



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

PREPARED BY

**REALTEC**

COMMERCIAL REAL ESTATE SERVICES  
Jamie Globelnik

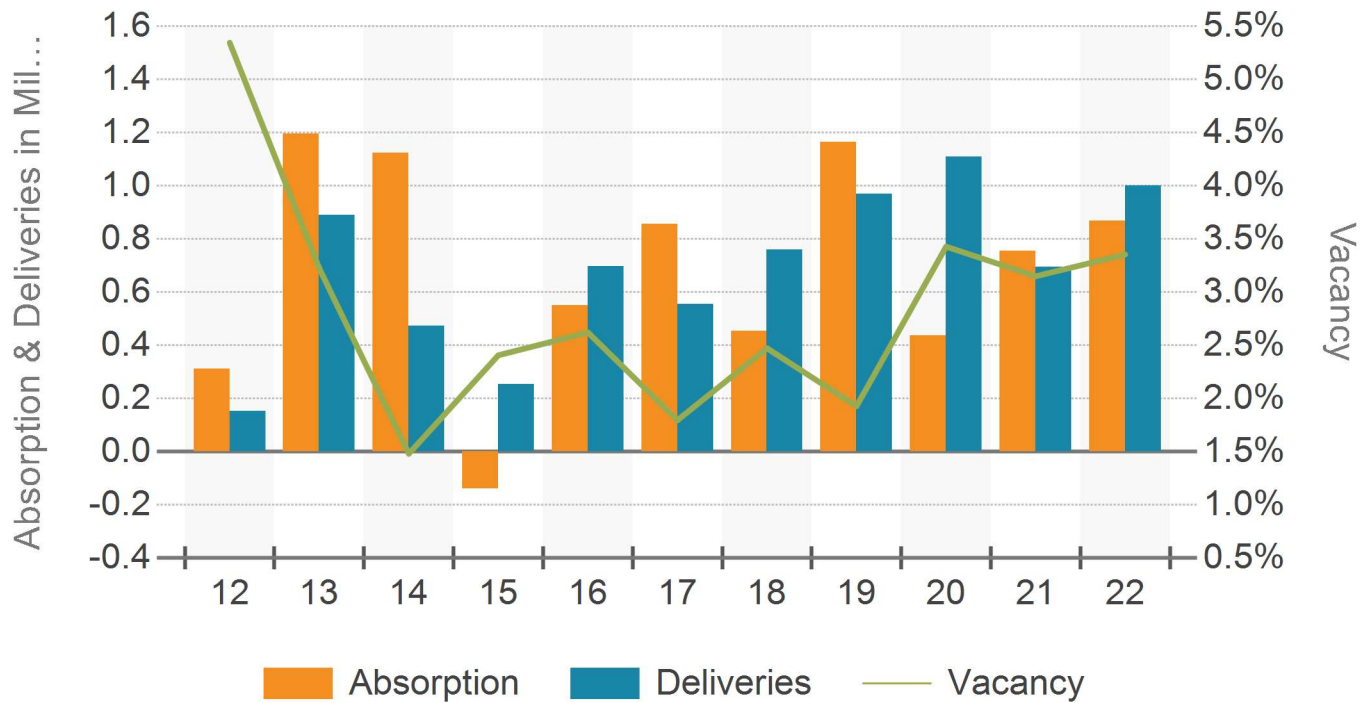
Associate Broker



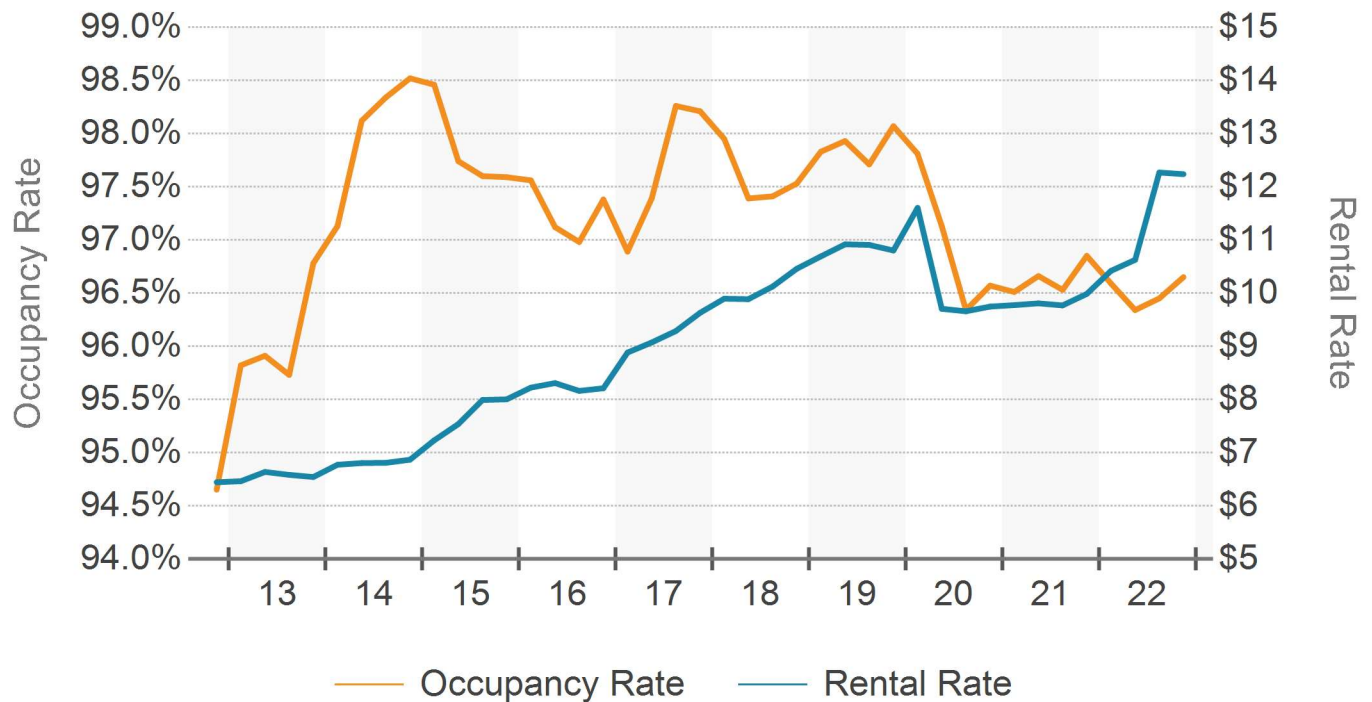
# Overview

Industrial - Larimer/Weld County

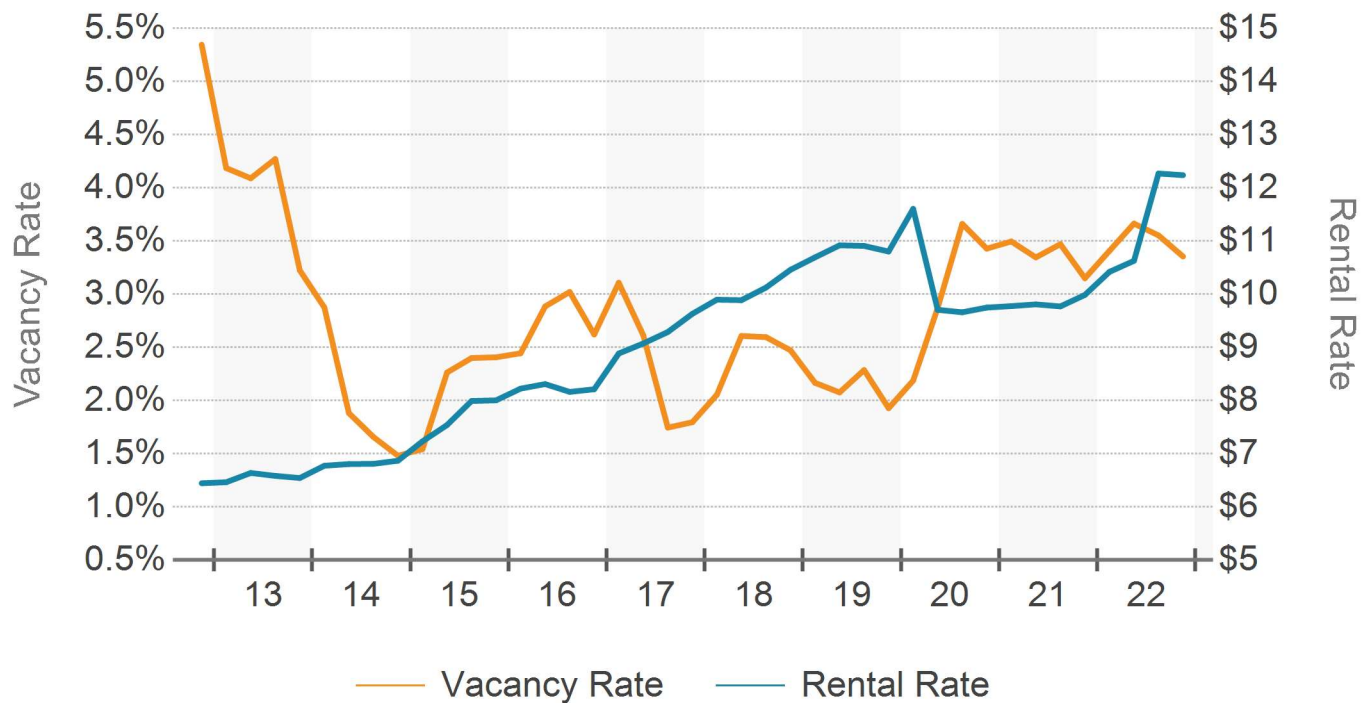
## ABSORPTION, DELIVERIES, VACANCY



## OCCUPANCY & RENTAL RATES



### VACANCY & RENTAL RATES



### SUMMARY STATISTICS

Availability	Survey	5-Year Avg
Rent Per SF	\$12.24	\$10.27
Vacancy Rate	3.4%	2.9%
Vacant SF	1,494,925	1,201,113
Availability Rate	6.3%	5.1%
Available SF	2,883,436	2,201,609
Sublet SF	119,455	93,414
Months on Market	3.1	4.3

Inventory	Survey	5-Year Avg
Existing Buildings	2,007	1,946
Existing SF	44,585,052	41,945,838
12 Mo. Const. Starts	236,971	782,202
Under Construction	1,488,970	1,190,237
12 Mo. Deliveries	1,225,416	869,998

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	1,224,856	668,955
12 Mo. Leasing SF	1,931,542	1,309,416

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$148	\$116
Asking Price Per SF	\$255	\$202
Sales Volume (Mil.)	\$280	\$227
Cap Rate	7.1%	7.4%

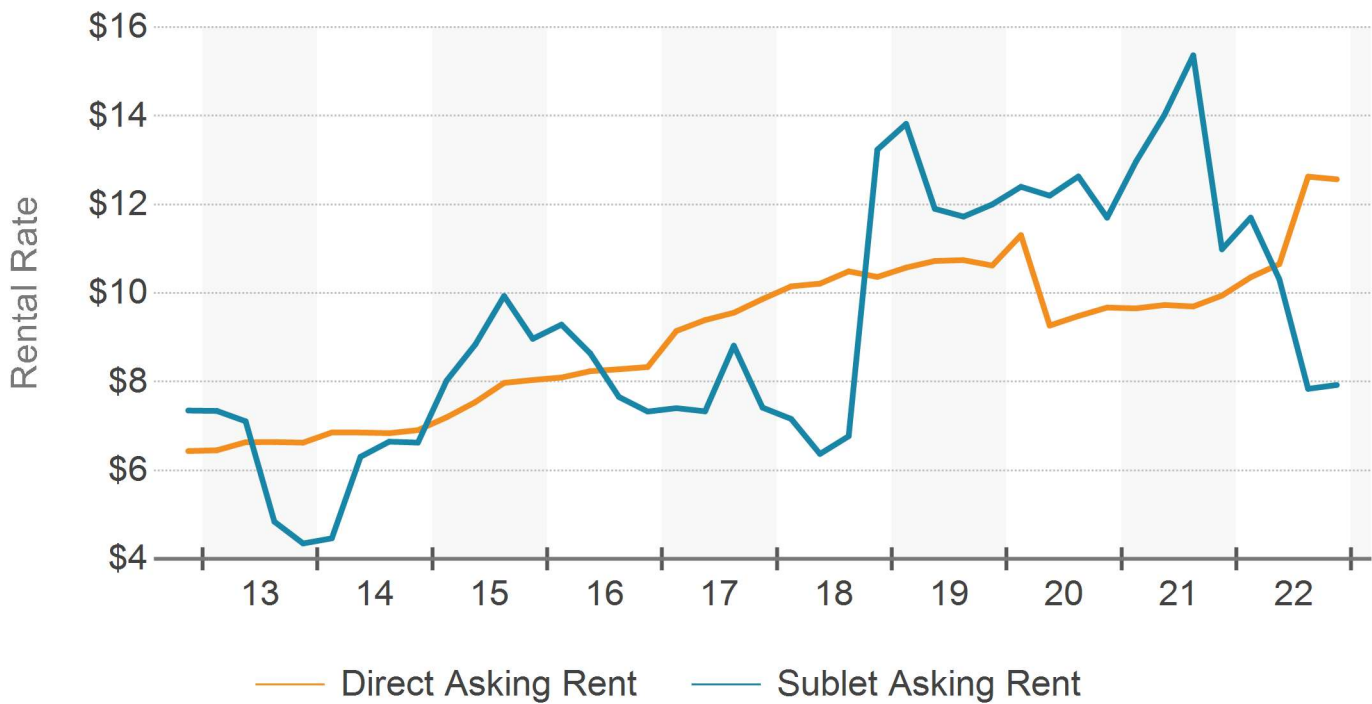
# Rental Rates

Industrial - Larimer/Weld County

ASKING RENT PER SF



DIRECT & SUBLET RENTAL RATES



## VACANCY RATE



## SUBLEASE VACANCY RATE





## AVAILABILITY RATE



## AVAILABILITY & VACANCY RATE



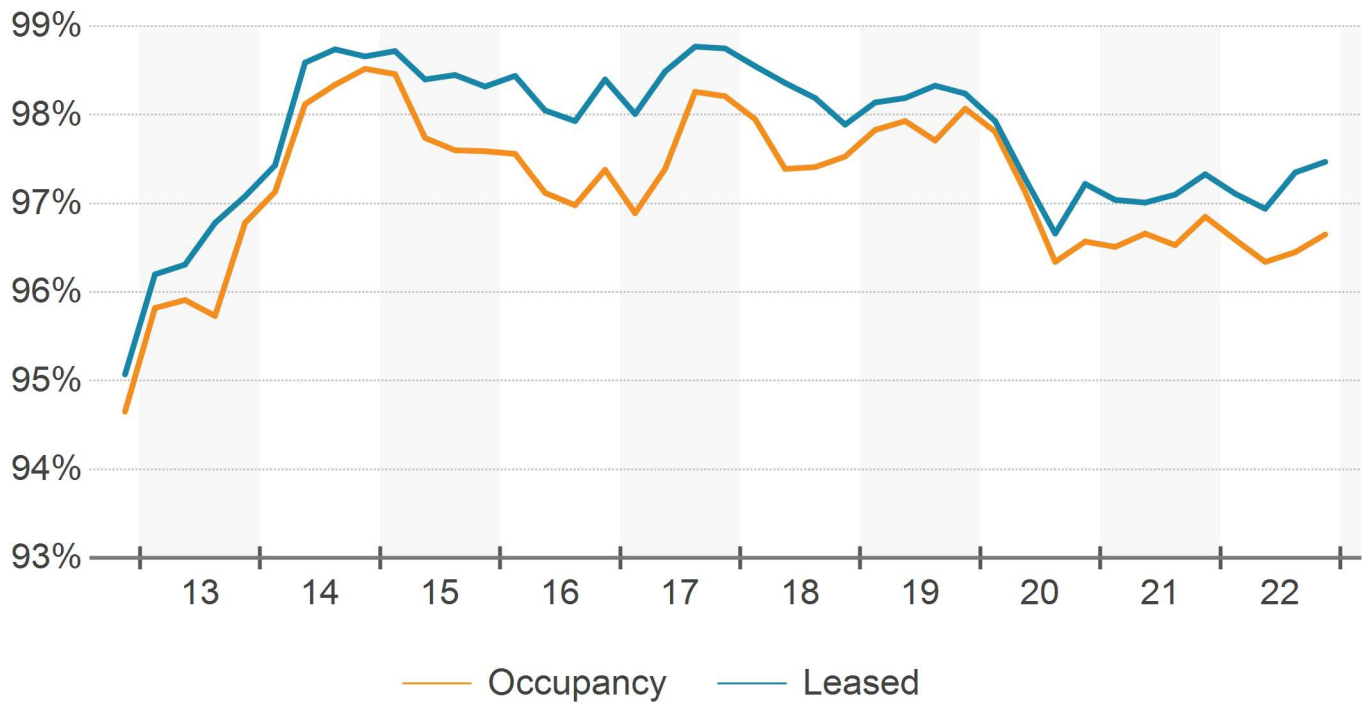
### OCCUPANCY RATE



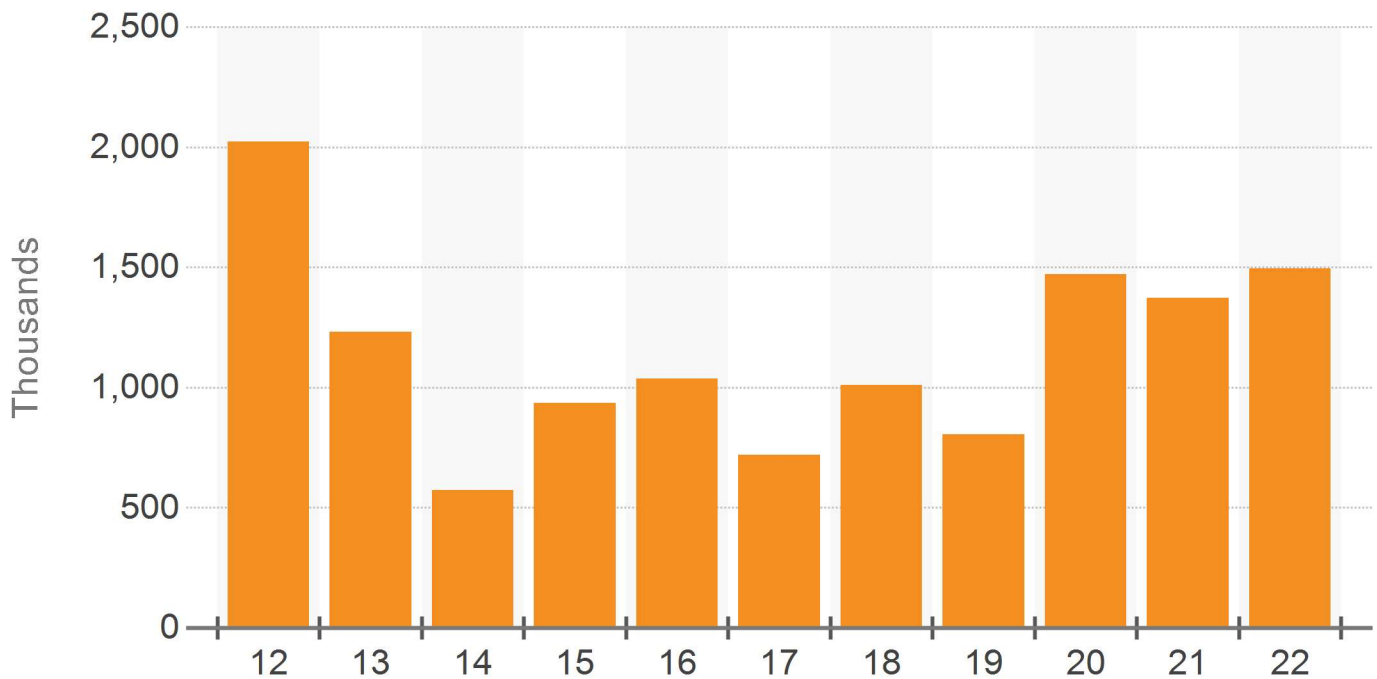
### PERCENT LEASED RATE



### OCCUPANCY & PERCENT LEASED



### VACANT SF

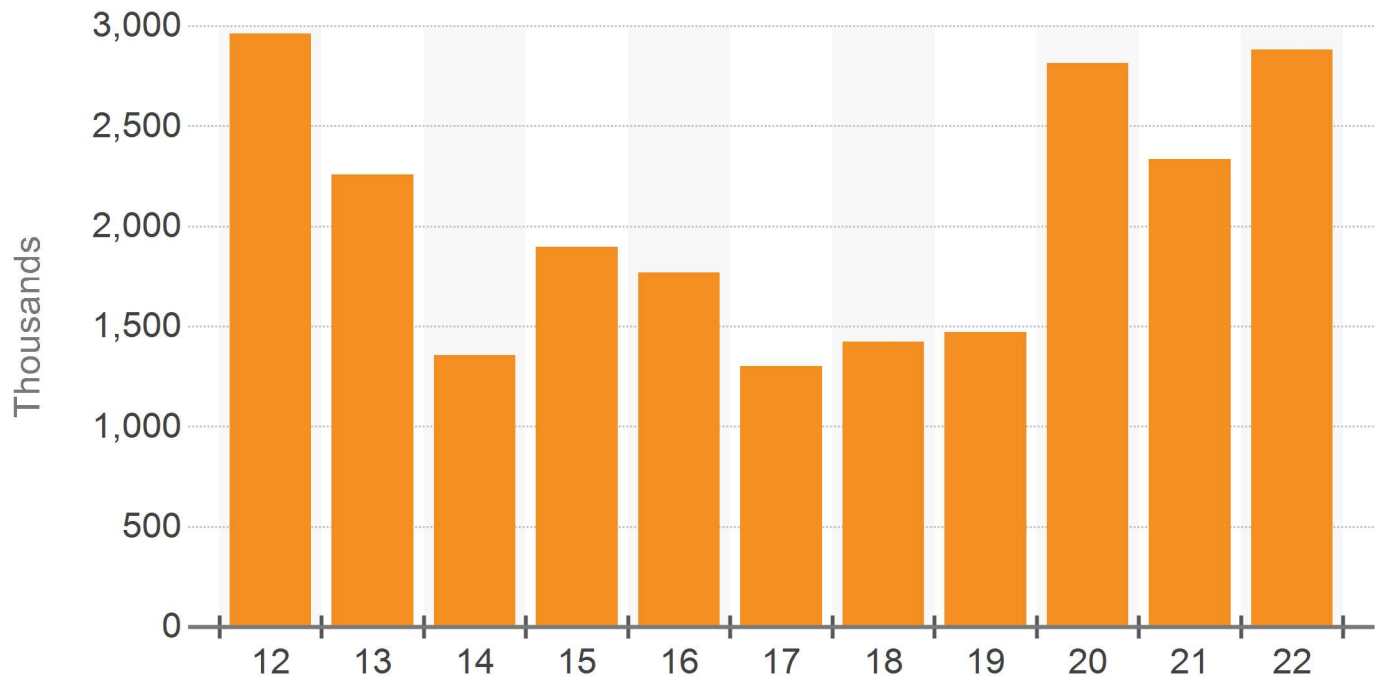




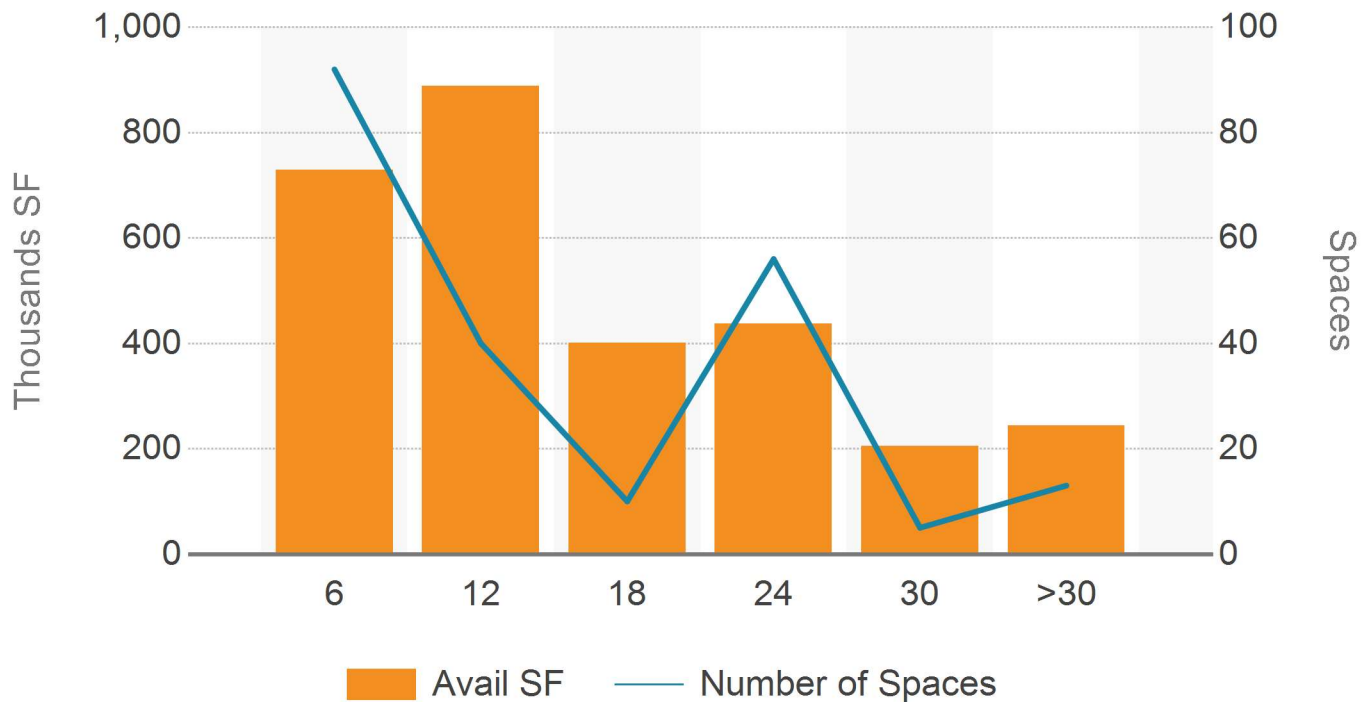
# Vacancy & Availability

Industrial - Larimer/Weld County

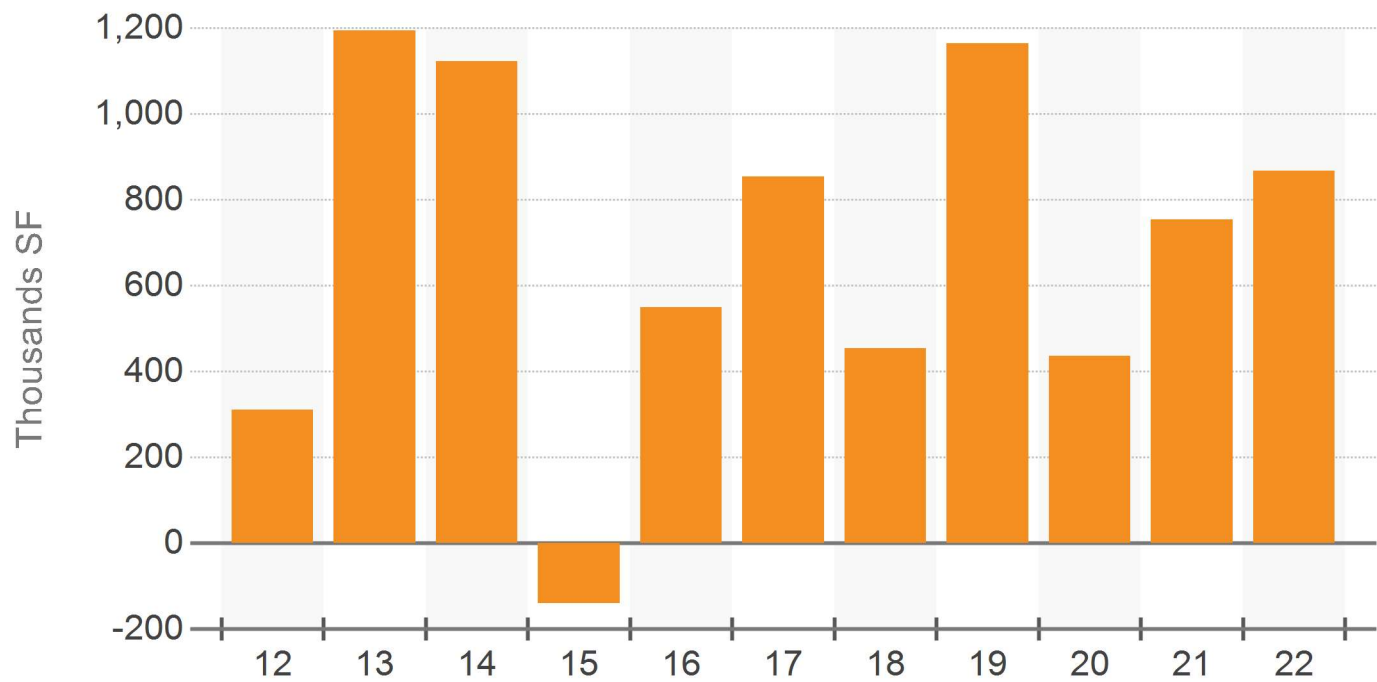
## AVAILABLE SF



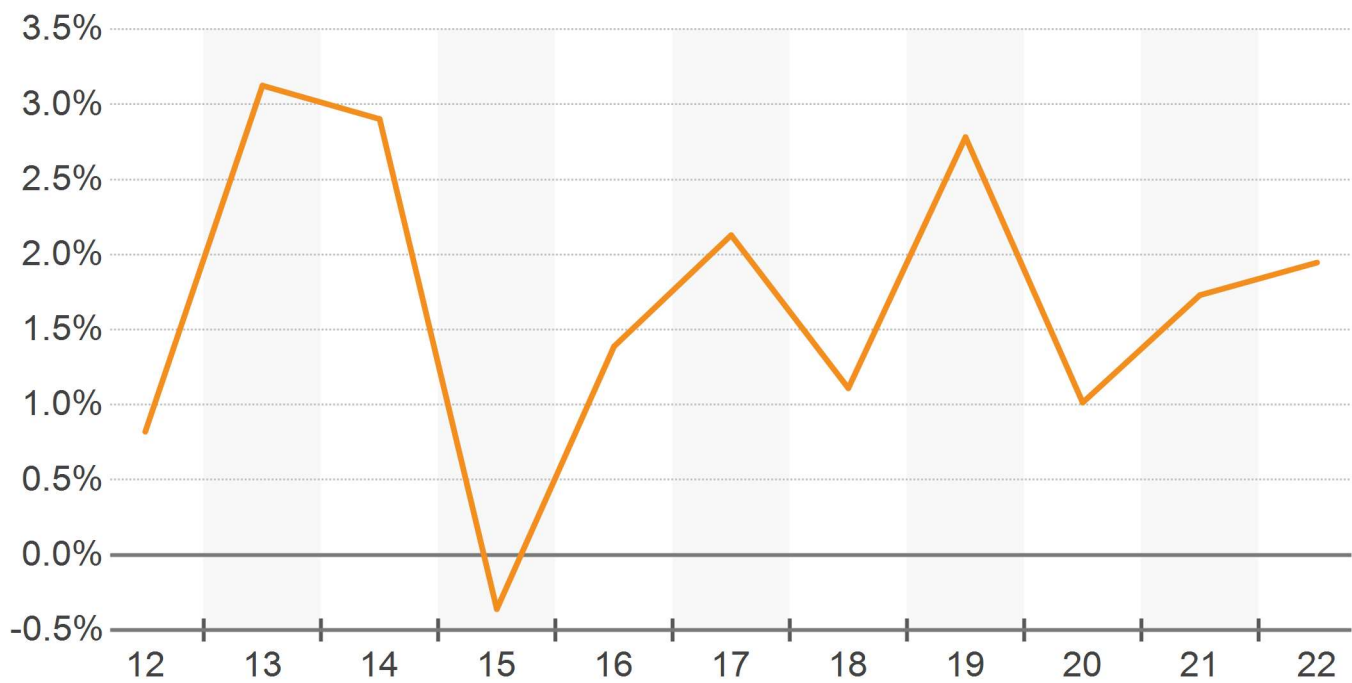
## MONTHS ON MARKET DISTRIBUTION



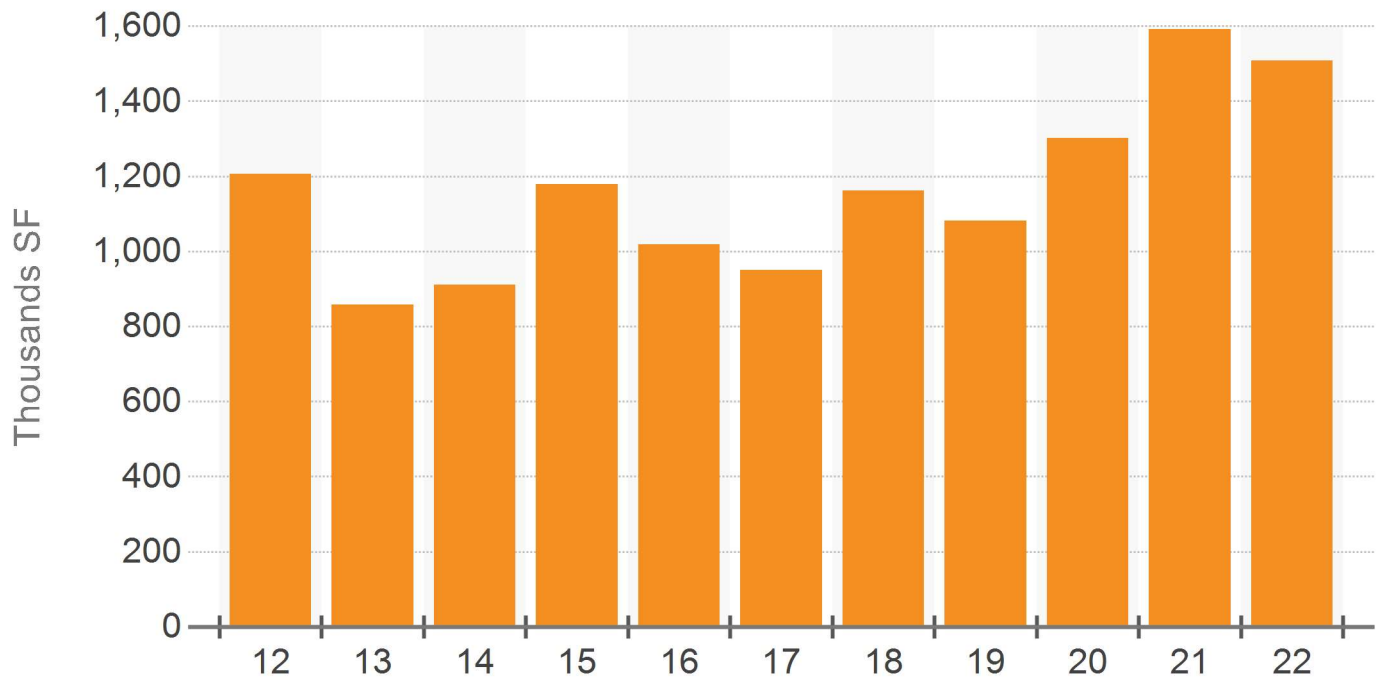
NET ABSORPTION



NET ABSORPTION AS % OF INVENTORY



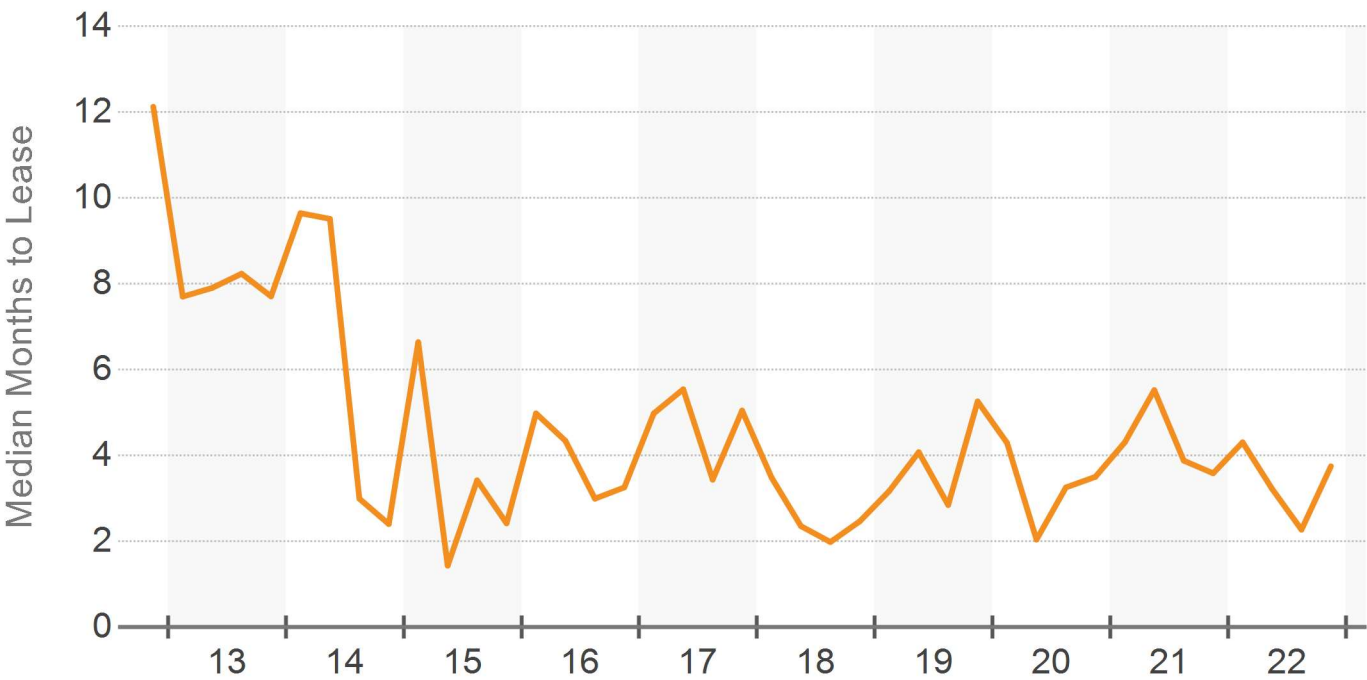
## LEASING ACTIVITY



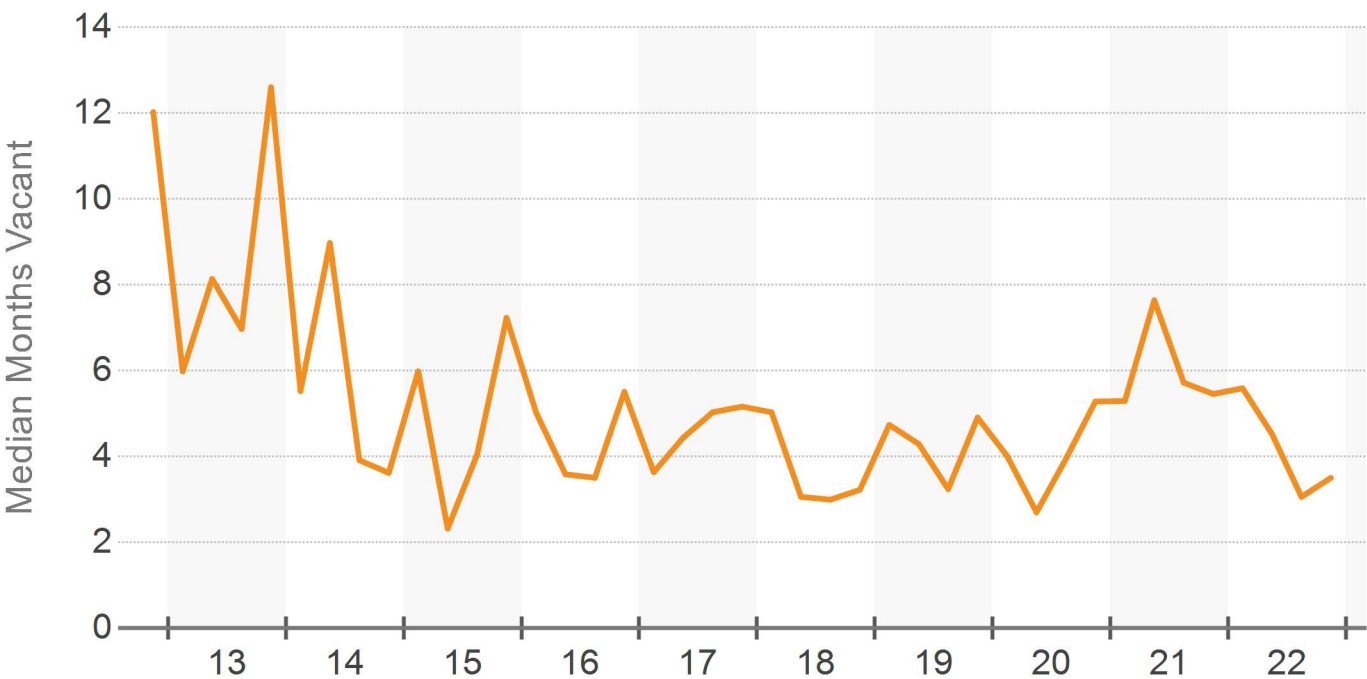
## MONTHS ON MARKET



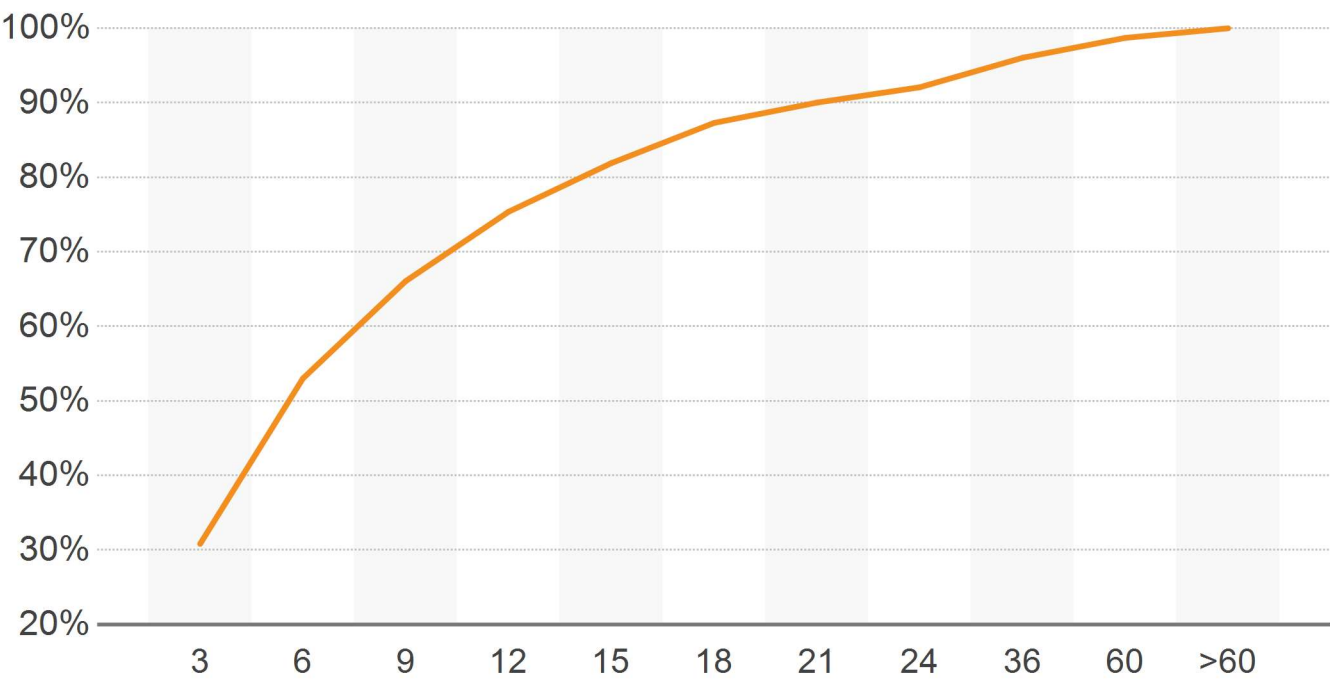
MONTHS TO LEASE



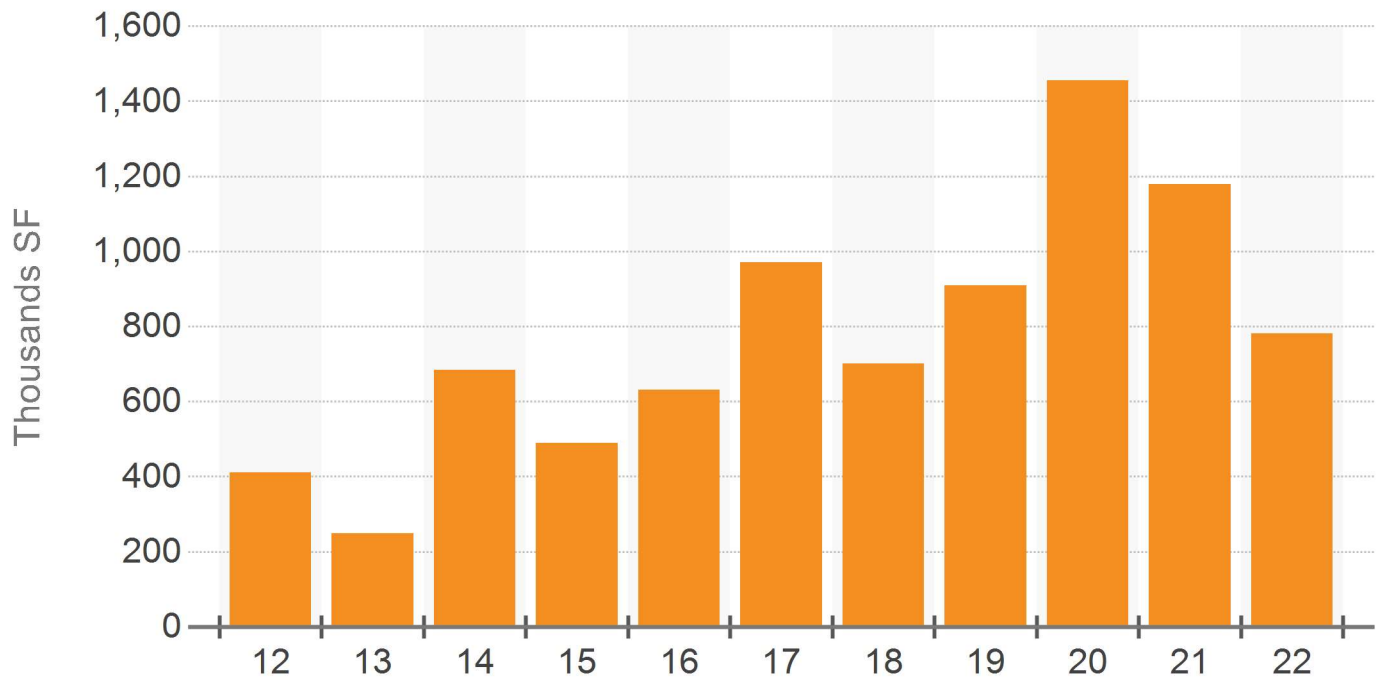
MONTHS VACANT



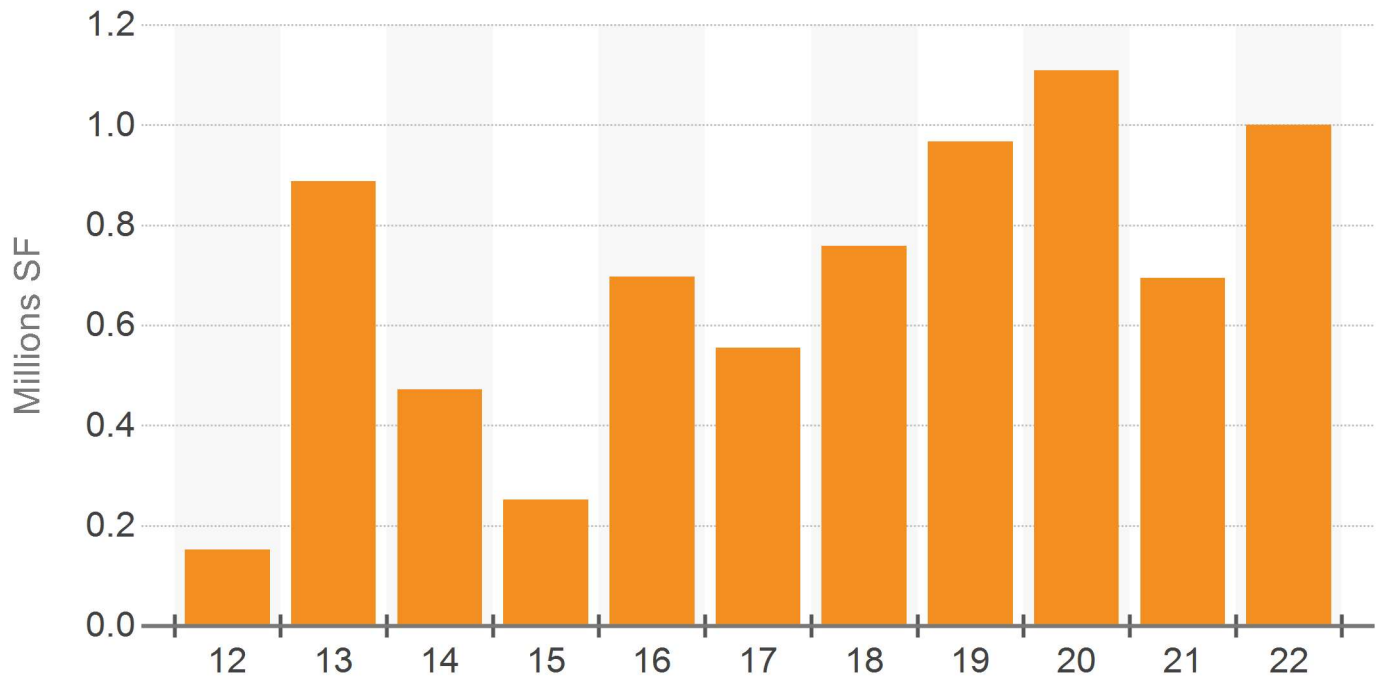
PROBABILITY OF LEASING IN MONTHS



### CONSTRUCTION STARTS

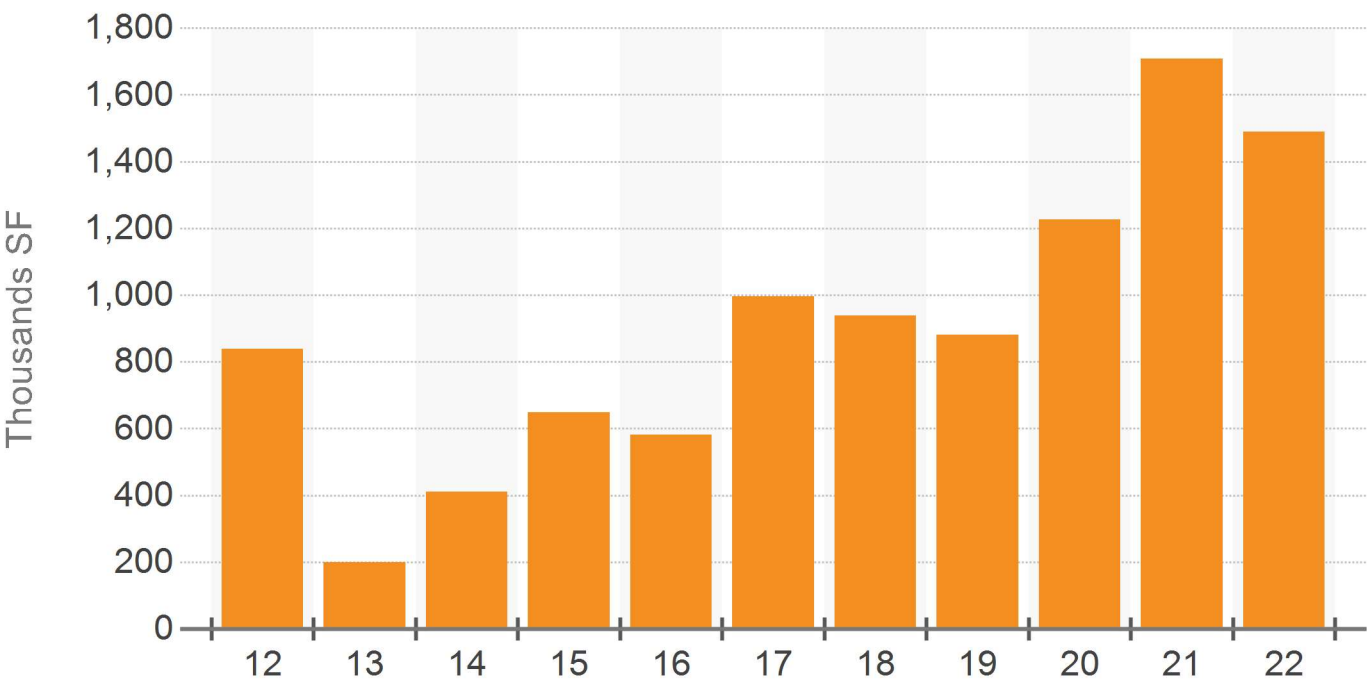


### CONSTRUCTION DELIVERIES





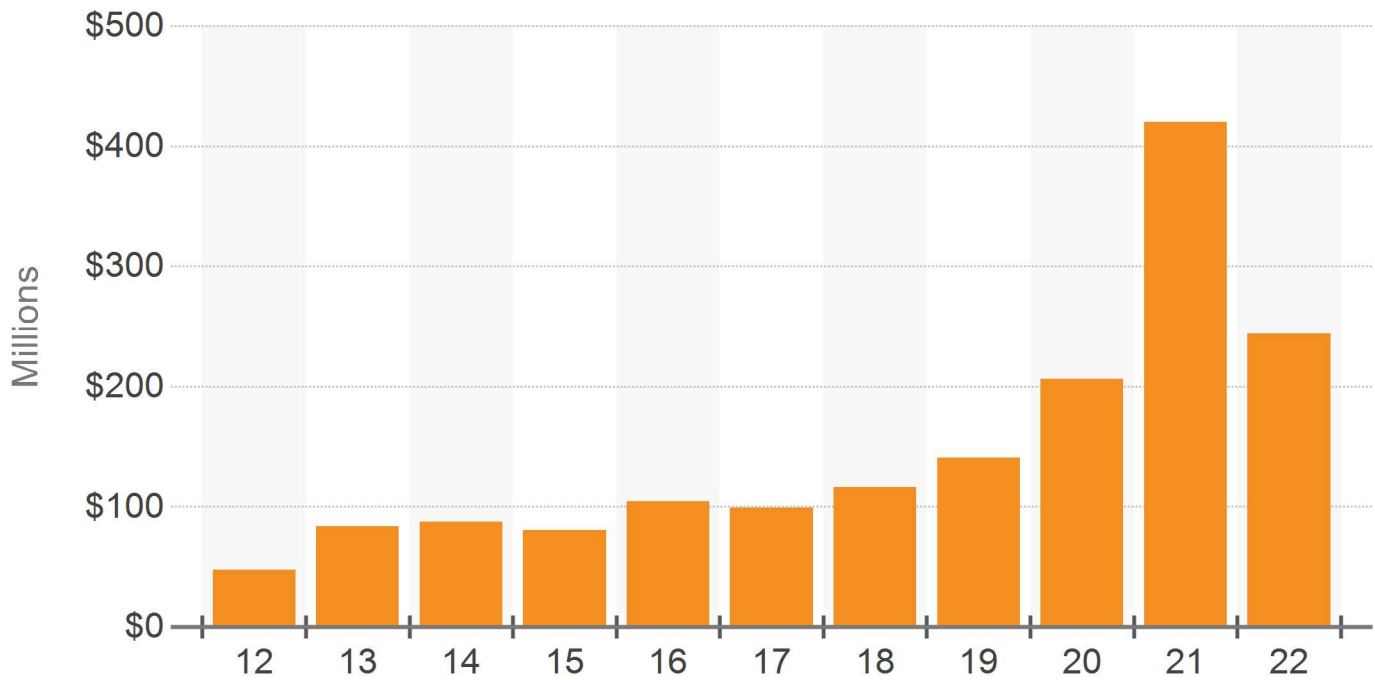
UNDER CONSTRUCTION



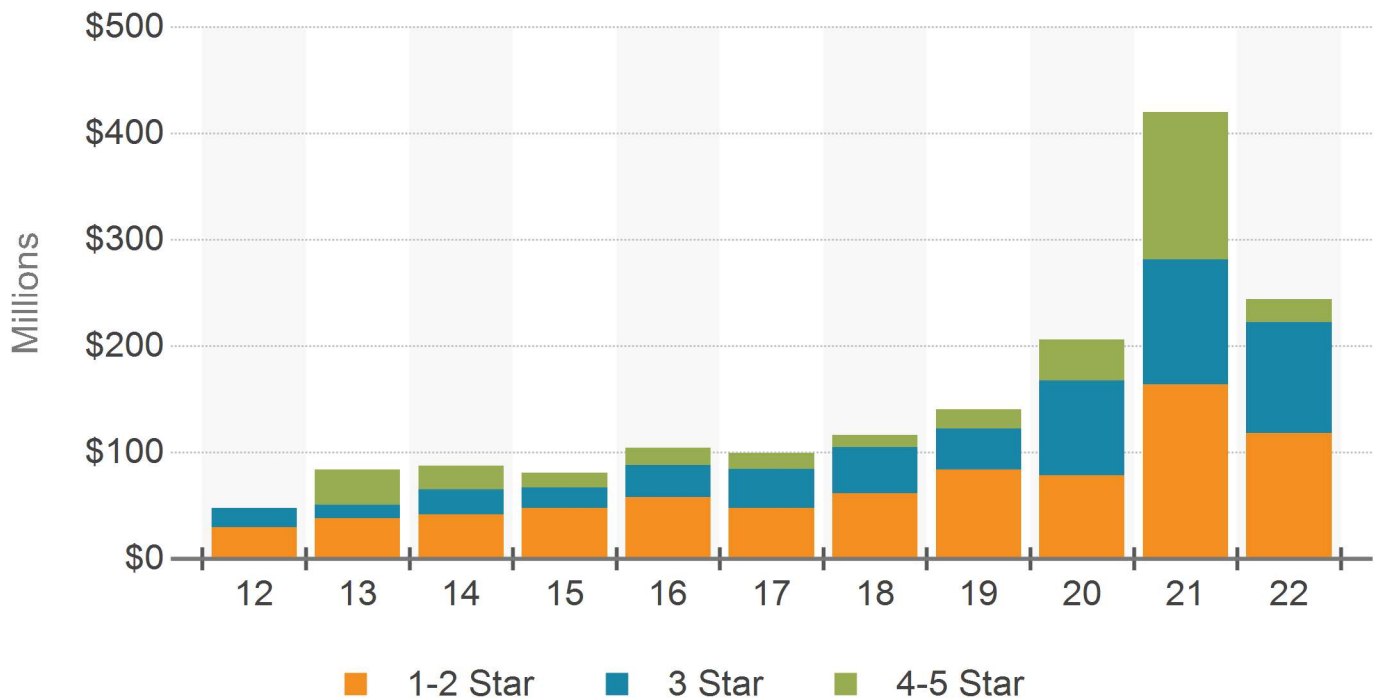
# Sales Volume

Industrial - Larimer/Weld County

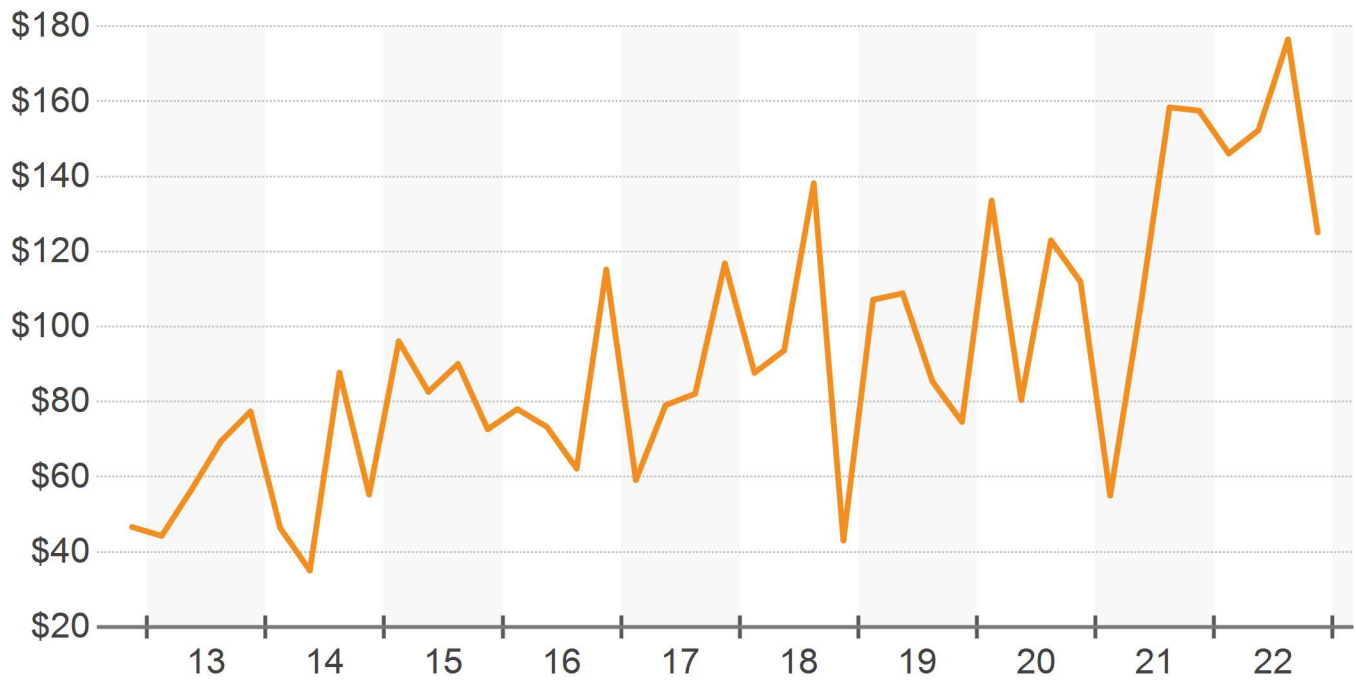
## SALES VOLUME



## SALES VOLUME BY STAR RATING



### AVERAGE SALE PRICE PER SF



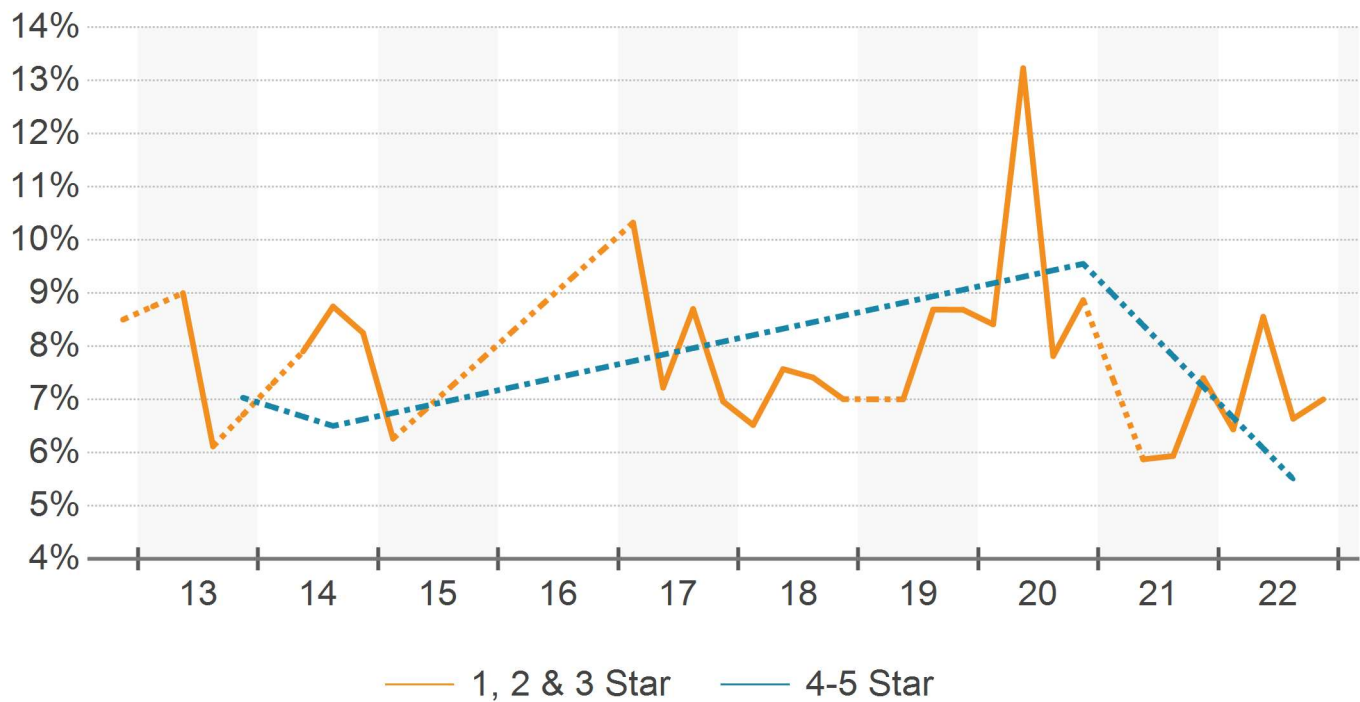
### SALE TO ASKING PRICE DIFFERENTIAL



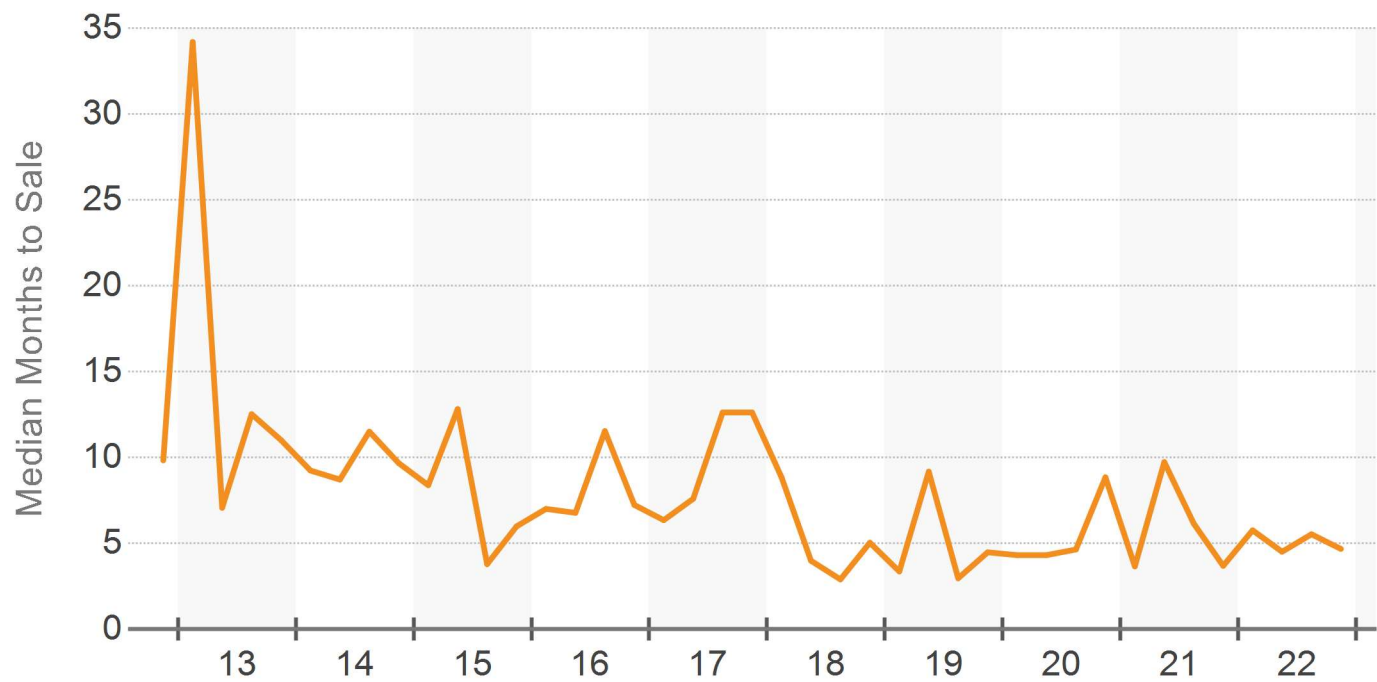
CAP RATE



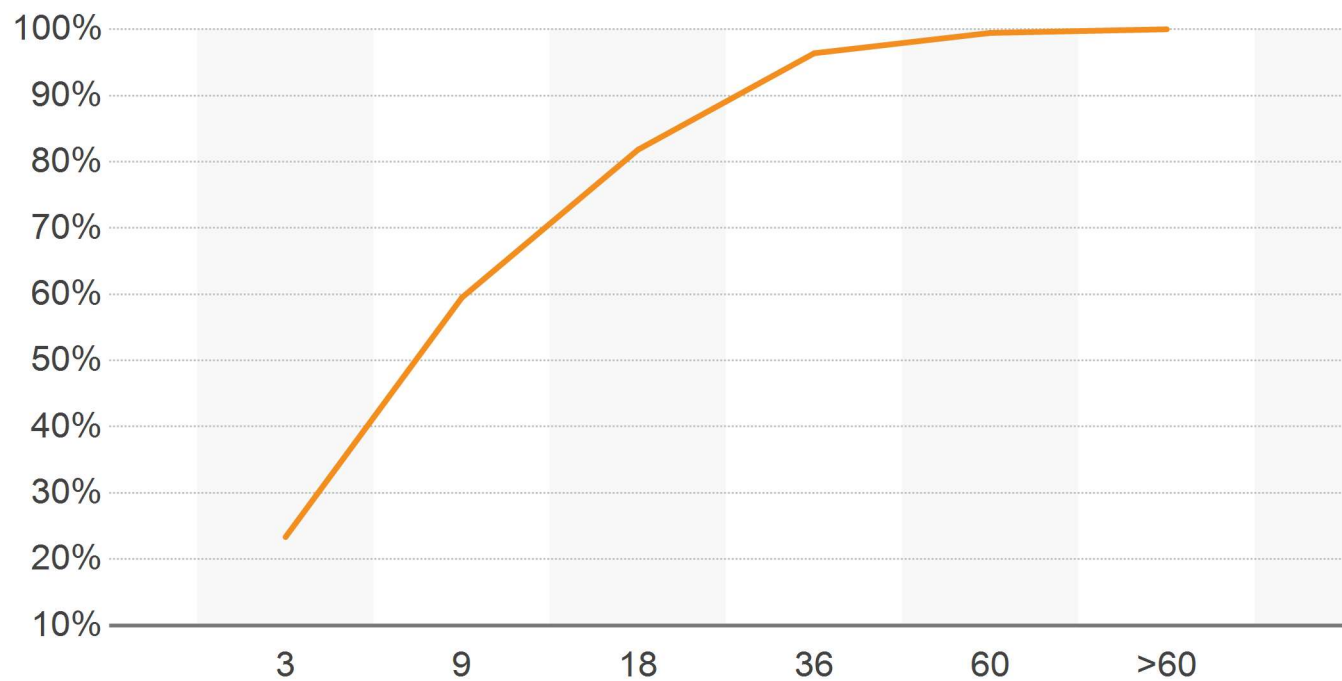
CAP RATE BY STAR RATING



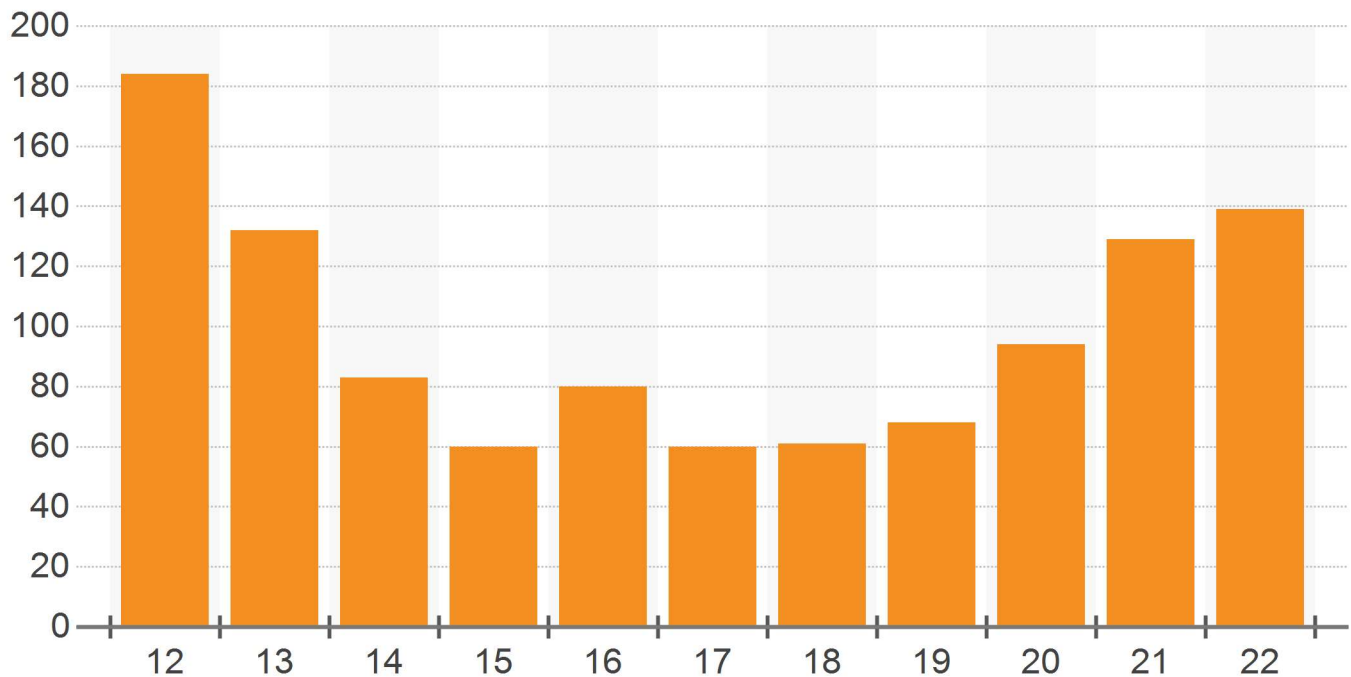
MONTHS TO SALE



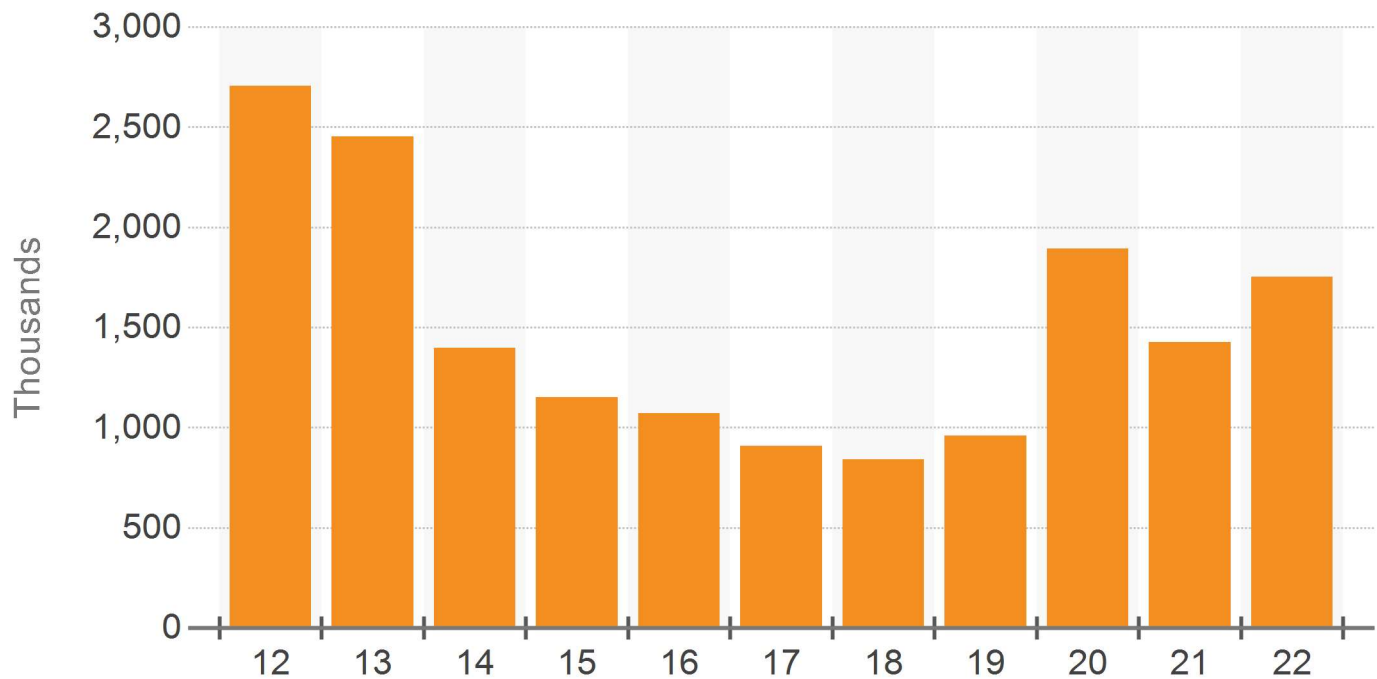
PROBABILITY OF SELLING IN MONTHS



### FOR SALE TOTAL LISTINGS

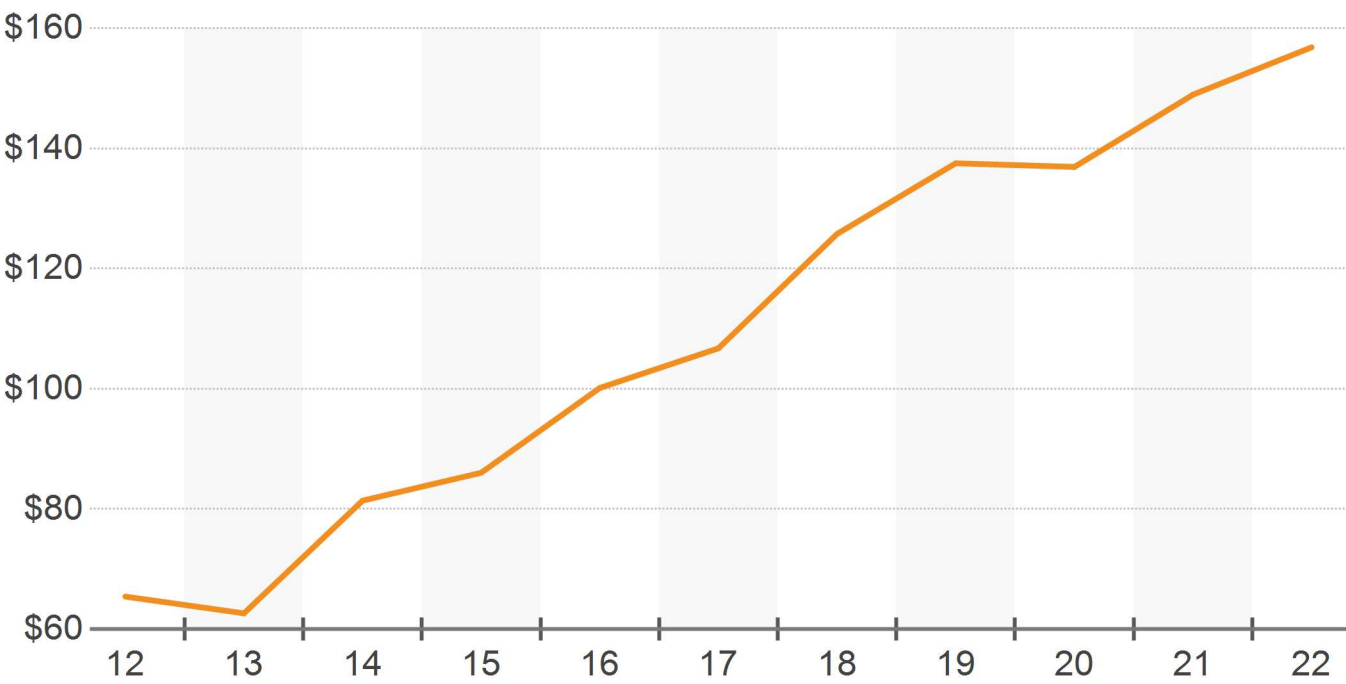


### FOR SALE TOTAL SF

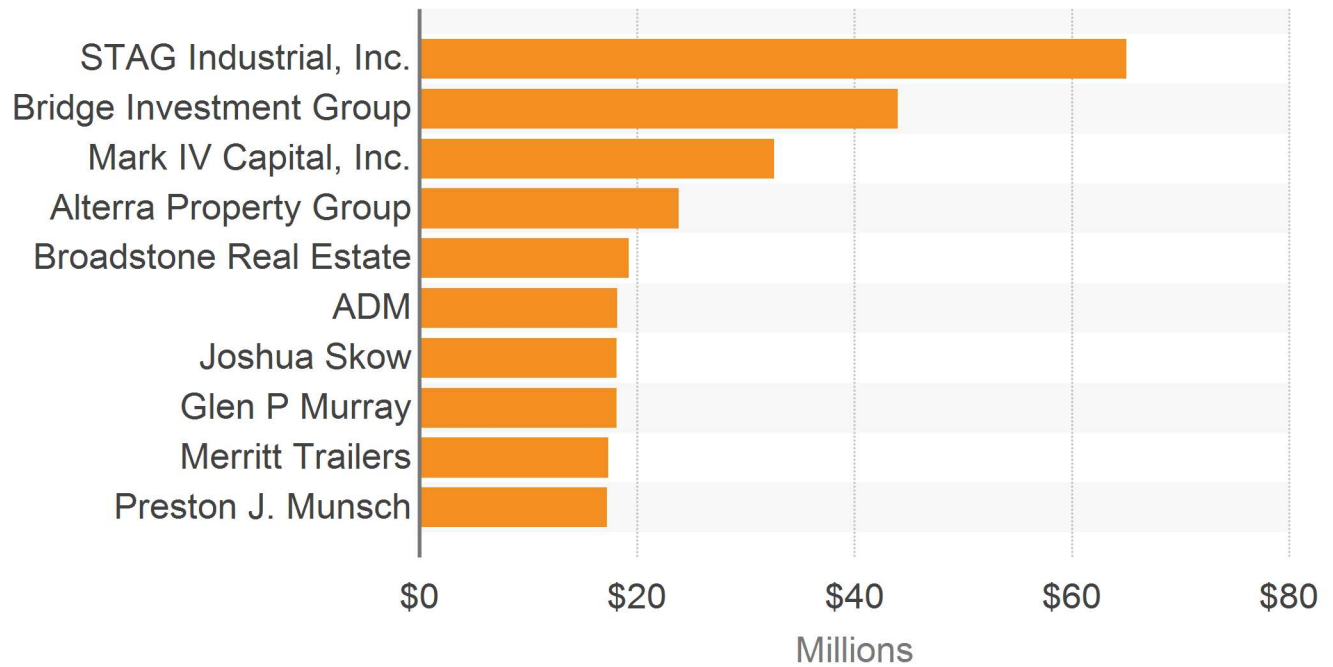




ASKING PRICE PER SF



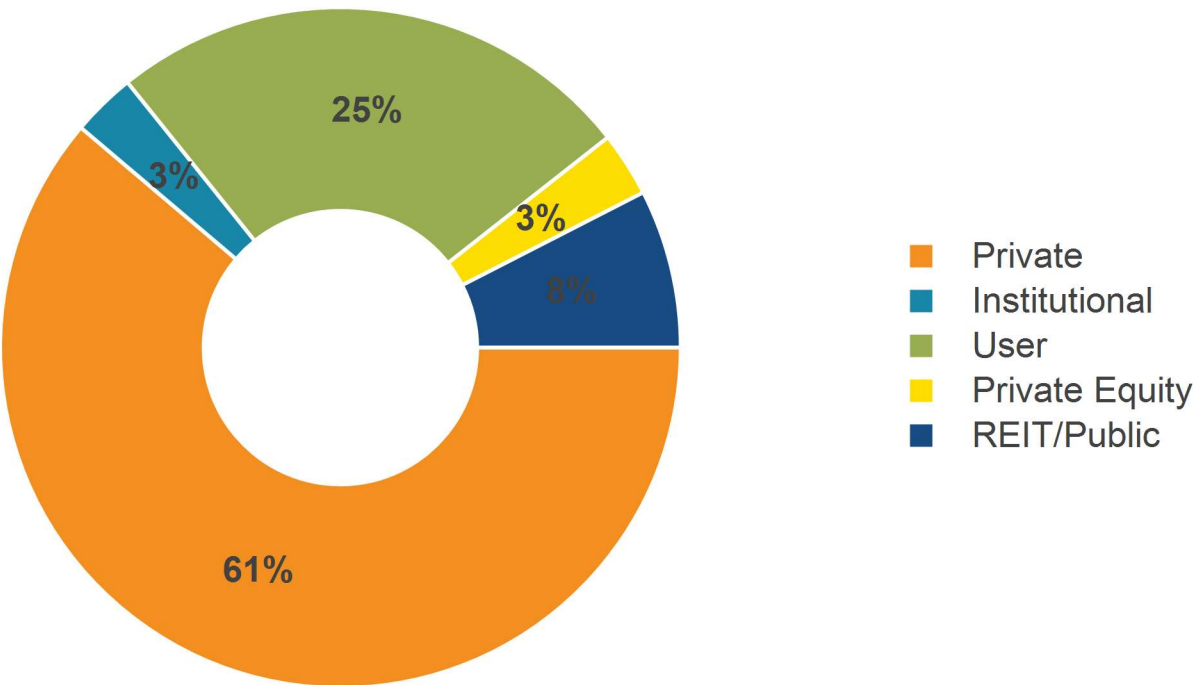
### TOP BUYERS



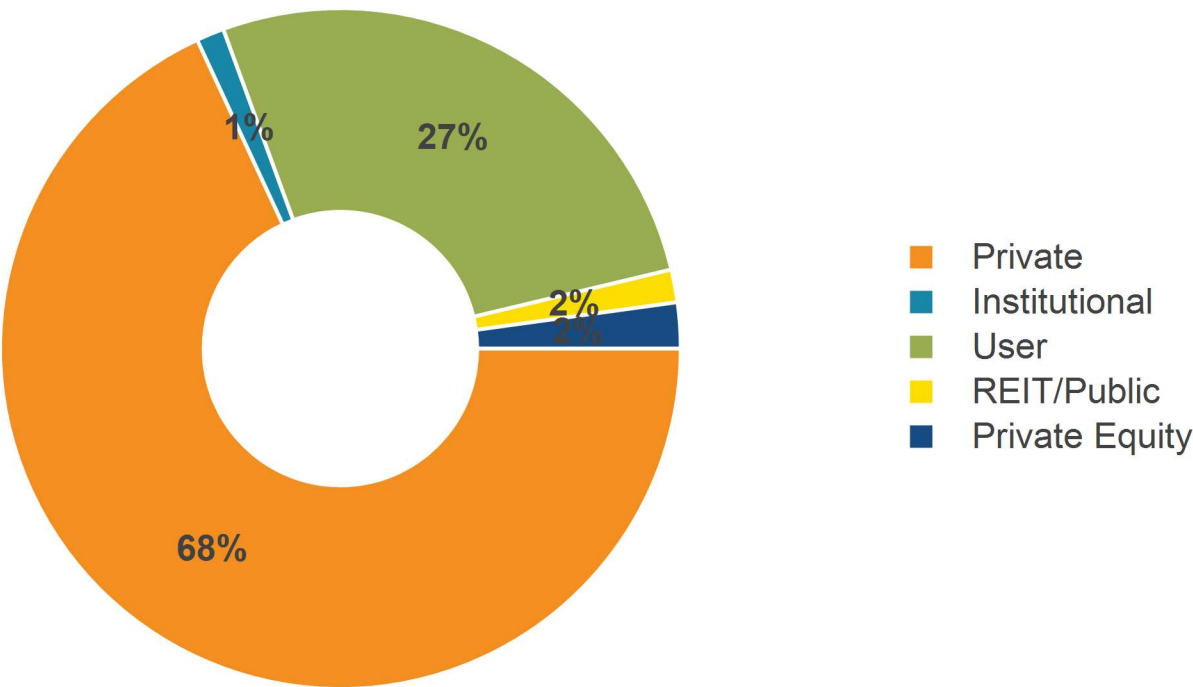
### TOP SELLERS



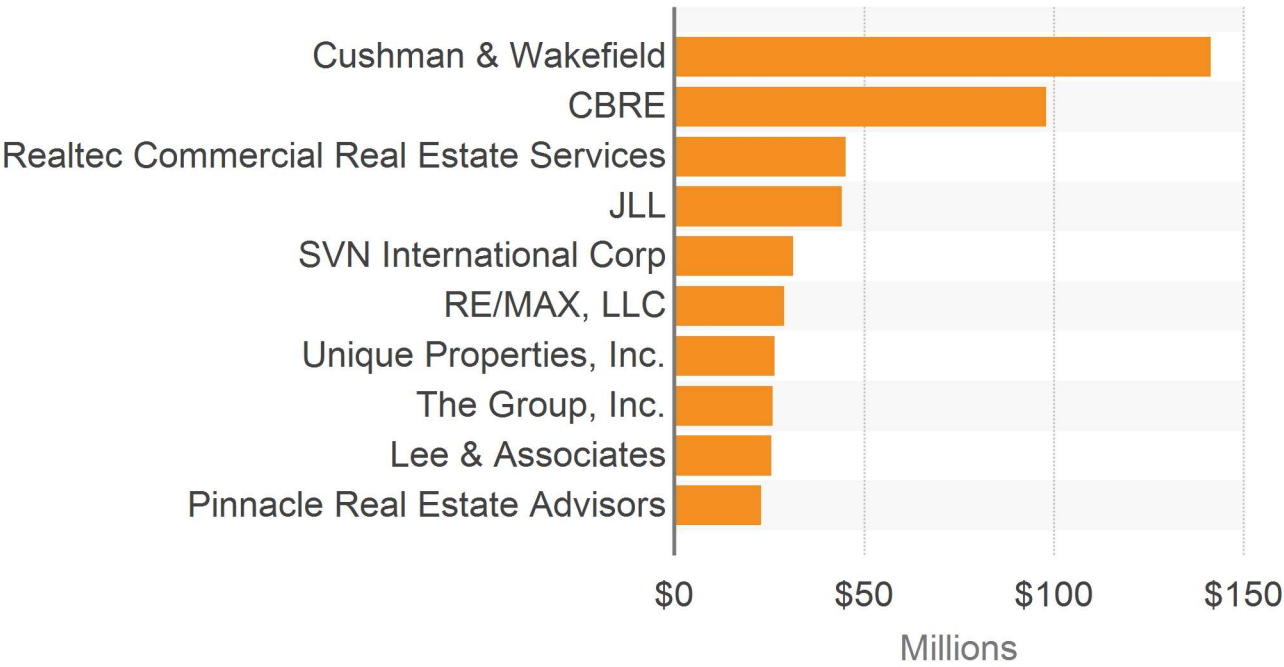
SALES VOLUME BY BUYER TYPE



SALES VOLUME BY SELLER TYPE



TOP BUYER BROKERS



TOP SELLER BROKERS

