

Industrial/Flex Report – Larimer & Weld County

Q3 2026

PREPARED BY

REALTEC
COMMERCIAL REAL ESTATE SERVICES

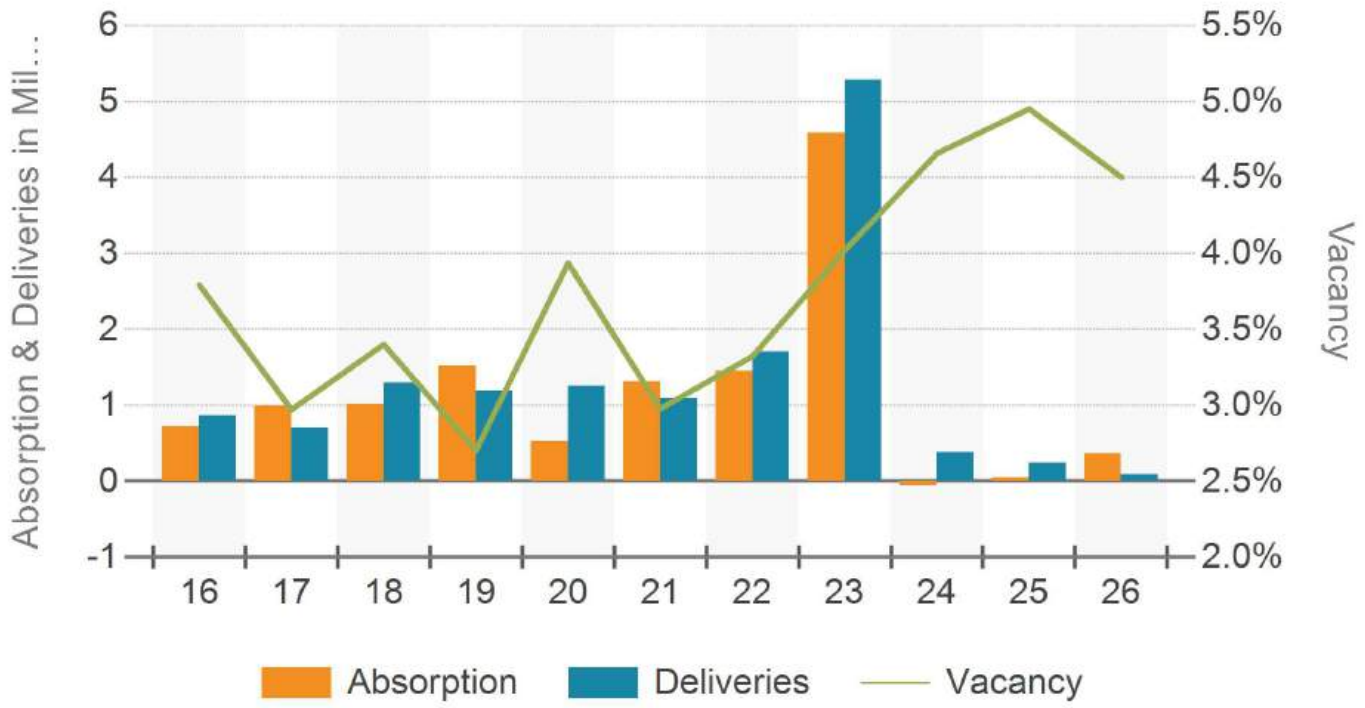
Jamie Globelnik

Broker

CoStar™

Overview

ABSORPTION, DELIVERIES, VACANCY



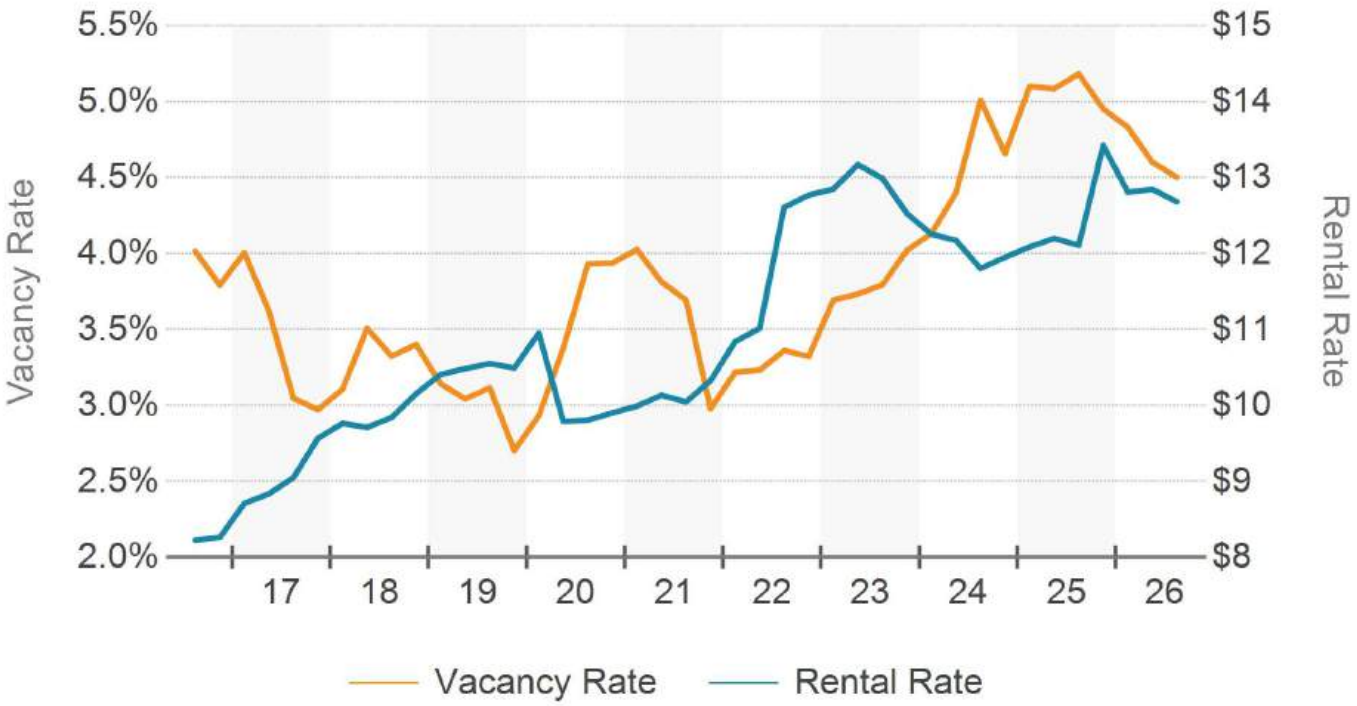
OCCUPANCY & RENTAL RATES



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Overview

VACANCY & RENTAL RATES



SUMMARY STATISTICS

Availability	Survey	5-Year Avg
Rent Per SF	$12.68	$12.10
Vacancy Rate	4.5%	4.2%
Vacant SF	2,860,666	2,538,047
Availability Rate	5.6%	6.3%
Available SF	3,566,903	3,898,104
Sublet SF	149,144	98,217
Months on Market	5.6	5.0

Inventory	Survey	5-Year Avg
Existing Buildings	2,637	2,586
Existing SF	63,543,488	60,250,992
12 Mo. Const. Starts	84,084	1,378,760
Under Construction	393,465	1,791,325
12 Mo. Deliveries	202,254	1,684,596

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	487,840	1,445,430
12 Mo. Leasing SF	1,460,841	1,889,488

Sales	Past Year	5-Year Avg
Sale Price Per SF	$139	$144
Asking Price Per SF	$264	$221
Sales Volume (Mil.)	$418	$331
Cap Rate	6.3%	6.6%

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Rental Rates

ASKING RENT PER SF



DIRECT & SUBLET RENTAL RATES



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Vacancy & Availability

Industrial - Larimer/Weld County Q3 2026

VACANCY RATE



SUBLEASE VACANCY RATE



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Vacancy & Availability

AVAILABILITY RATE



AVAILABILITY & VACANCY RATE



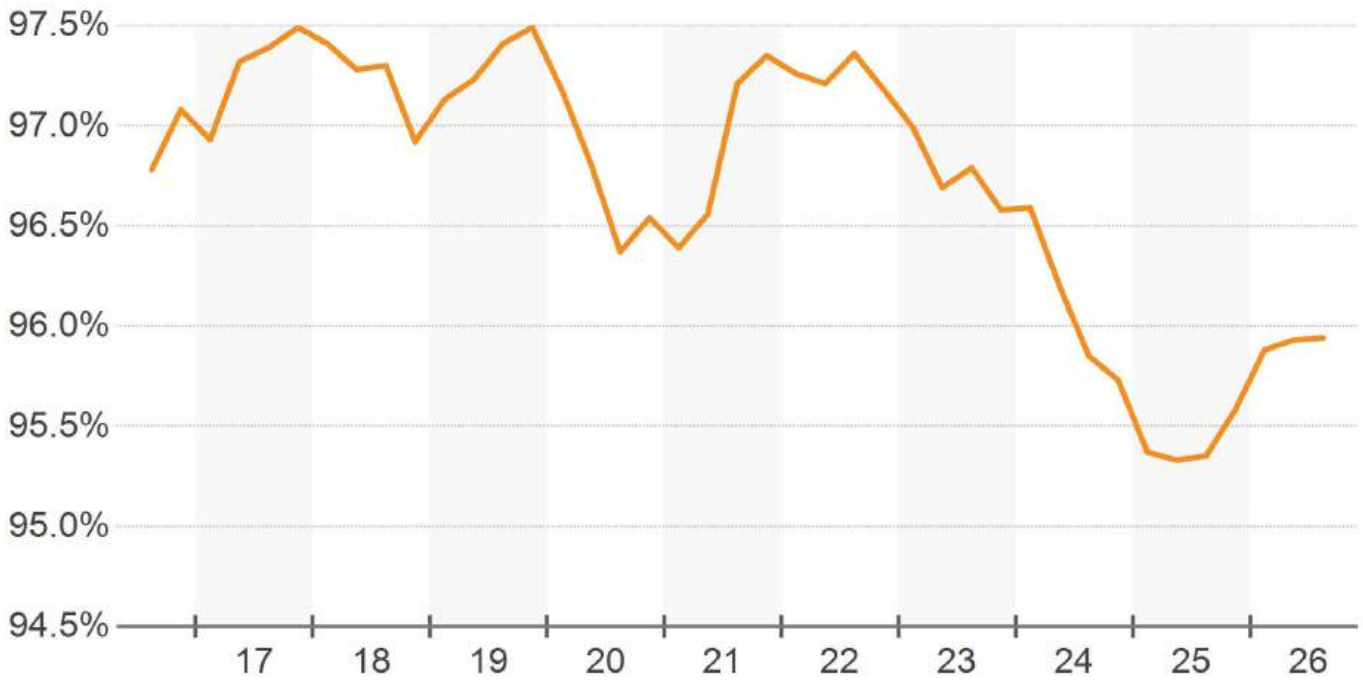
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Vacancy & Availability

OCCUPANCY RATE



PERCENT LEASED RATE



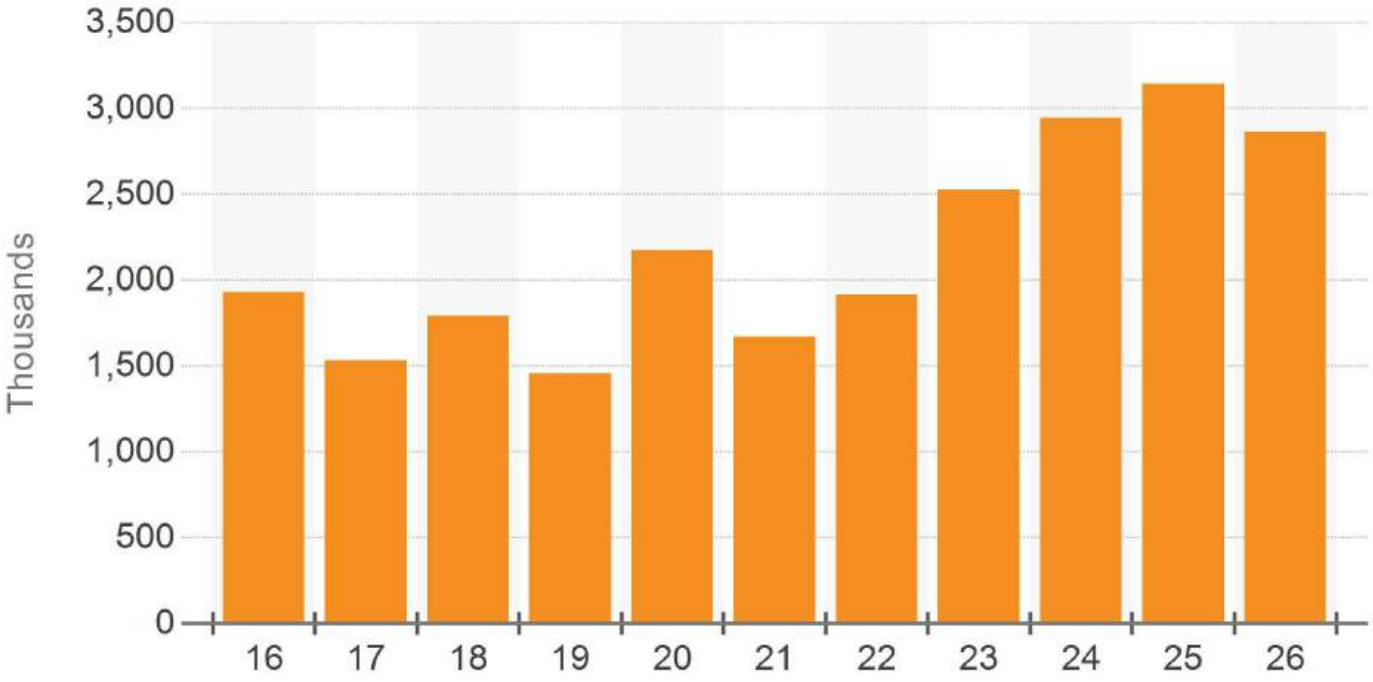
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Vacancy & Availability

OCCUPANCY & PERCENT LEASED



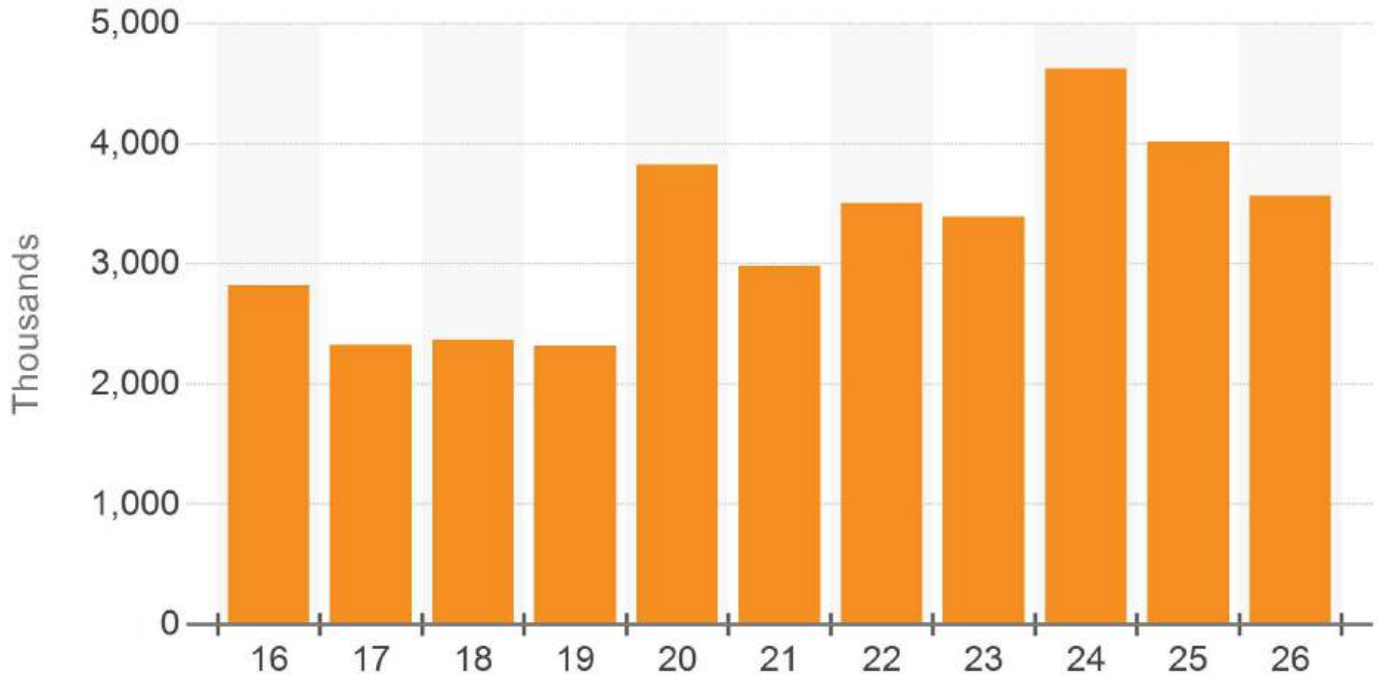
VACANT SF



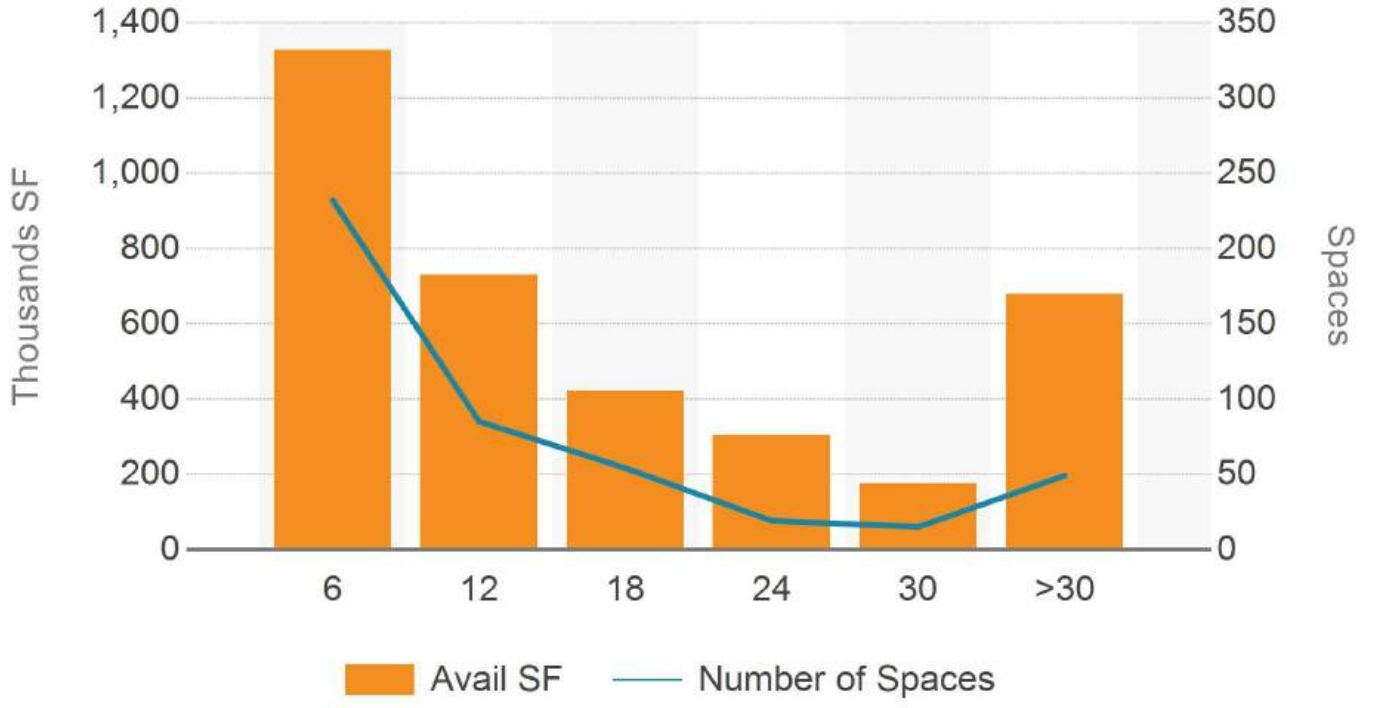
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Vacancy & Availability

AVAILABLE SF



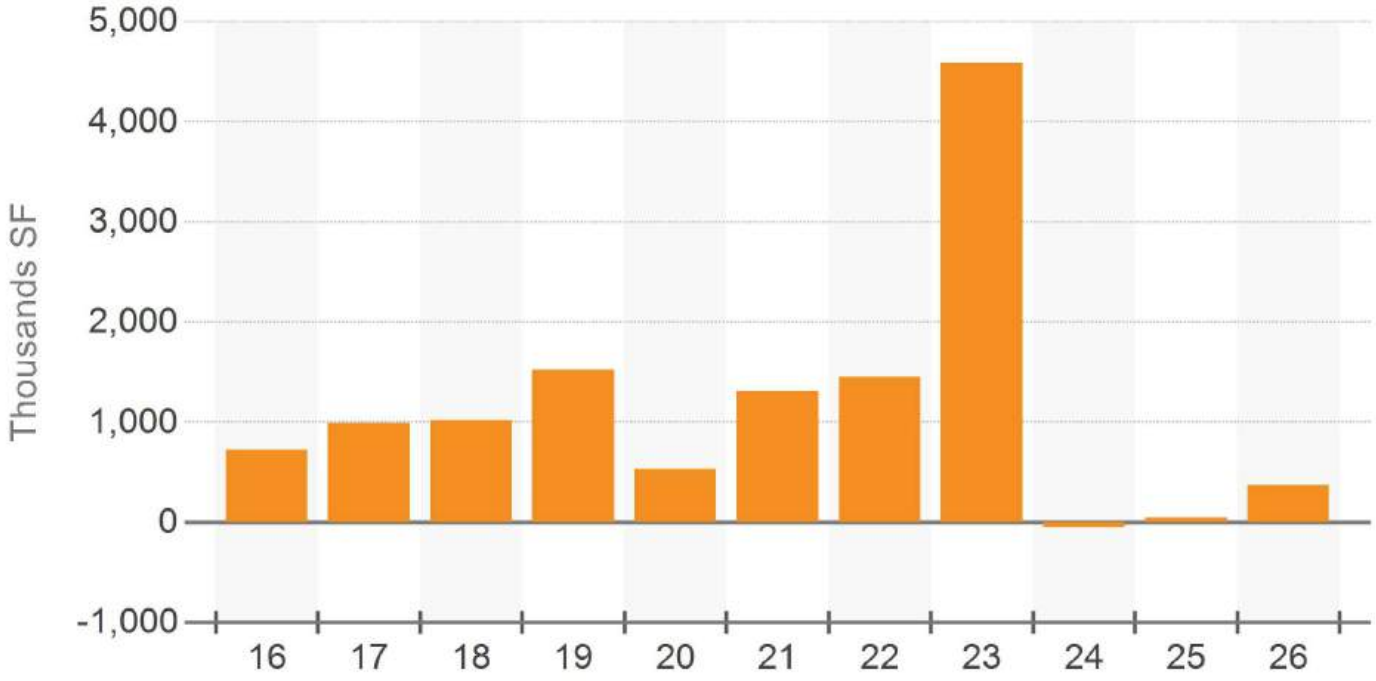
MONTHS ON MARKET DISTRIBUTION



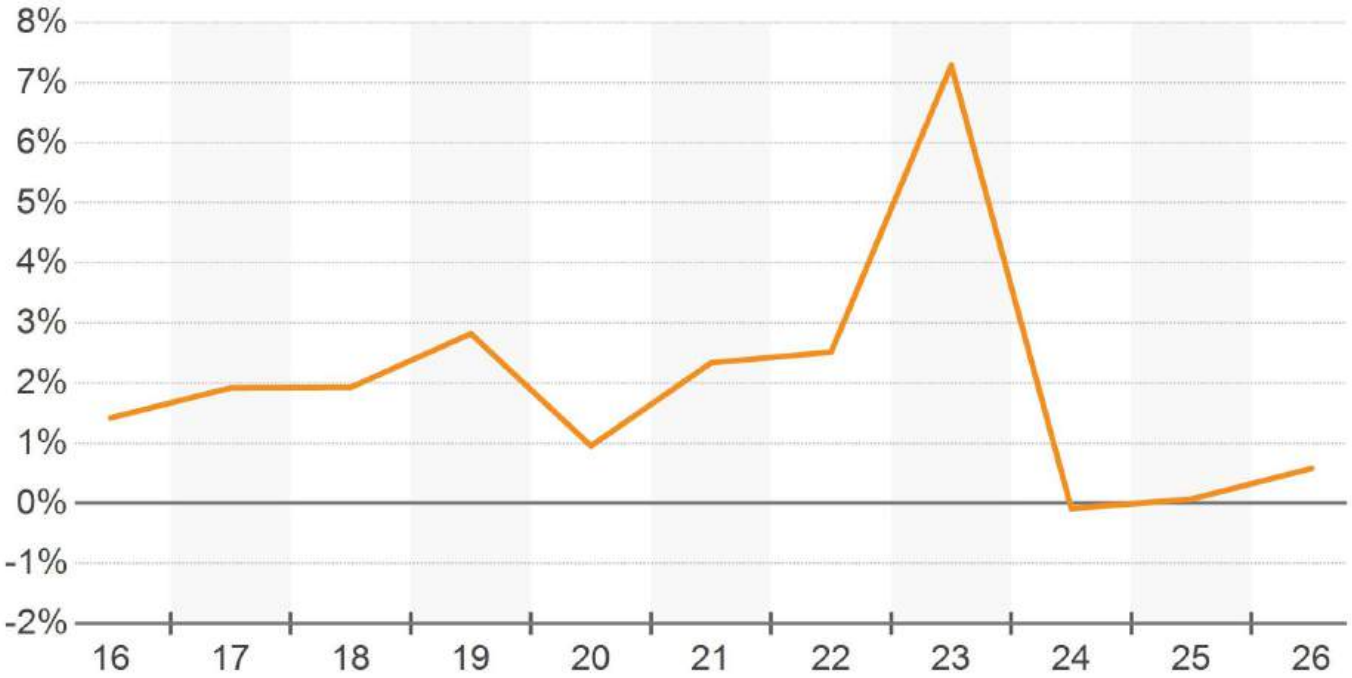
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Leasing Demand

NET ABSORPTION



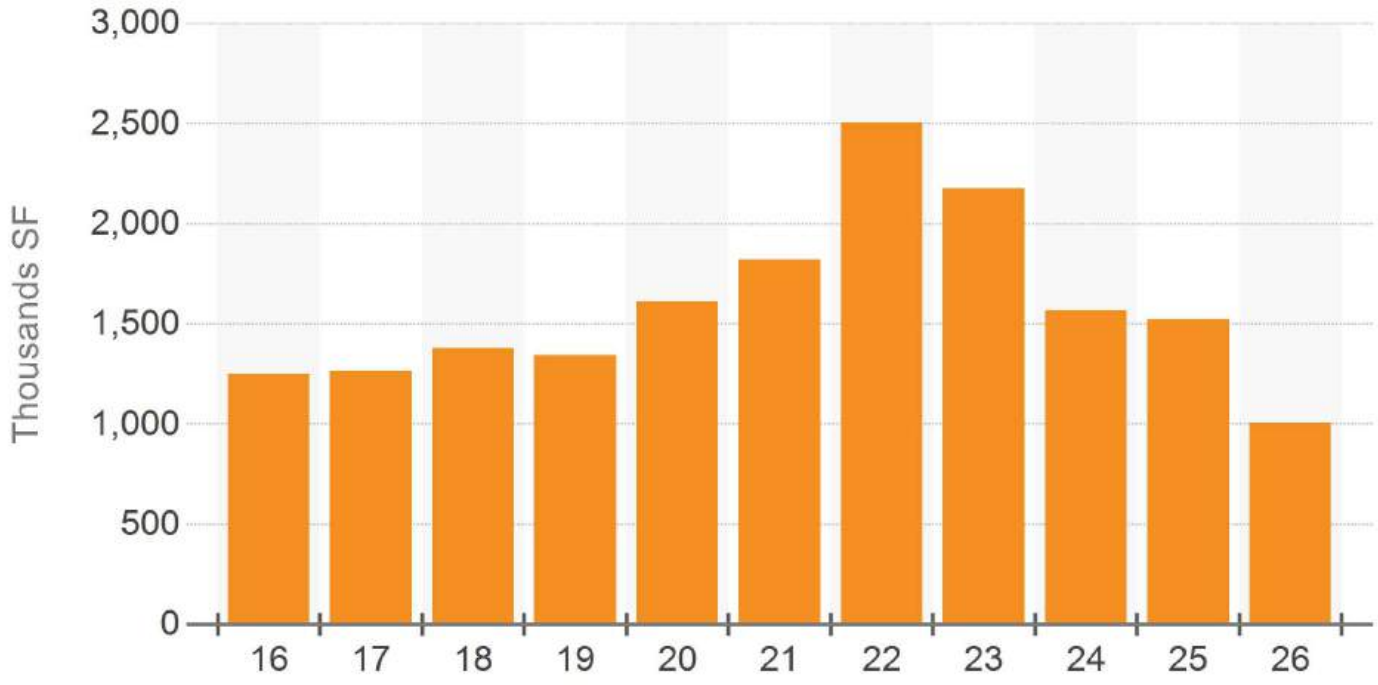
NET ABSORPTION AS % OF INVENTORY



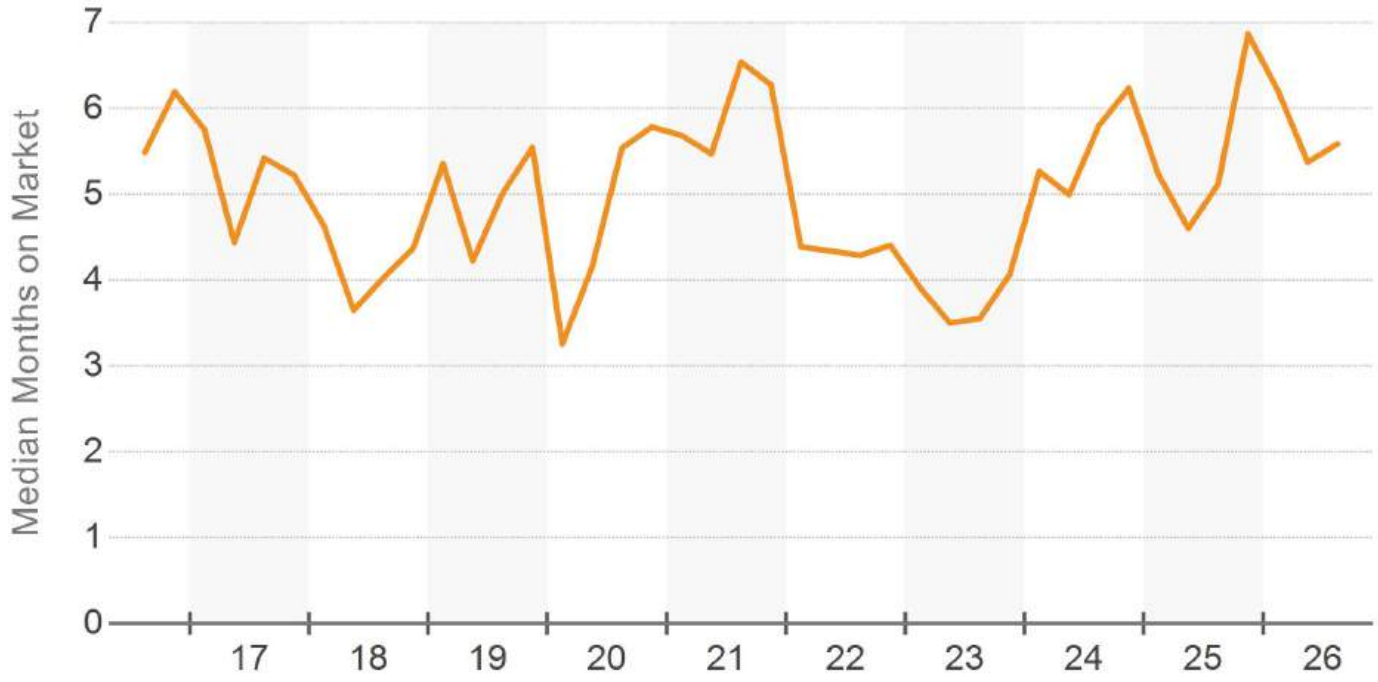
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Leasing Demand

LEASING ACTIVITY



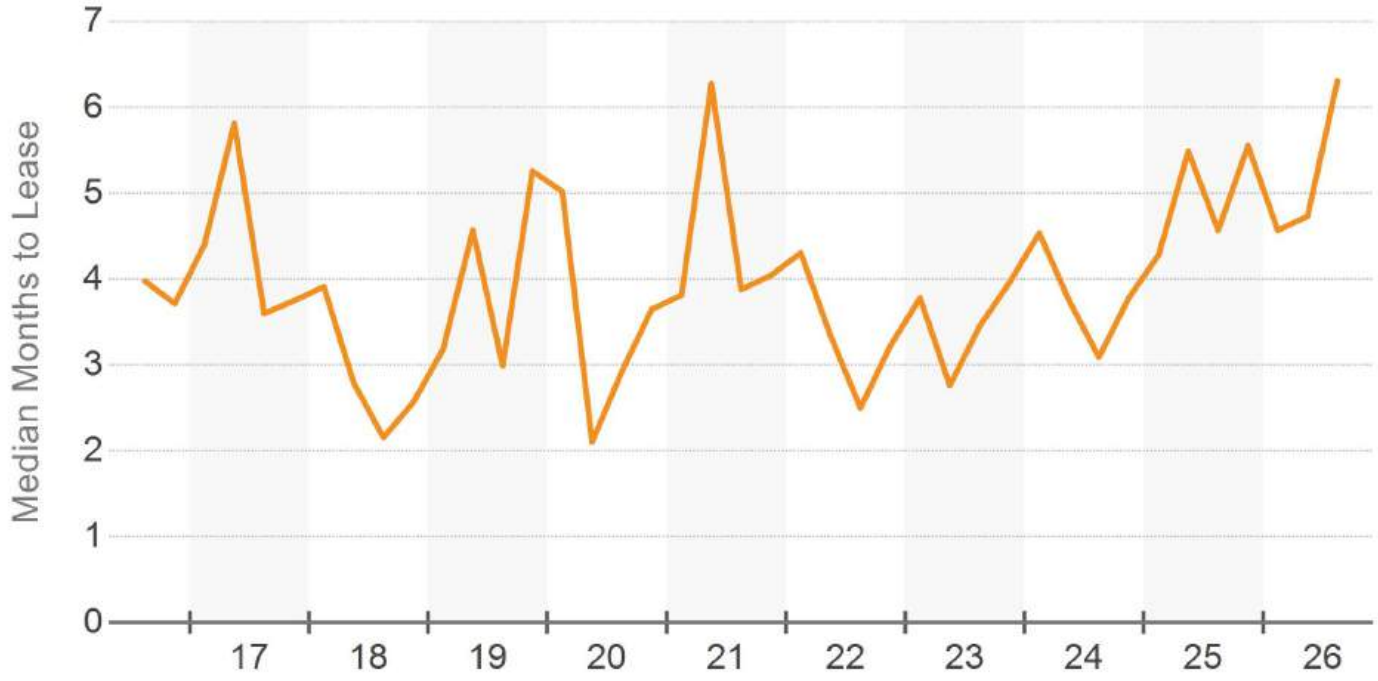
MONTHS ON MARKET



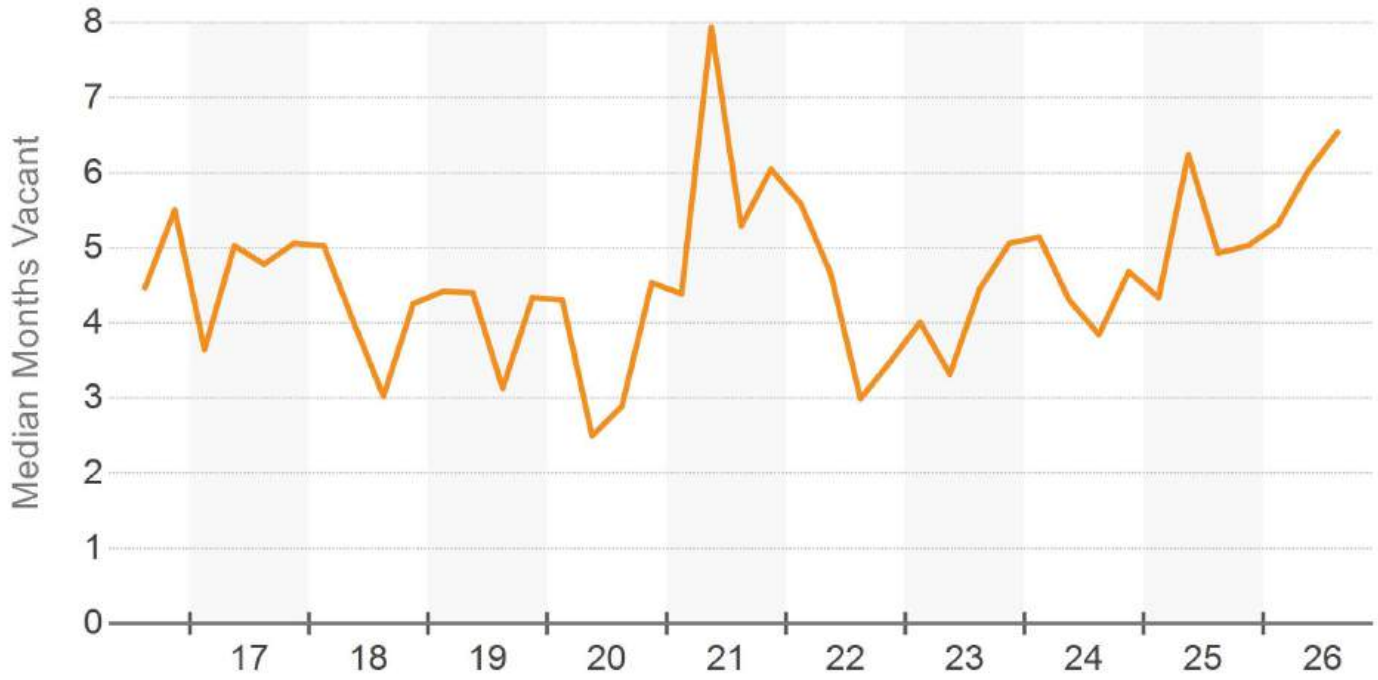
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Leasing Demand

MONTHS TO LEASE



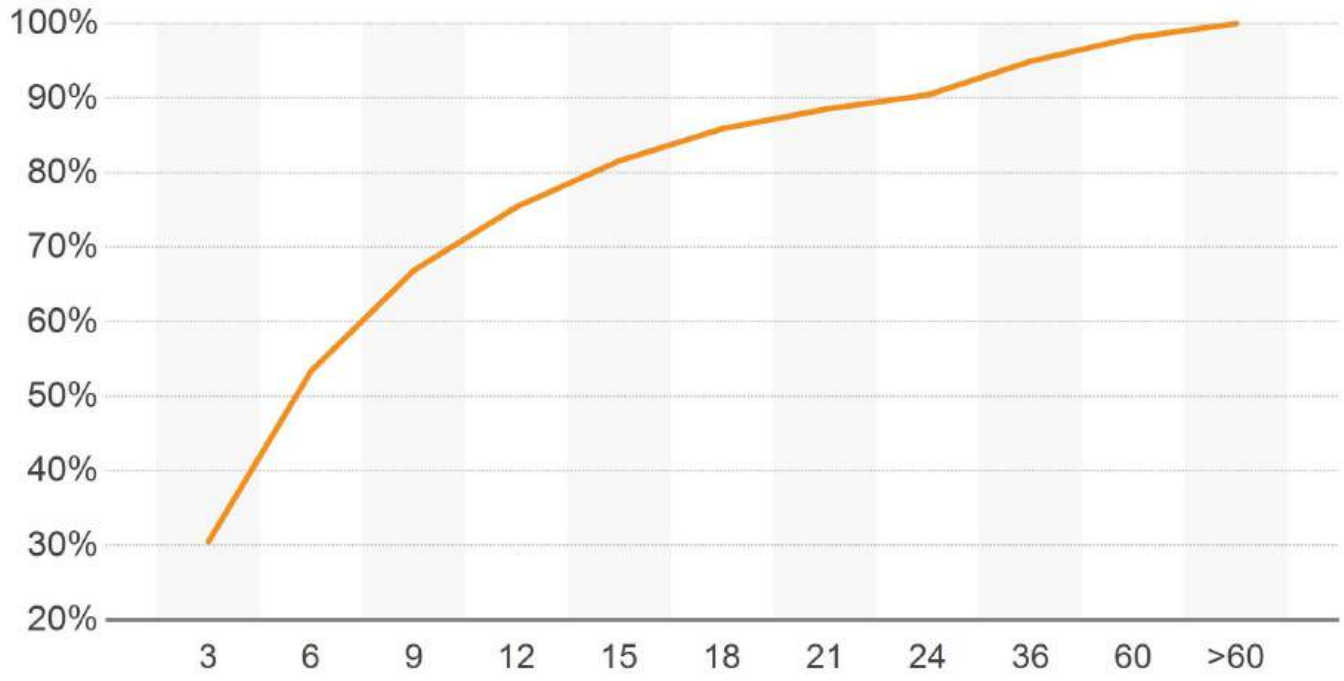
MONTHS VACANT



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Leasing Demand

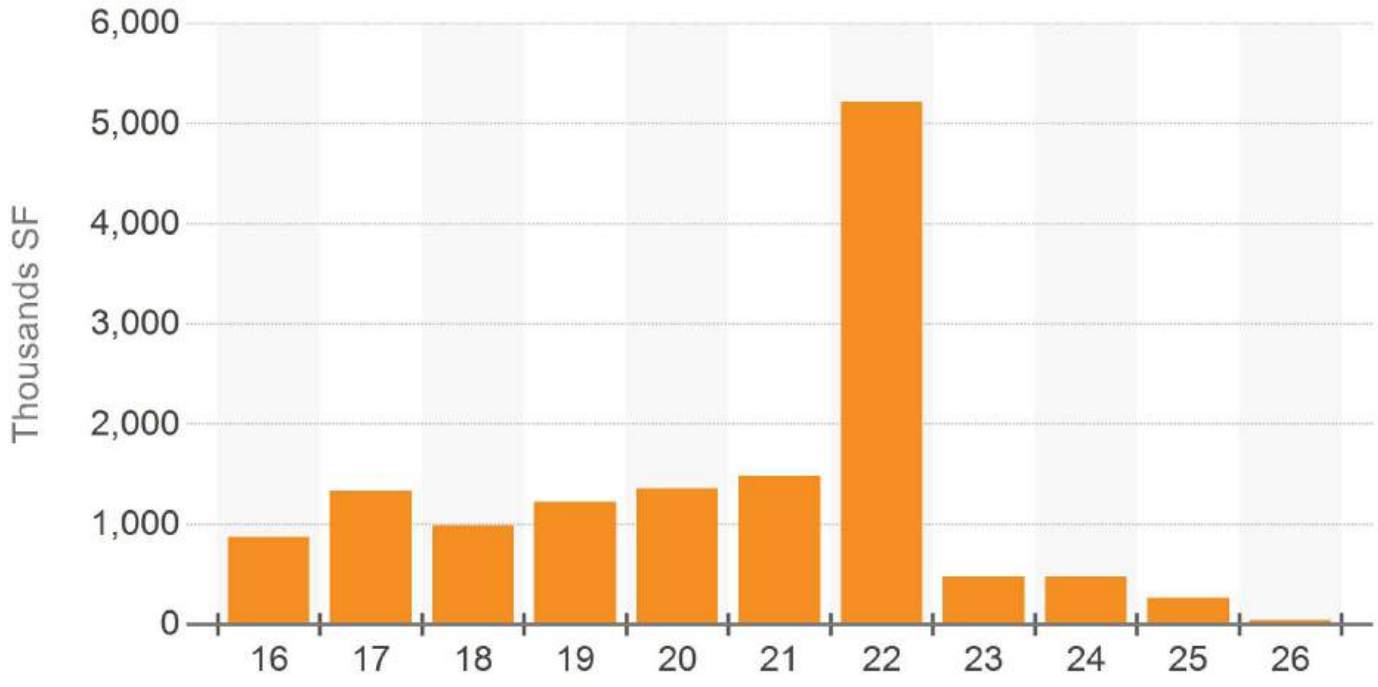
PROBABILITY OF LEASING IN MONTHS



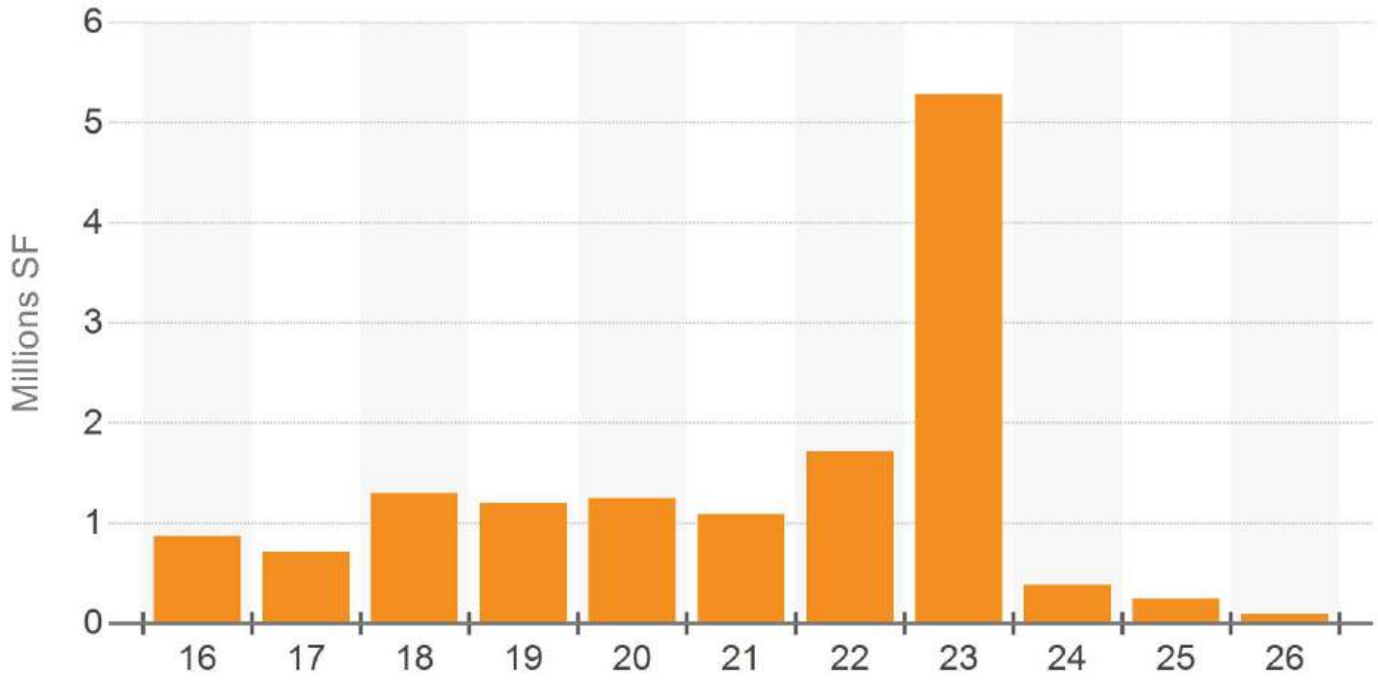
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Construction Activity

CONSTRUCTION STARTS



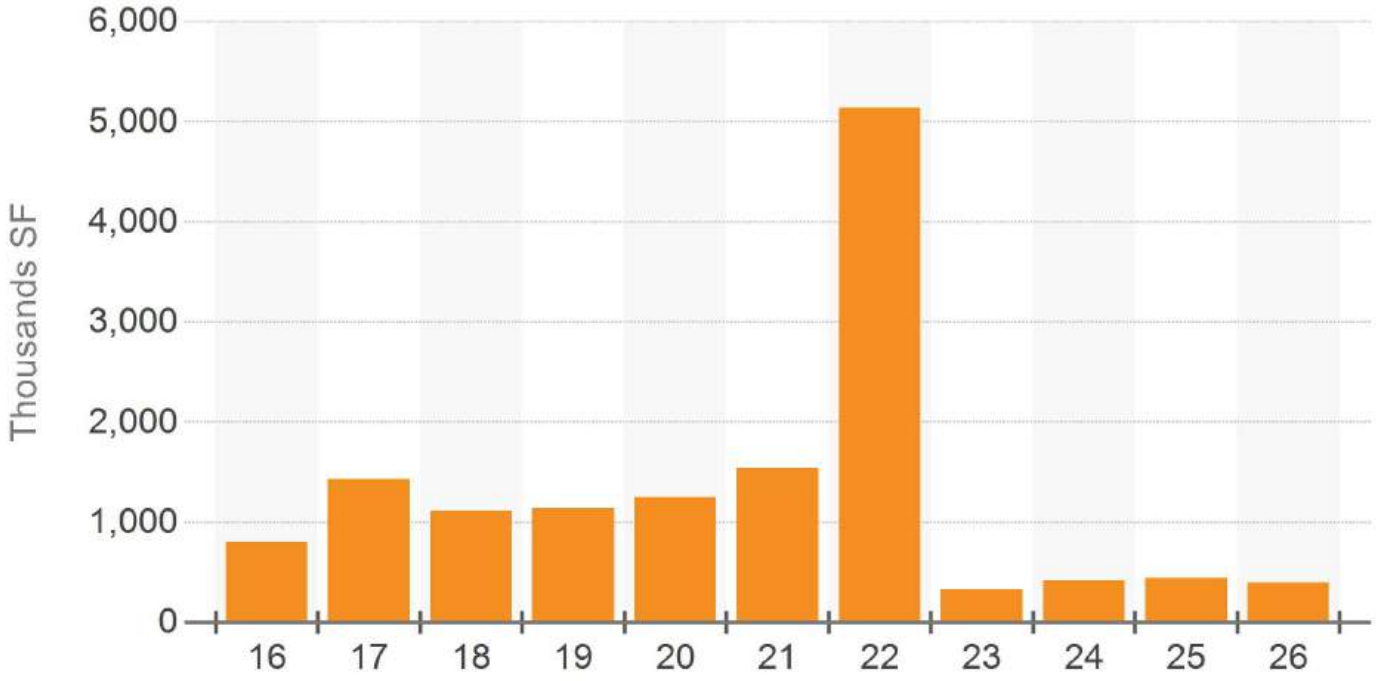
CONSTRUCTION DELIVERIES



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Construction Activity

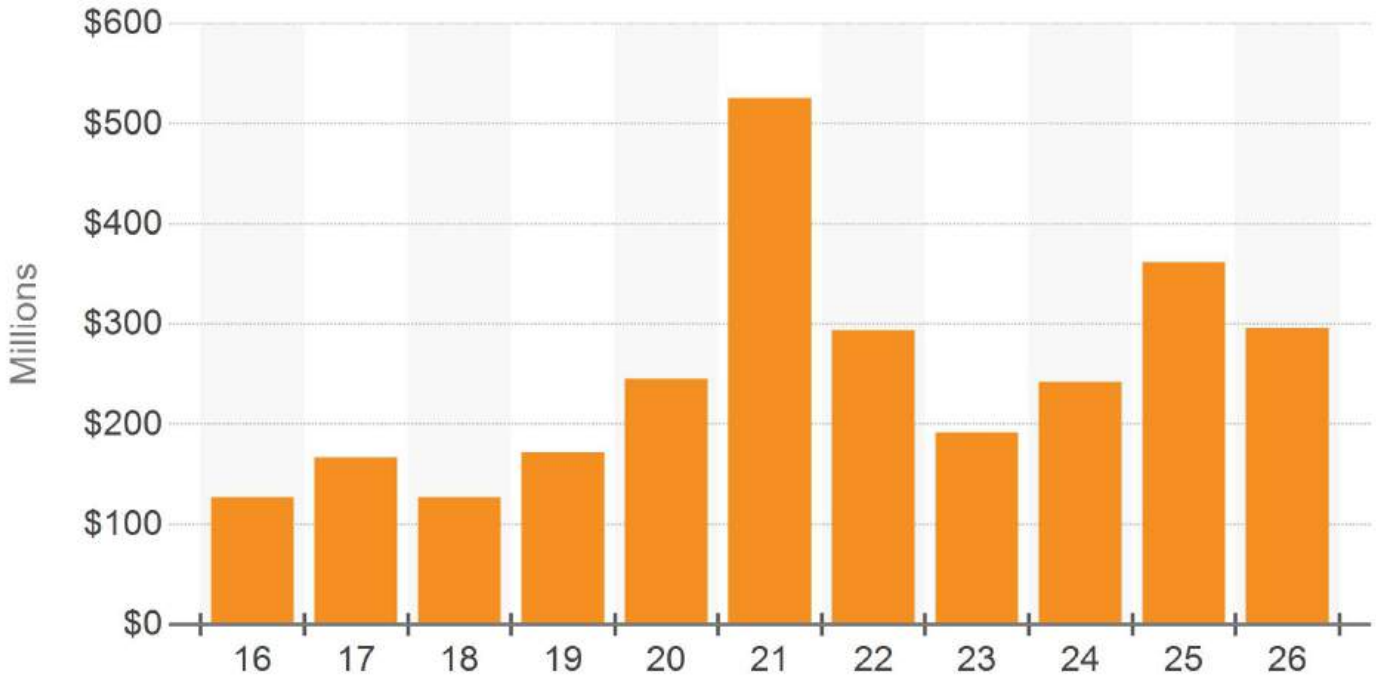
UNDER CONSTRUCTION



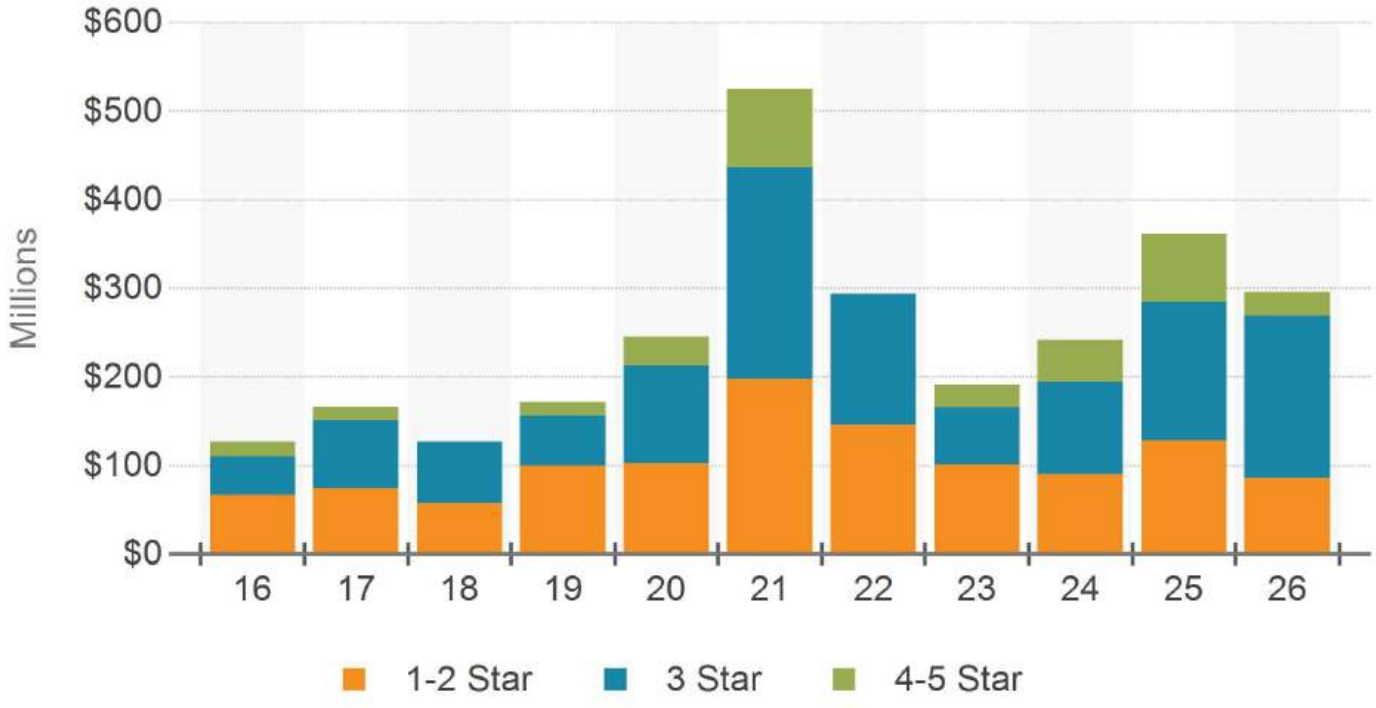
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Sales Volume

SALES VOLUME



SALES VOLUME BY STAR RATING



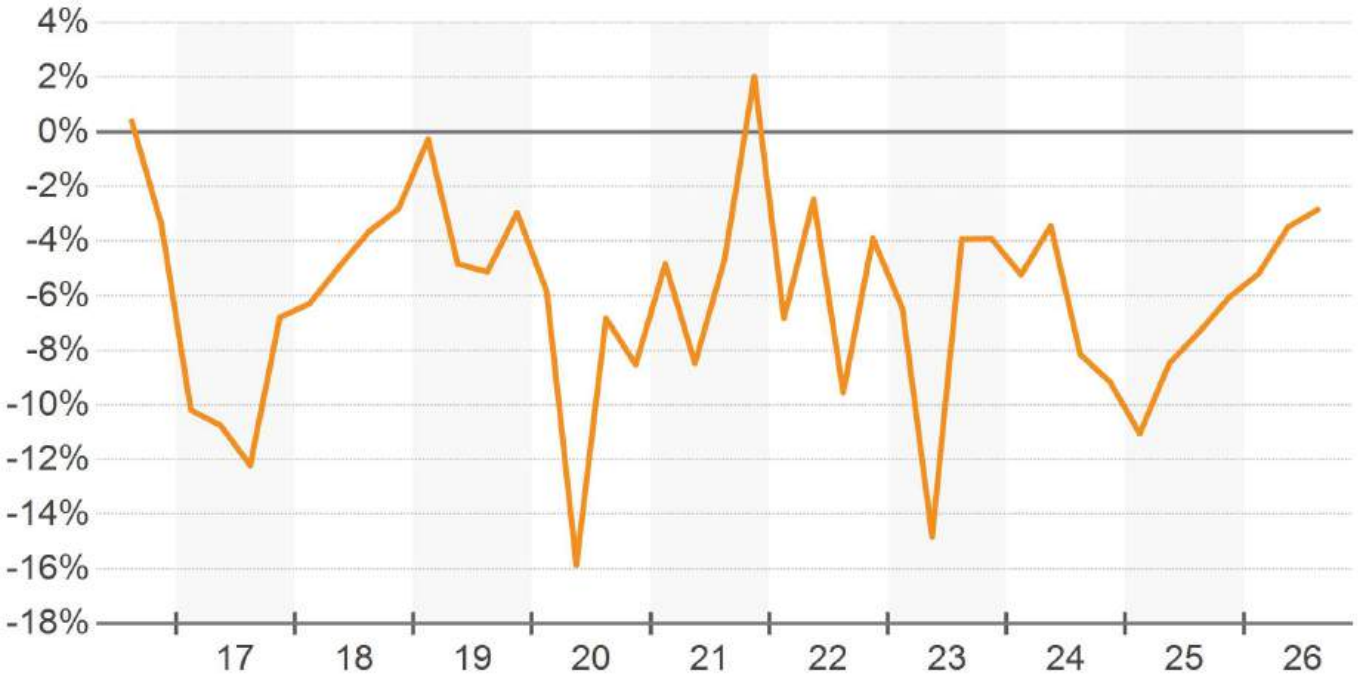
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Sales Pricing

AVERAGE SALE PRICE PER SF



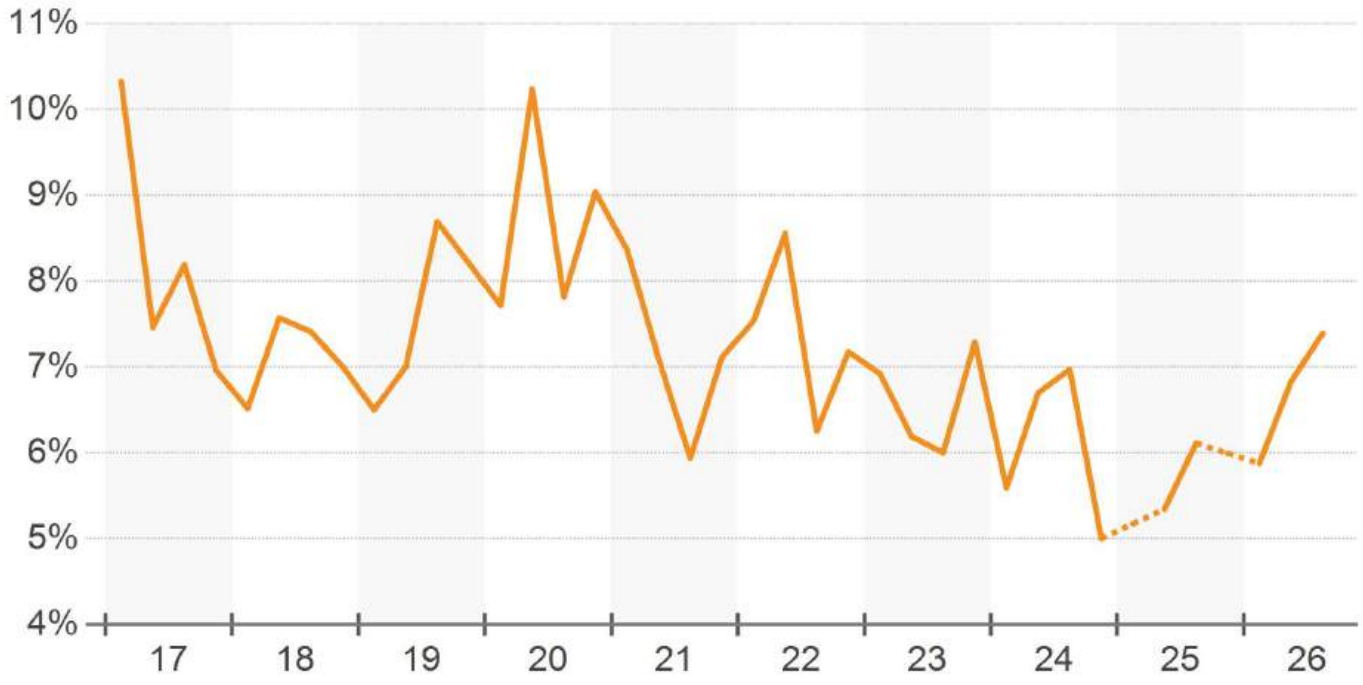
SALE TO ASKING PRICE DIFFERENTIAL



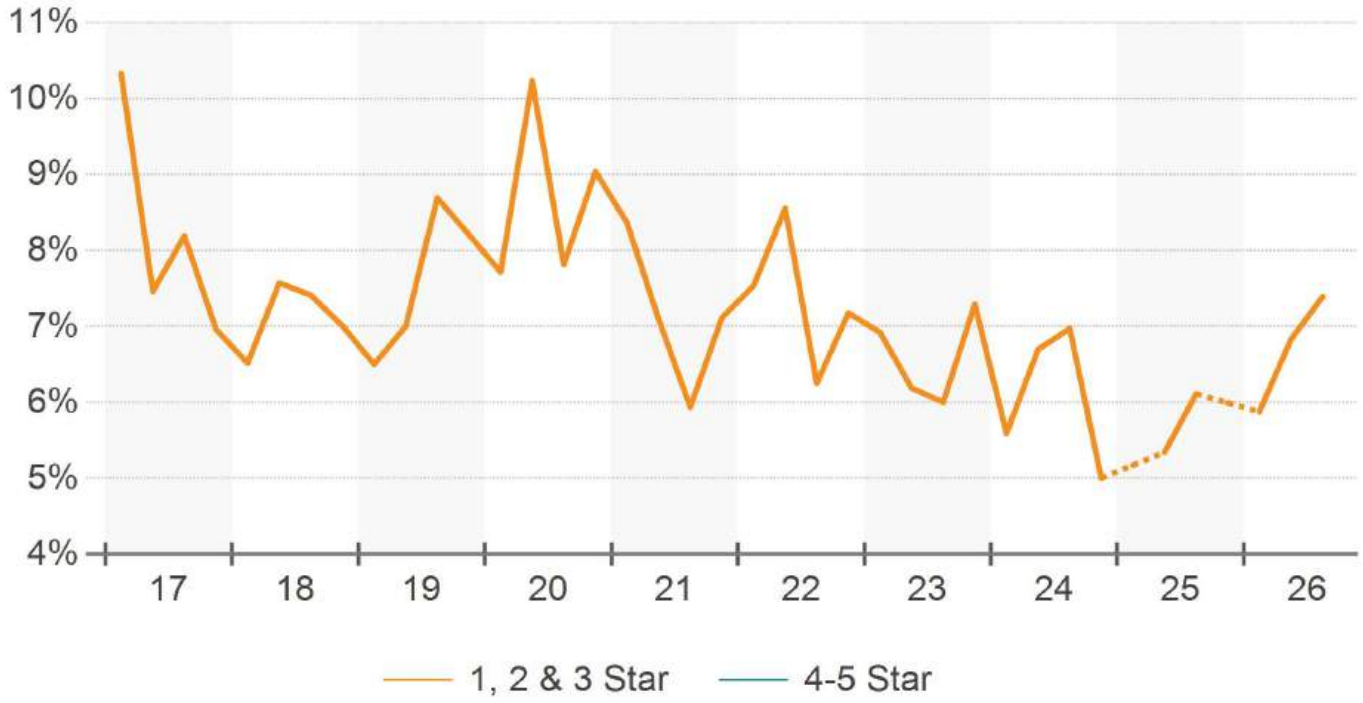
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Sales Pricing

CAP RATE



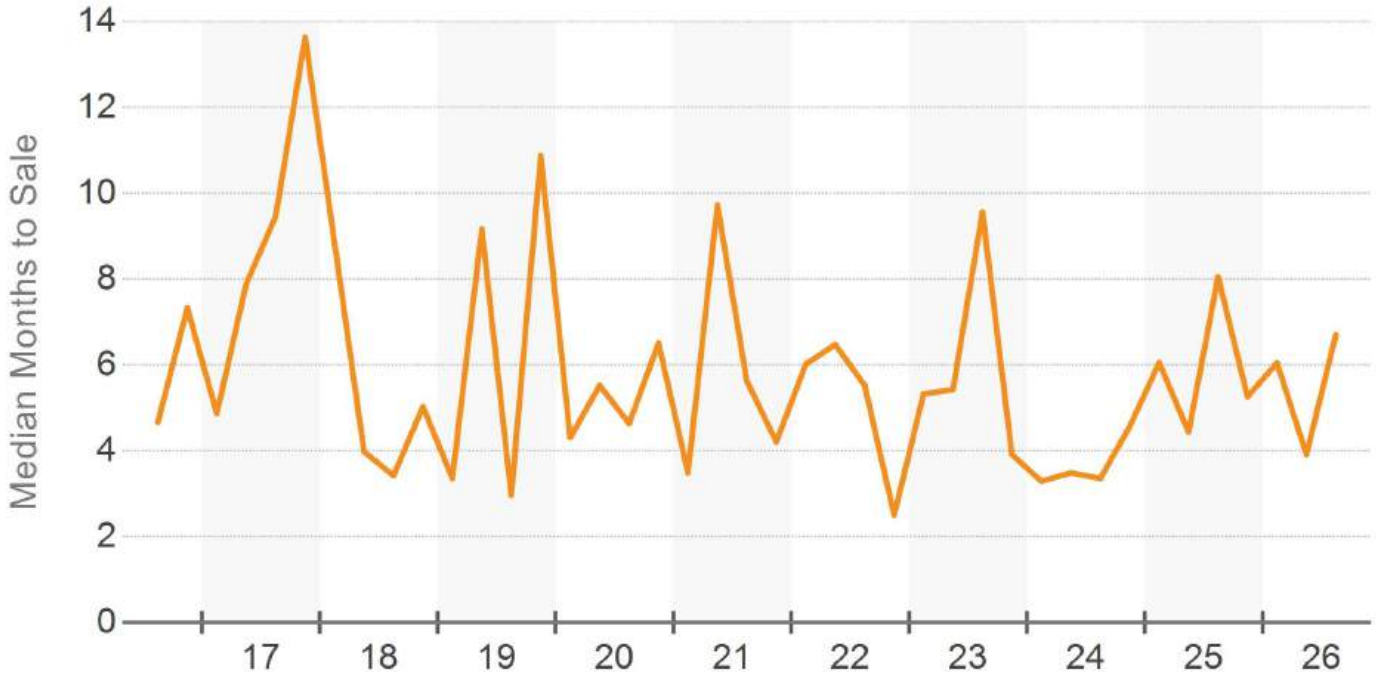
CAP RATE BY STAR RATING



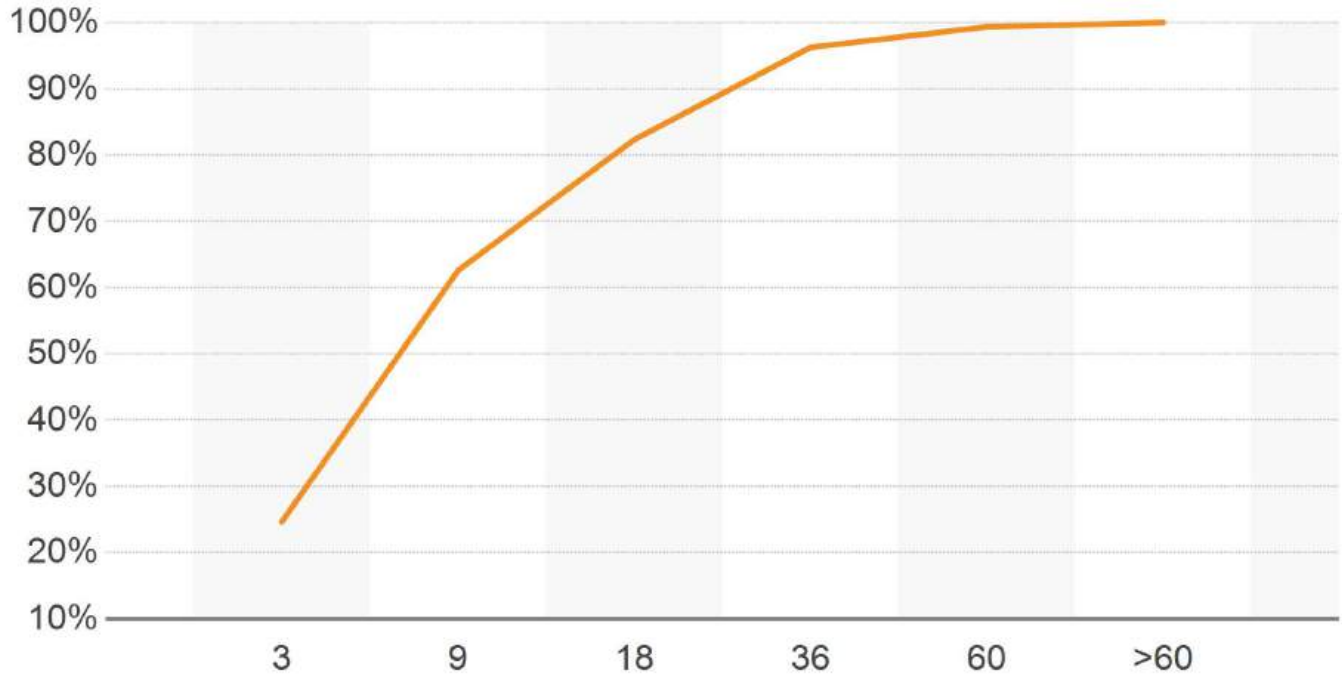
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Sales Pricing

MONTHS TO SALE



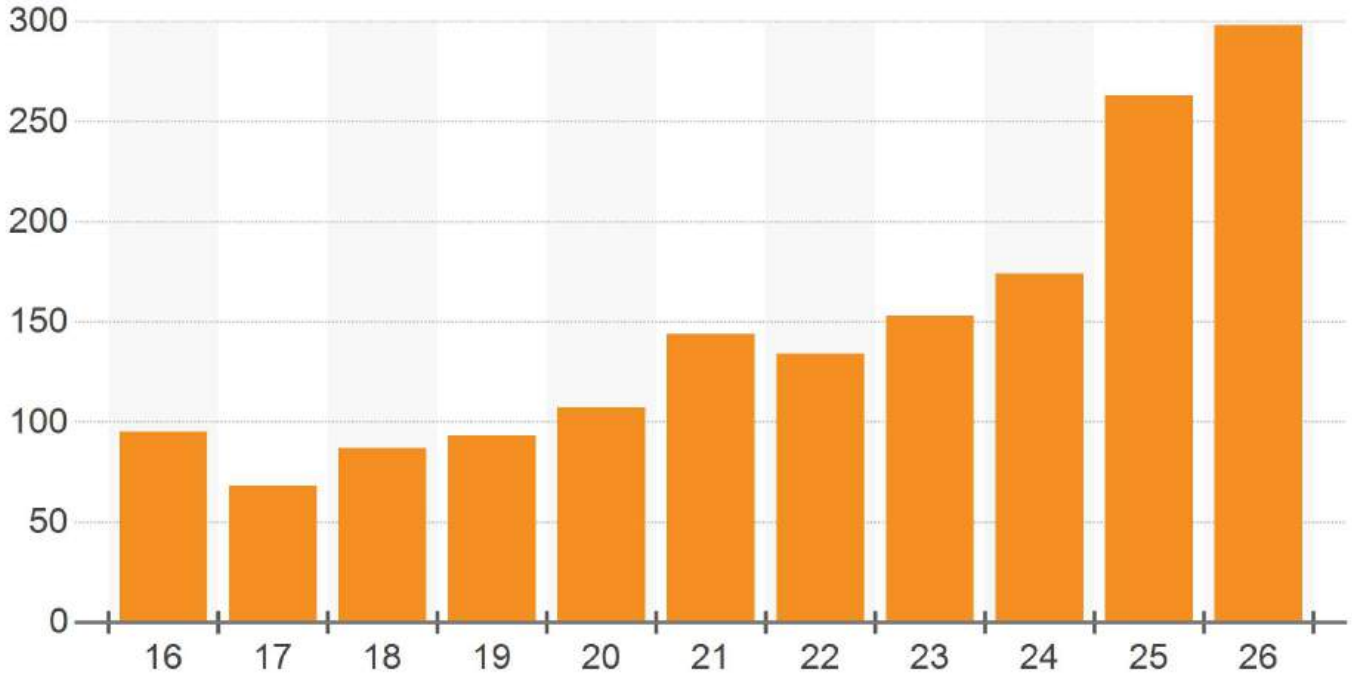
PROBABILITY OF SELLING IN MONTHS



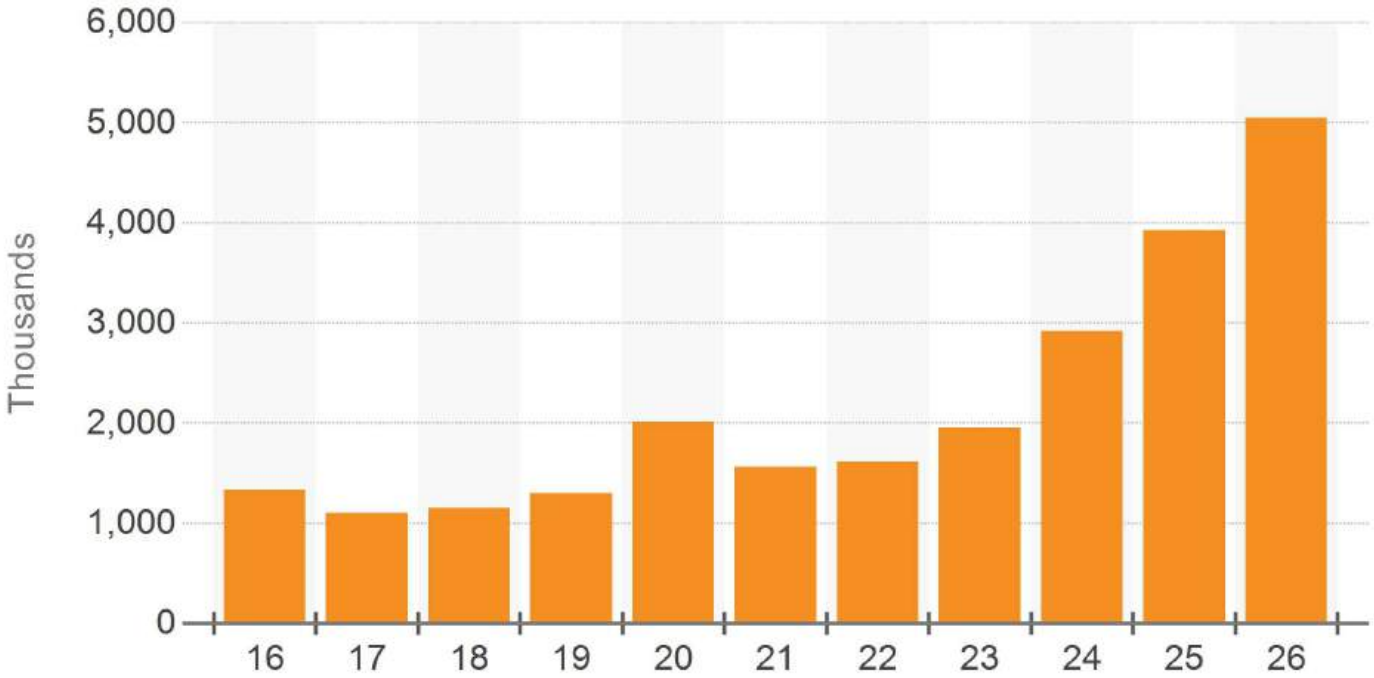
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For Sale

FOR SALE TOTAL LISTINGS

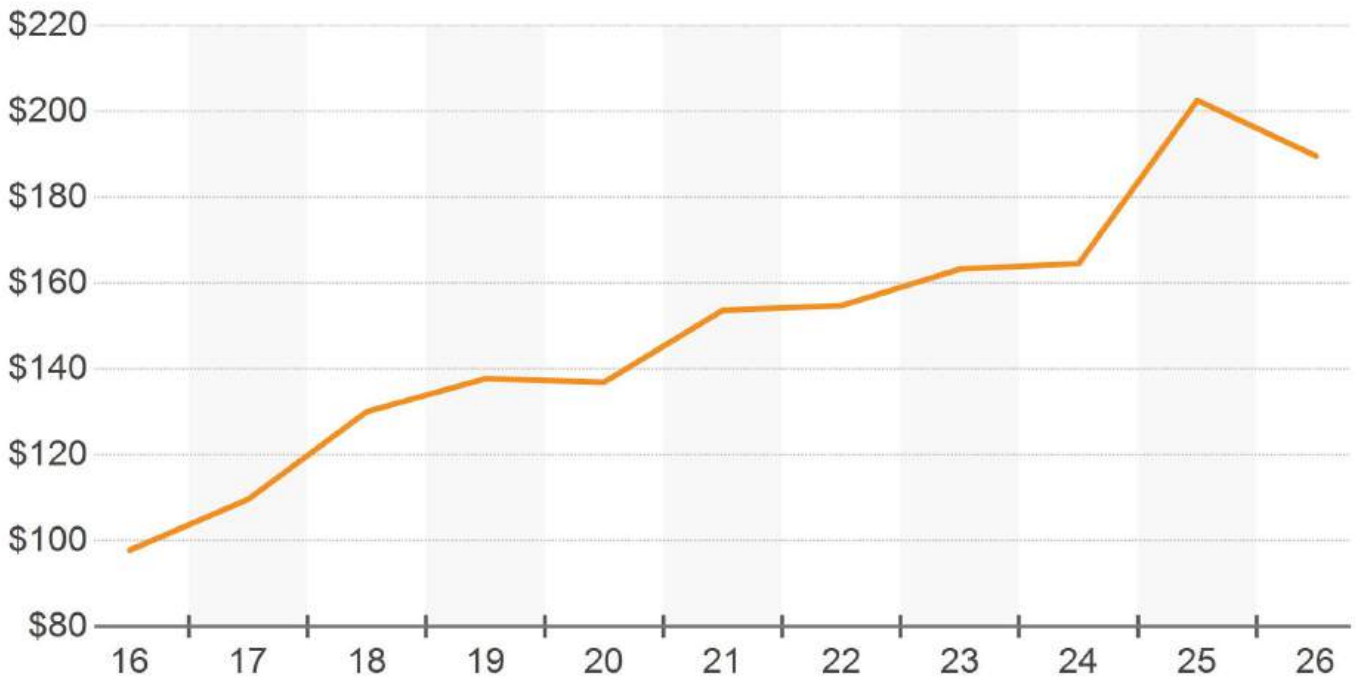


FOR SALE TOTAL SF



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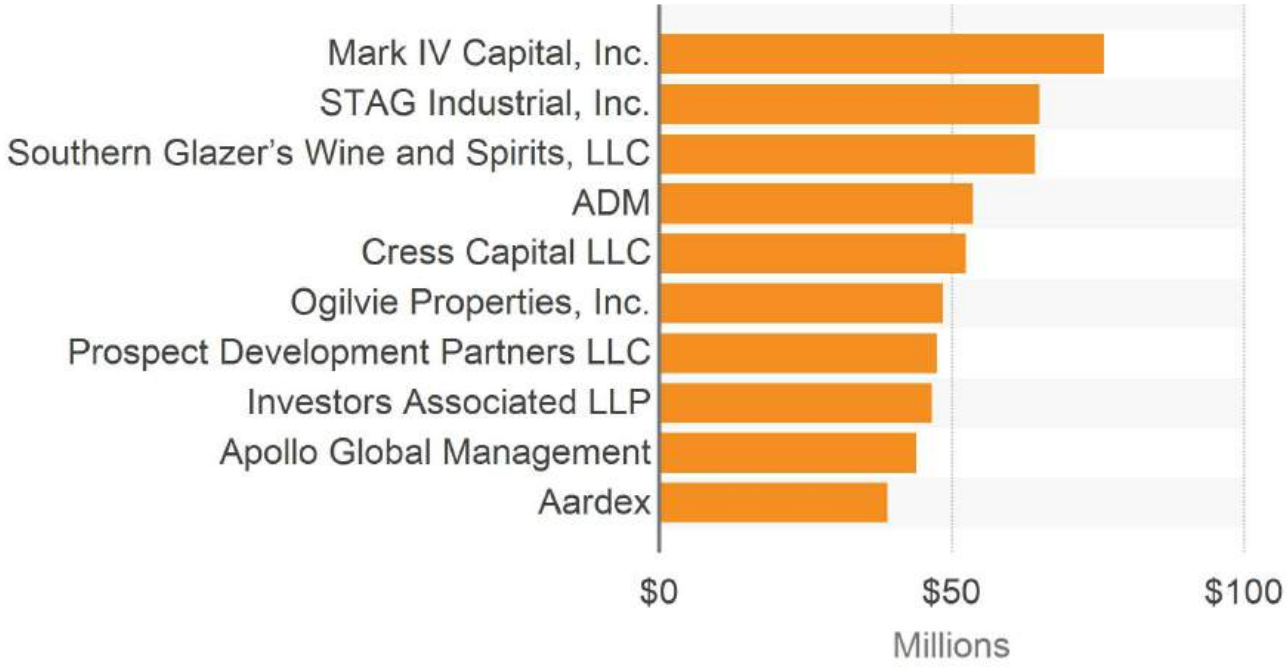
ASKING PRICE PER SF



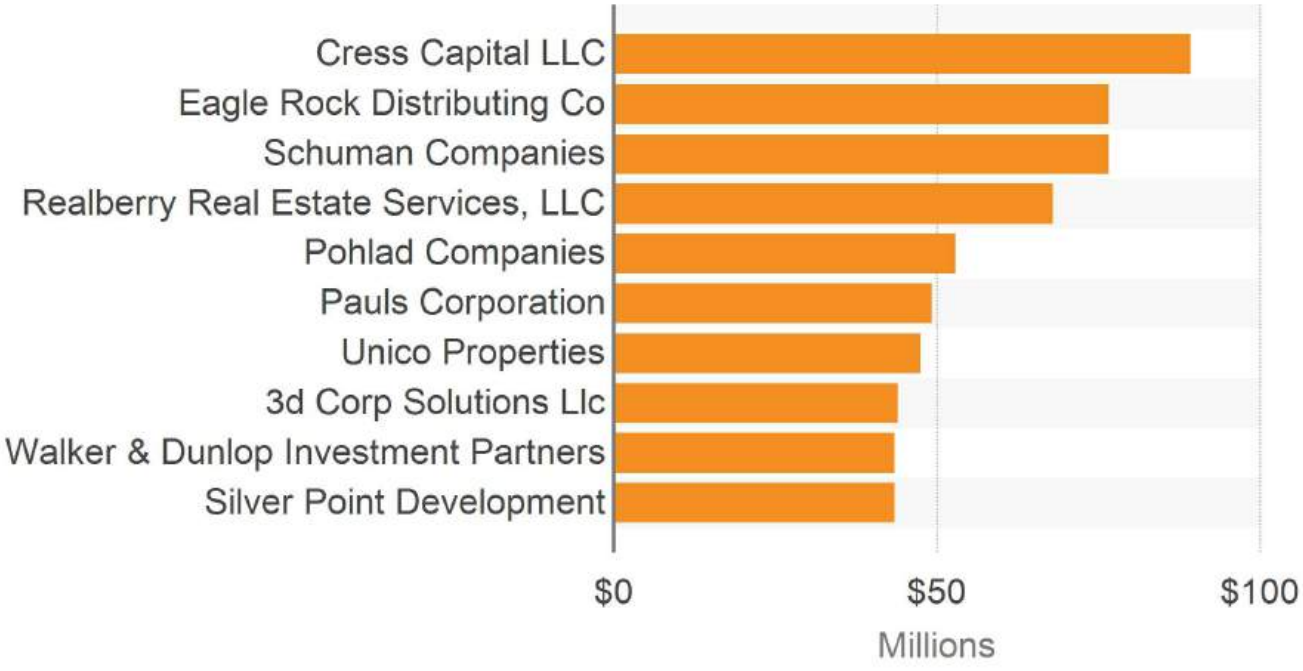
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Buyers & Sellers

TOP BUYERS



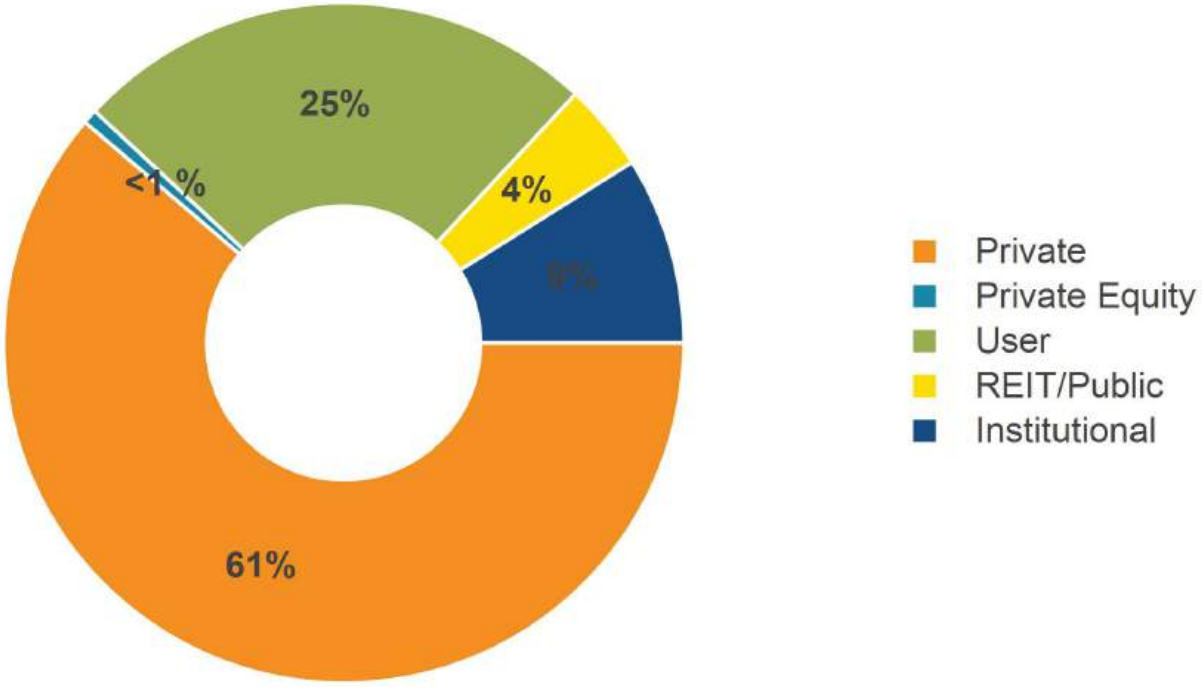
TOP SELLERS



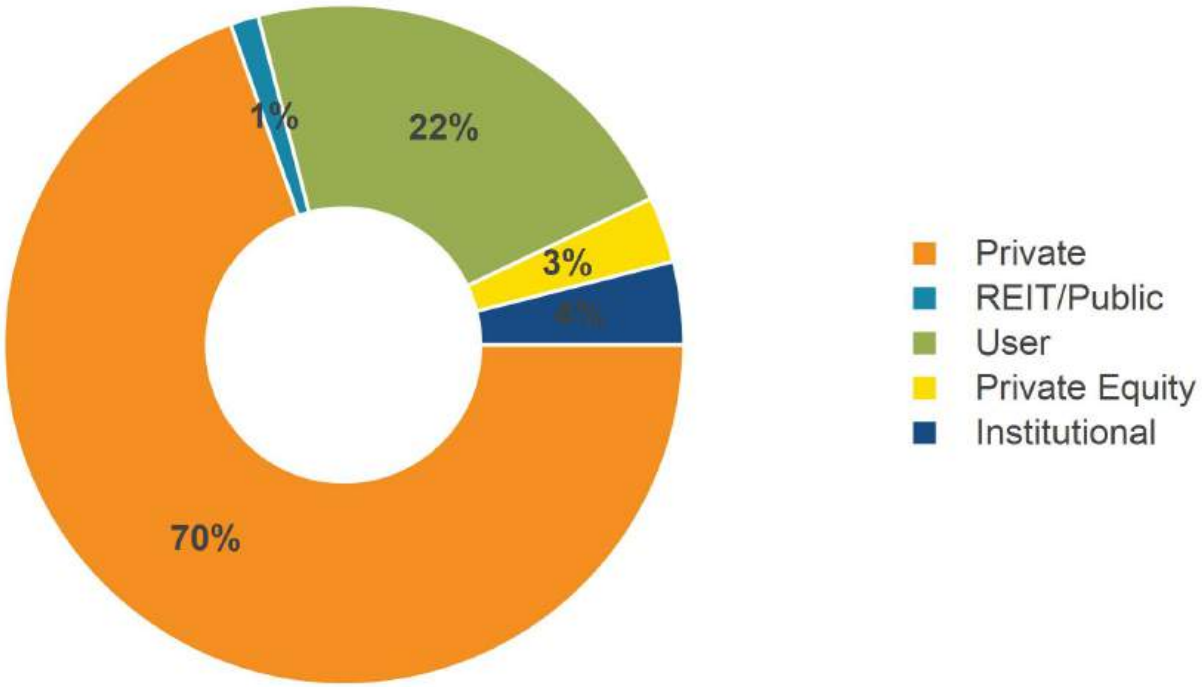
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Buyers & Sellers

SALES VOLUME BY BUYER TYPE



SALES VOLUME BY SELLER TYPE



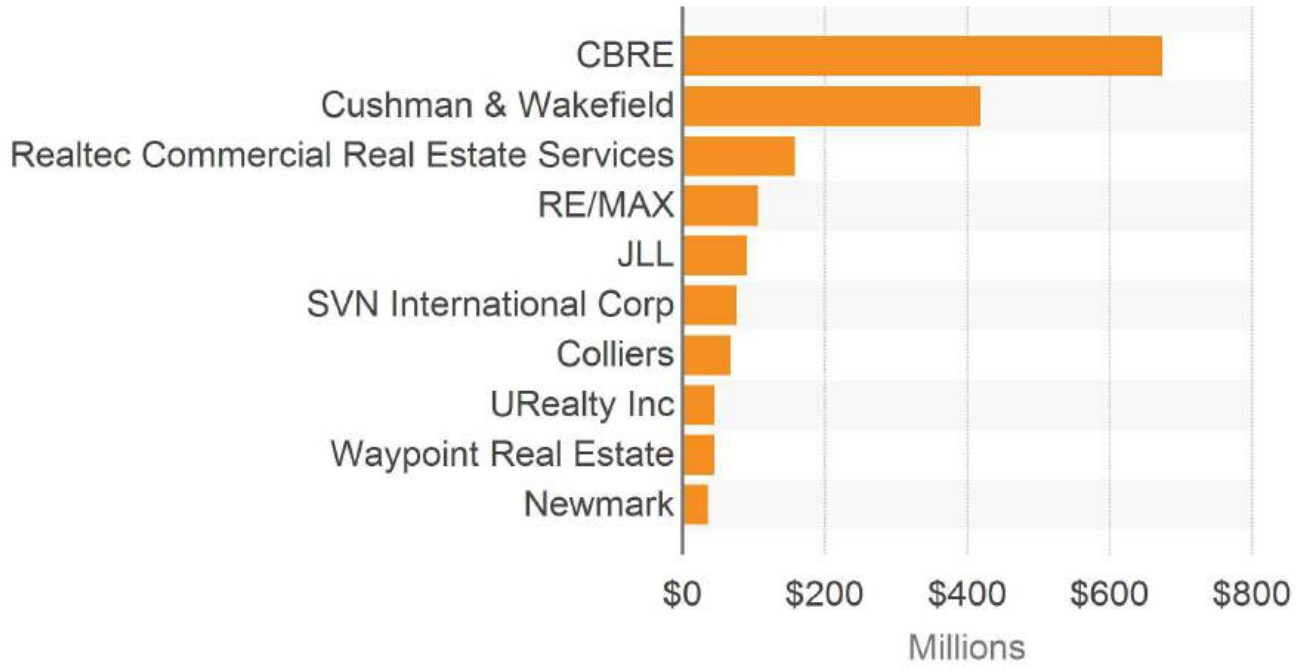
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Brokers

TOP BUYER BROKERS



TOP SELLER BROKERS



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