



# Industrial Report – Larimer & Weld County

Q1 2025

PREPARED BY

**REALTEC**  
COMMERCIAL REAL ESTATE SERVICES

Jamie Globelnik

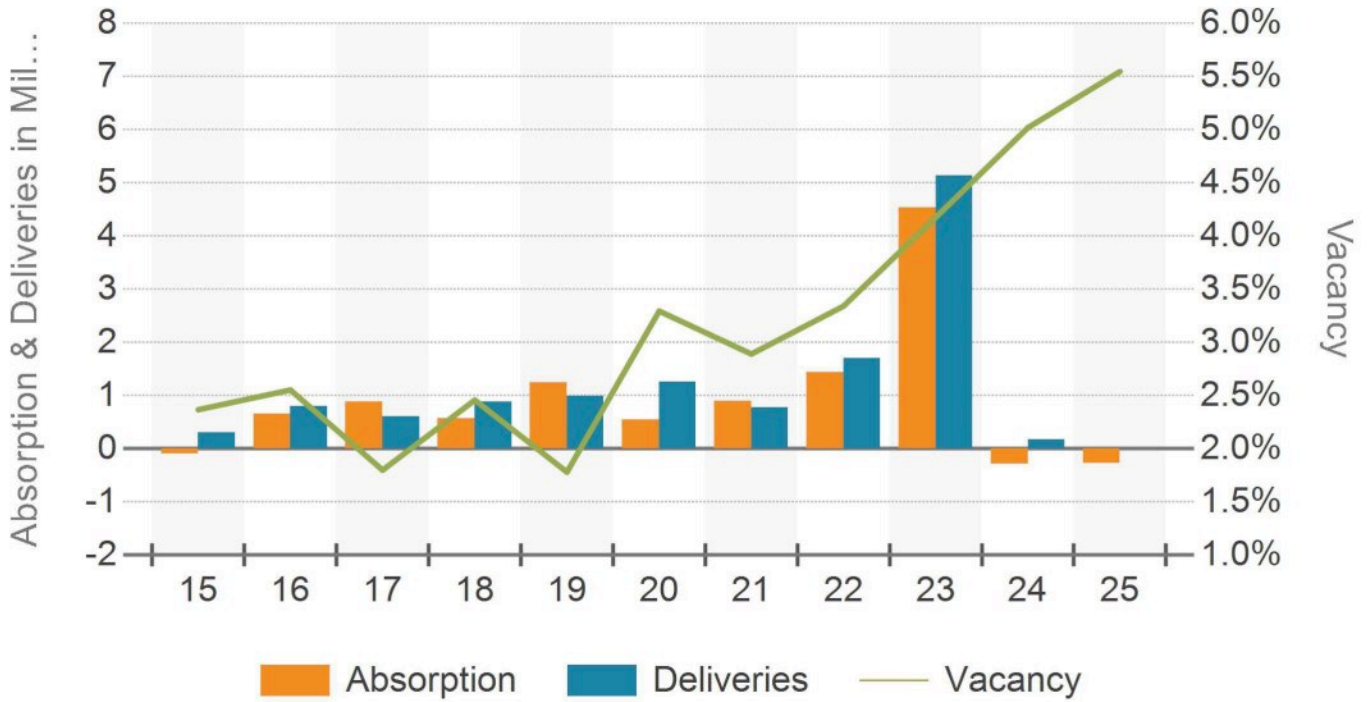
Broker



# Overview

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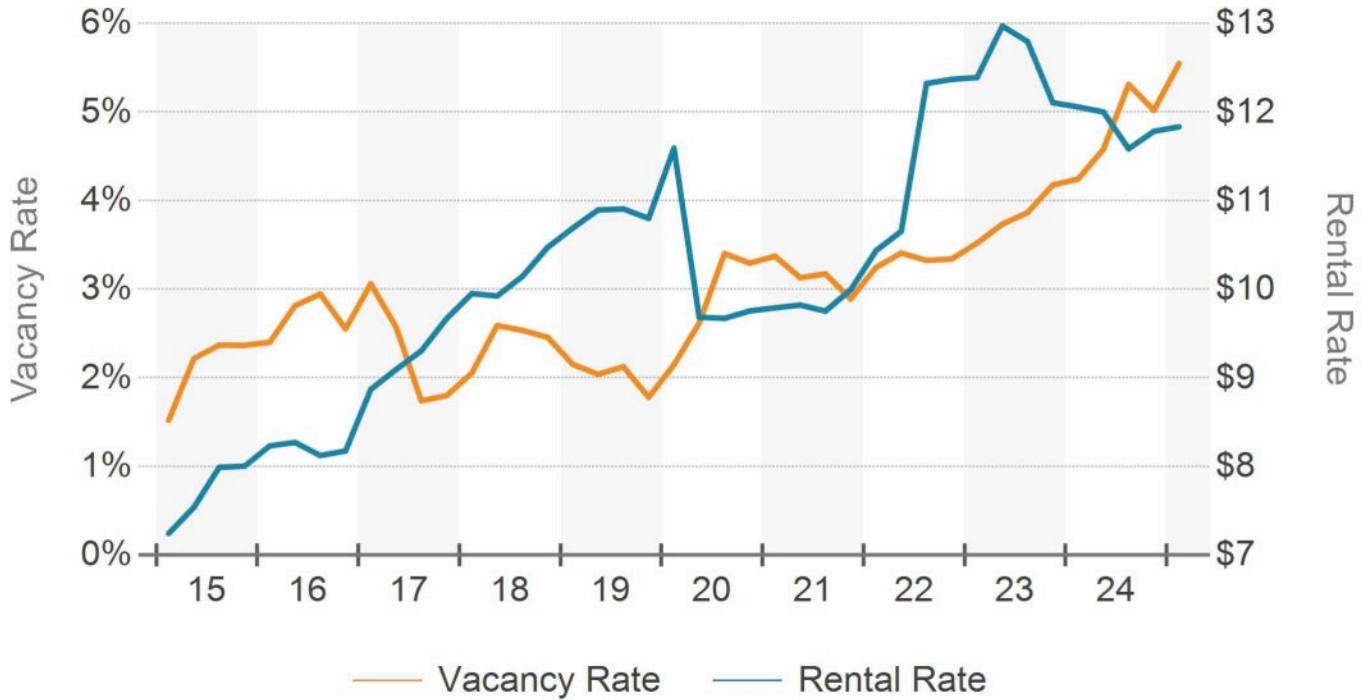
## ABSORPTION, DELIVERIES, VACANCY



## OCCUPANCY & RENTAL RATES



### VACANCY & RENTAL RATES



### SUMMARY STATISTICS

Availability	Survey	5-Year Avg
Rent Per SF	\$11.83	\$11.03
Vacancy Rate	5.5%	3.6%
Vacant SF	2,911,947	1,728,980
Availability Rate	7.9%	5.9%
Available SF	4,161,410	2,920,534
Sublet SF	164,774	93,580
Months on Market	6.4	4.4

Inventory	Survey	5-Year Avg
Existing Buildings	2,157	2,105
Existing SF	52,502,353	47,534,384
12 Mo. Const. Starts	230,714	1,575,159
Under Construction	490,214	2,011,971
12 Mo. Deliveries	164,636	1,801,236

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	-429,231	1,417,464
12 Mo. Leasing SF	1,260,703	1,459,106

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$129	\$137
Asking Price Per SF	\$226	\$201
Sales Volume (Mil.)	\$150	\$246
Cap Rate	7.0%	7.3%

# Rental Rates

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## ASKING RENT PER SF



## DIRECT & SUBLET RENTAL RATES



# Vacancy & Availability

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## VACANCY RATE



## SUBLEASE VACANCY RATE



# Vacancy & Availability

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## AVAILABILITY RATE



## AVAILABILITY & VACANCY RATE



# Vacancy & Availability

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## OCCUPANCY RATE



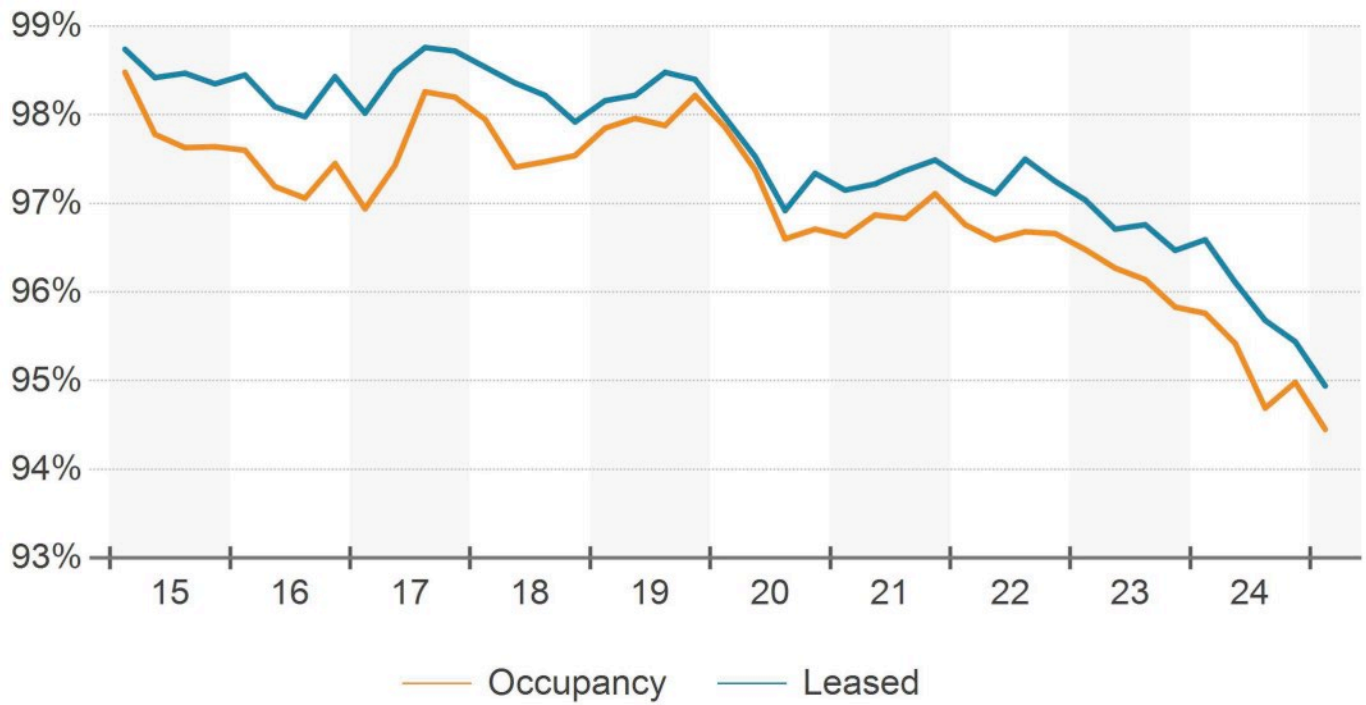
## PERCENT LEASED RATE



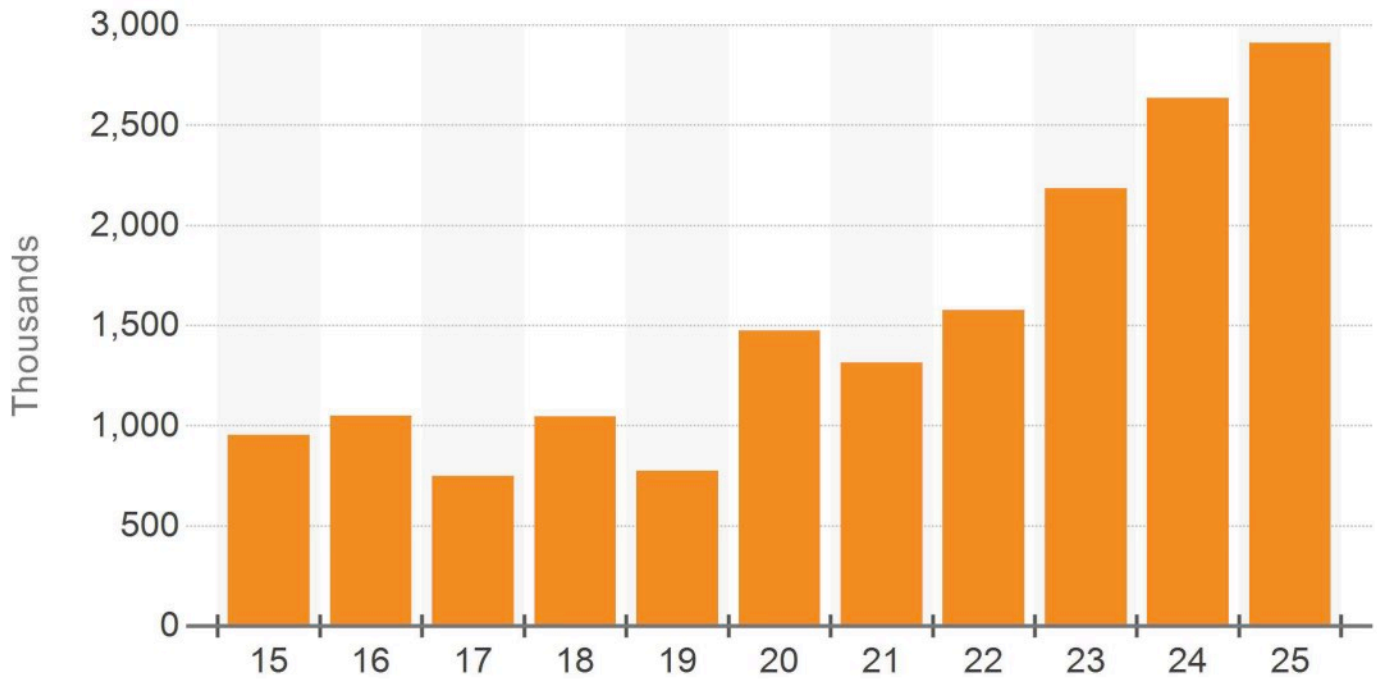
# Vacancy & Availability

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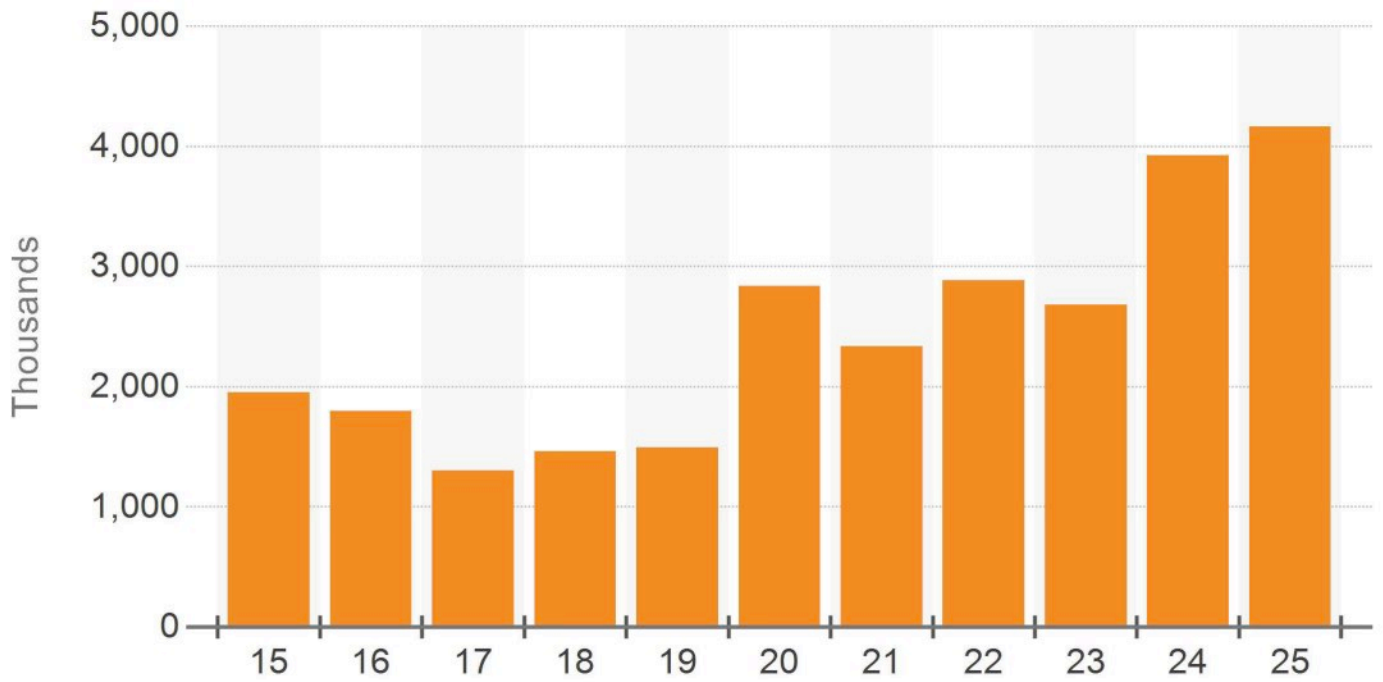
## OCCUPANCY & PERCENT LEASED



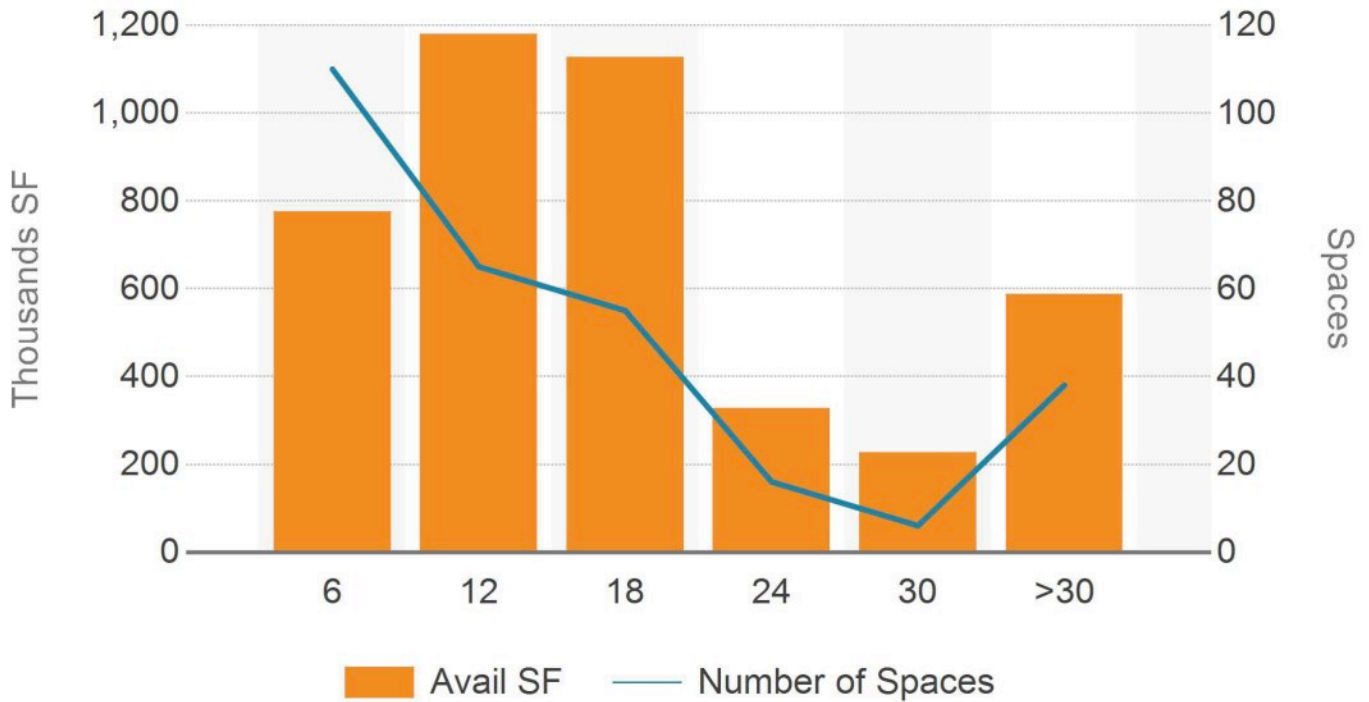
## VACANT SF



## AVAILABLE SF



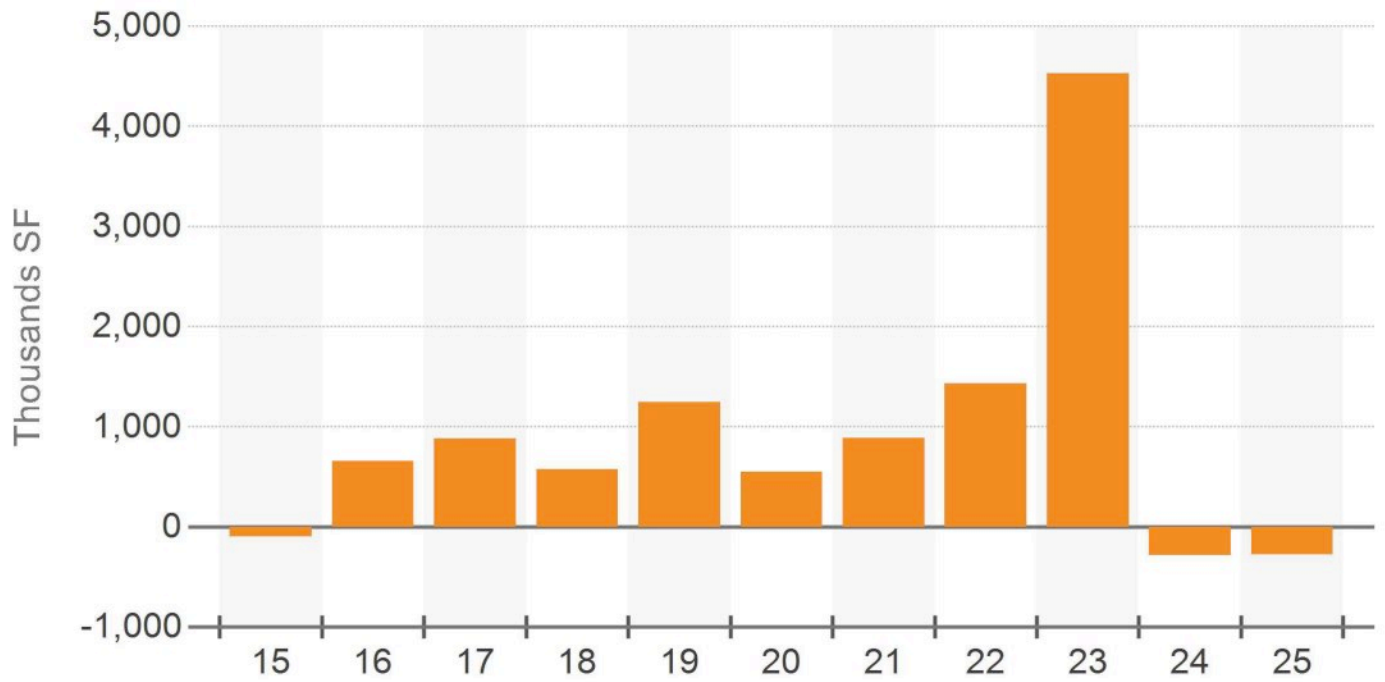
## MONTHS ON MARKET DISTRIBUTION



# Leasing Demand

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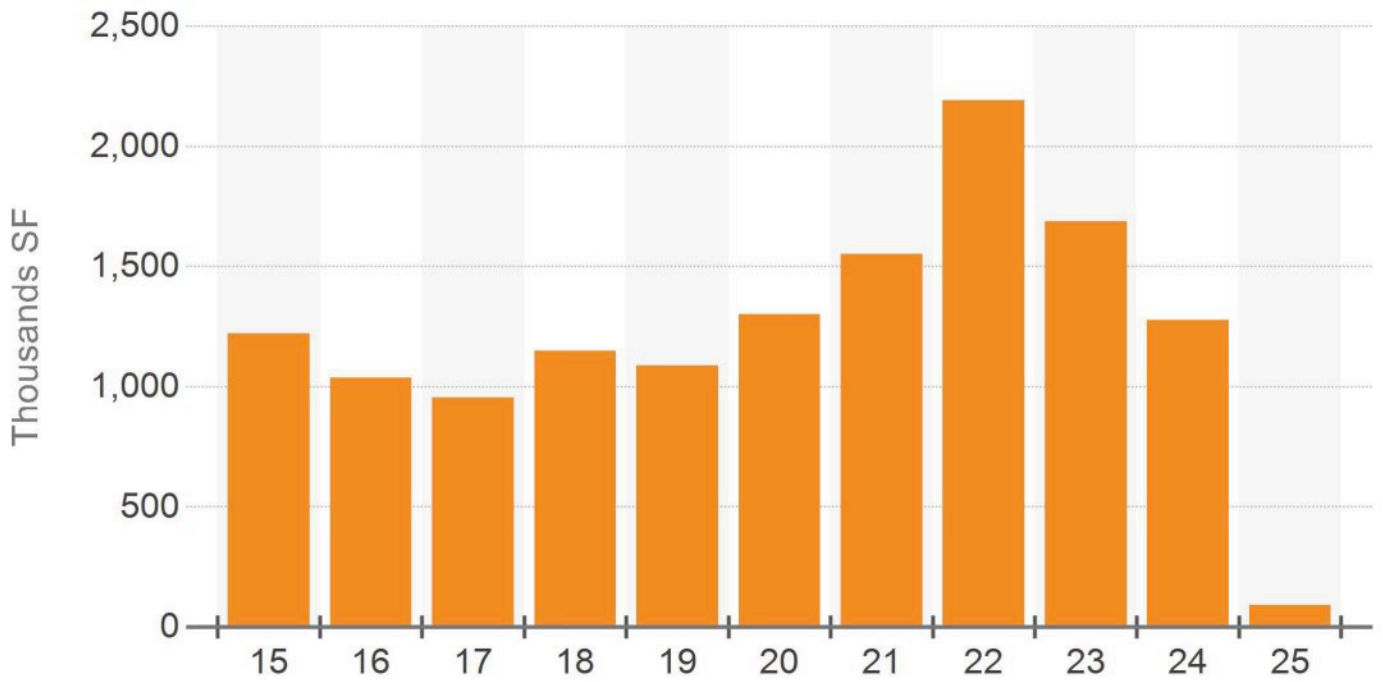
## NET ABSORPTION



## NET ABSORPTION AS % OF INVENTORY



## LEASING ACTIVITY



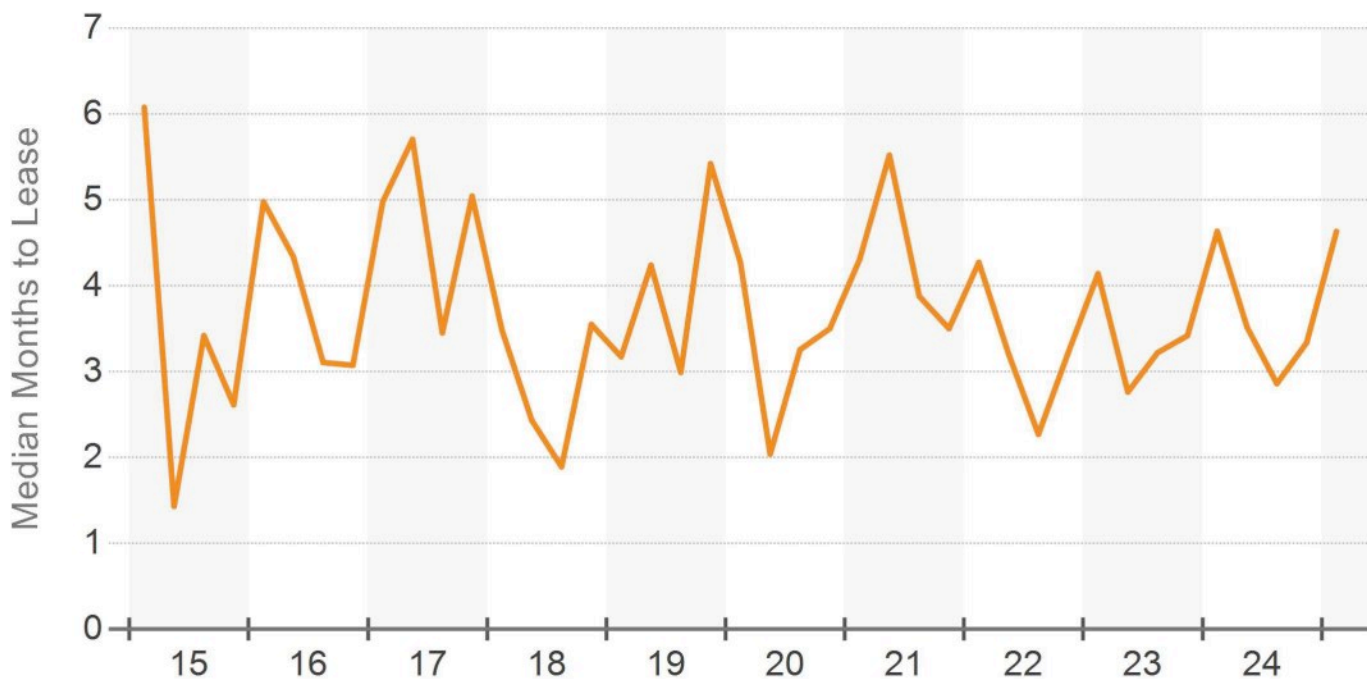
## MONTHS ON MARKET



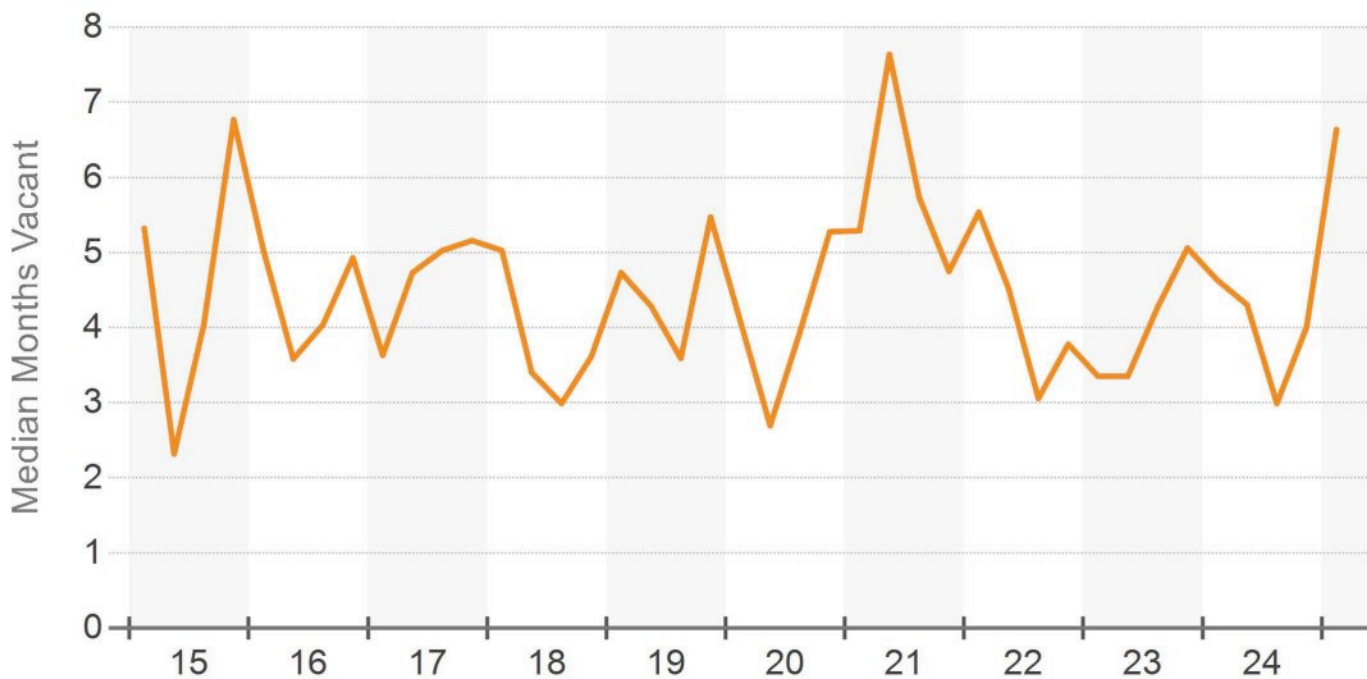
# Leasing Demand

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## MONTHS TO LEASE



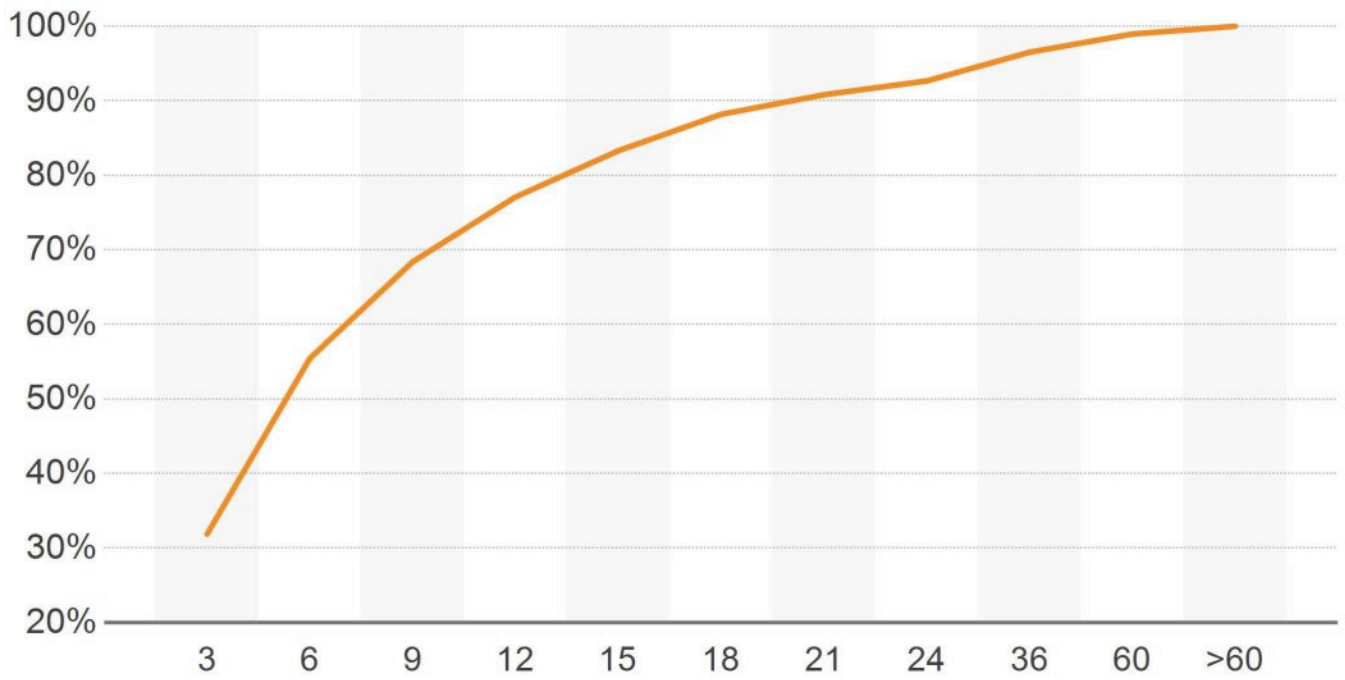
## MONTHS VACANT



# Leasing Demand

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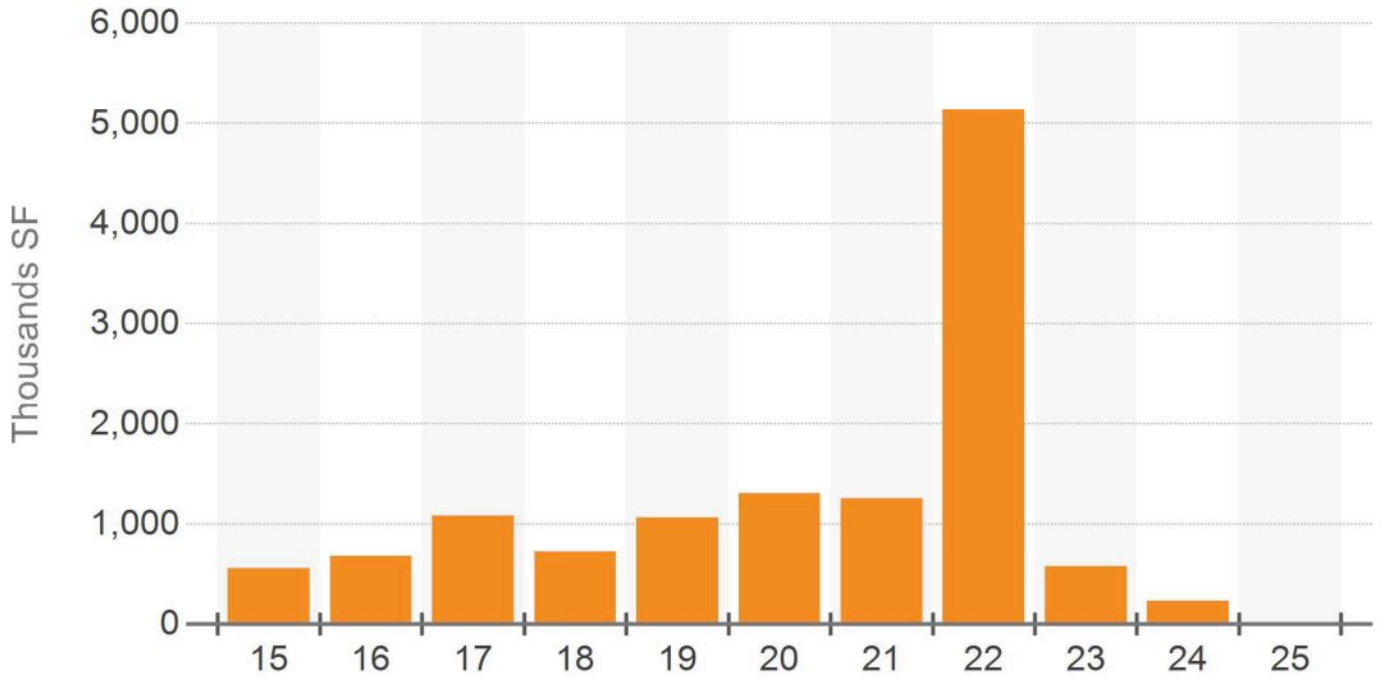
## PROBABILITY OF LEASING IN MONTHS



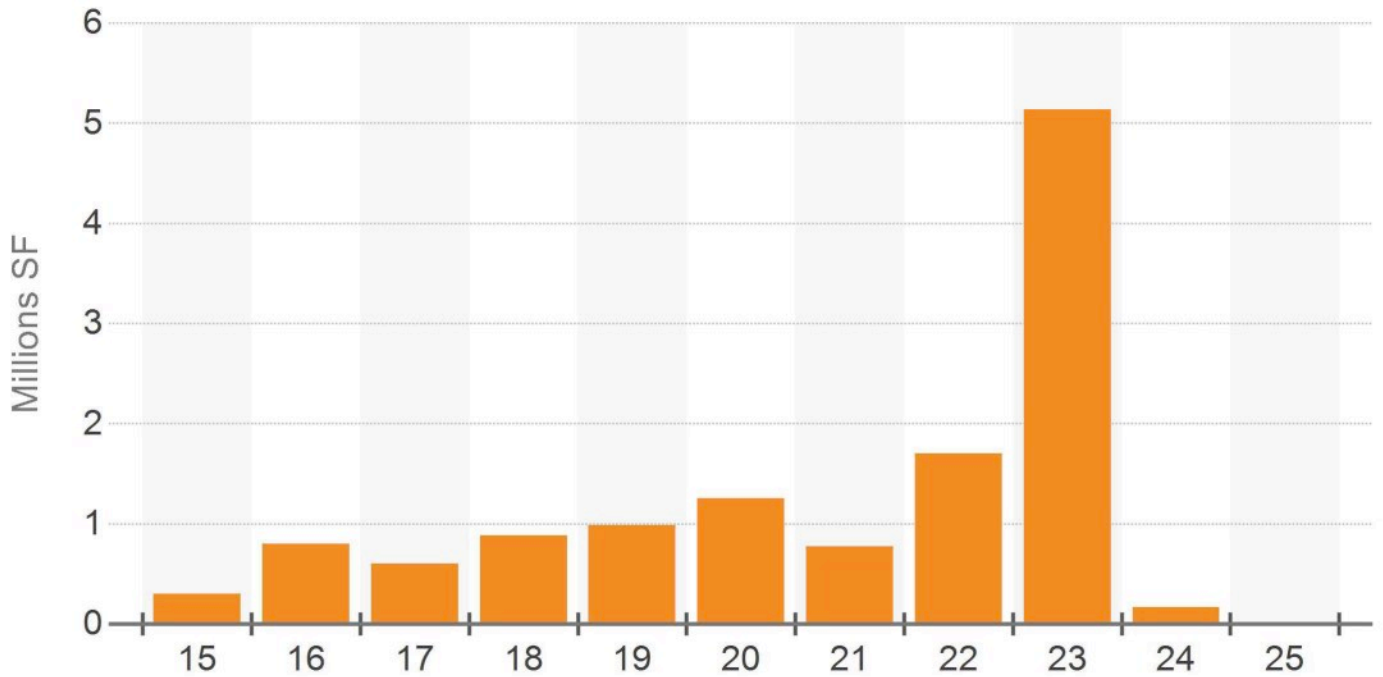
# Construction Activity

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## CONSTRUCTION STARTS



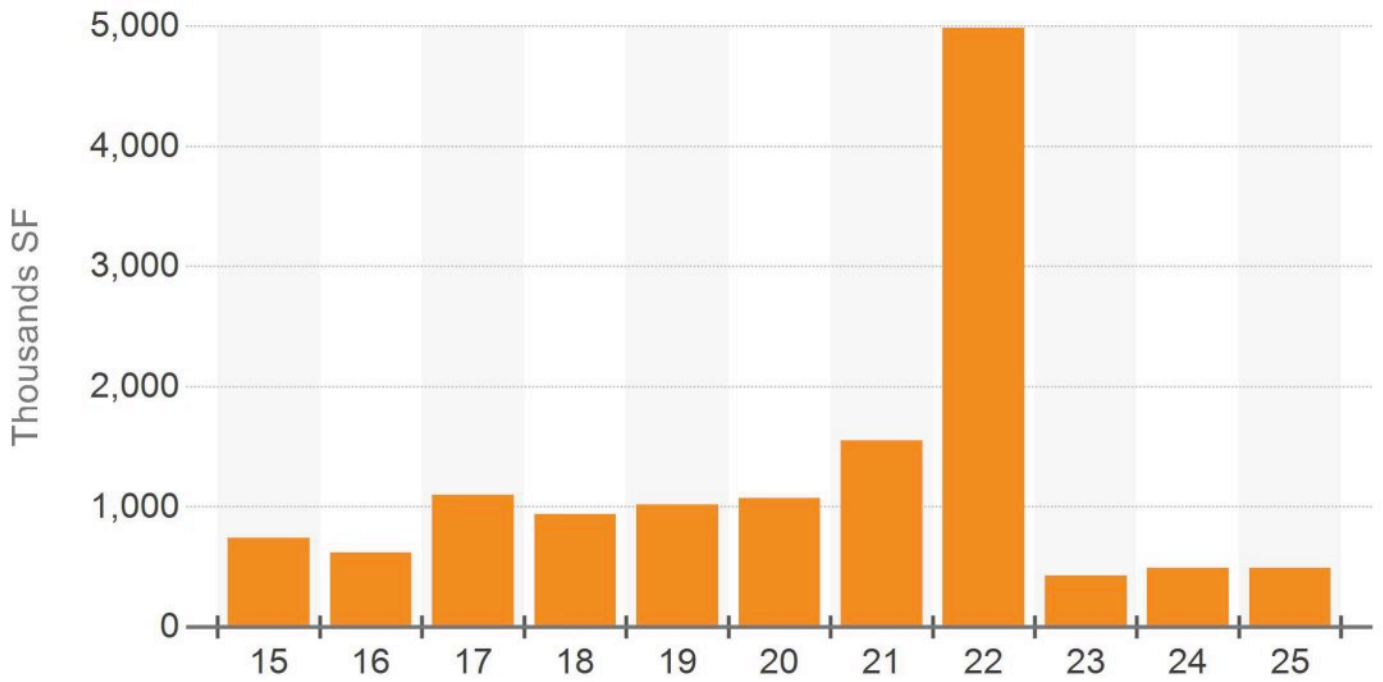
## CONSTRUCTION DELIVERIES



# Construction Activity

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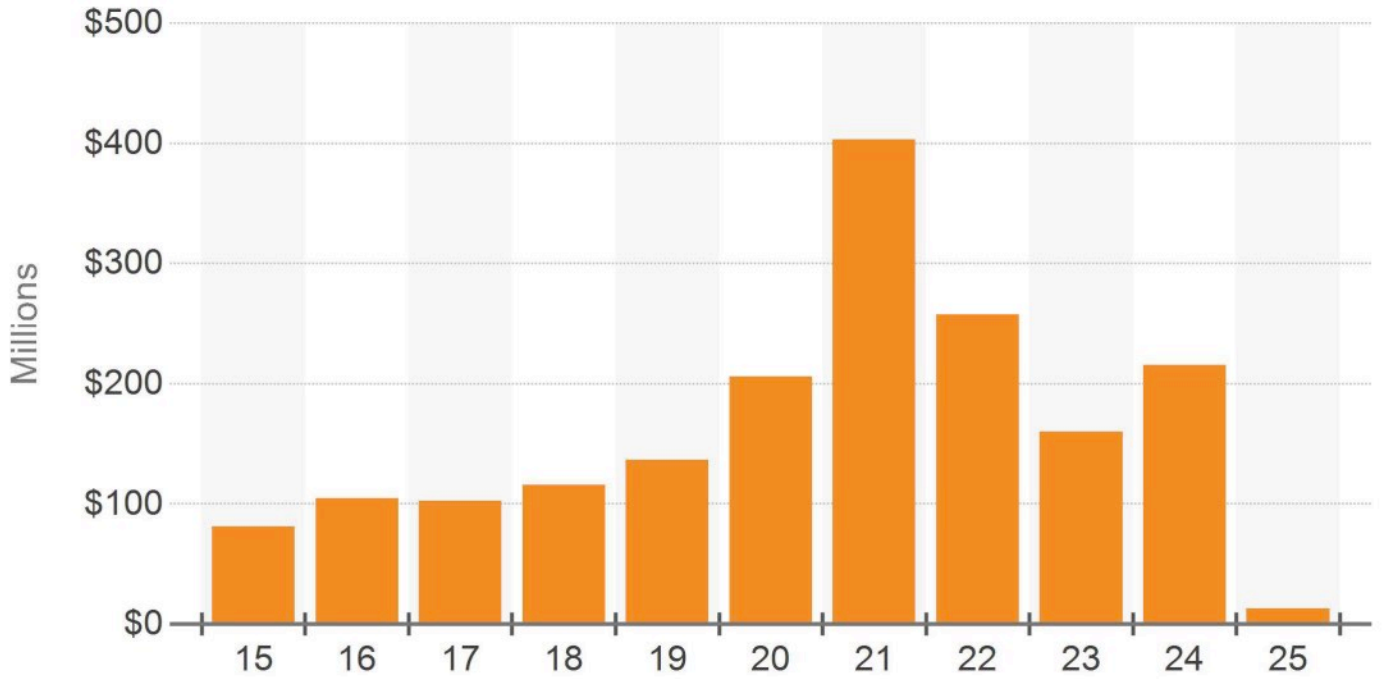
## UNDER CONSTRUCTION



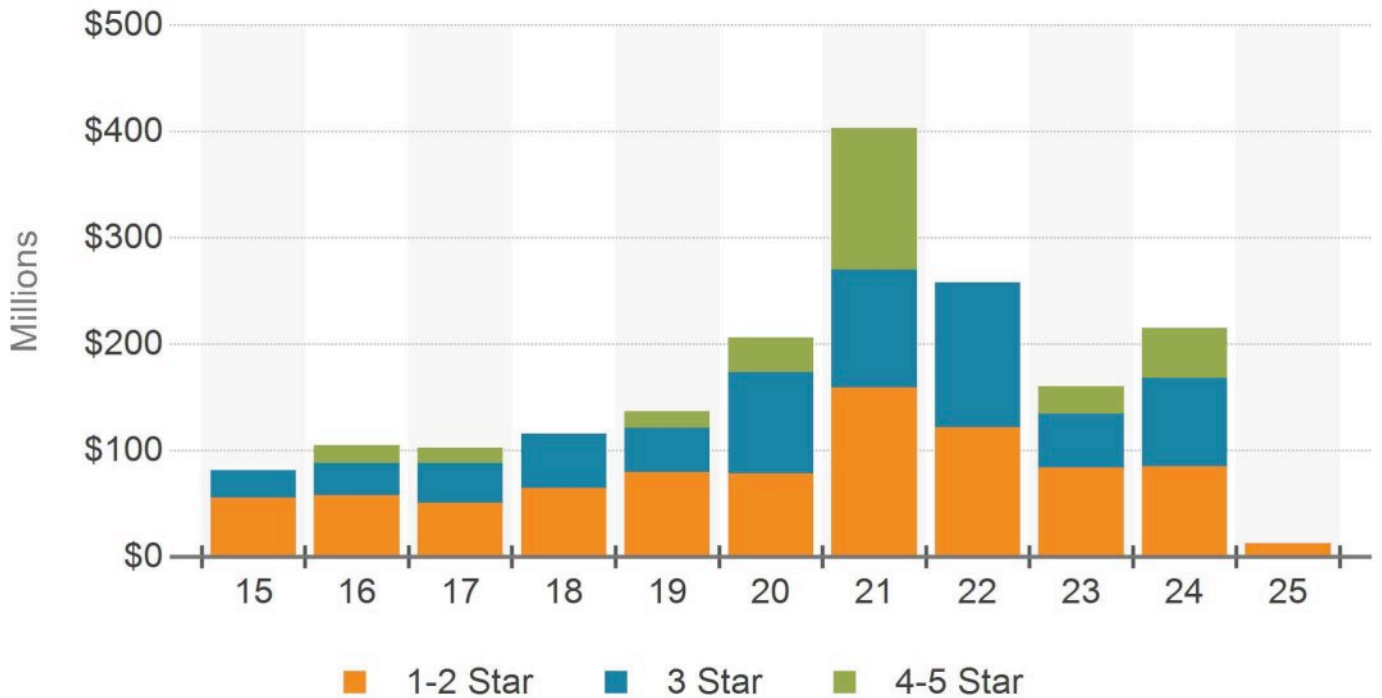
# Sales Volume

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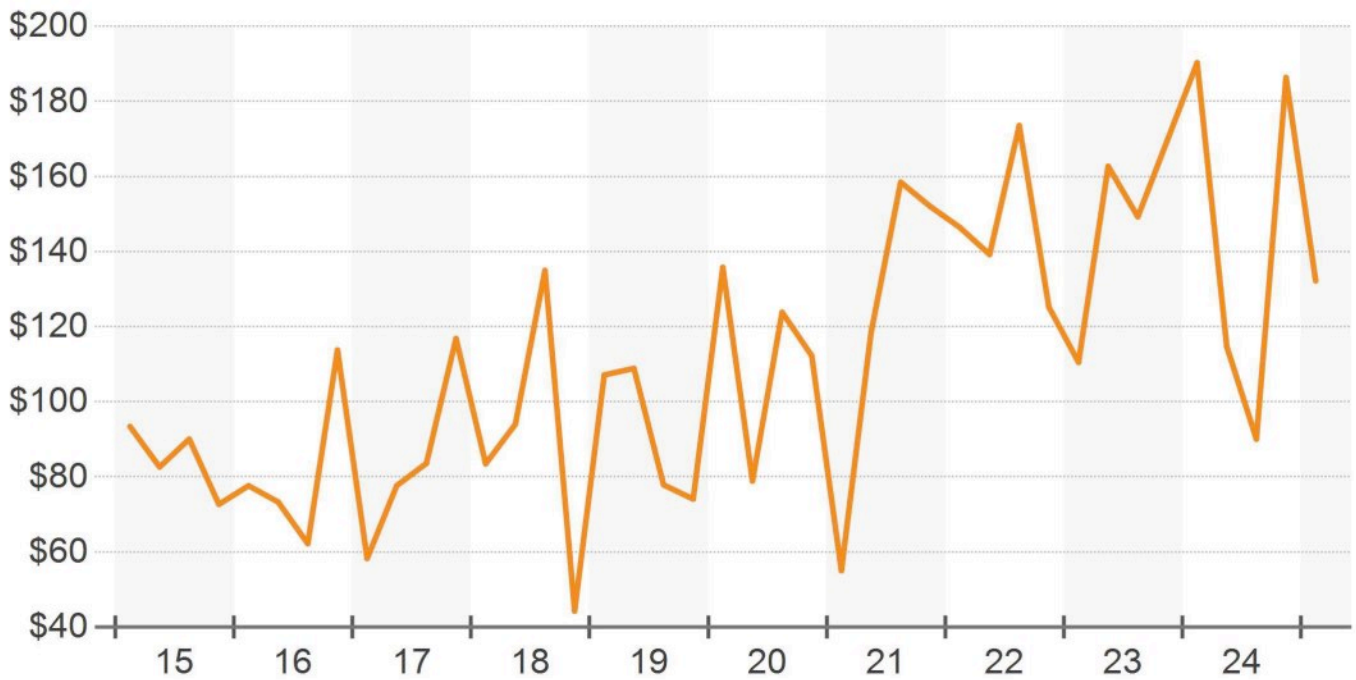
## SALES VOLUME



## SALES VOLUME BY STAR RATING



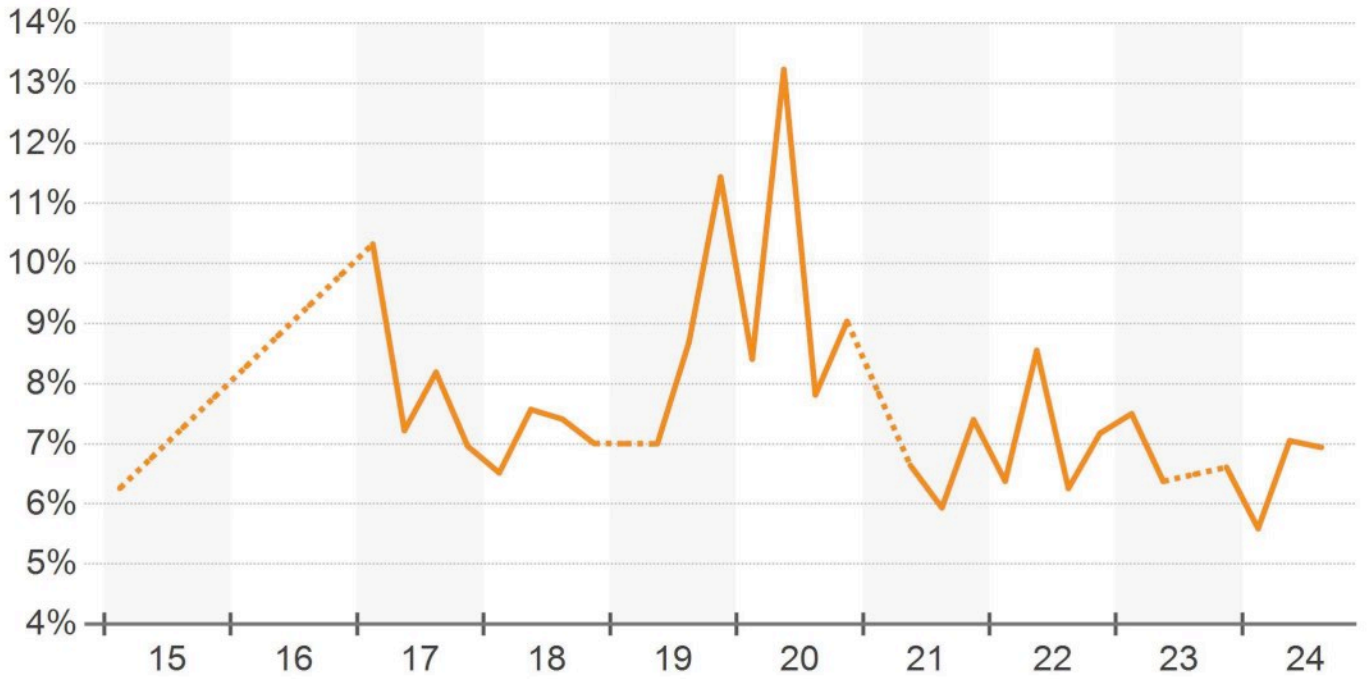
### AVERAGE SALE PRICE PER SF



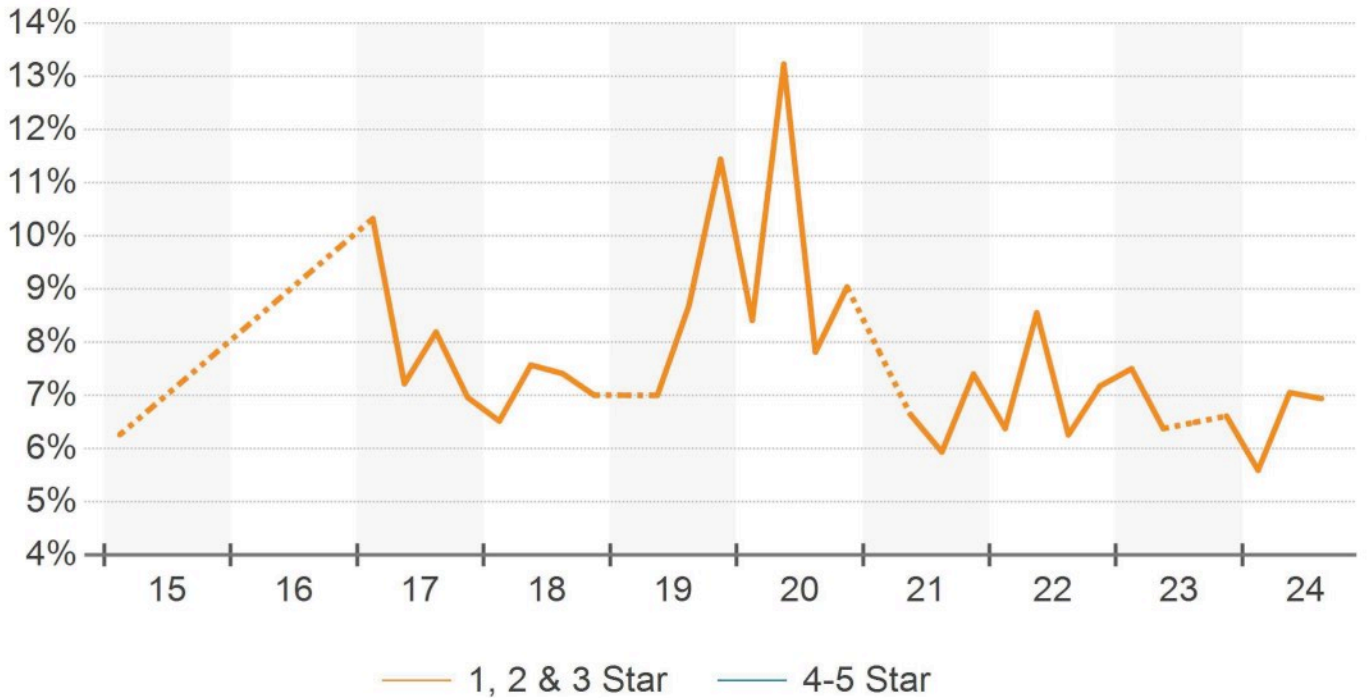
### SALE TO ASKING PRICE DIFFERENTIAL



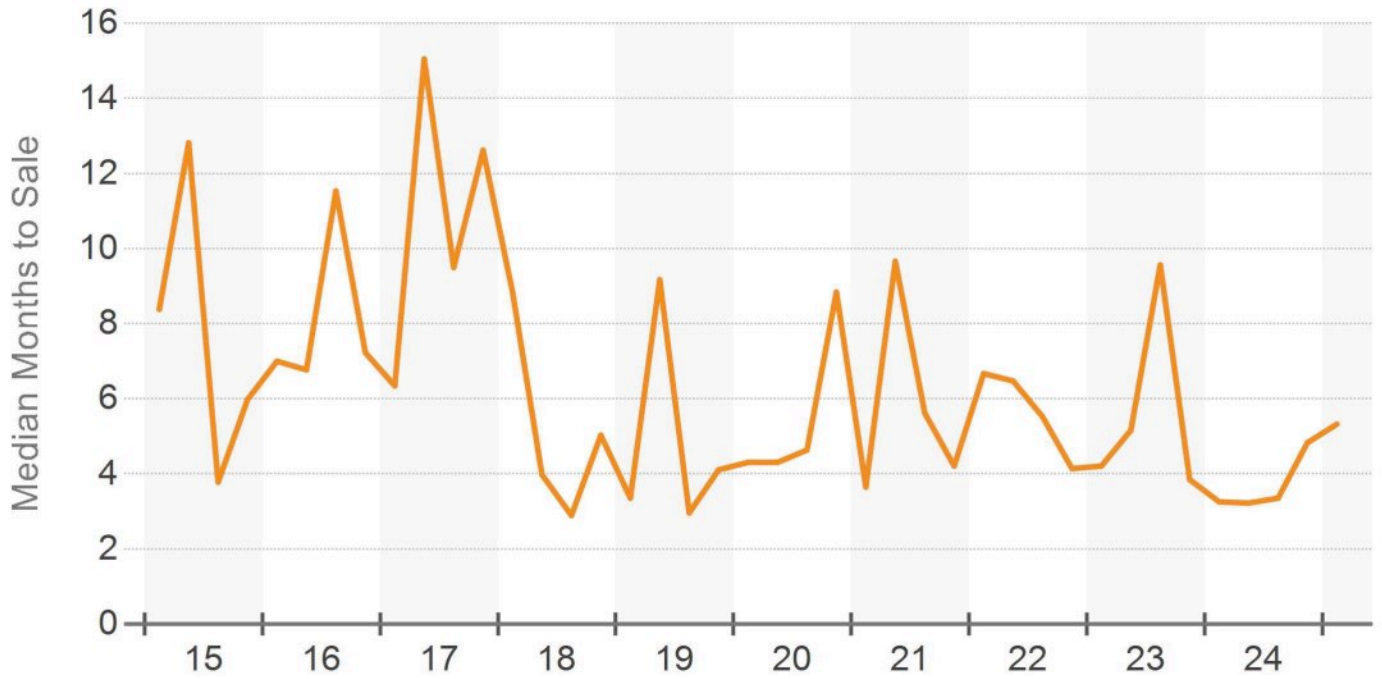
## CAP RATE



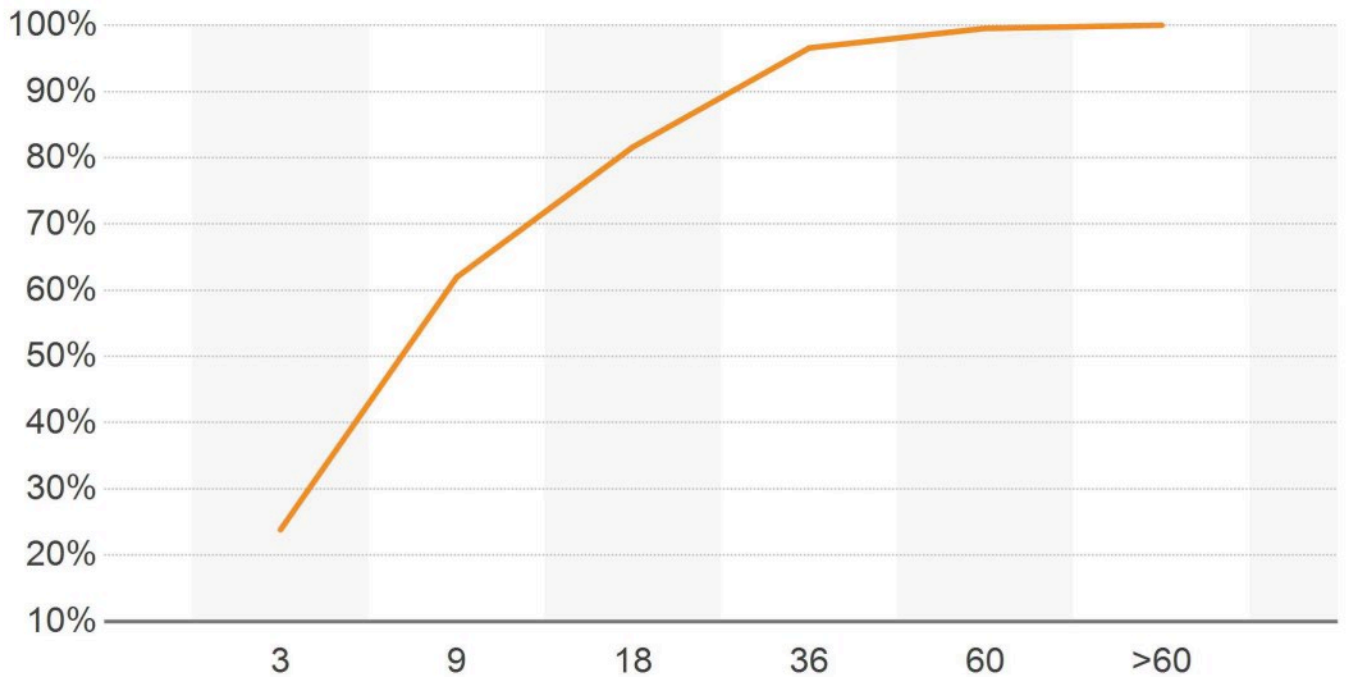
## CAP RATE BY STAR RATING



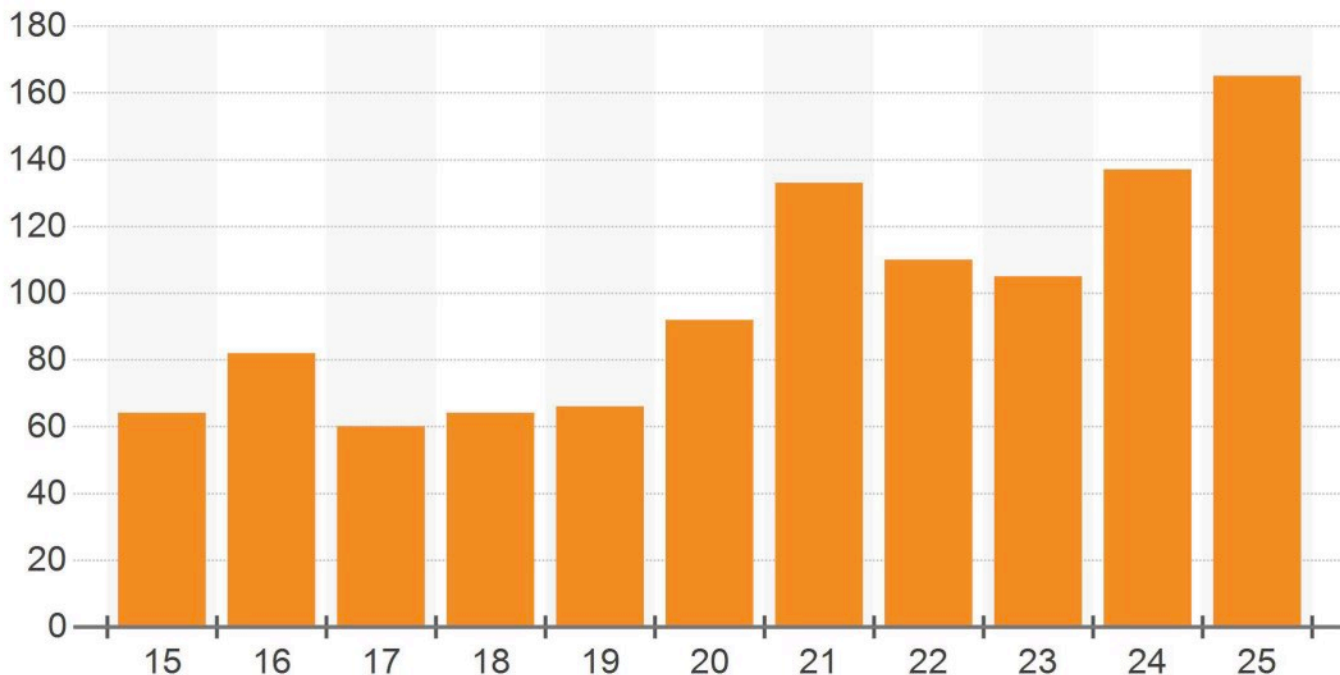
## MONTHS TO SALE



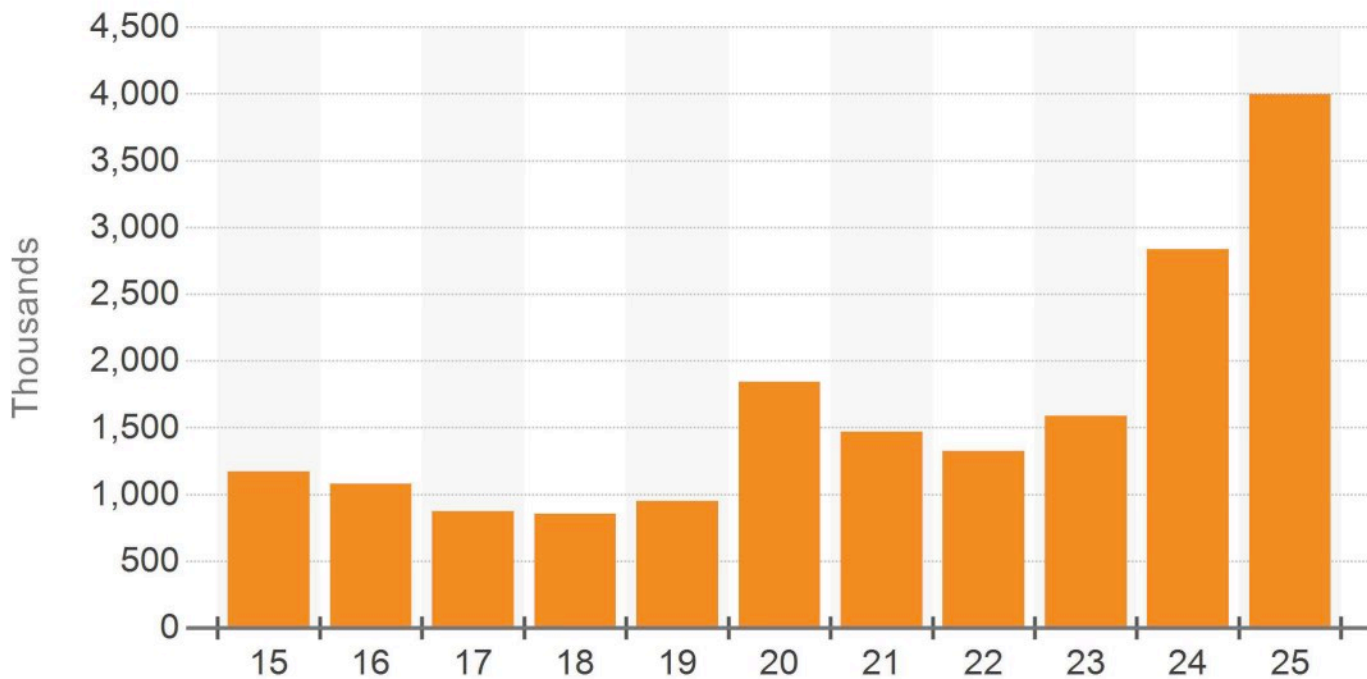
## PROBABILITY OF SELLING IN MONTHS



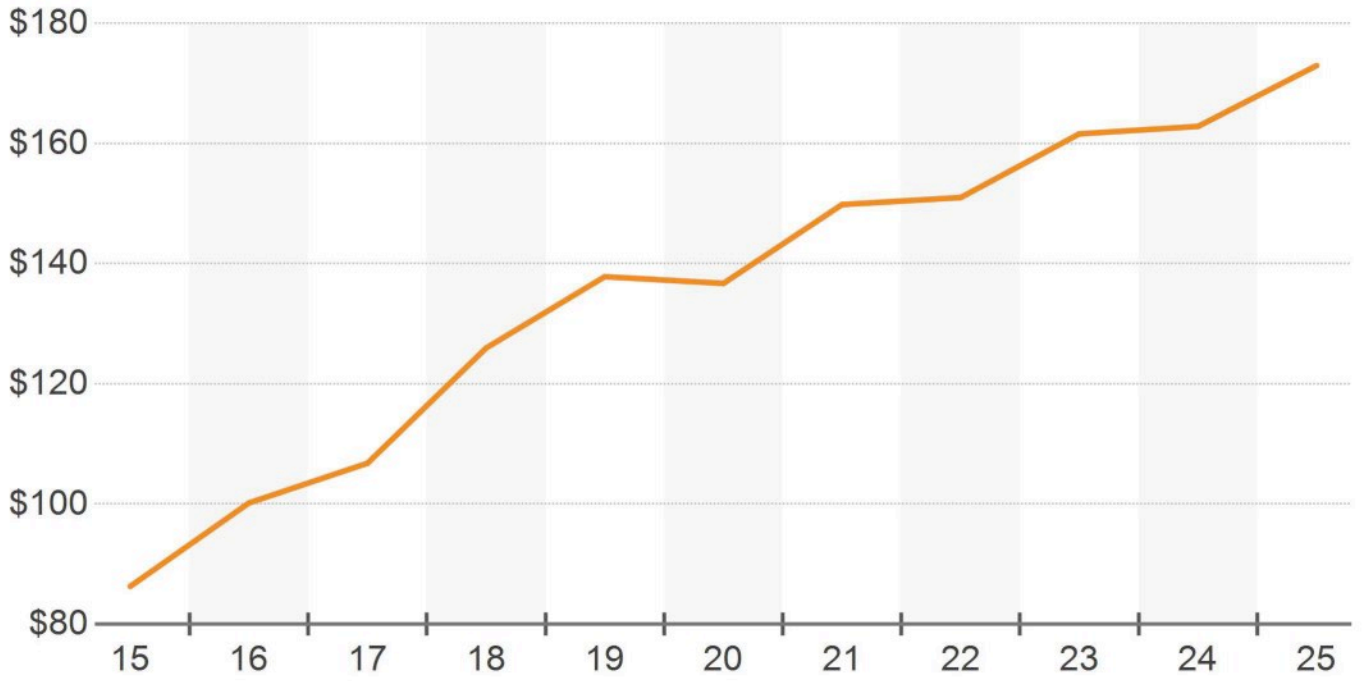
### FOR SALE TOTAL LISTINGS



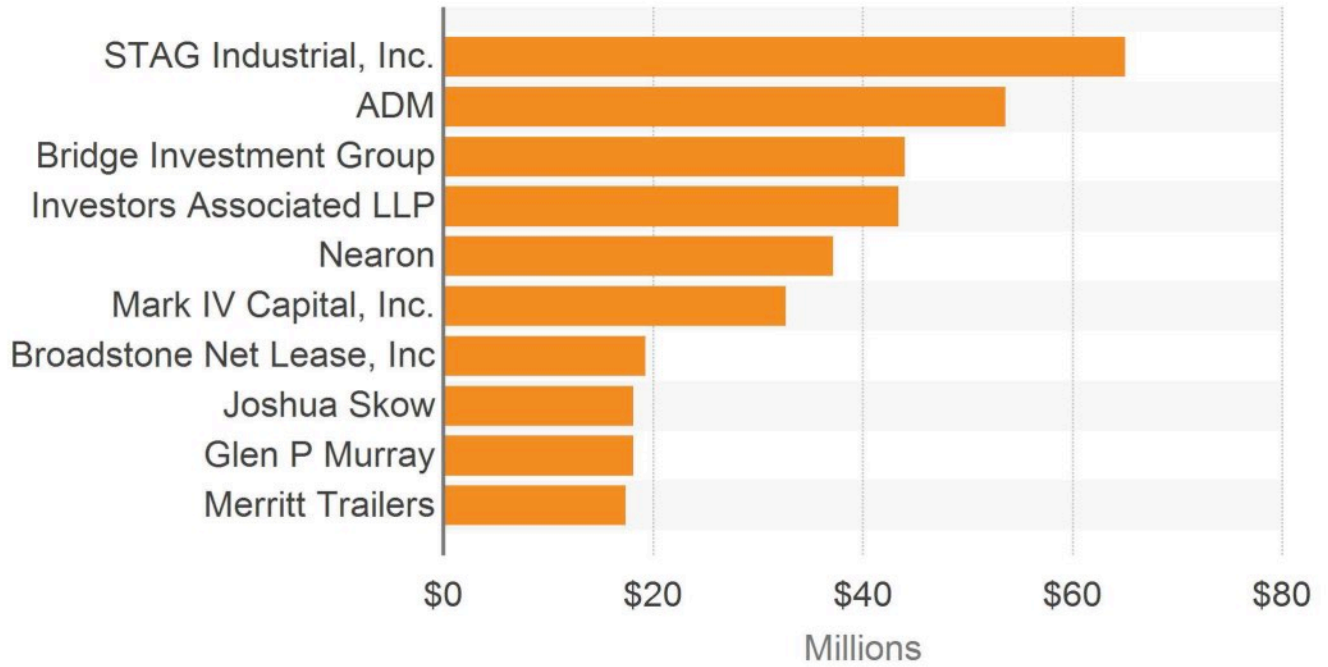
### FOR SALE TOTAL SF



### ASKING PRICE PER SF



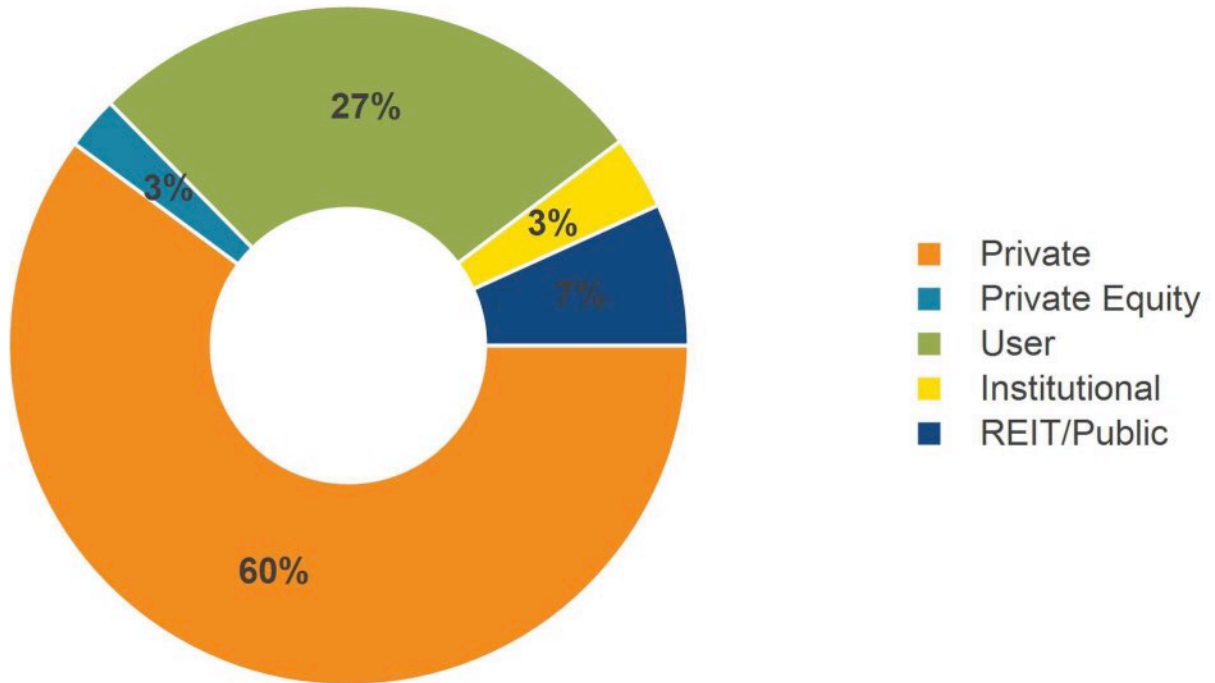
### TOP BUYERS



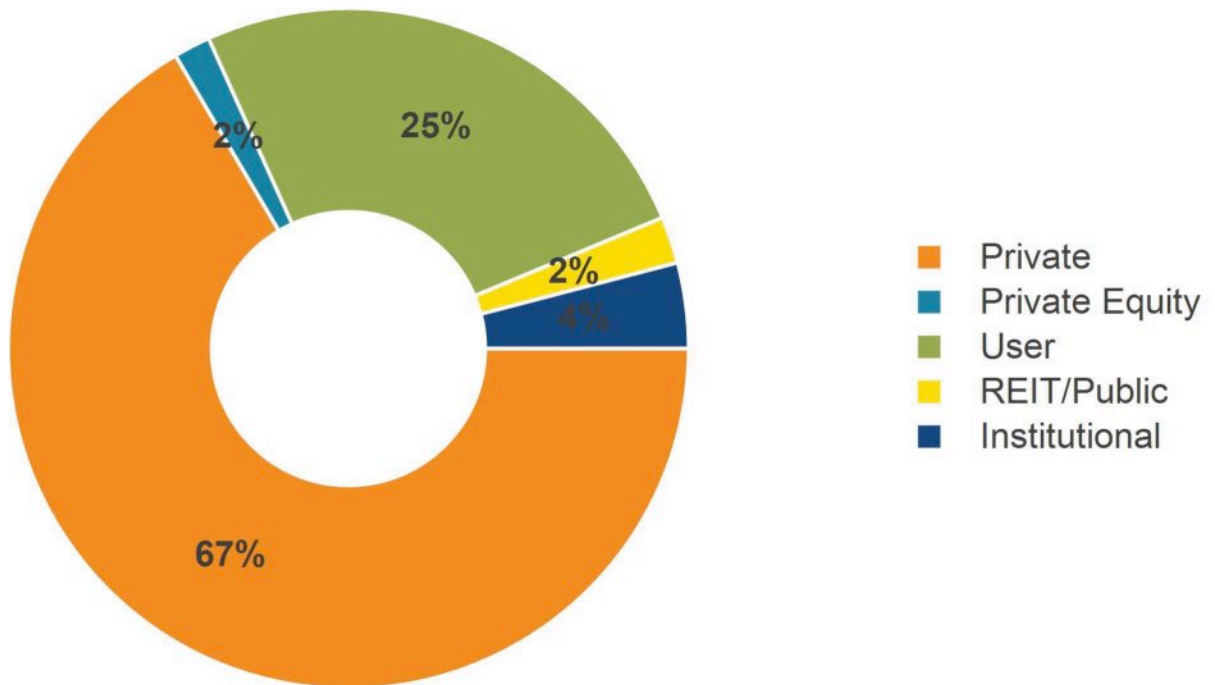
### TOP SELLERS



## SALES VOLUME BY BUYER TYPE



## SALES VOLUME BY SELLER TYPE



## TOP BUYER BROKERS



## TOP SELLER BROKERS

