY



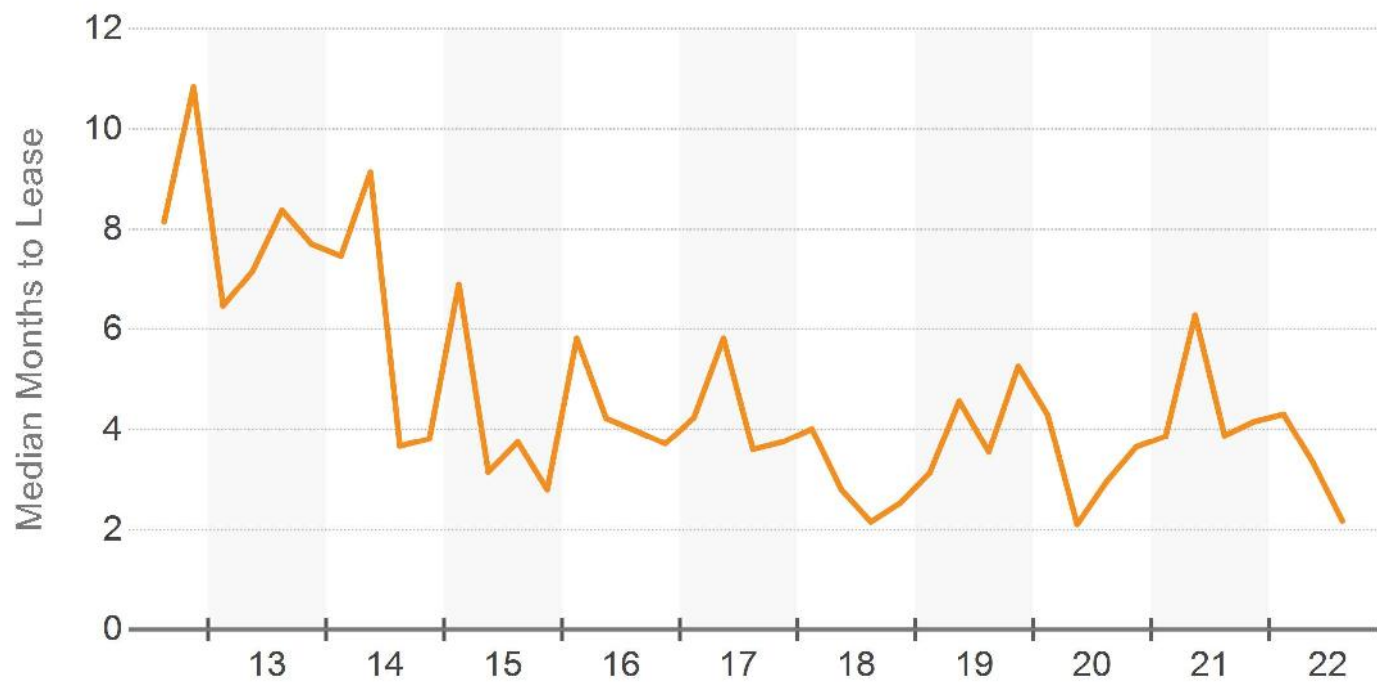
LEASING ACTIVITY



MONTHS ON MARKET



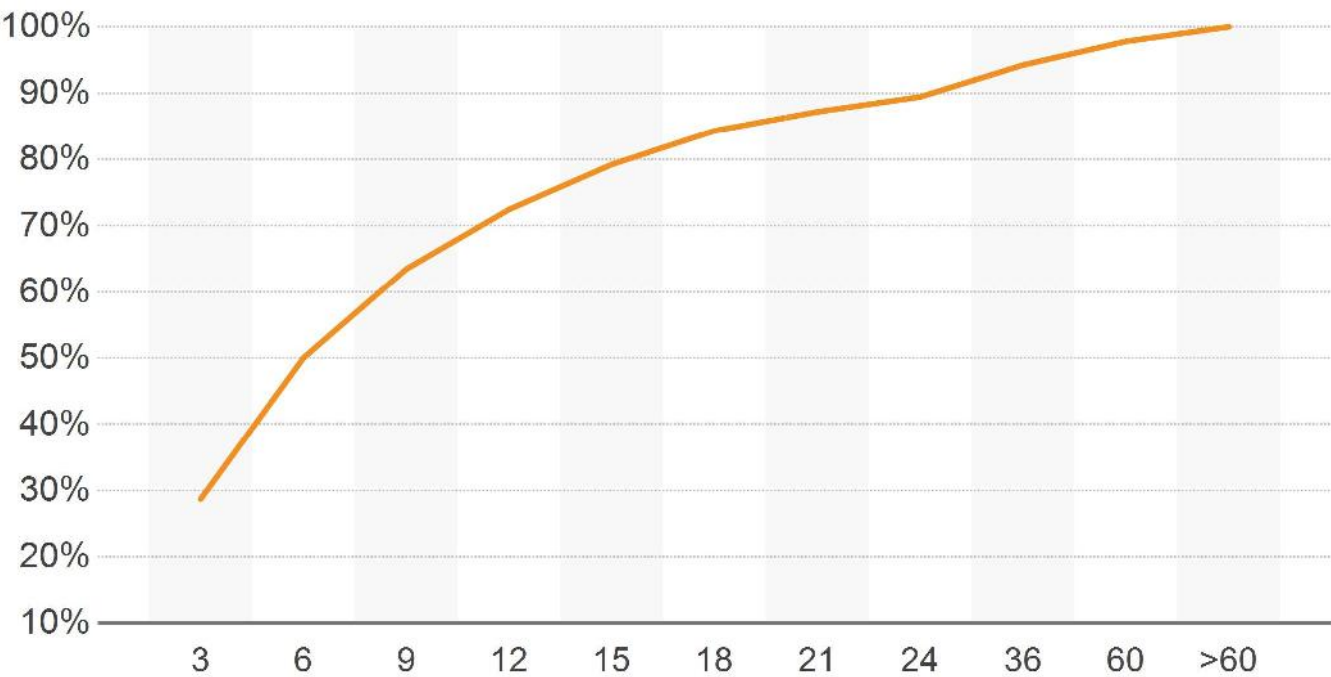
MONTHS TO LEASE



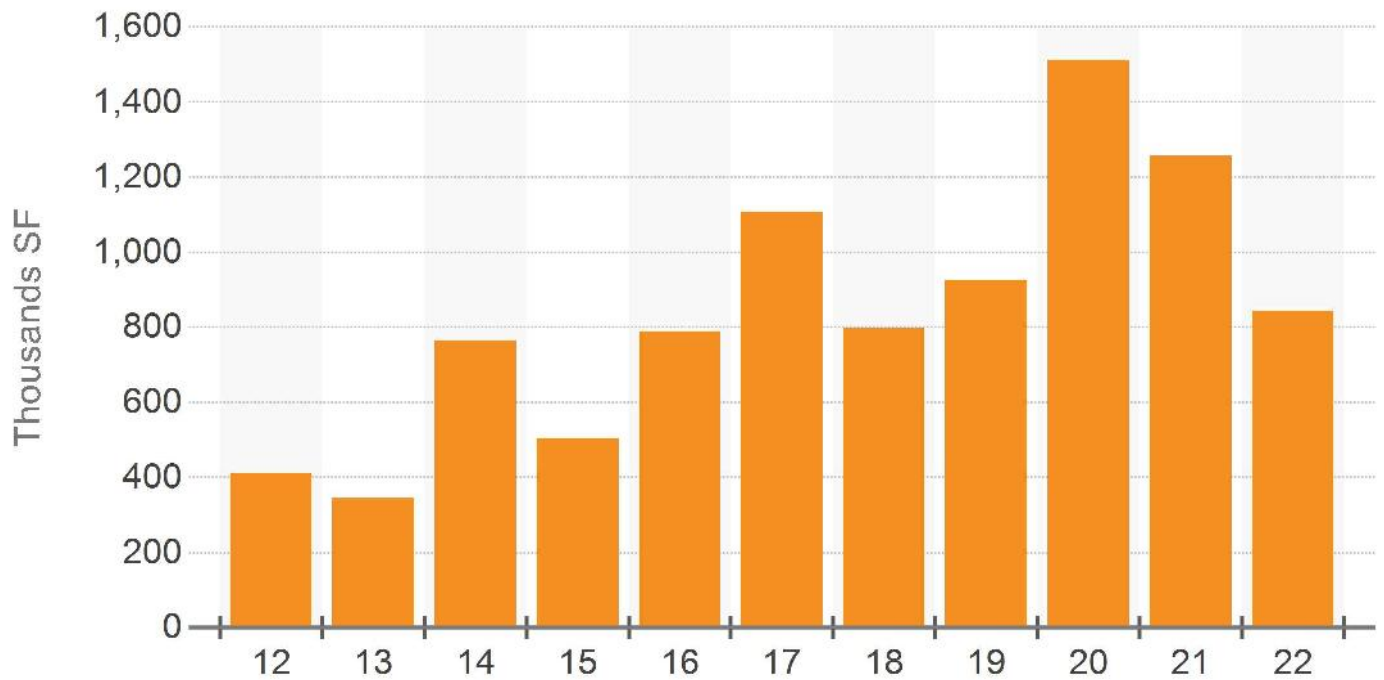
MONTHS VACANT



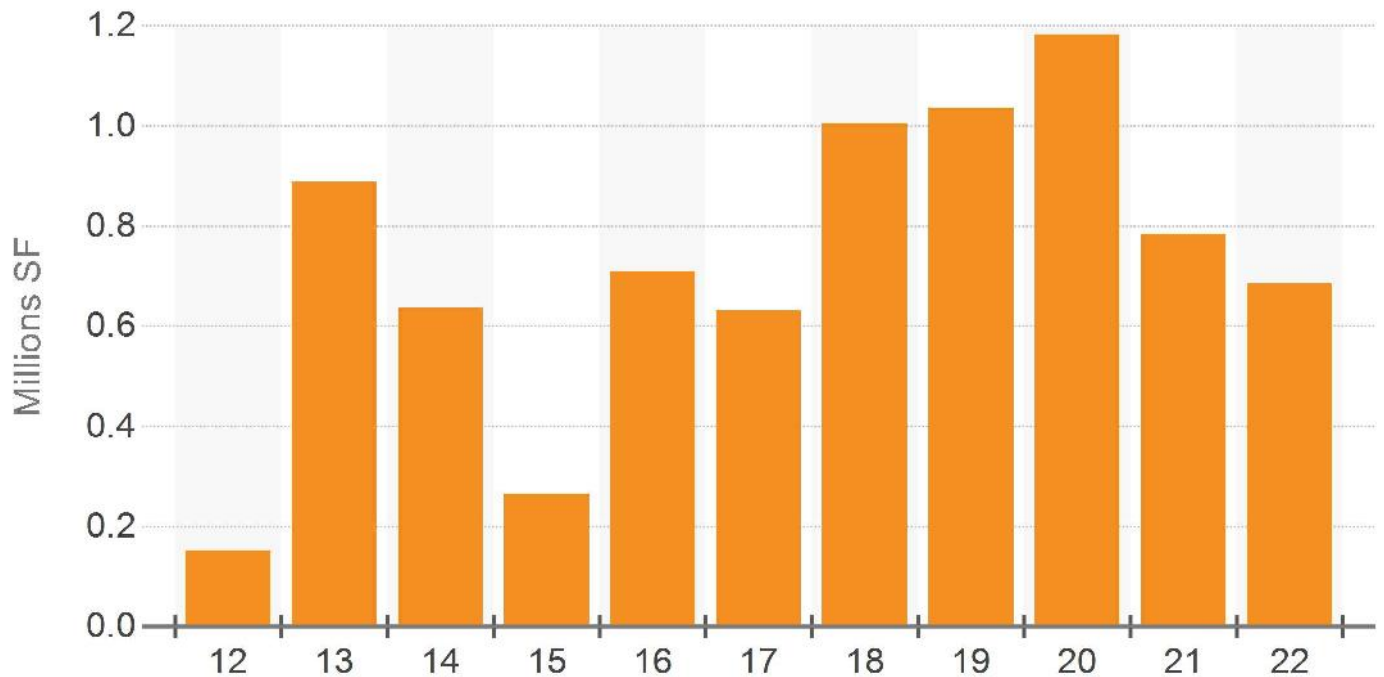
PROBABILITY OF LEASING IN MONTHS



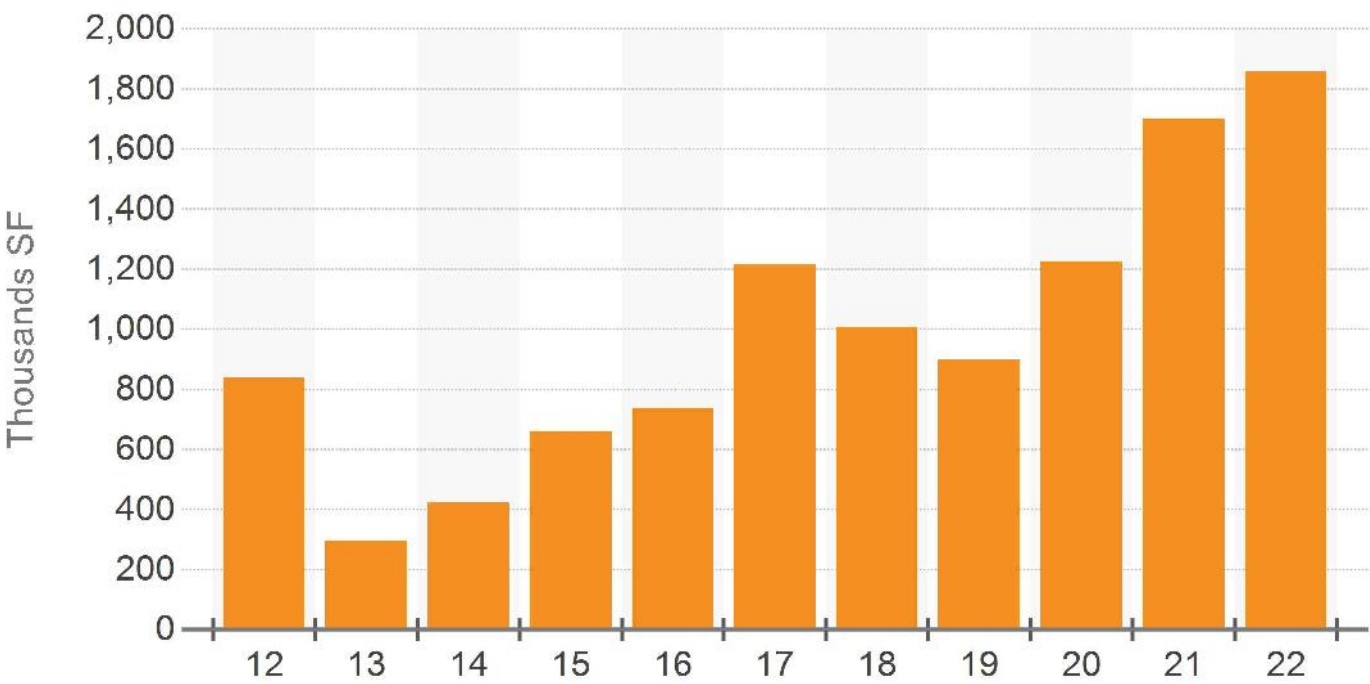
CONSTRUCTION STARTS



CONSTRUCTION DELIVERIES



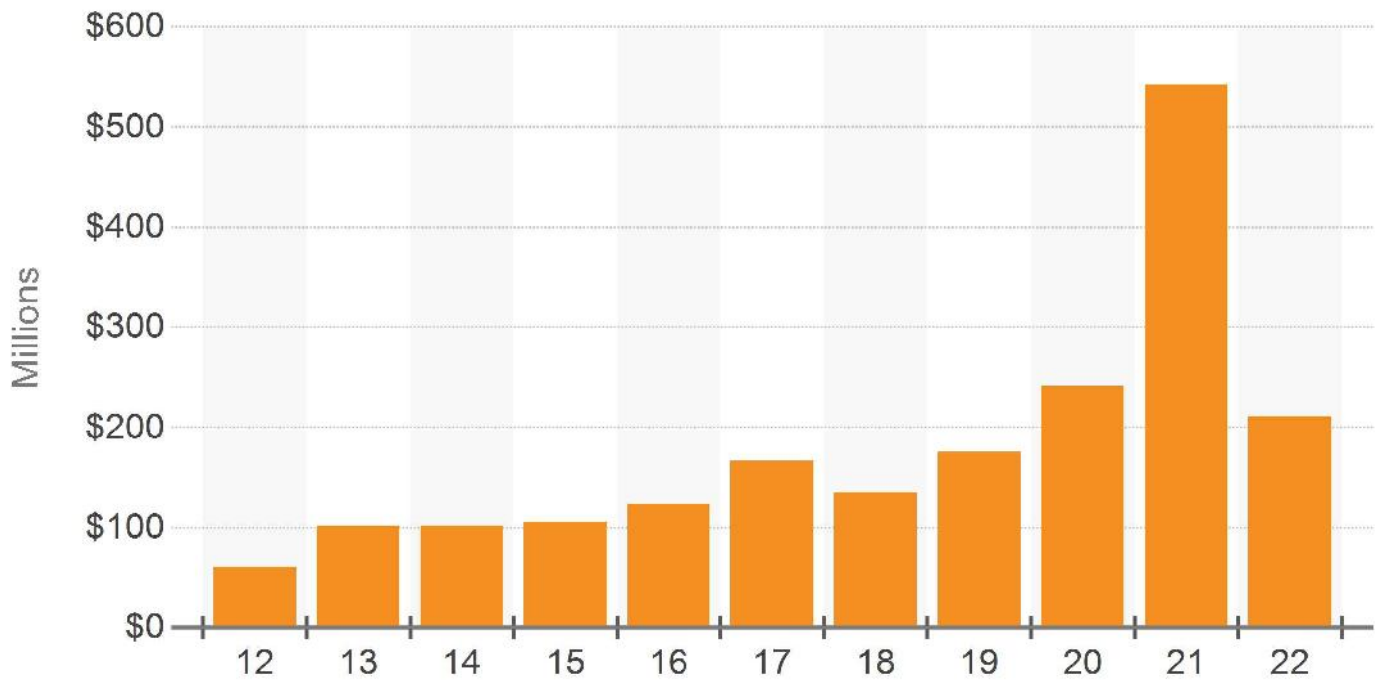
UNDER CONSTRUCTION



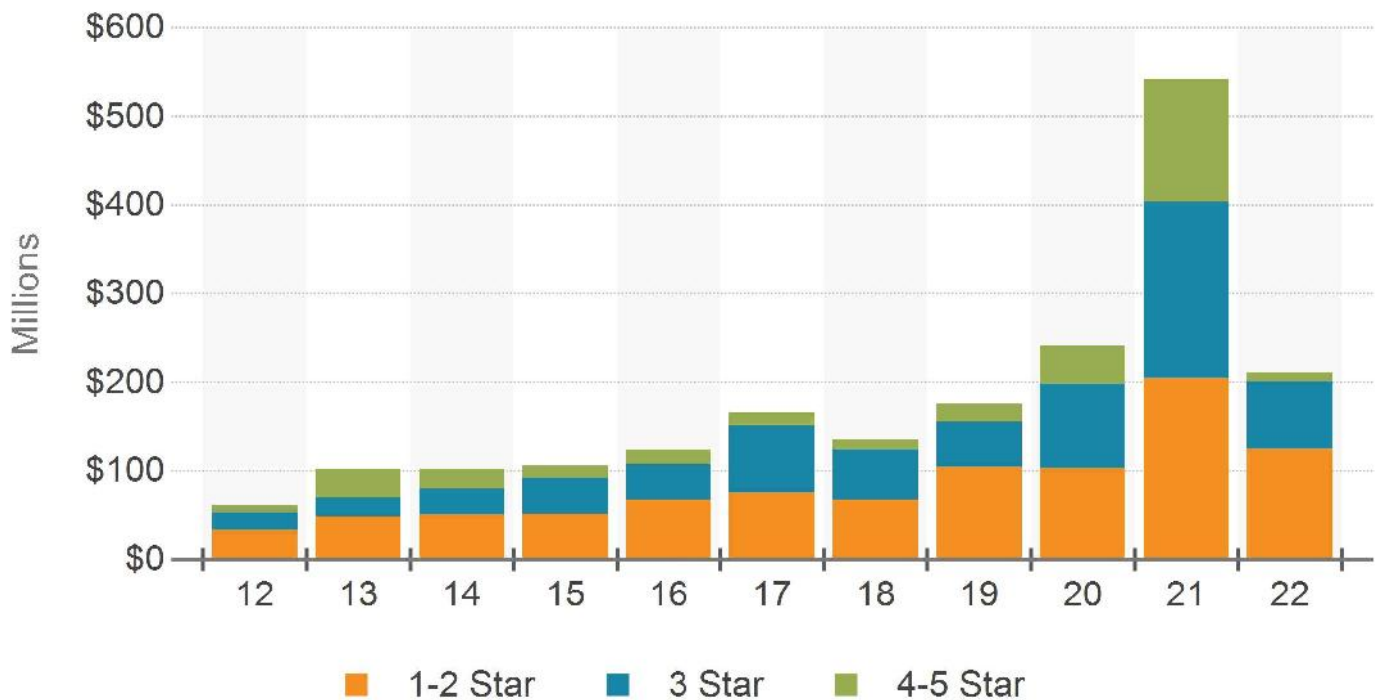
Sales Volume

Industrial - Larimer/Weld County

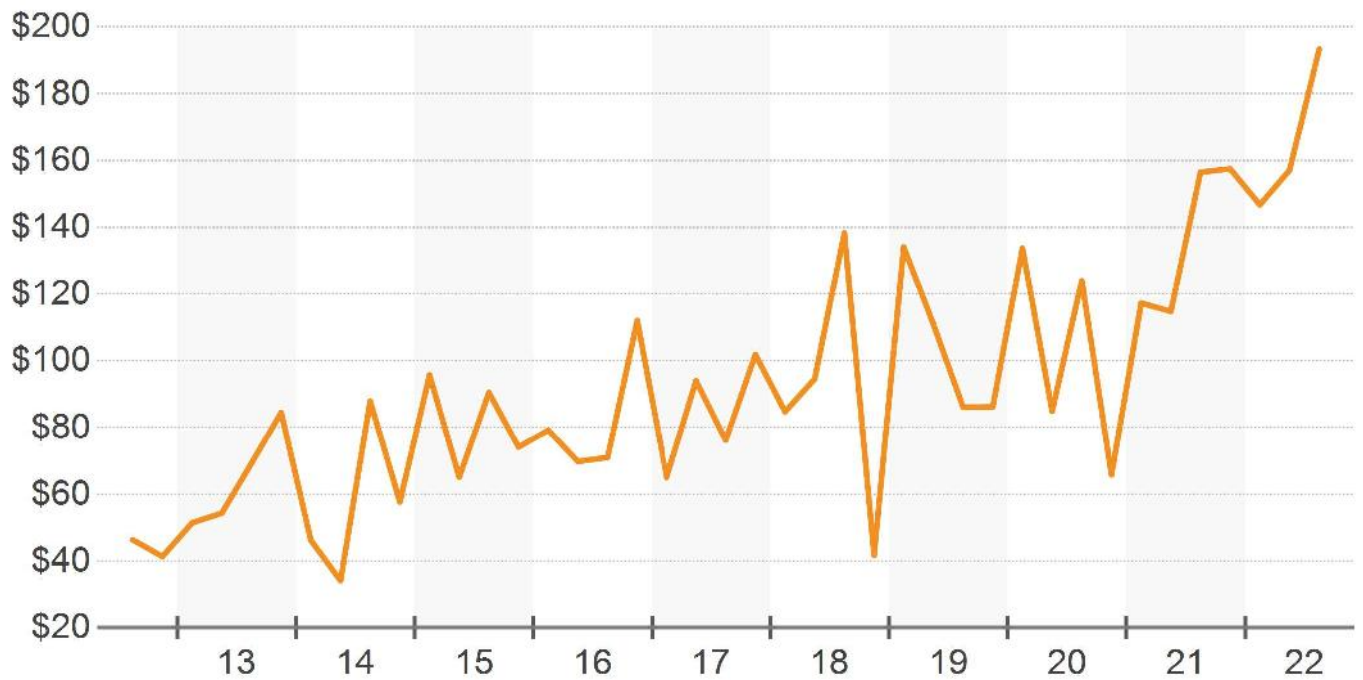
SALES VOLUME



SALES VOLUME BY STAR RATING



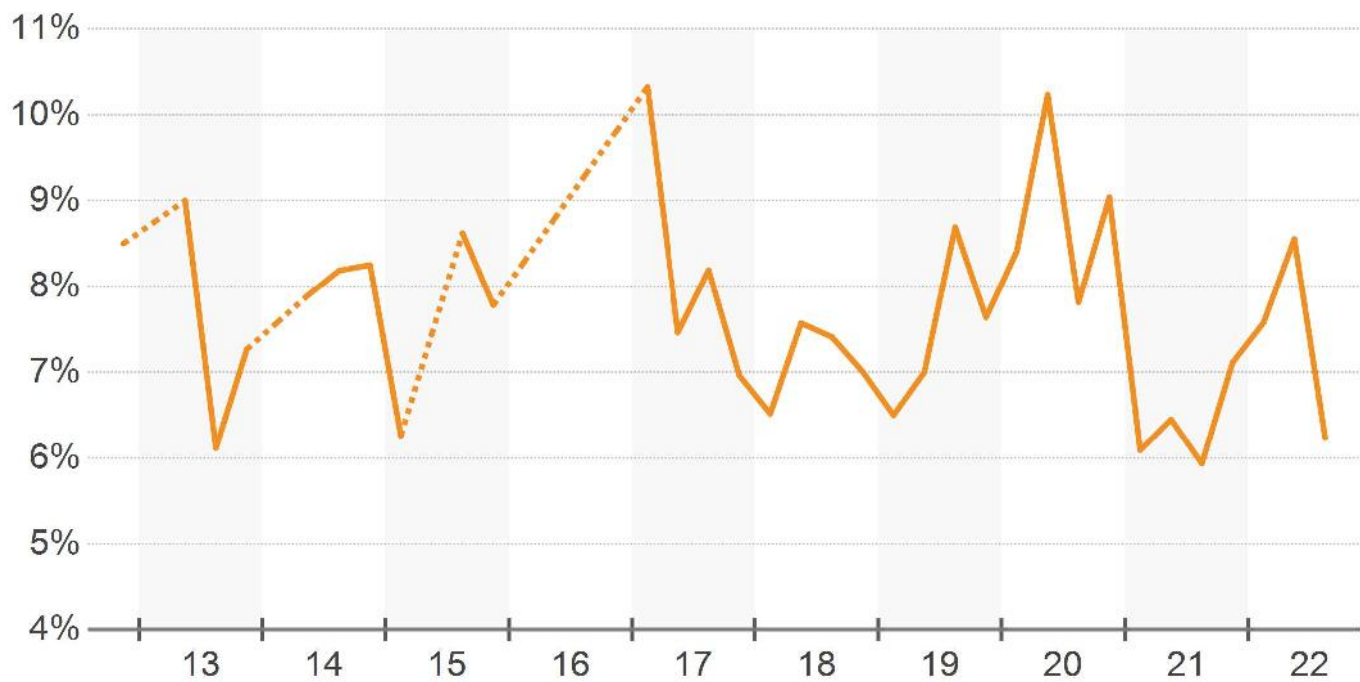
AVERAGE SALE PRICE PER SF



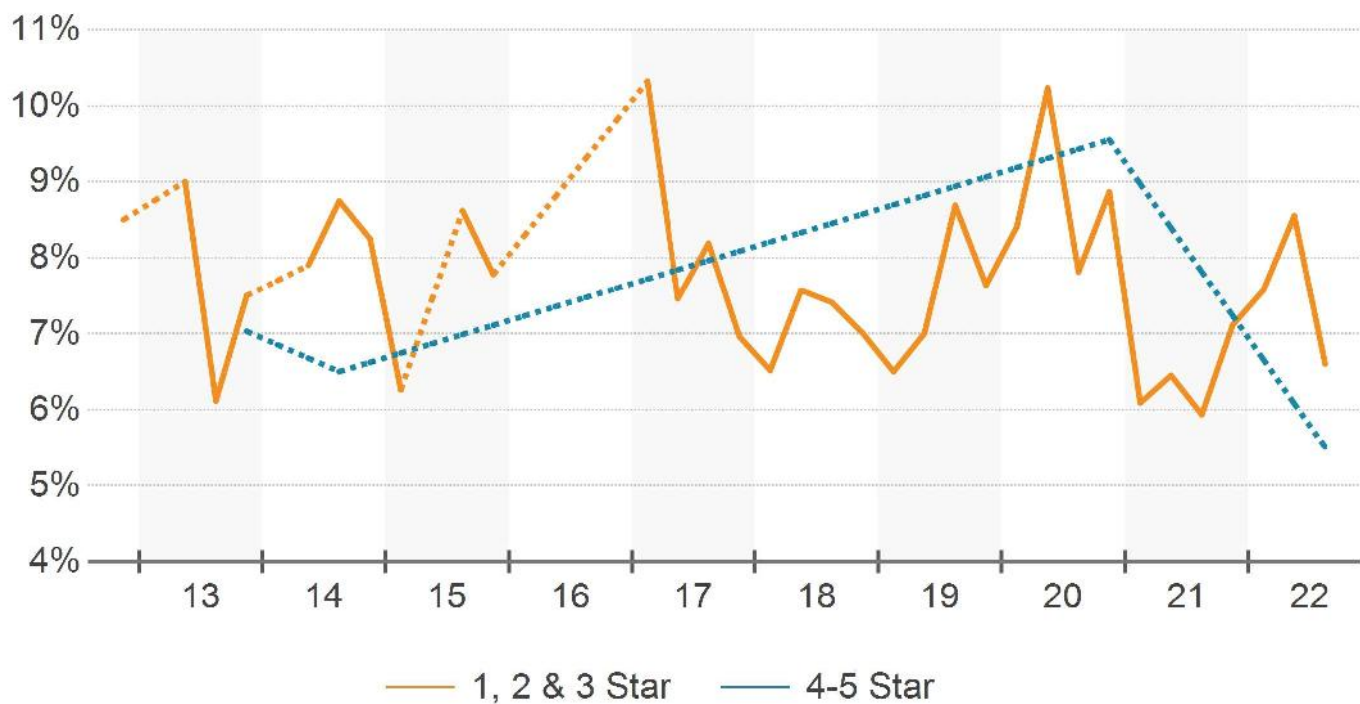
SALE TO ASKING PRICE DIFFERENTIAL



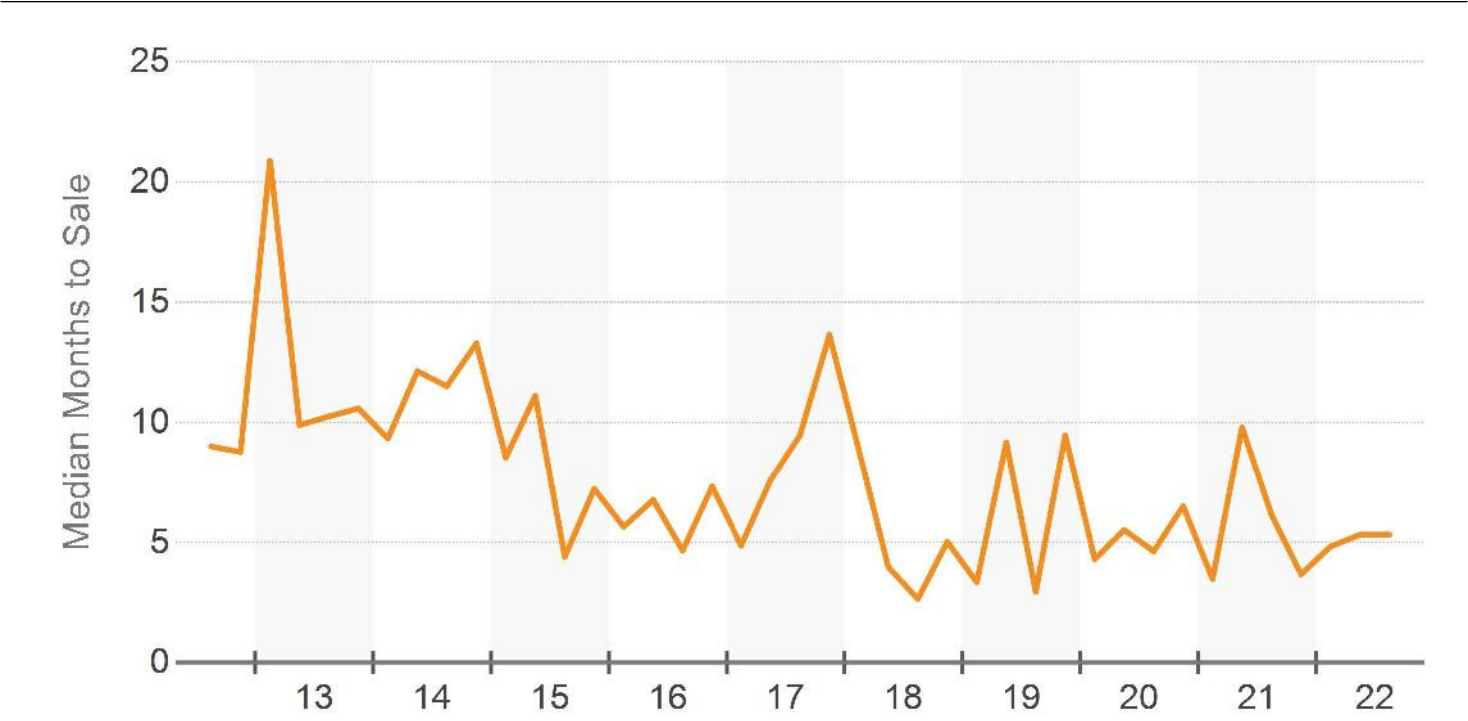
CAP RATE



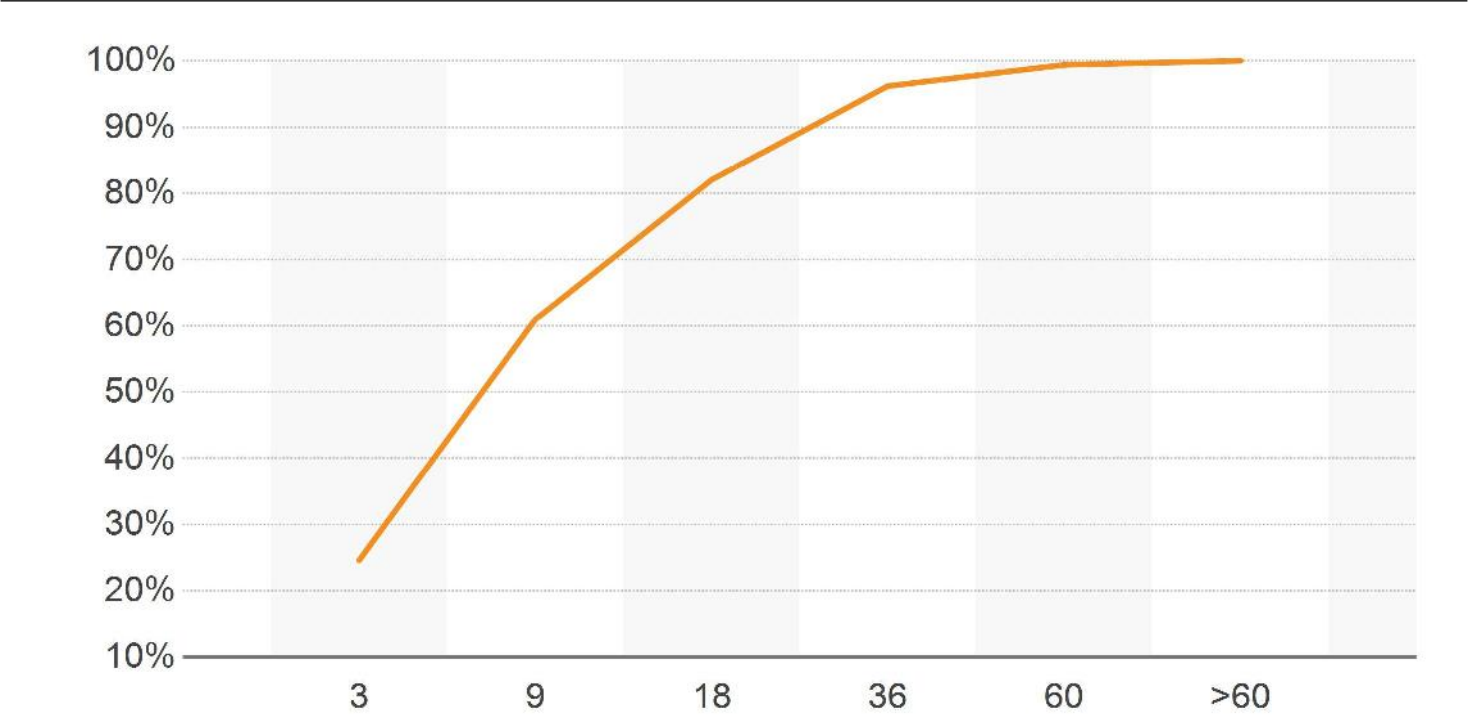
CAP RATE BY STAR RATING



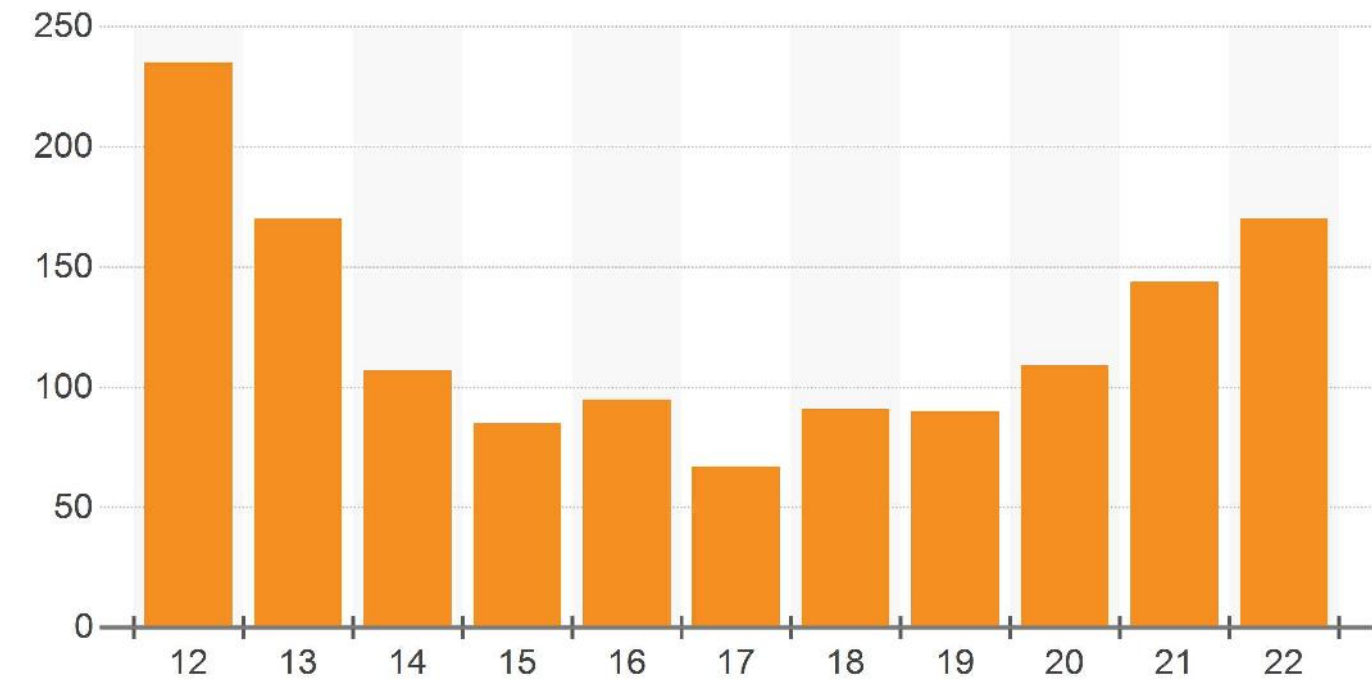
MONTHS TO SALE



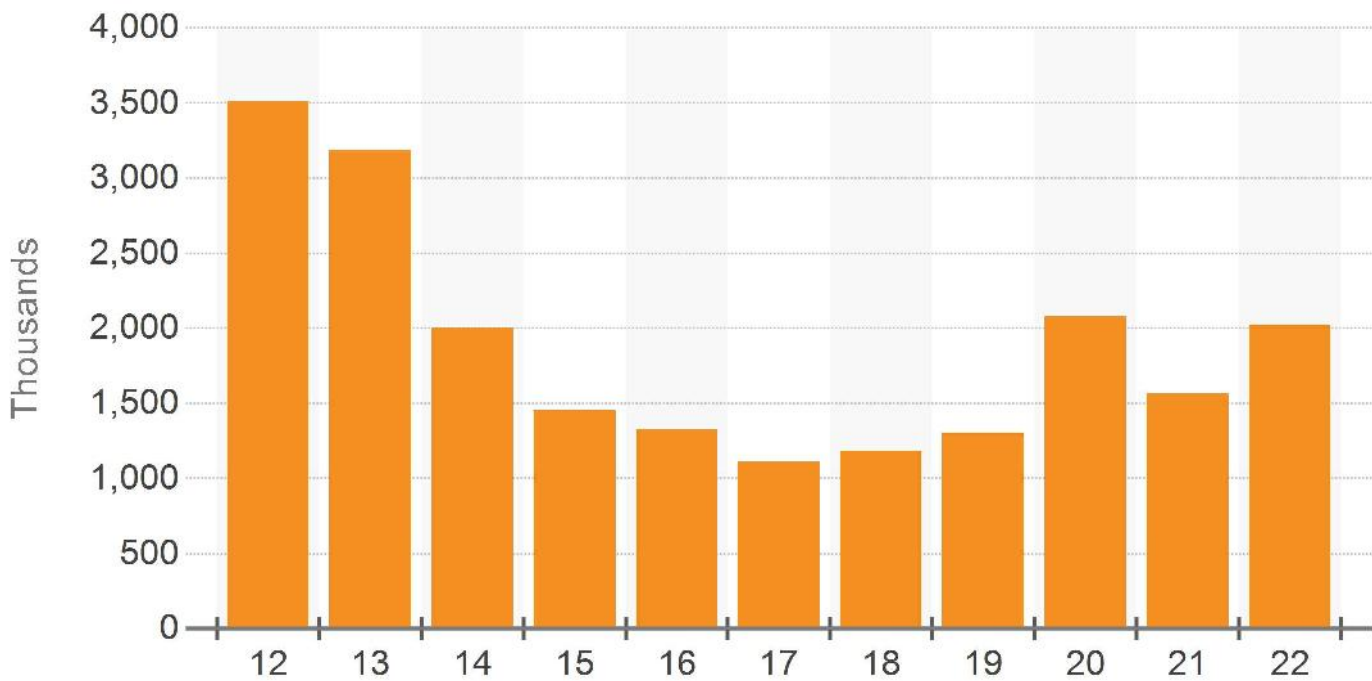
PROBABILITY OF SELLING IN MONTHS



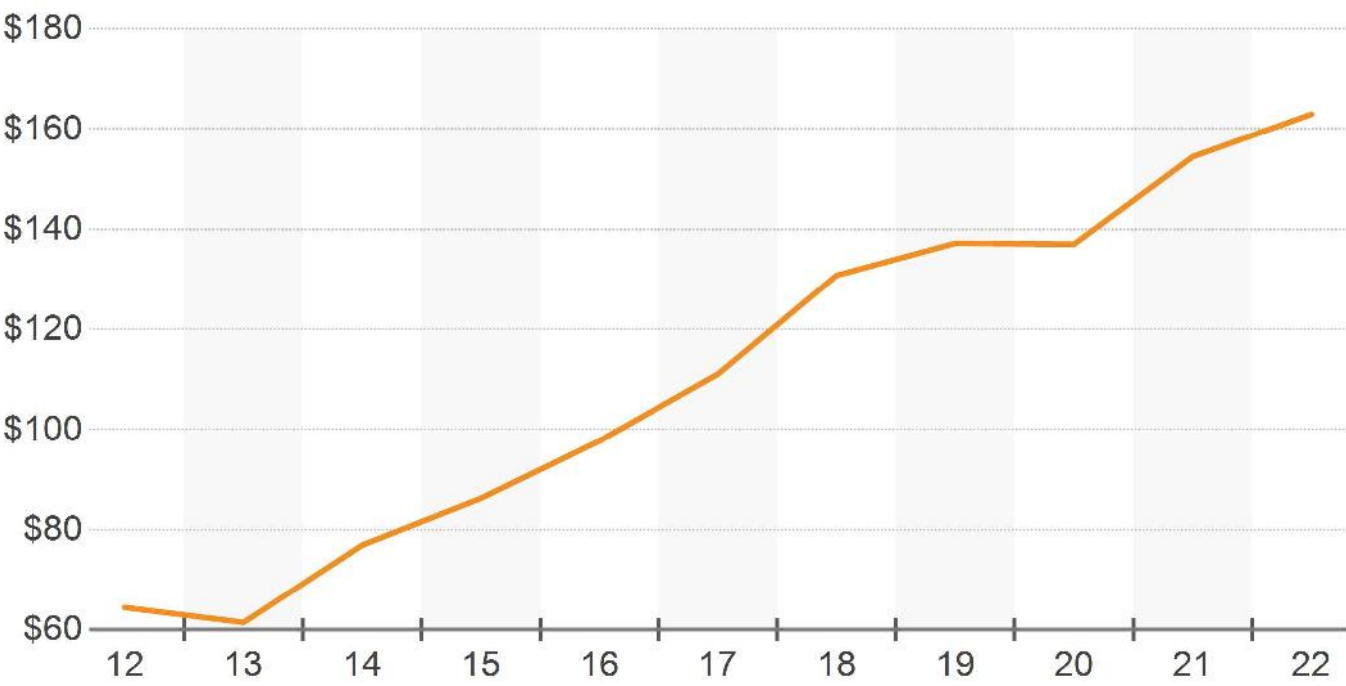
FOR SALE TOTAL LISTINGS



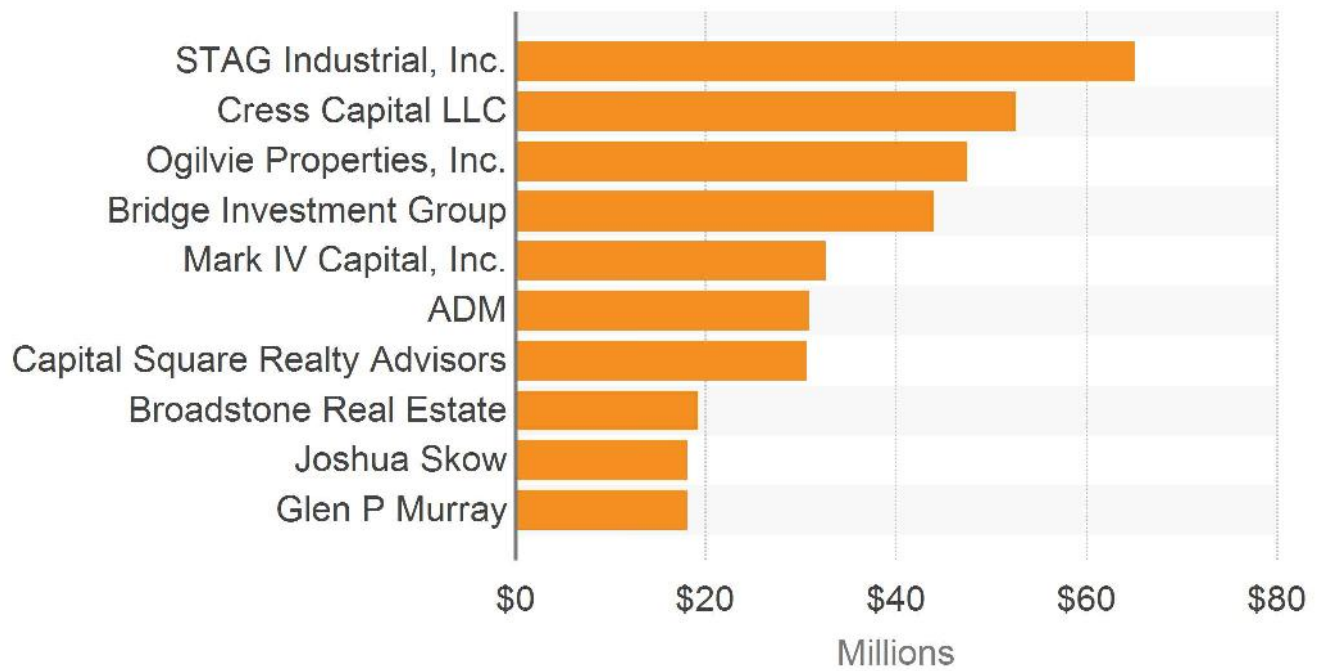
FOR SALE TOTAL SF



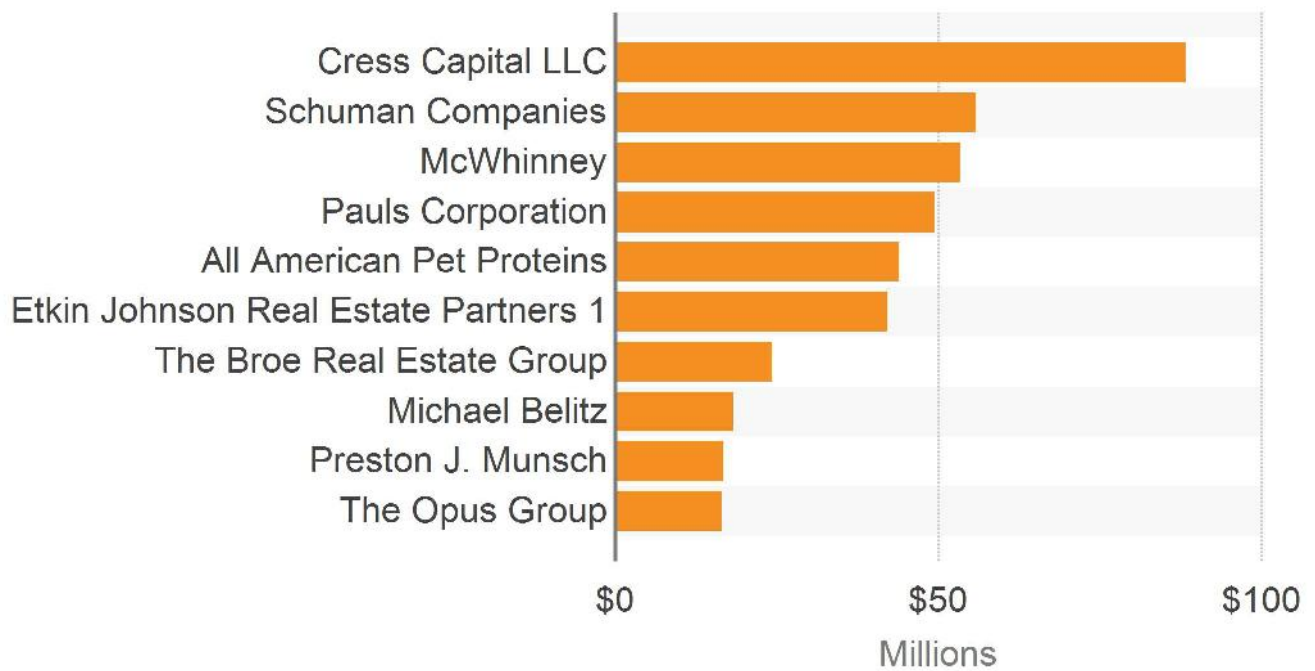
ASKING PRICE PER SF



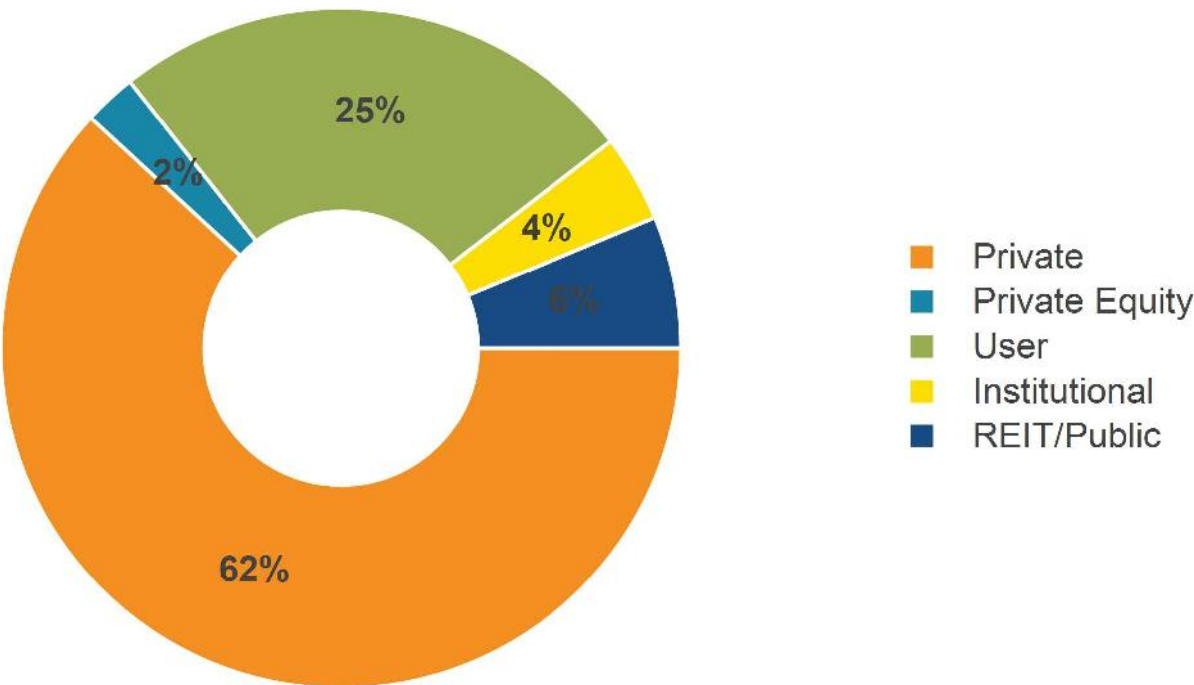
TOP BUYERS



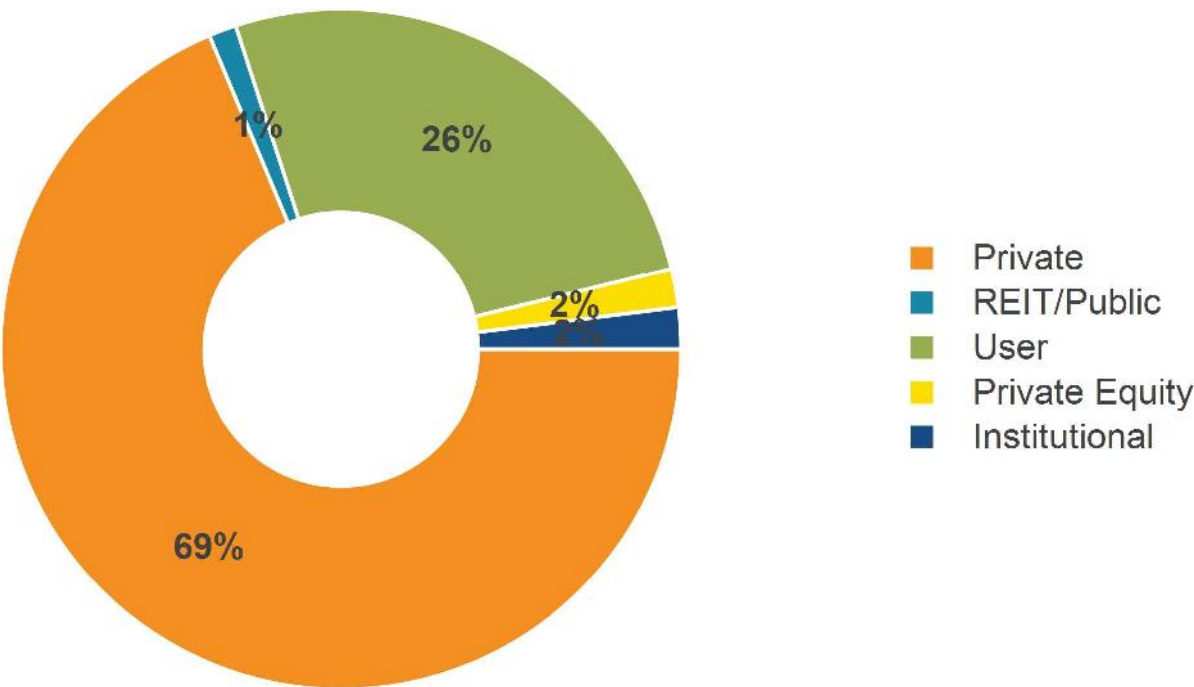
TOP SELLERS



SALES VOLUME BY BUYER TYPE



SALES VOLUME BY SELLER TYPE



TOP BUYER BROKERS



TOP SELLER BROKERS

