



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

PREPARED BY

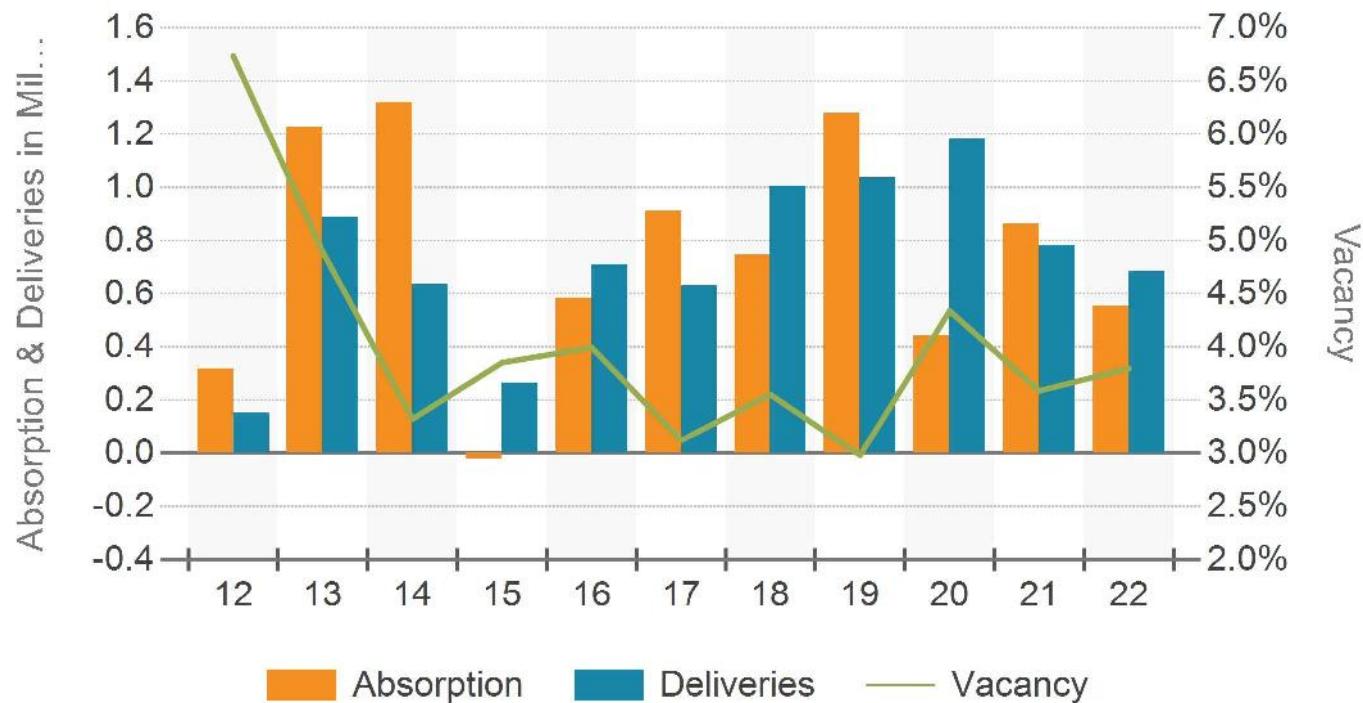
REALTEC
COMMERCIAL REAL ESTATE SERVICES
Jamie Globelink
Associate Broker

 CoStar™

Overview

Industrial - Larimer/Weld County

ABSORPTION, DELIVERIES, VACANCY



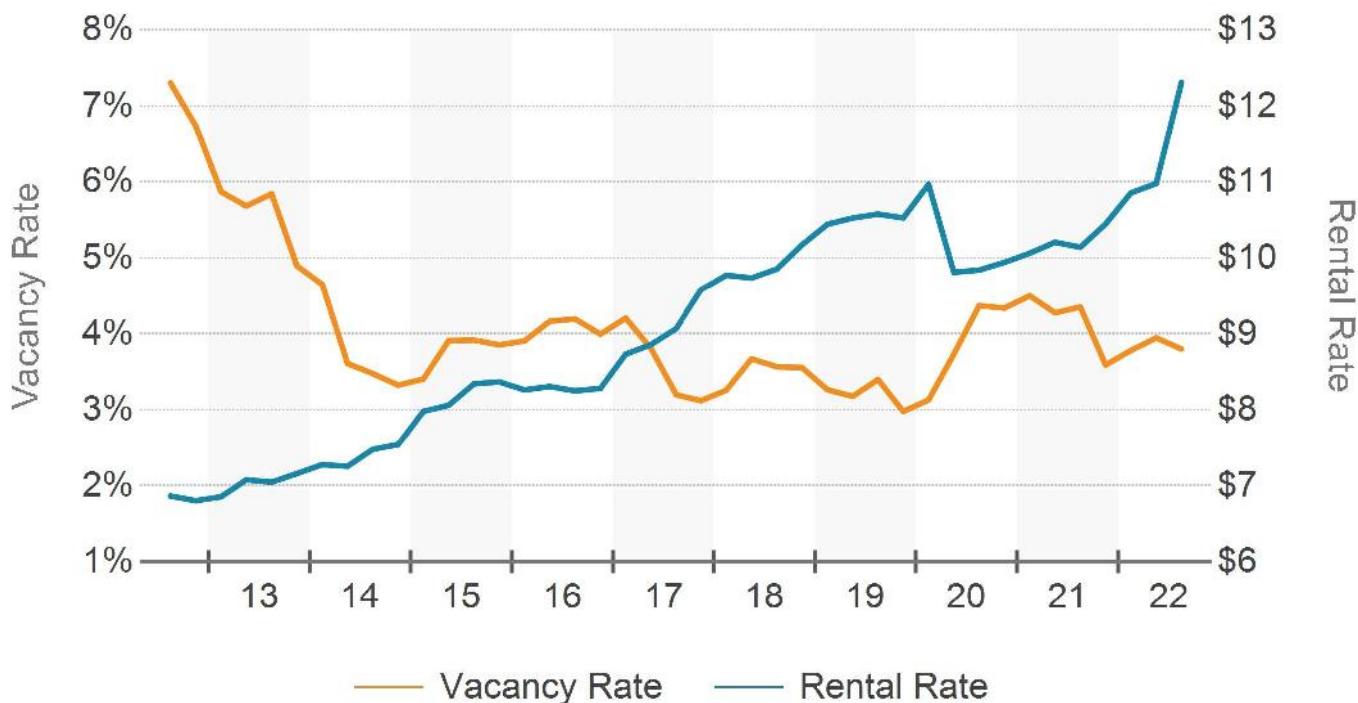
OCCUPANCY & RENTAL RATES



Overview

Industrial - Larimer/Weld County

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



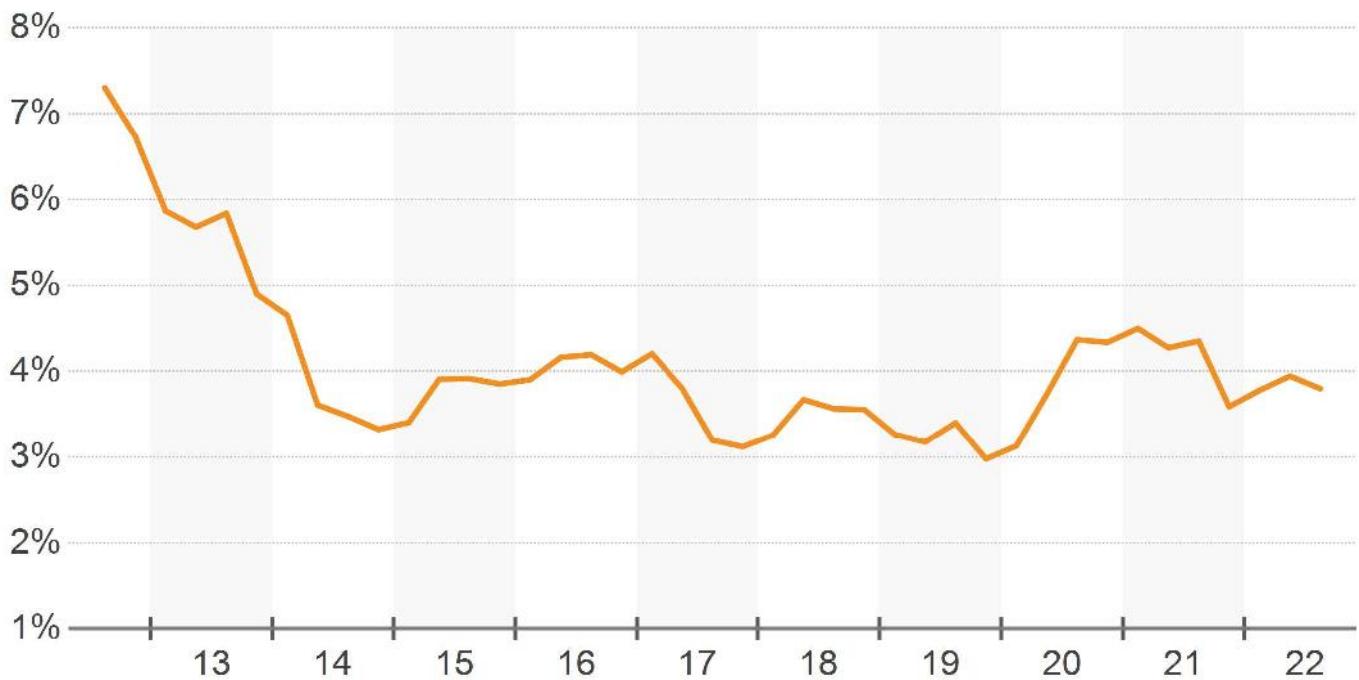
DIRECT & SUBLET RENTAL RATES



Vacancy & Availability

Industrial - Larimer/Weld County

VACANCY RATE



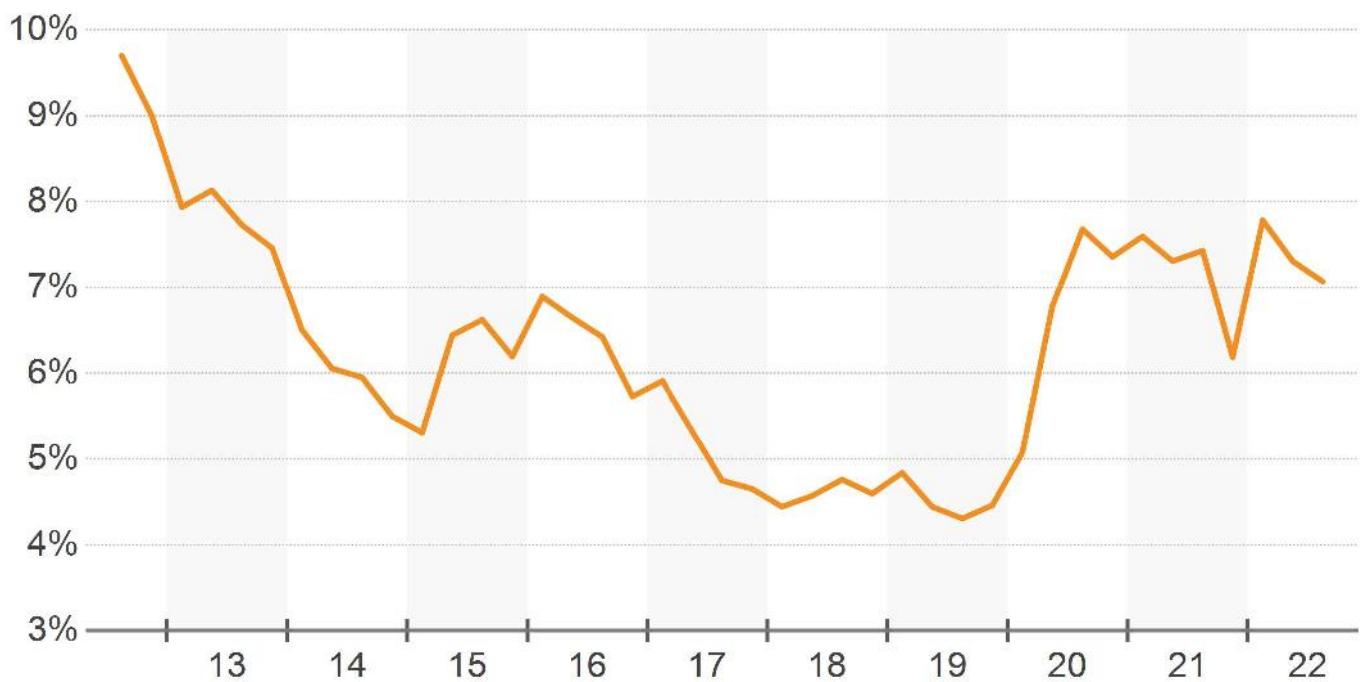
SUBLEASE VACANCY RATE



Vacancy & Availability

Industrial - Larimer/Weld County

AVAILABILITY RATE



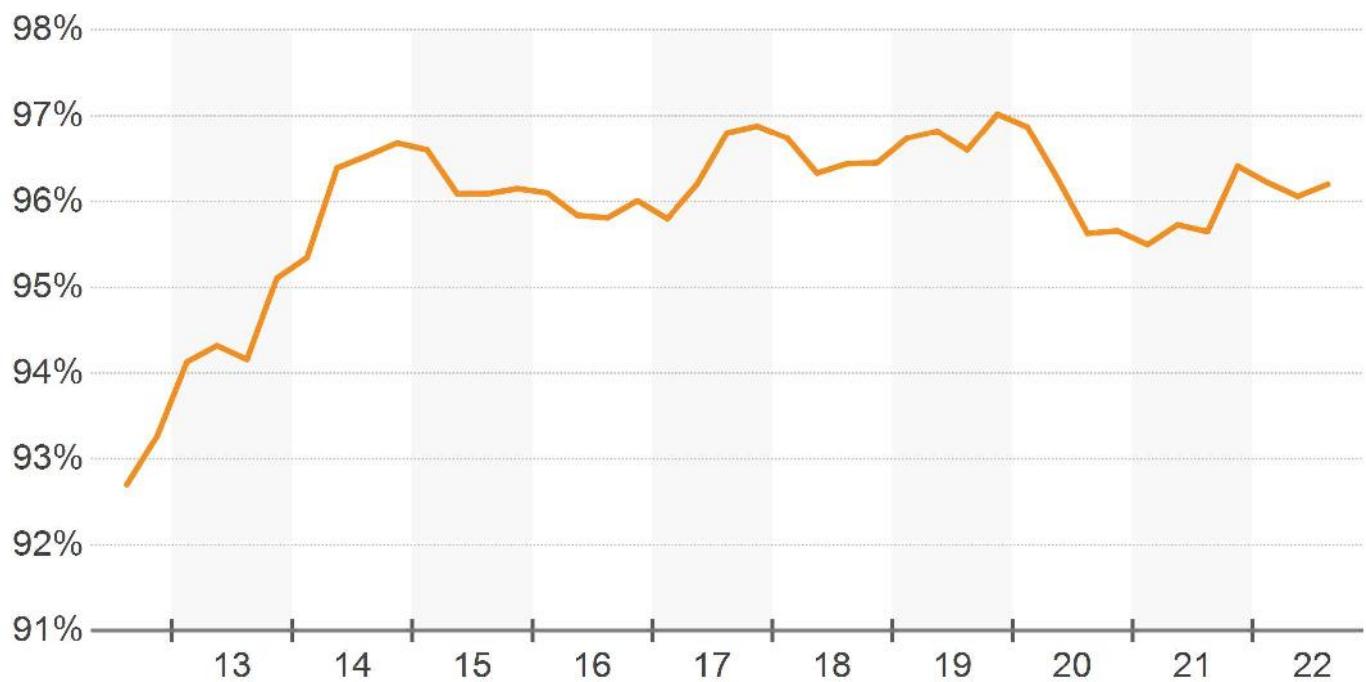
AVAILABILITY & VACANCY RATE



Vacancy & Availability

Industrial - Larimer/Weld County

OCCUPANCY RATE



PERCENT LEASED RATE



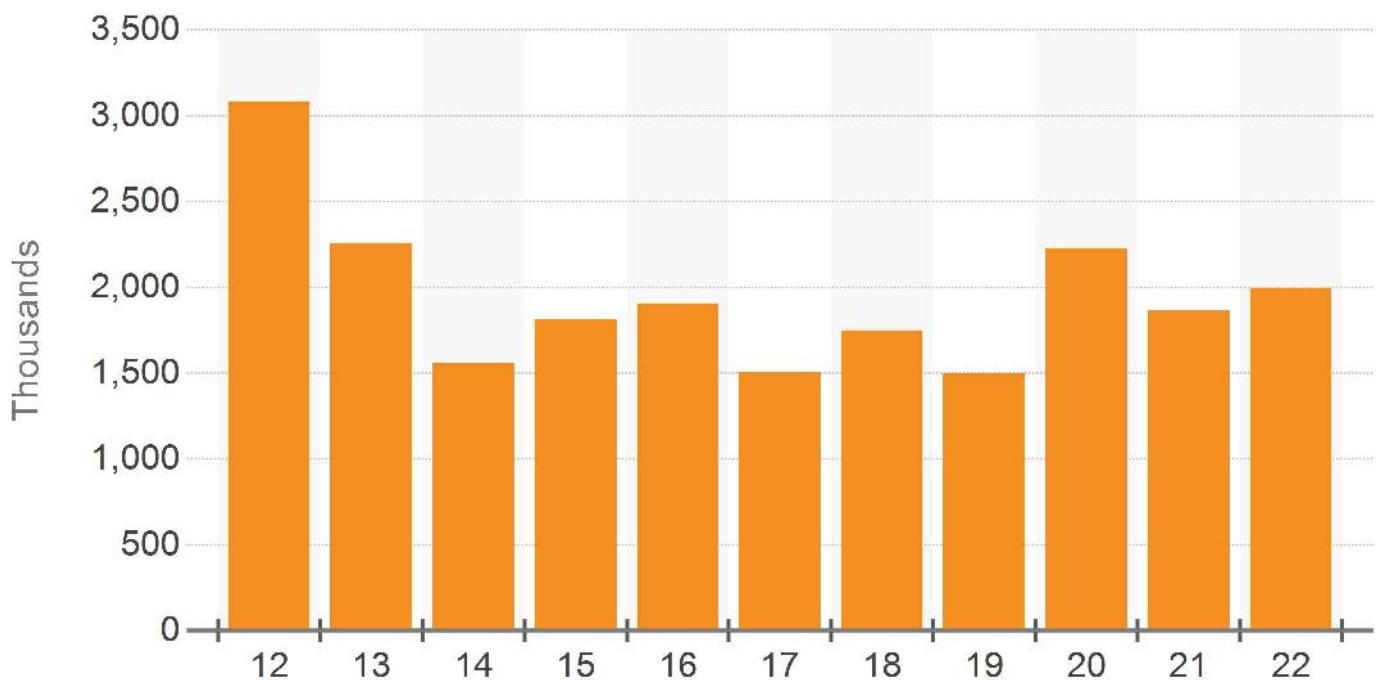
Vacancy & Availability

Industrial - Larimer/Weld County

OCCUPANCY & PERCENT LEASED



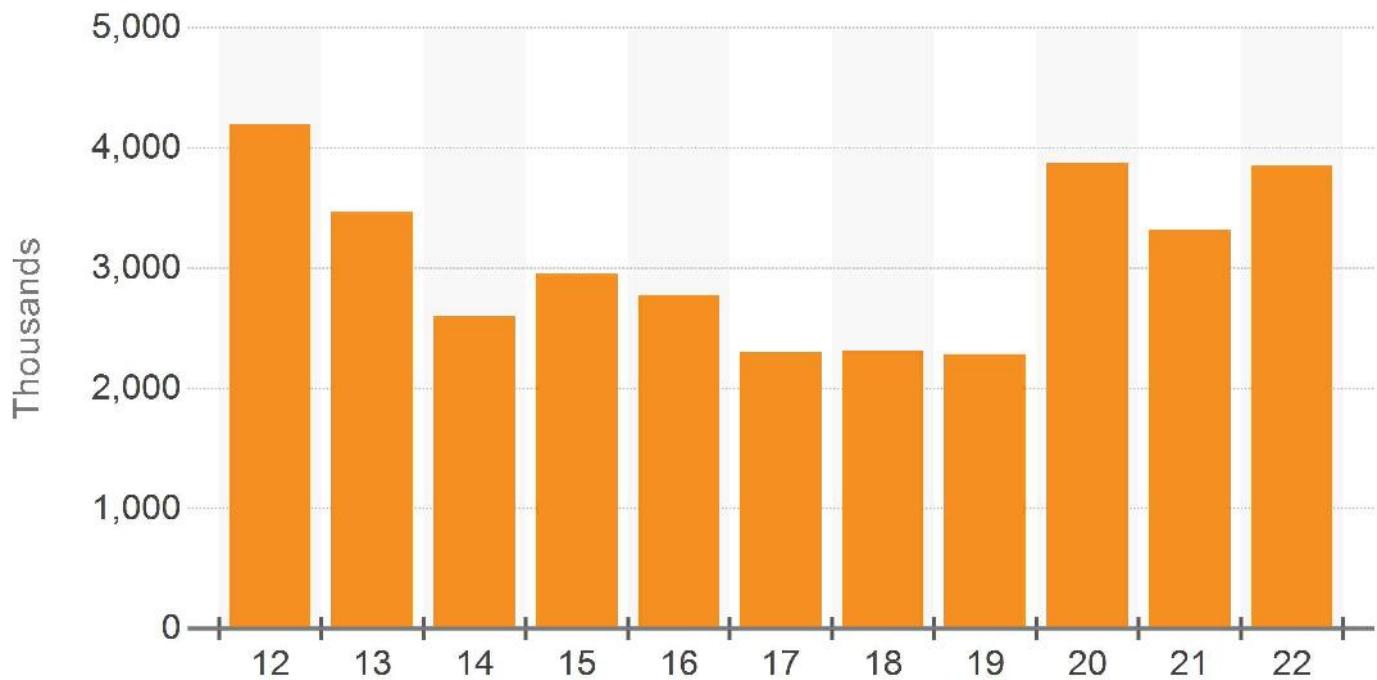
VACANT SF



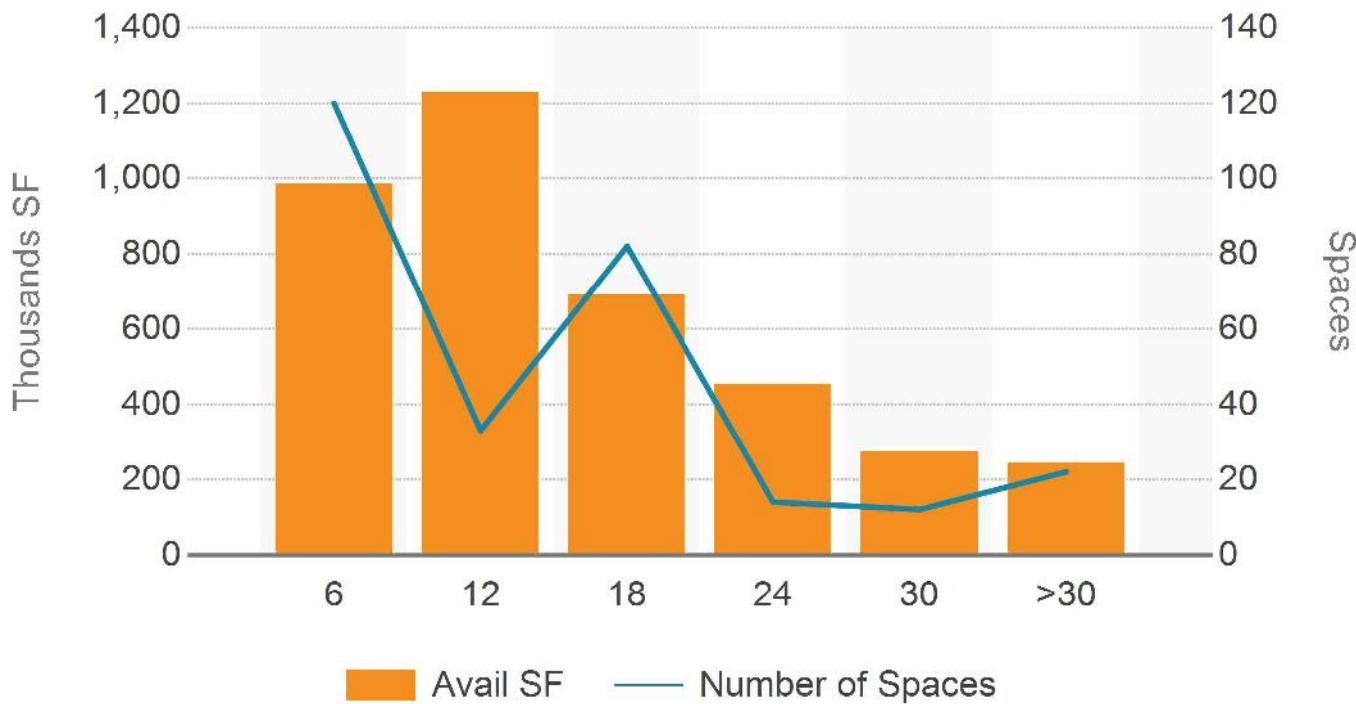
Vacancy & Availability

Industrial - Larimer/Weld County

AVAILABLE SF



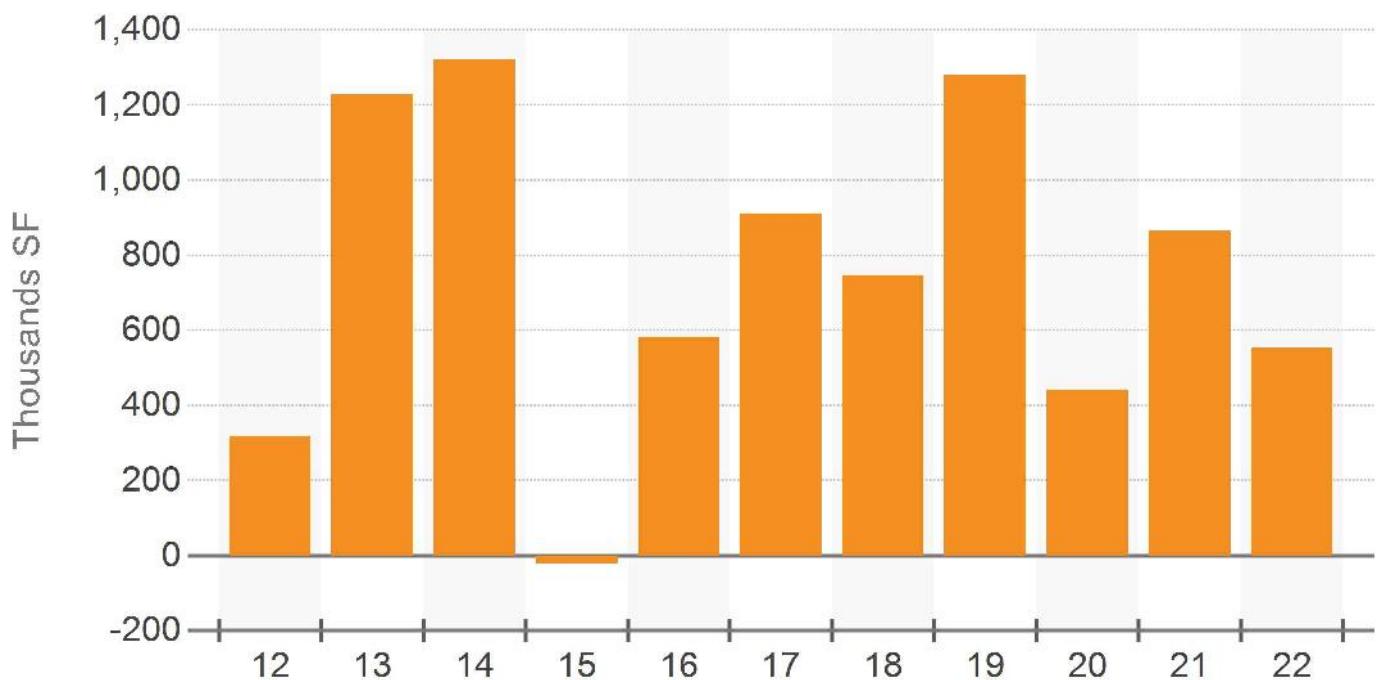
MONTHS ON MARKET DISTRIBUTION



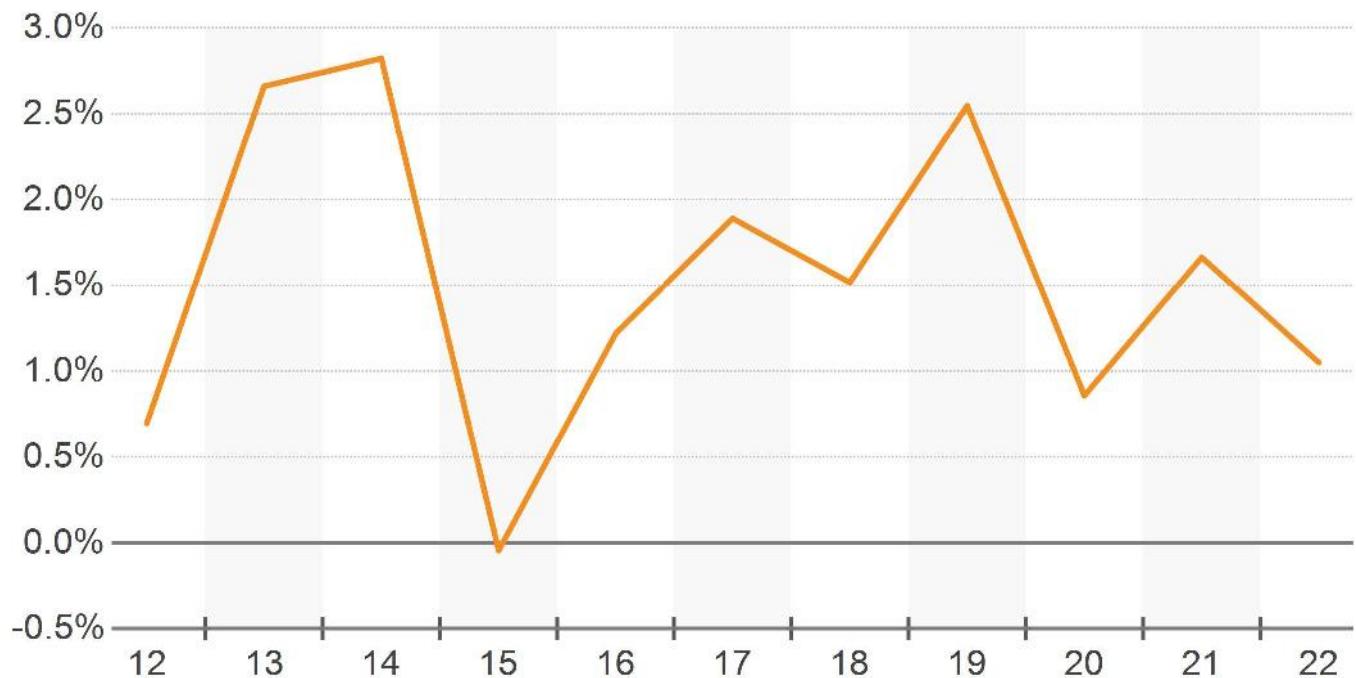
Leasing Demand

Industrial - Larimer/Weld County

NET ABSORPTION



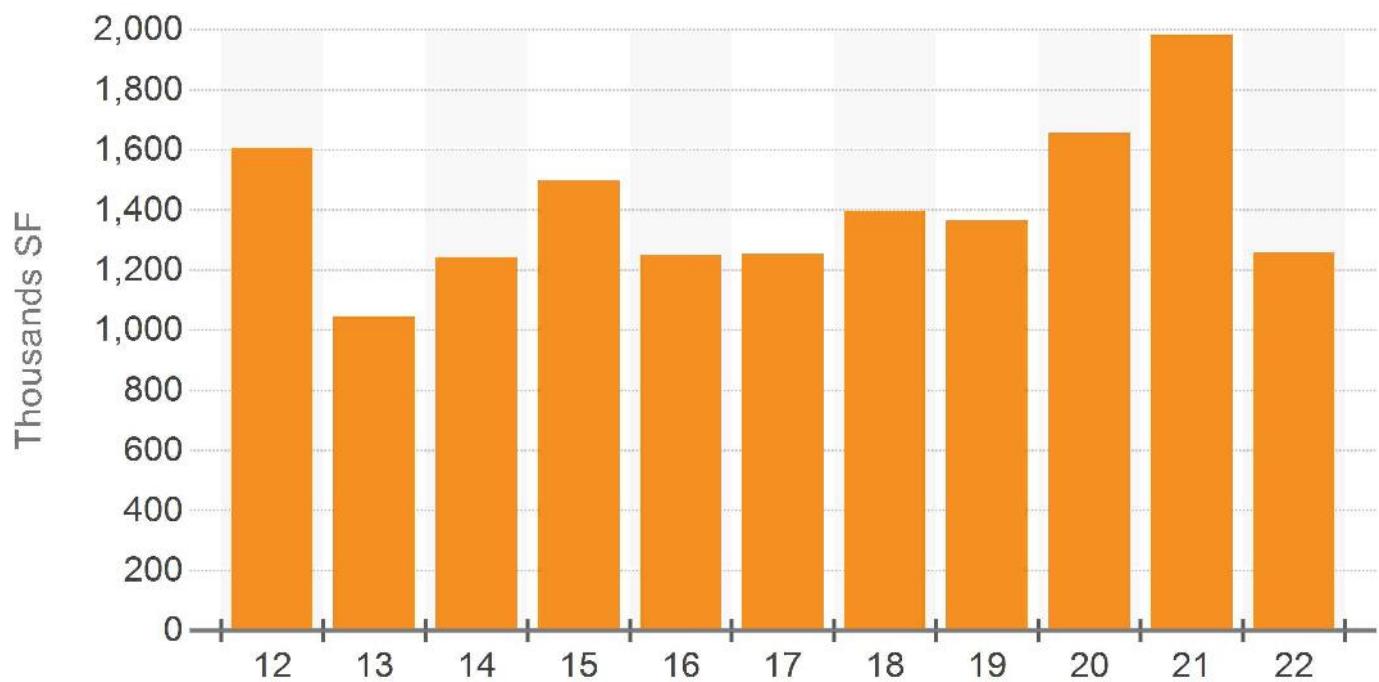
NET ABSORPTION AS % OF INVENTORY



Leasing Demand

Industrial - Larimer/Weld County

LEASING ACTIVITY



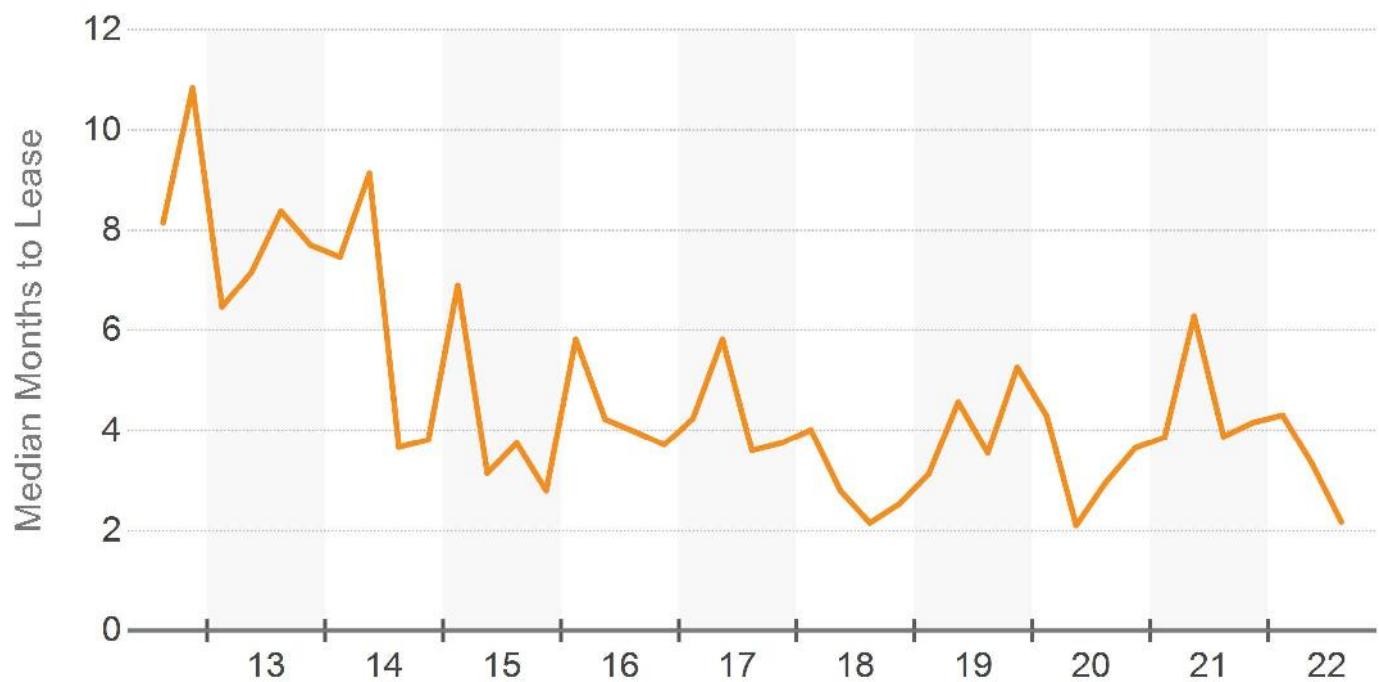
MONTHS ON MARKET



Leasing Demand

Industrial - Larimer/Weld County

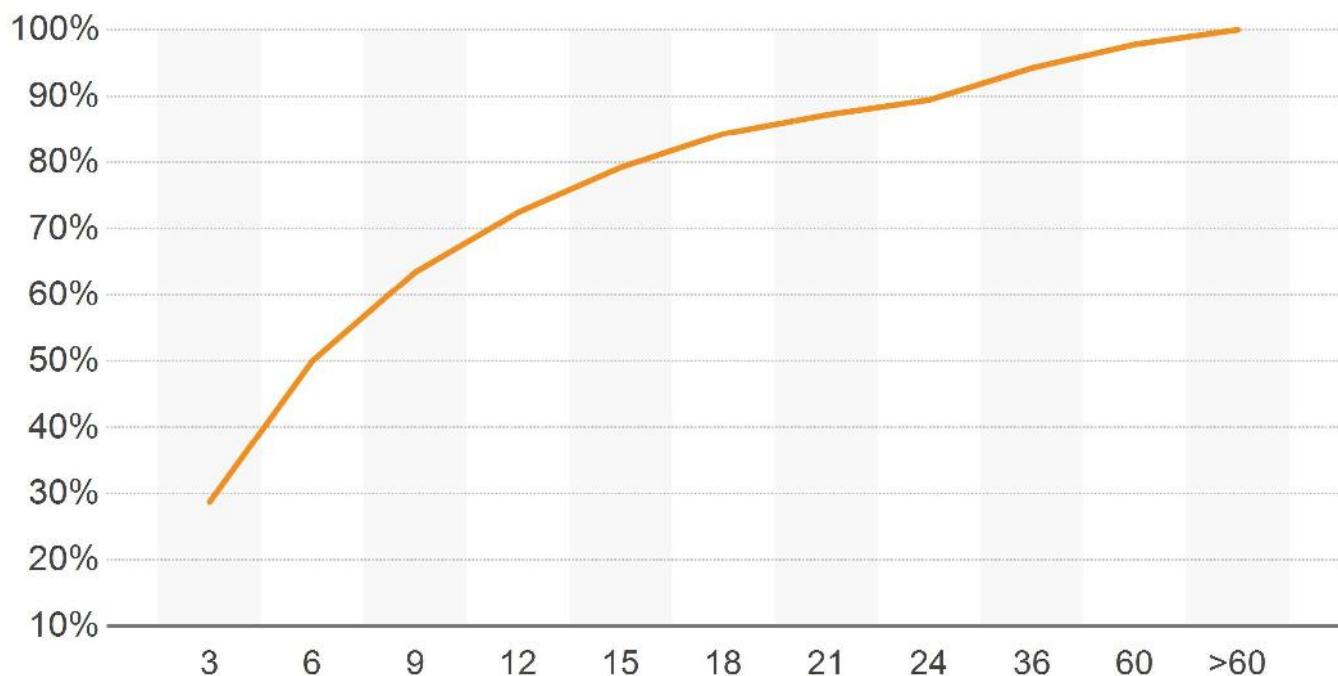
MONTHS TO LEASE



MONTHS VACANT



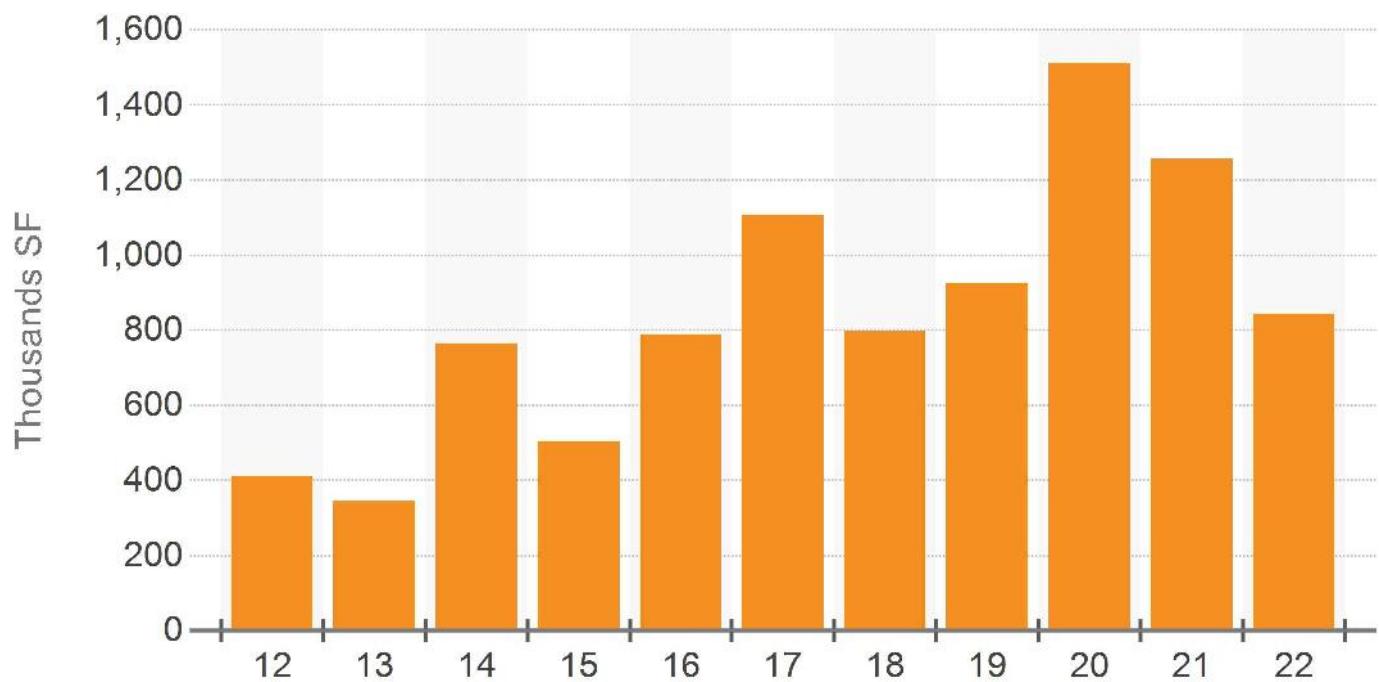
PROBABILITY OF LEASING IN MONTHS



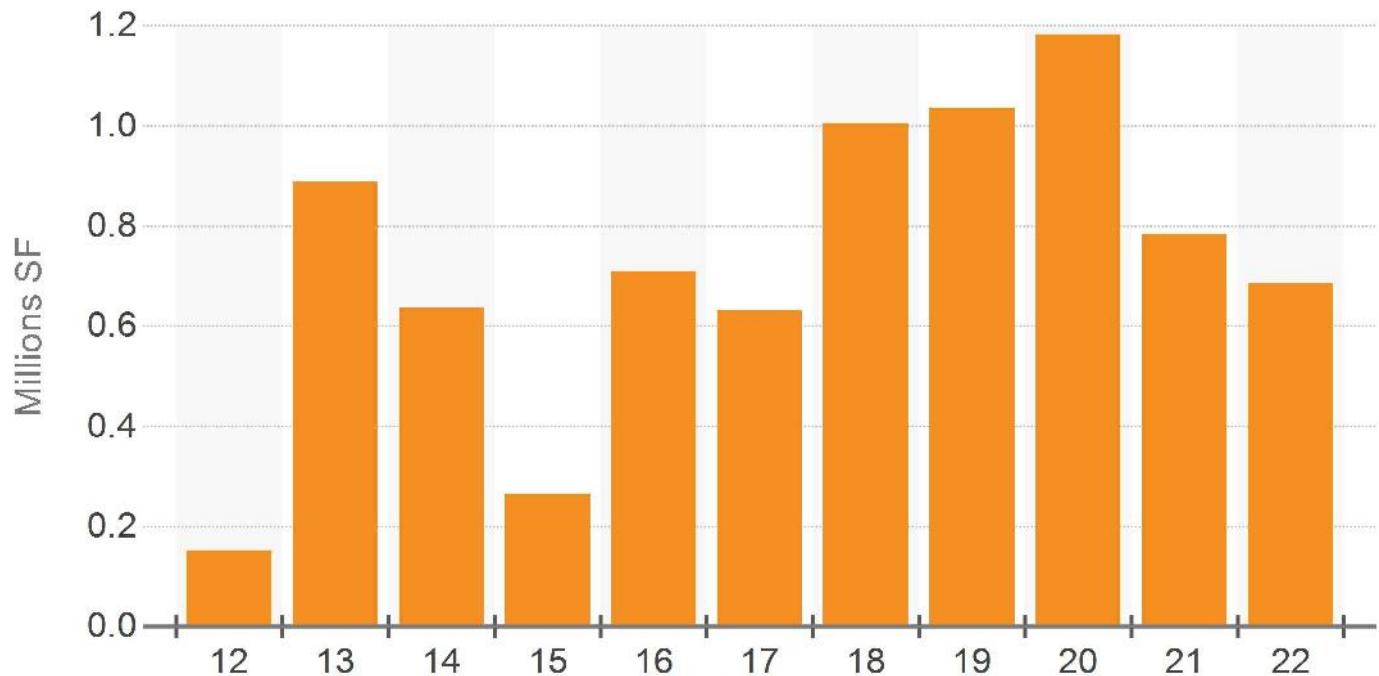
Construction Activity

Industrial - Larimer/Weld County

CONSTRUCTION STARTS



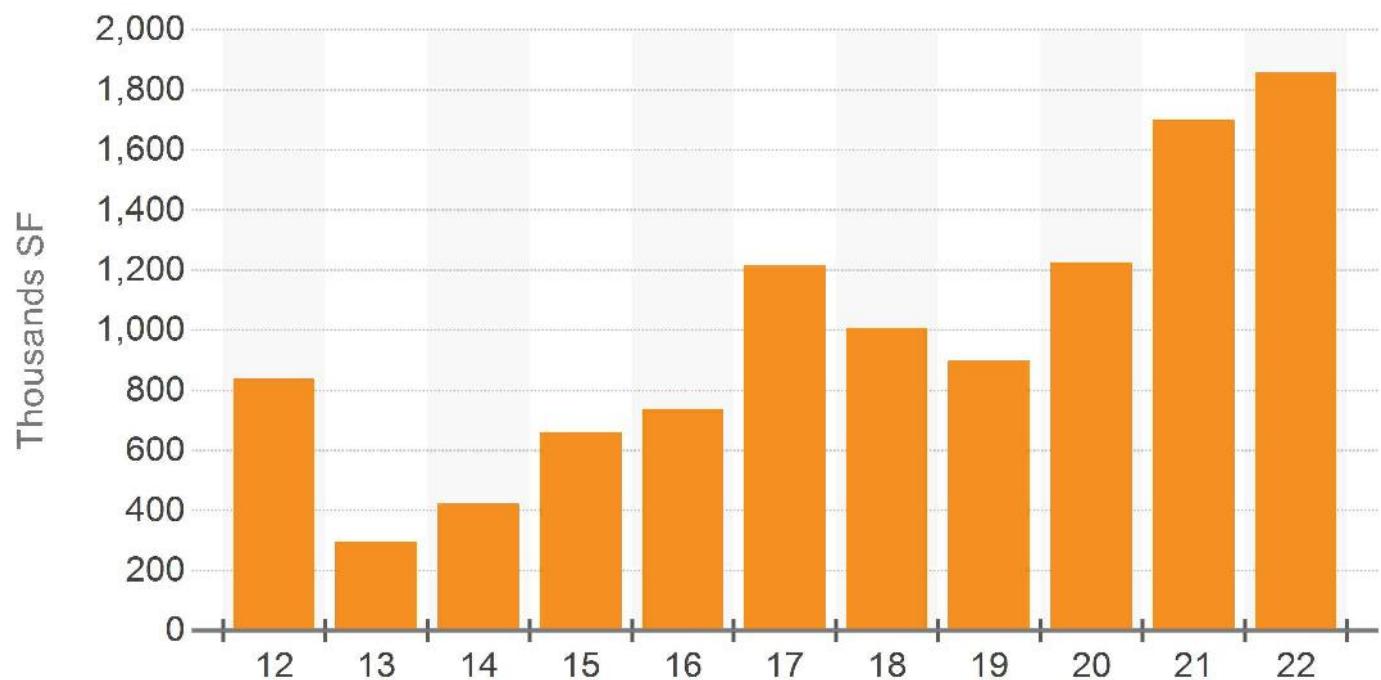
CONSTRUCTION DELIVERIES



Construction Activity

Industrial - Larimer/Weld County

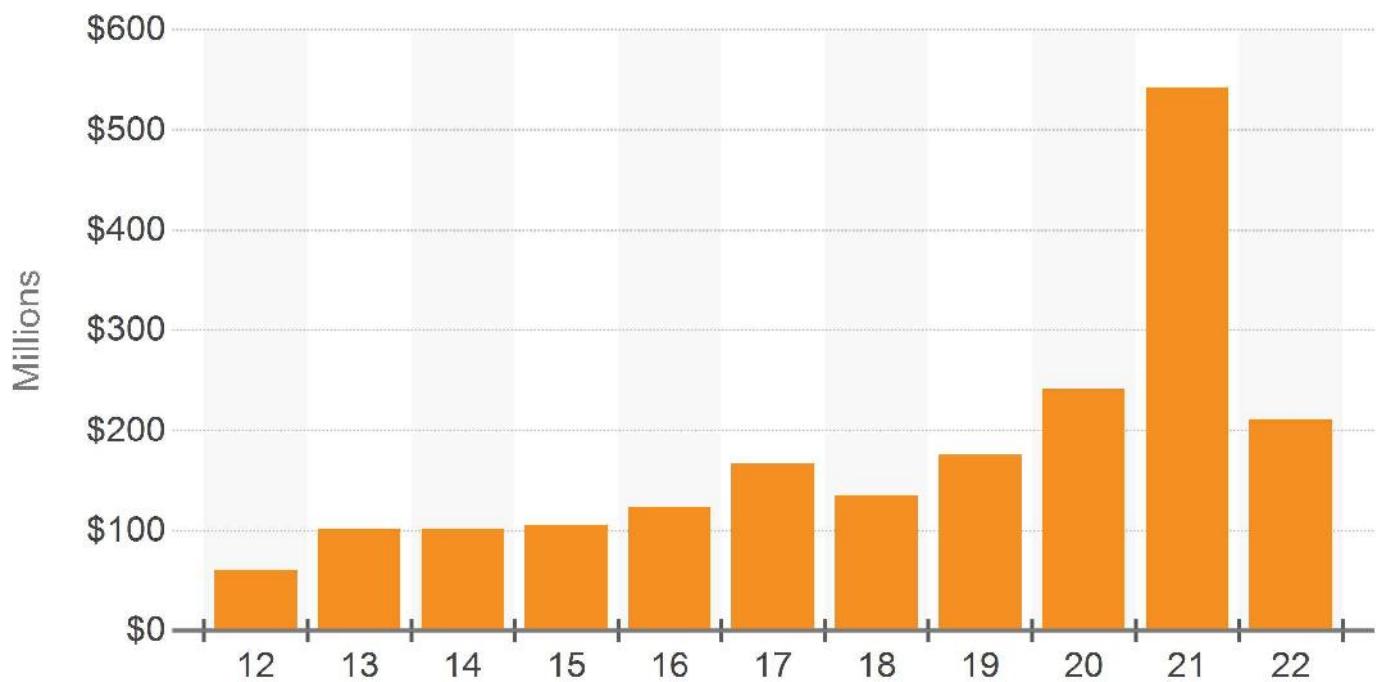
UNDER CONSTRUCTION



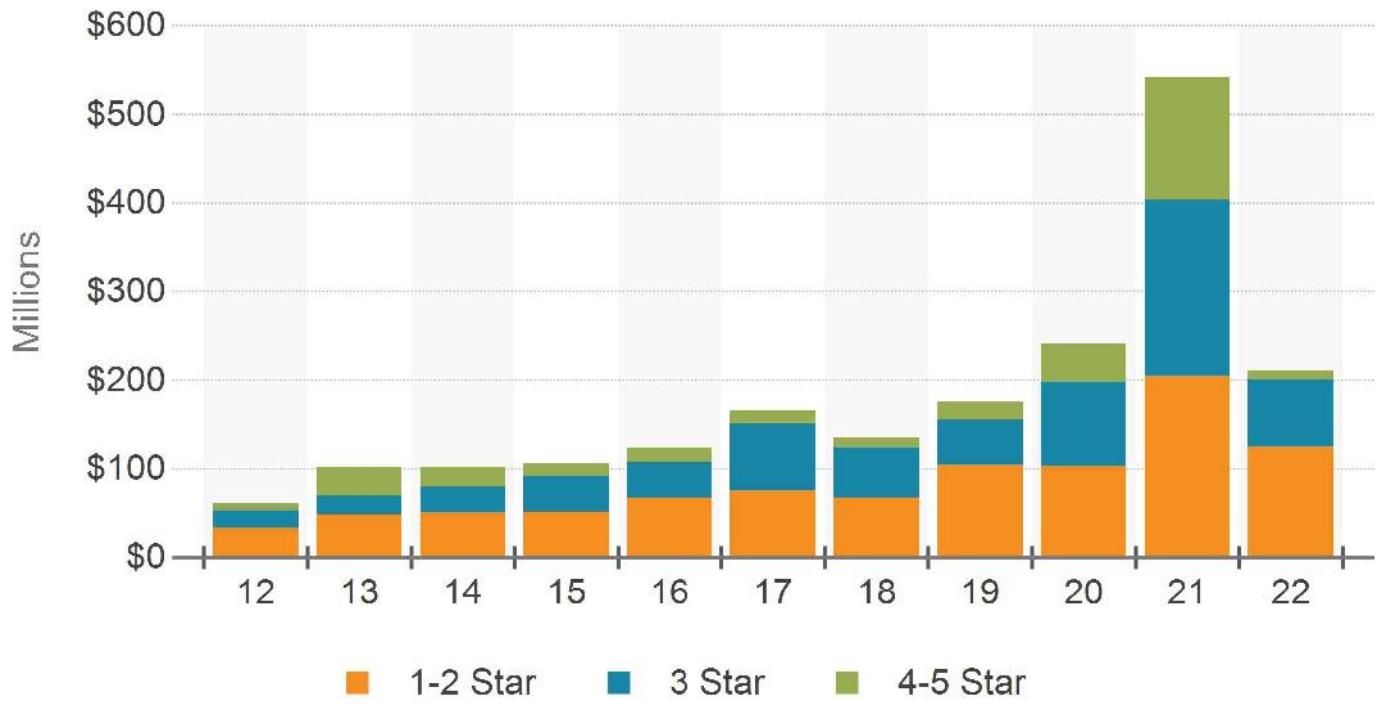
Sales Volume

Industrial - Larimer/Weld County

SALES VOLUME



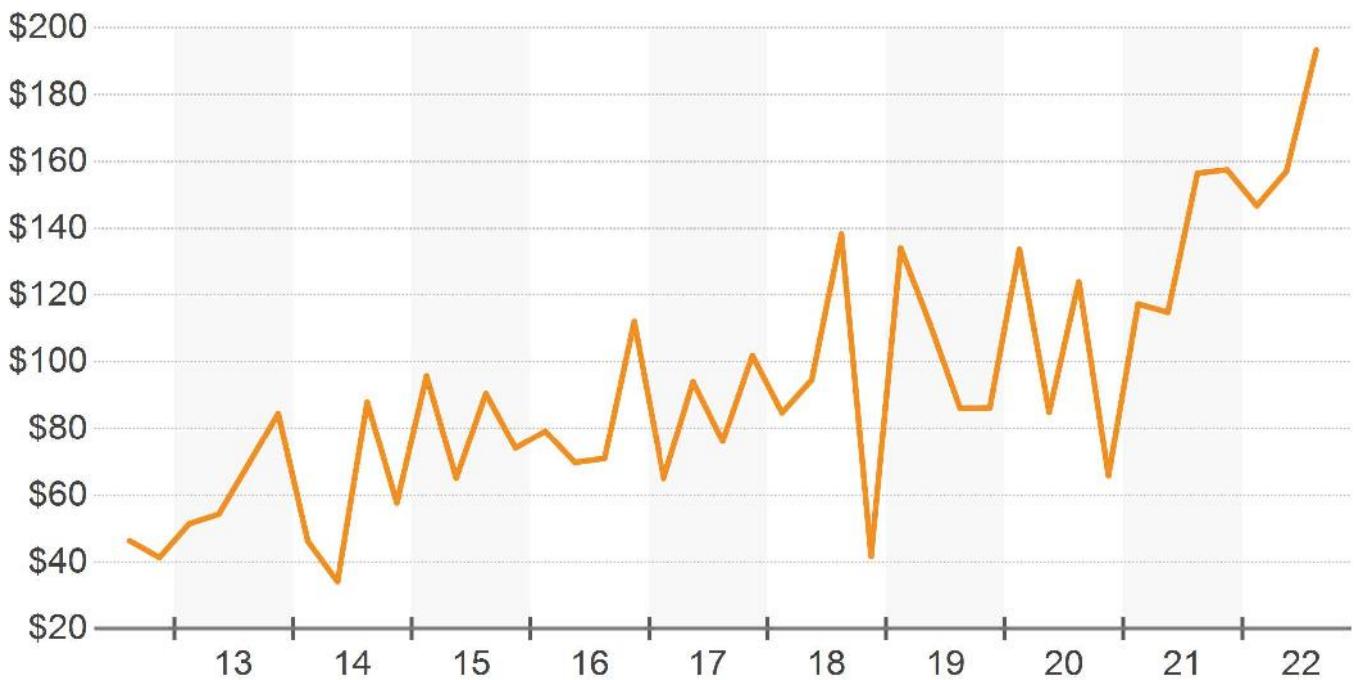
SALES VOLUME BY STAR RATING



Sales Pricing

Industrial - Larimer/Weld County

AVERAGE SALE PRICE PER SF



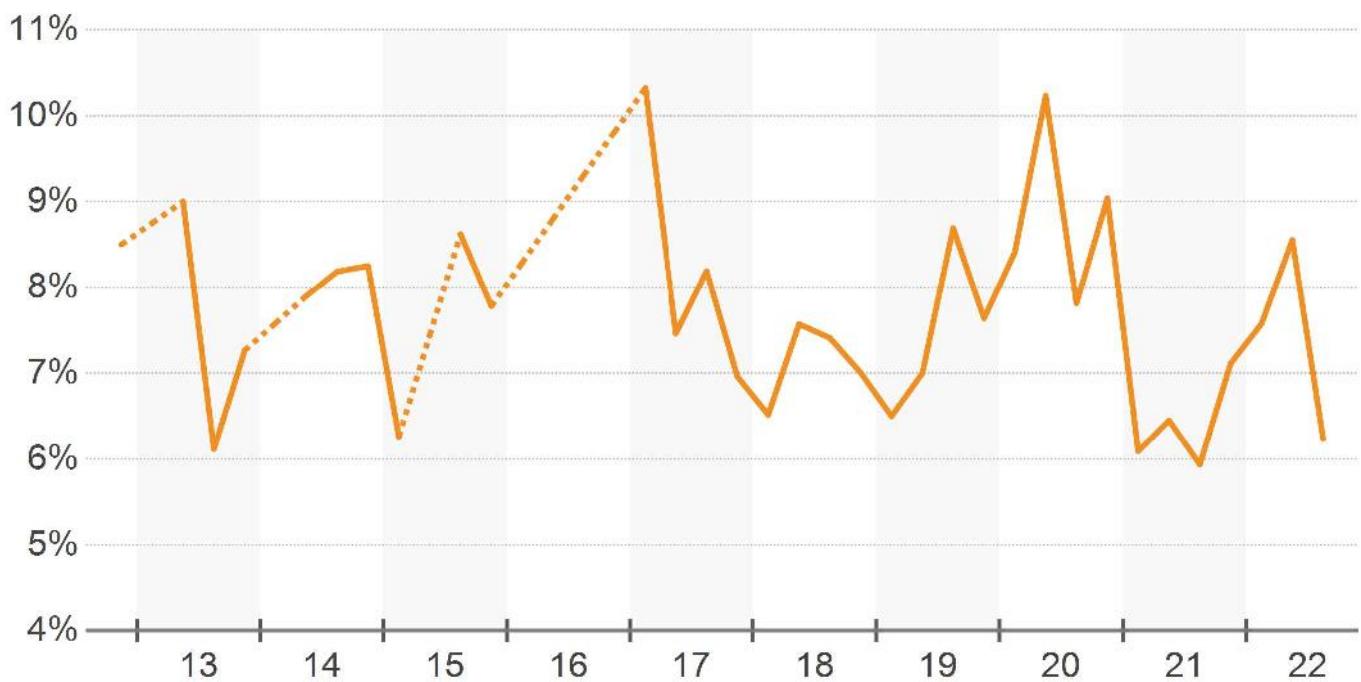
SALE TO ASKING PRICE DIFFERENTIAL



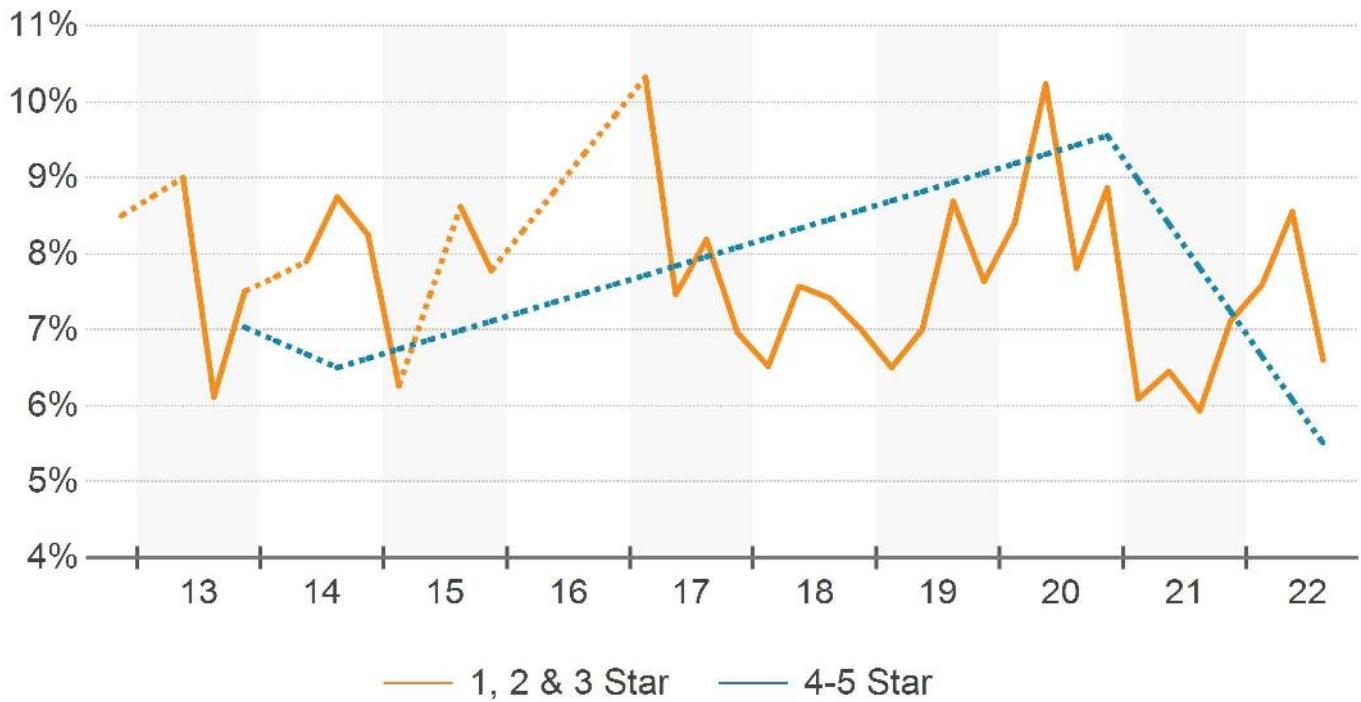
Sales Pricing

Industrial - Larimer/Weld County

CAP RATE



CAP RATE BY STAR RATING



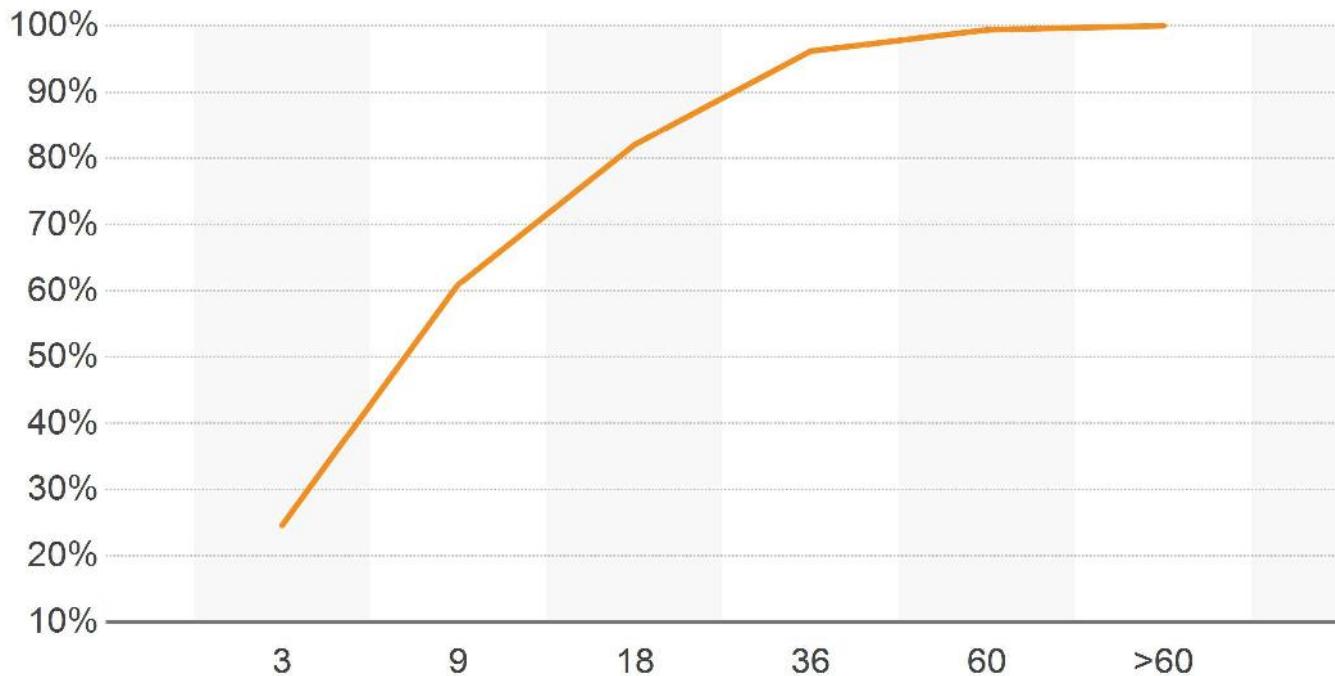
Sales Pricing

Industrial - Larimer/Weld County

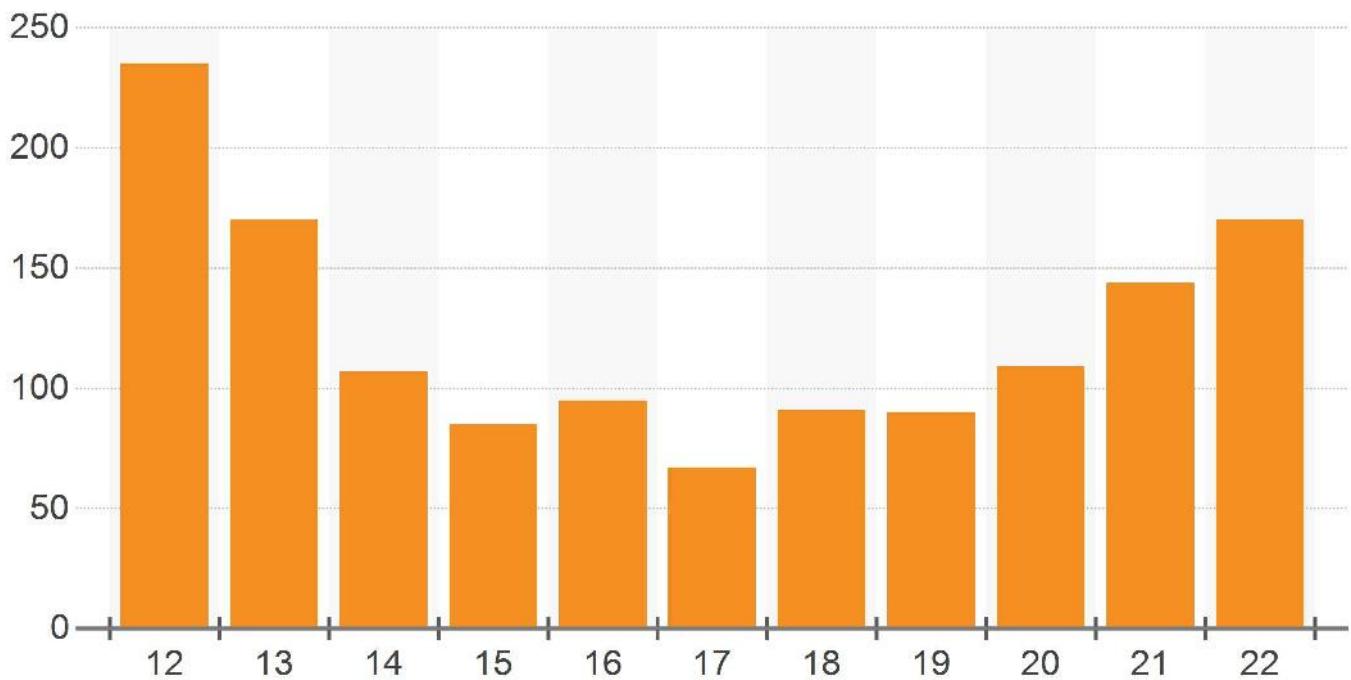
MONTHS TO SALE



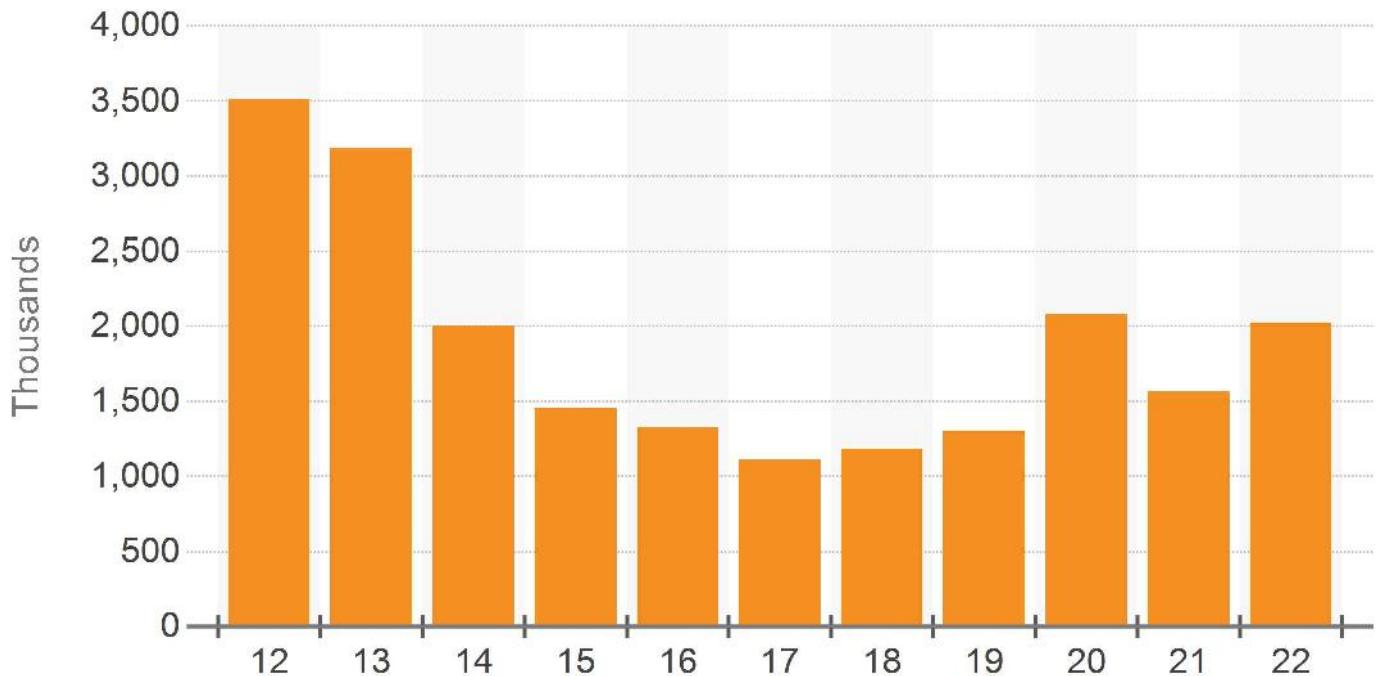
PROBABILITY OF SELLING IN MONTHS



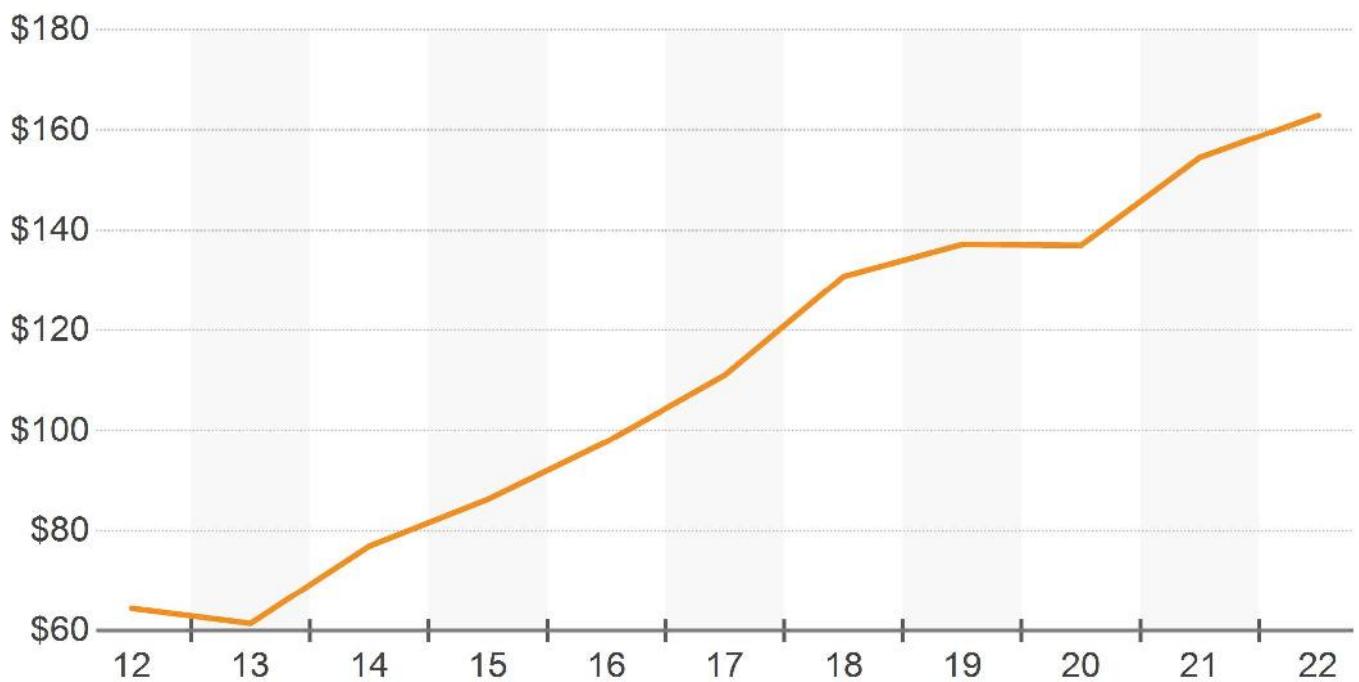
FOR SALE TOTAL LISTINGS



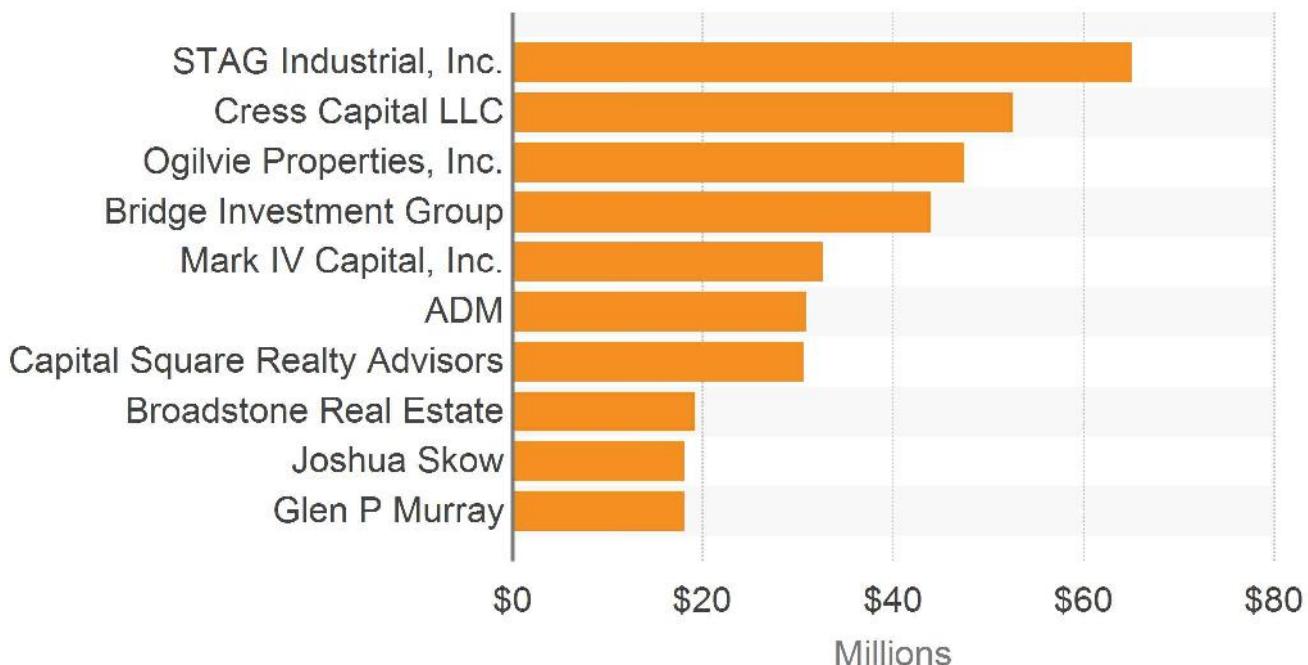
FOR SALE TOTAL SF



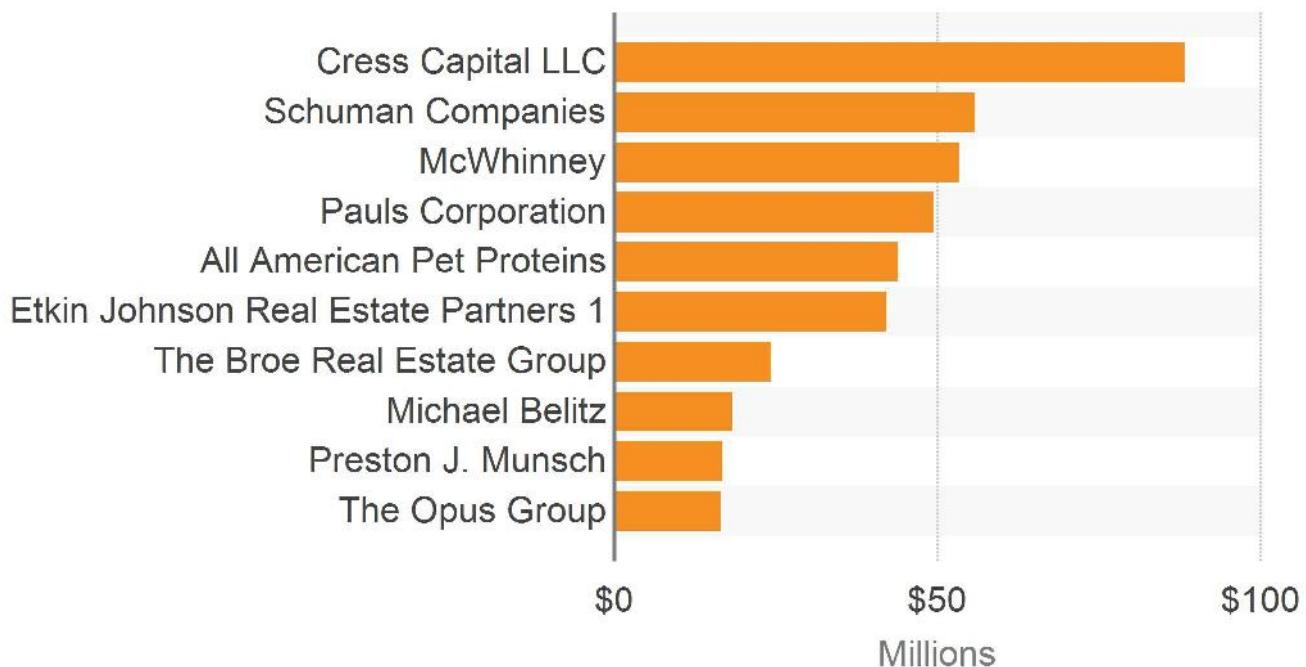
ASKING PRICE PER SF



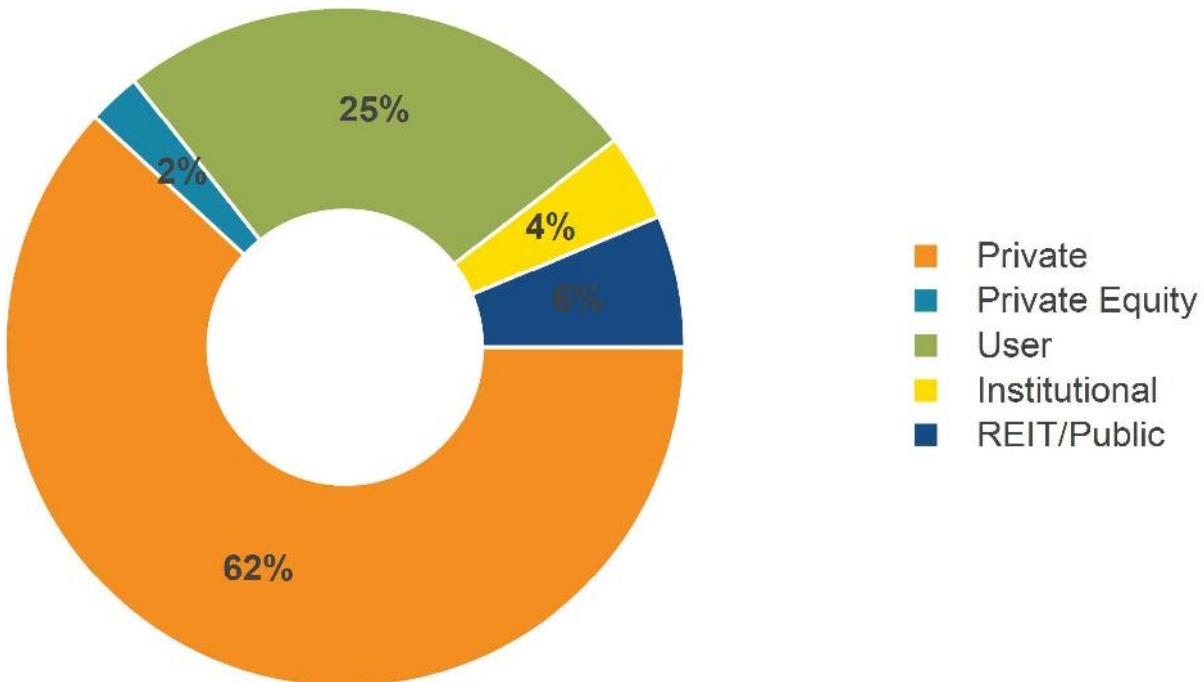
TOP BUYERS



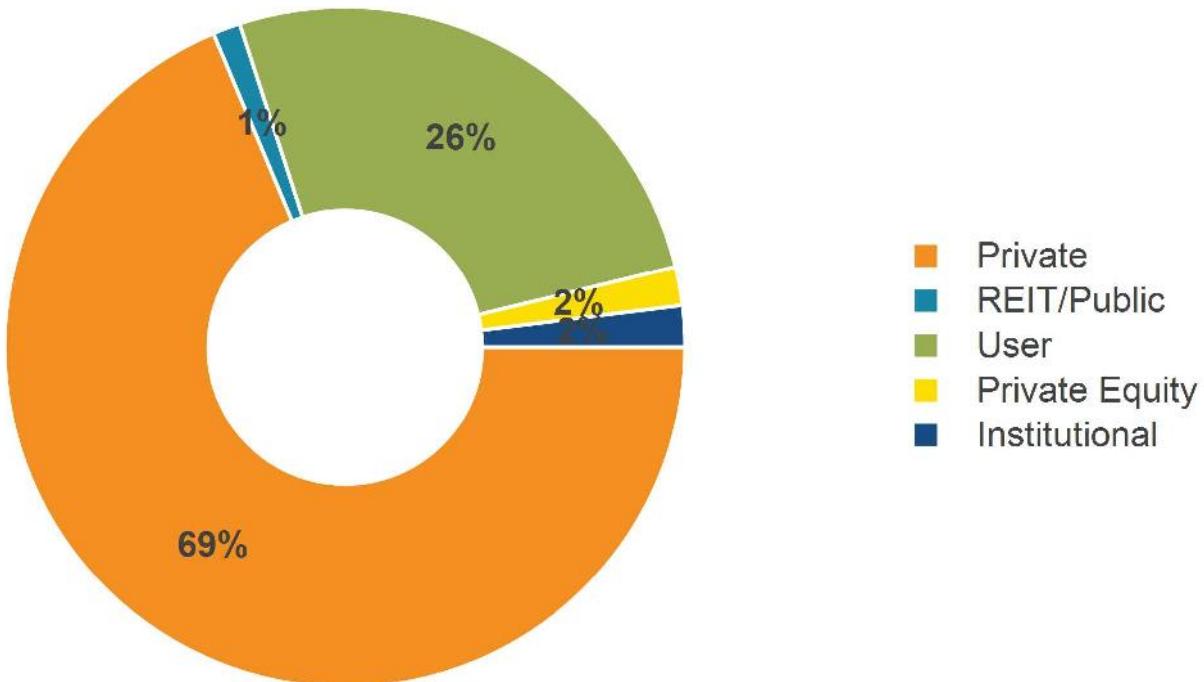
TOP SELLERS



SALES VOLUME BY BUYER TYPE



SALES VOLUME BY SELLER TYPE



TOP BUYER BROKERS



TOP SELLER BROKERS

