



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

PREPARED BY

REALTEC

COMMERCIAL REAL ESTATE SERVICES

Jamie Globelink

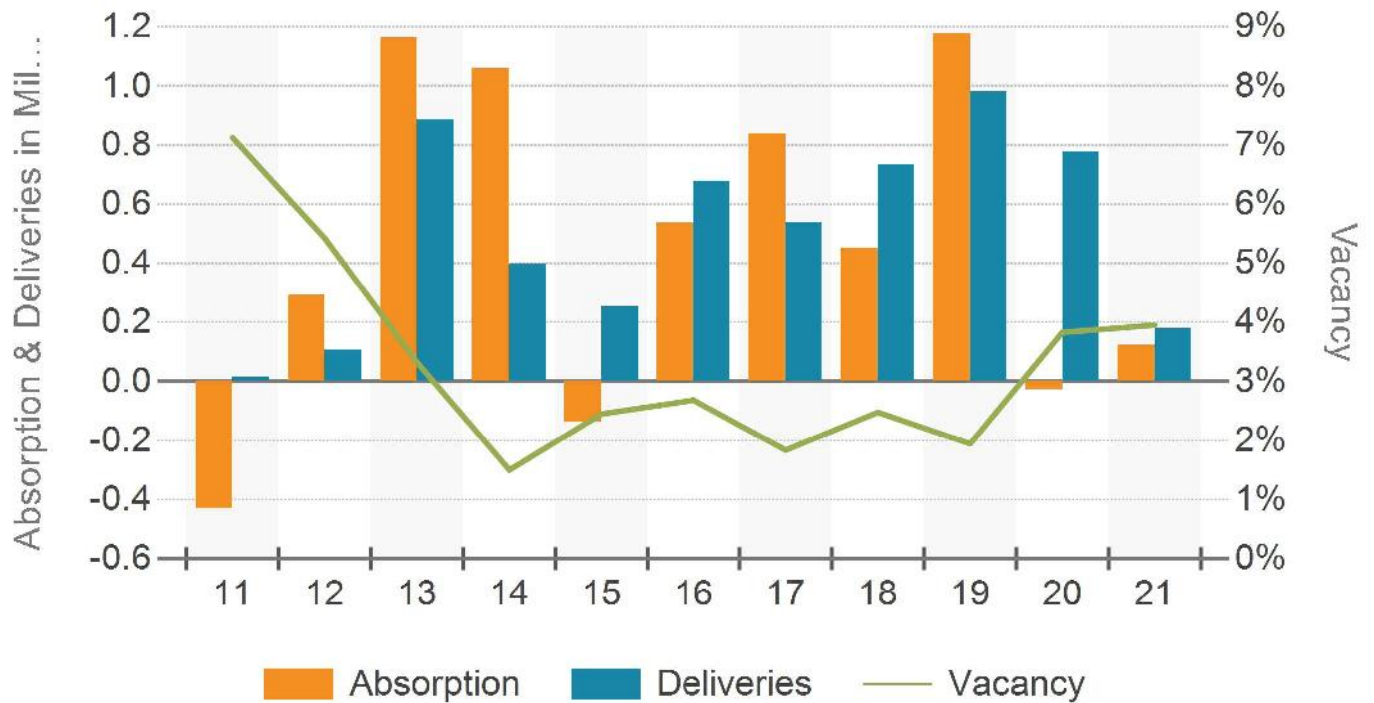
Associate Broker



Overview

Industrial - Larimer/Weld County

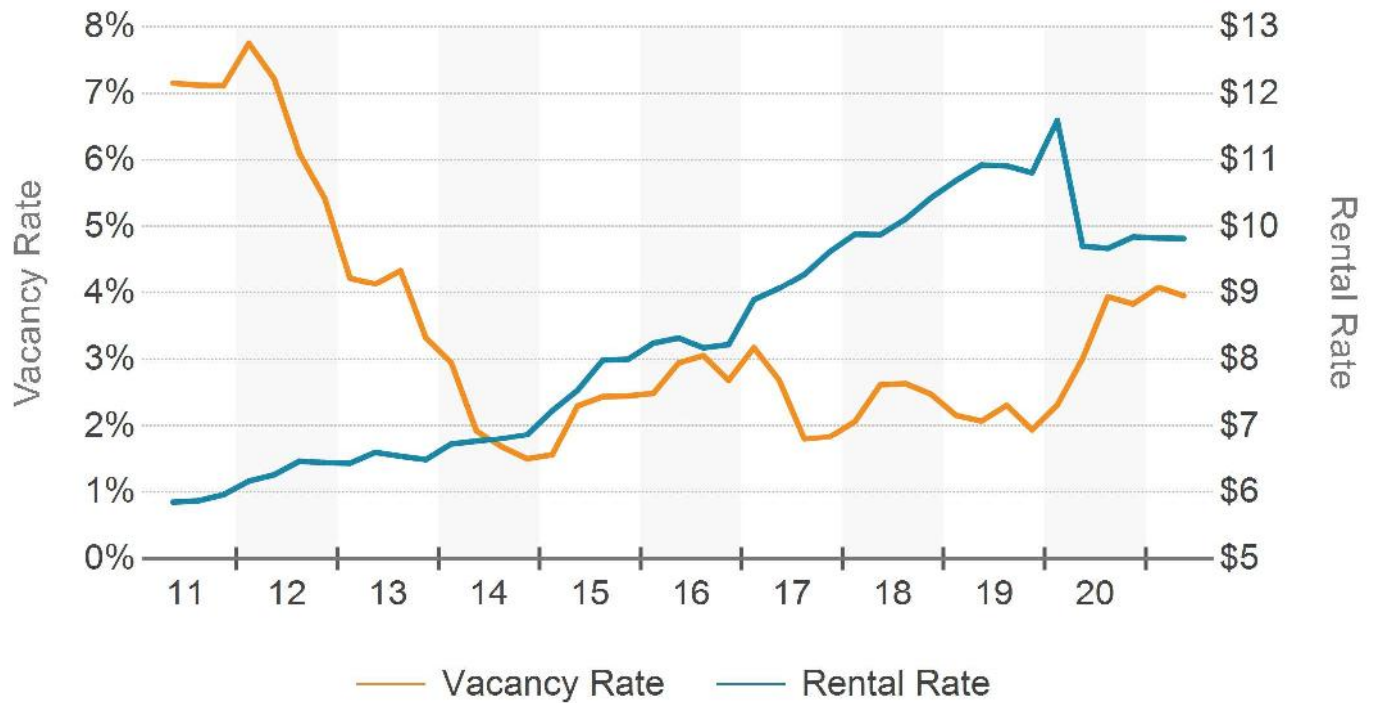
ABSORPTION, DELIVERIES, VACANCY



OCCUPANCY & RENTAL RATES



VACANCY & RENTAL RATES



SUMMARY STATISTICS

Availability	Survey	5-Year Avg
Rent Per SF	\$9.82	\$9.72
Vacancy Rate	3.9%	2.7%
Vacant SF	1,643,612	1,068,894
Availability Rate	8.0%	4.7%
Available SF	3,441,164	1,910,879
Sublet SF	47,104	179,927
Months on Market	5.3	4.3

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	173,024	507,197
12 Mo. Leasing SF	1,637,053	1,138,944

Inventory	Survey	5-Year Avg
Existing Buildings	1,912	1,848
Existing SF	41,613,225	39,747,133
12 Mo. Const. Starts	1,184,328	770,765
Under Construction	1,447,616	790,224
12 Mo. Deliveries	874,650	679,516

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$98	\$90
Asking Price Per SF	\$202	\$169
Sales Volume (Mil.)	\$249	\$139
Cap Rate	7.8%	7.9%

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



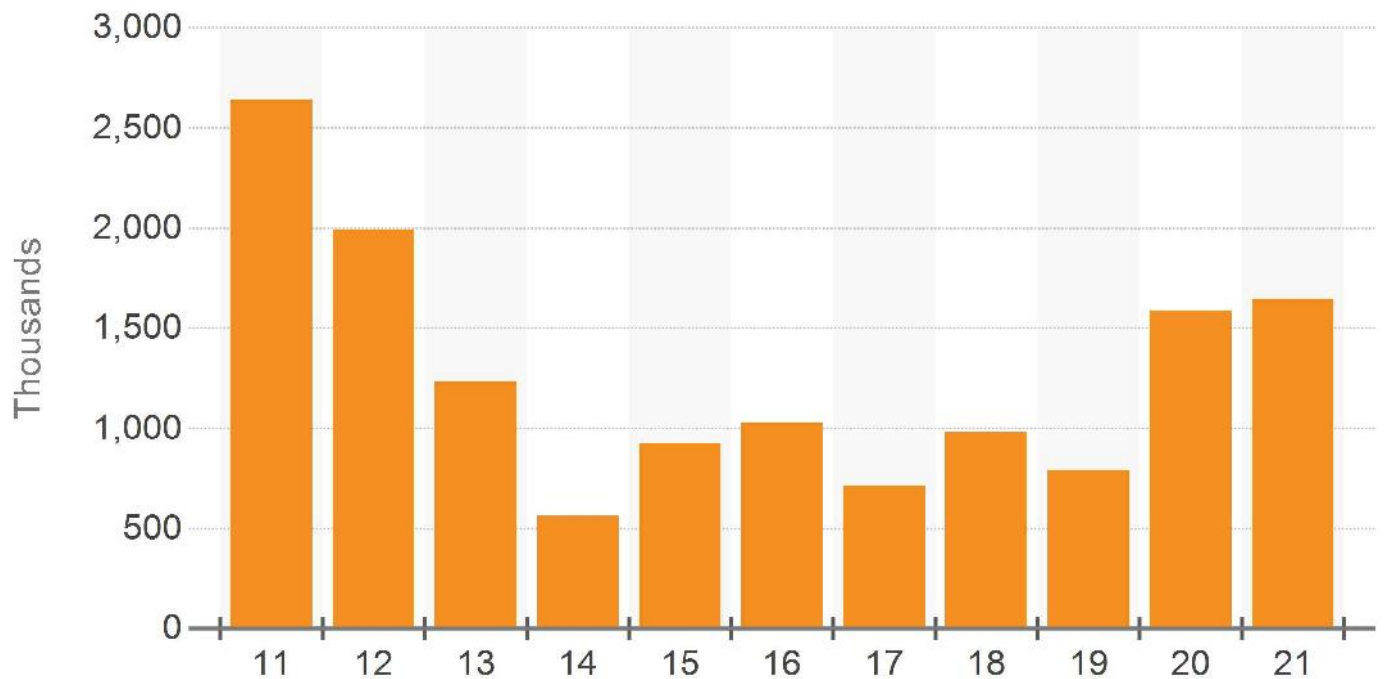
Vacancy & Availability

Industrial - Larimer/Weld County

OCCUPANCY & PERCENT LEASED



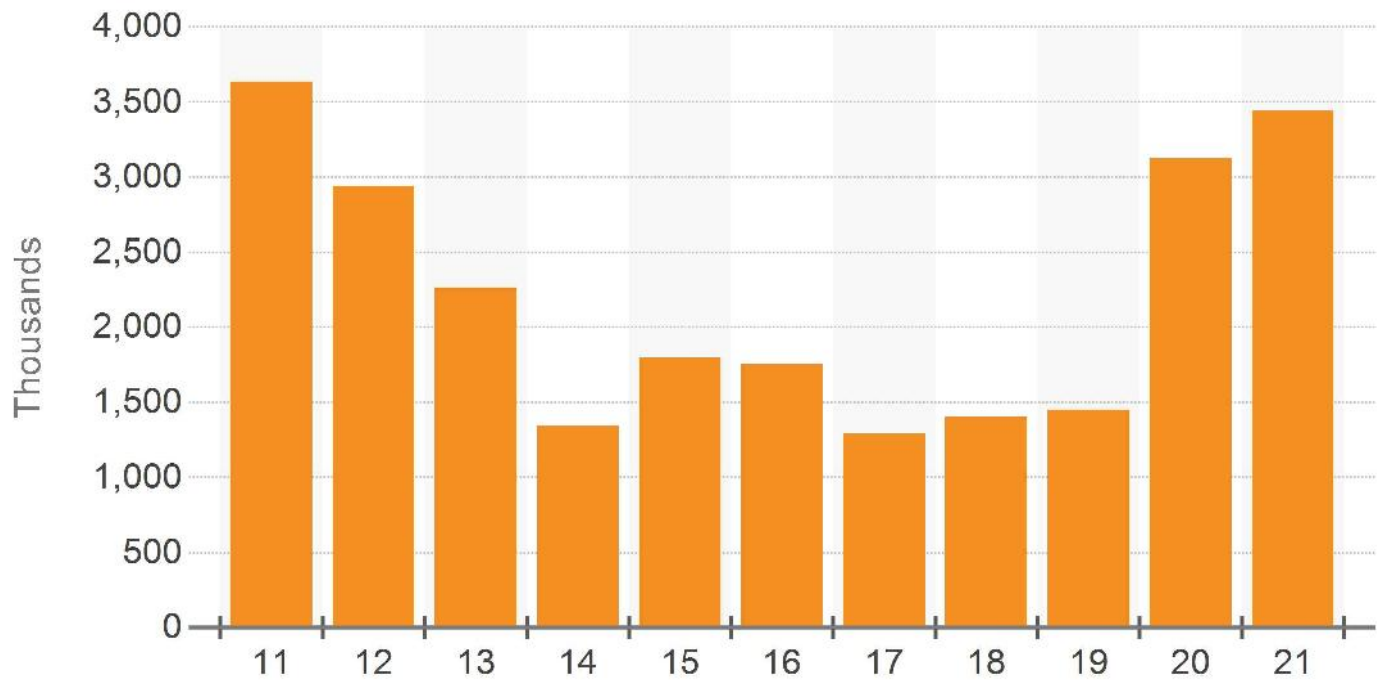
VACANT SF



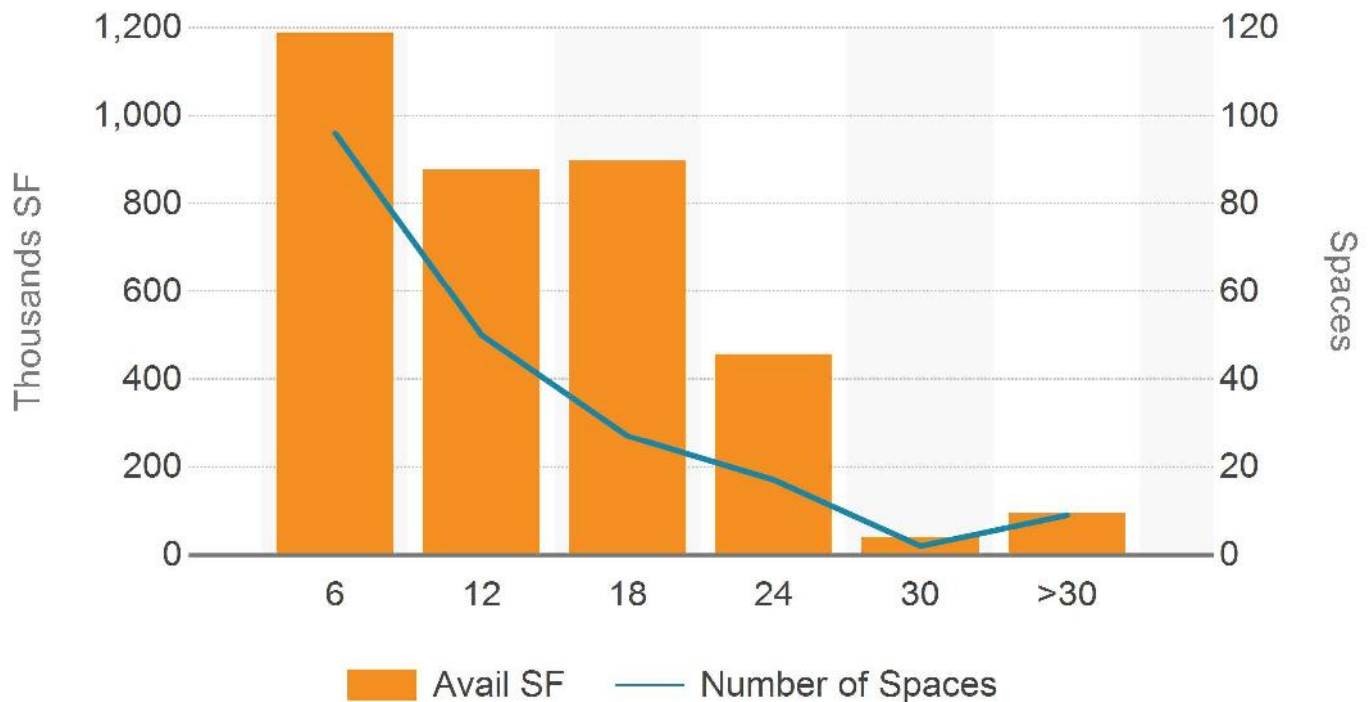
Vacancy & Availability

Industrial - Larimer/Weld County

AVAILABLE SF



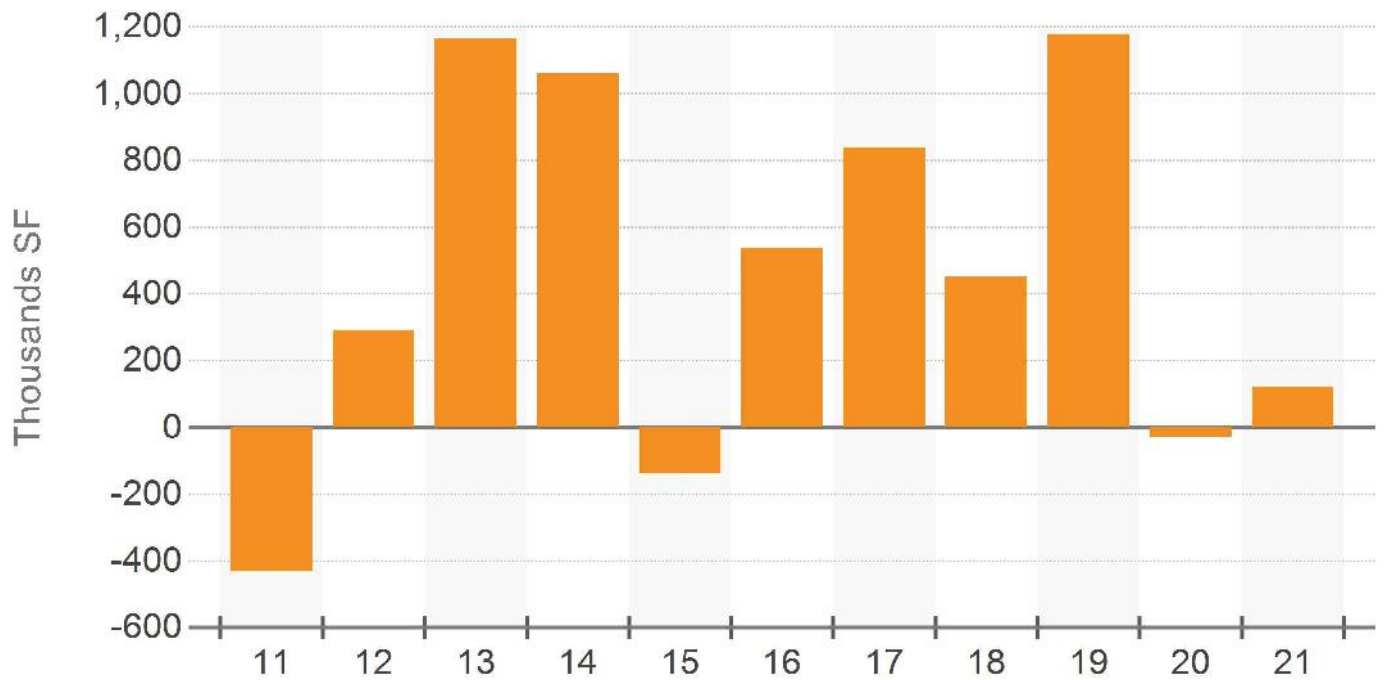
MONTHS ON MARKET DISTRIBUTION



Leasing Demand

Industrial - Larimer/Weld County

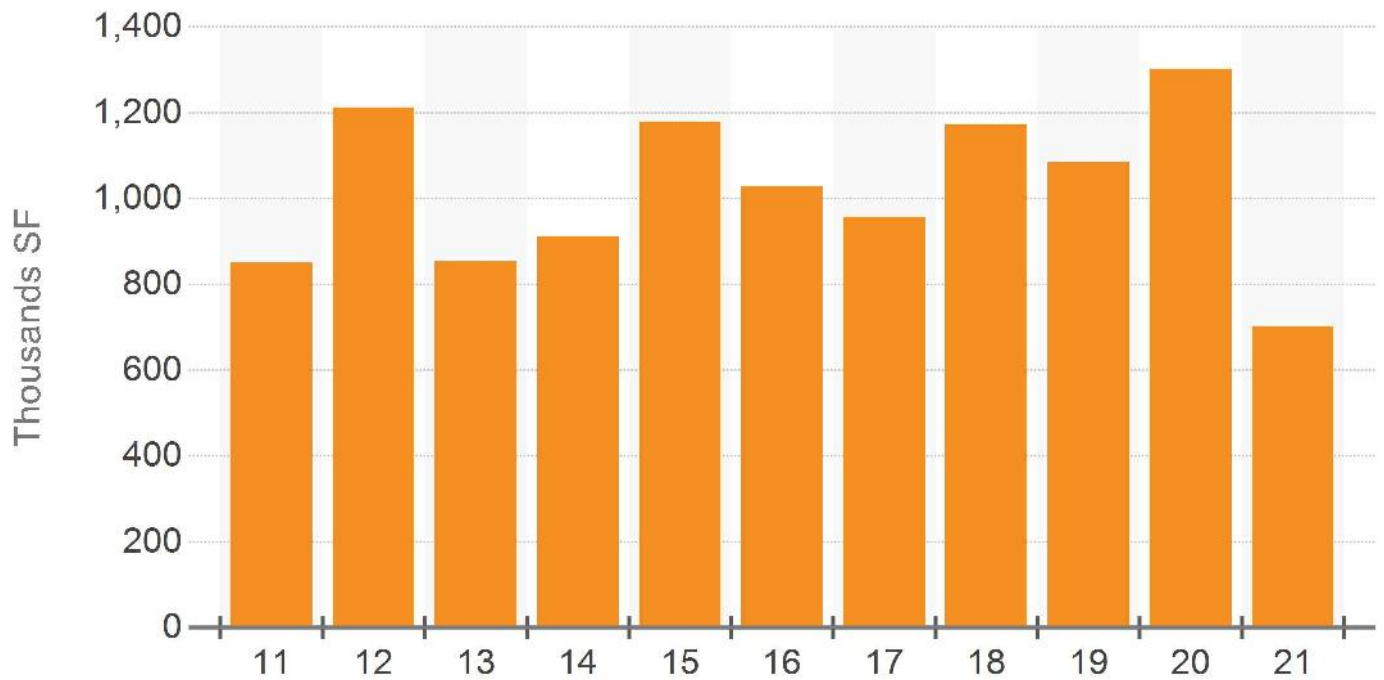
NET ABSORPTION



NET ABSORPTION AS % OF INVENTORY



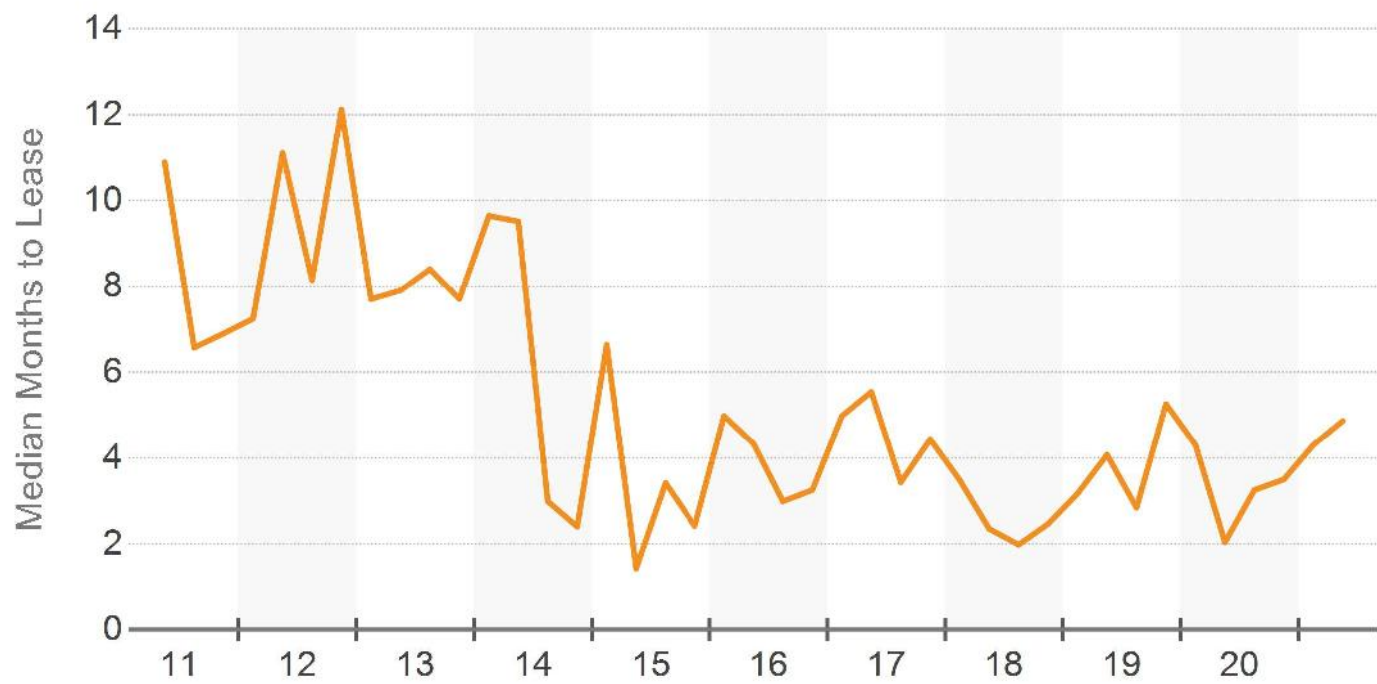
LEASING ACTIVITY



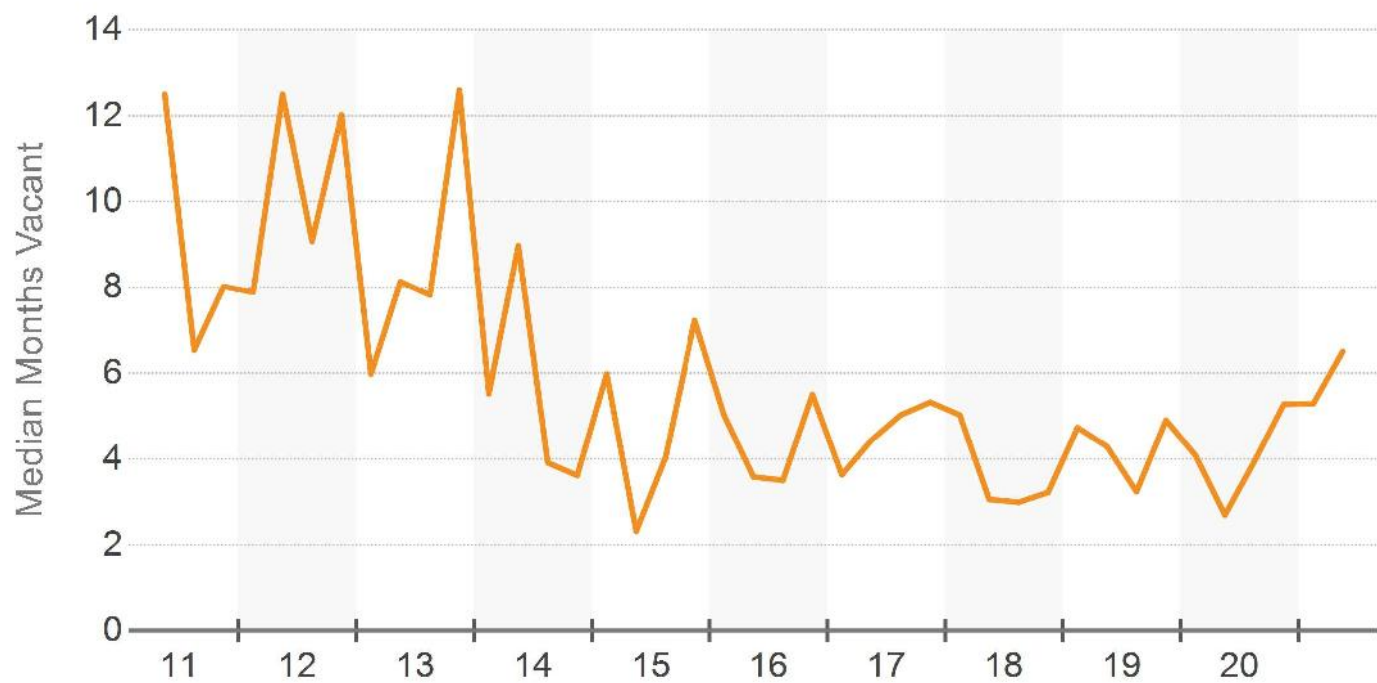
MONTHS ON MARKET



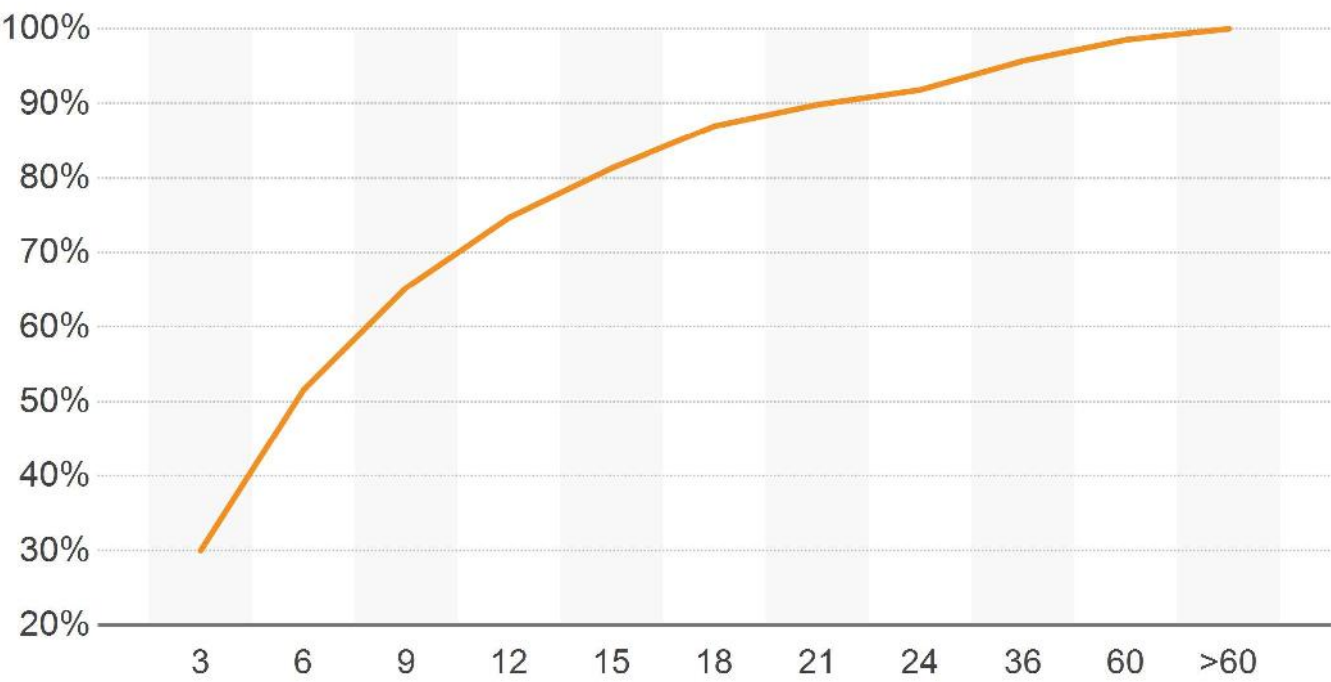
MONTHS TO LEASE



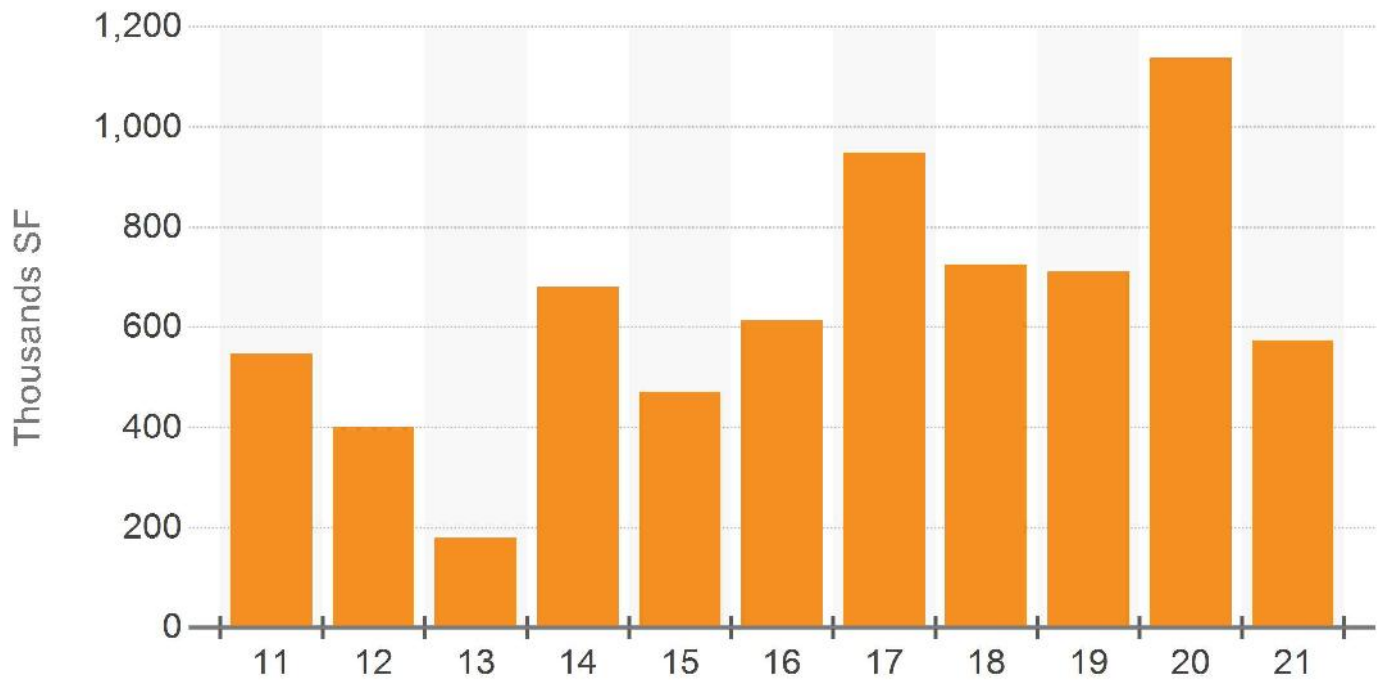
MONTHS VACANT



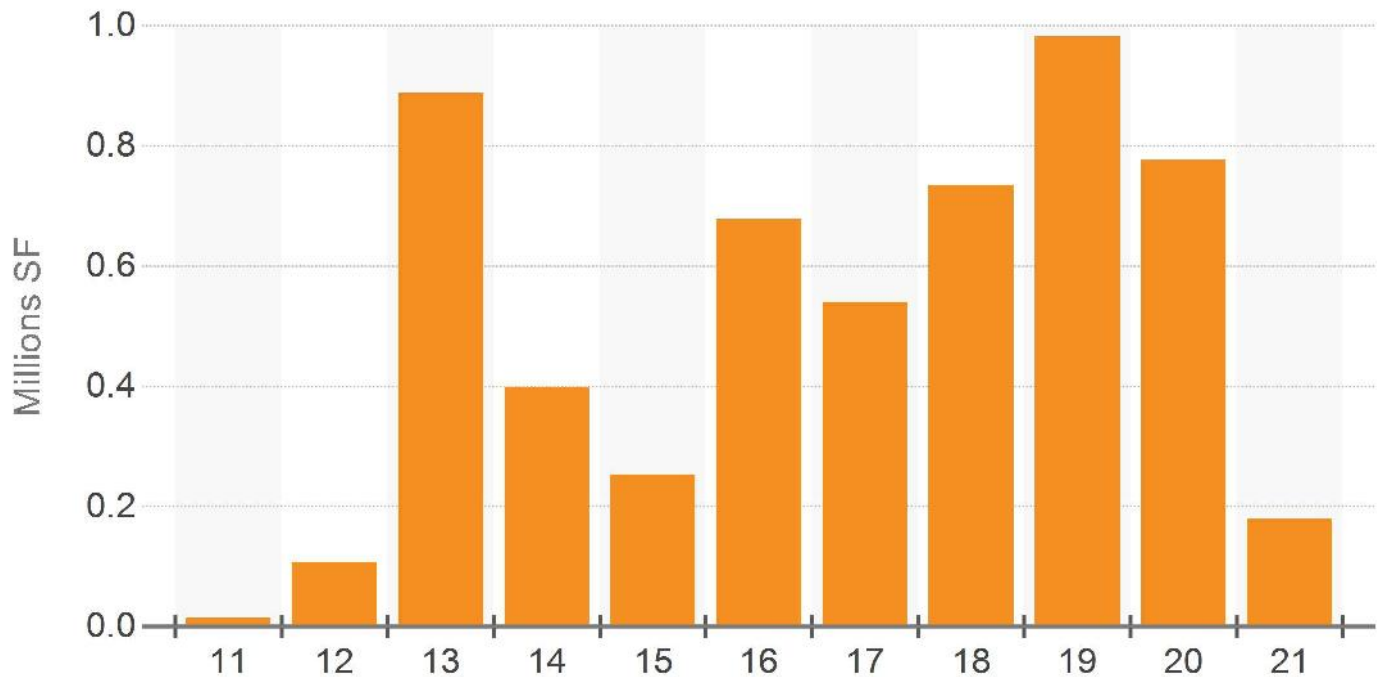
PROBABILITY OF LEASING IN MONTHS



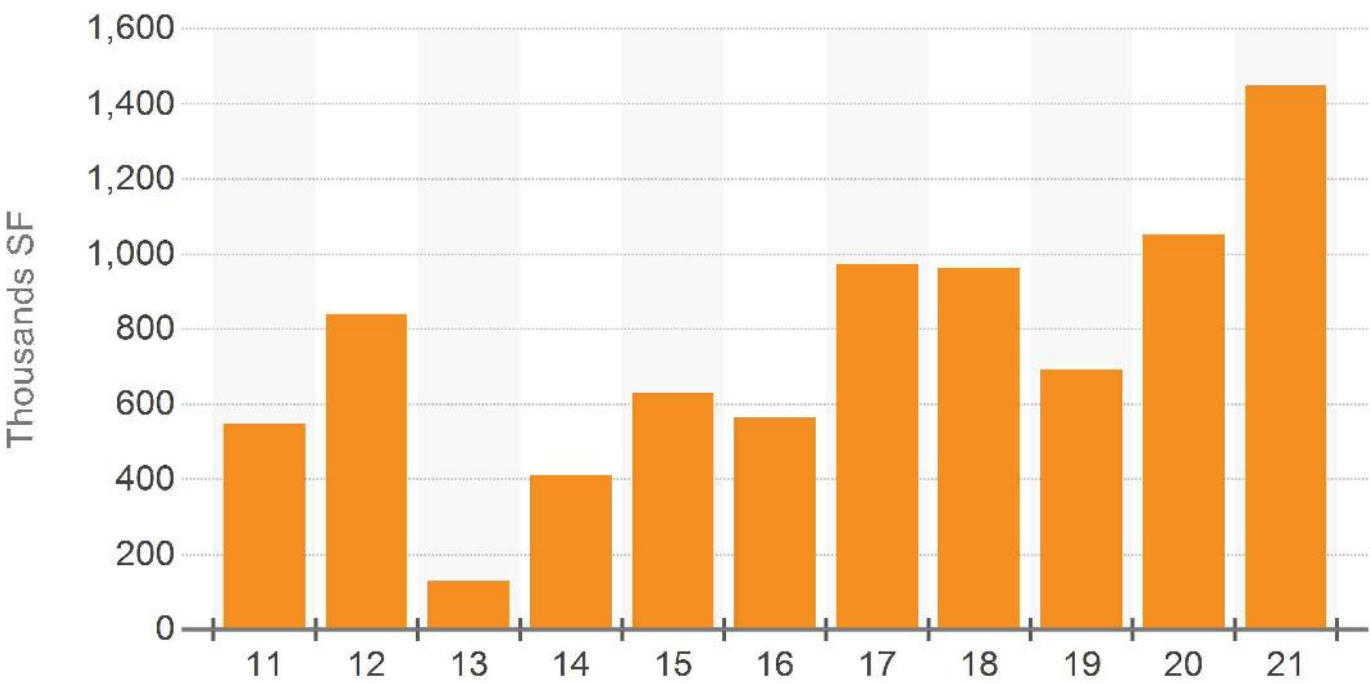
CONSTRUCTION STARTS



CONSTRUCTION DELIVERIES



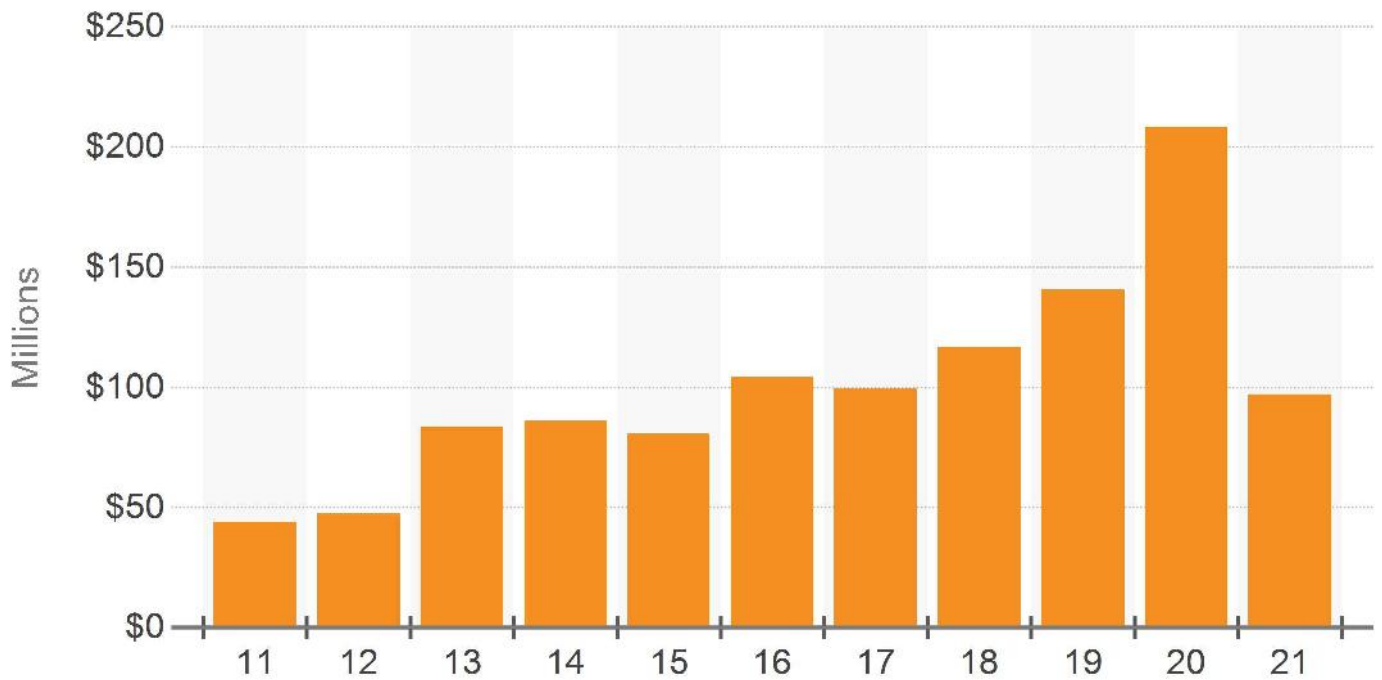
UNDER CONSTRUCTION



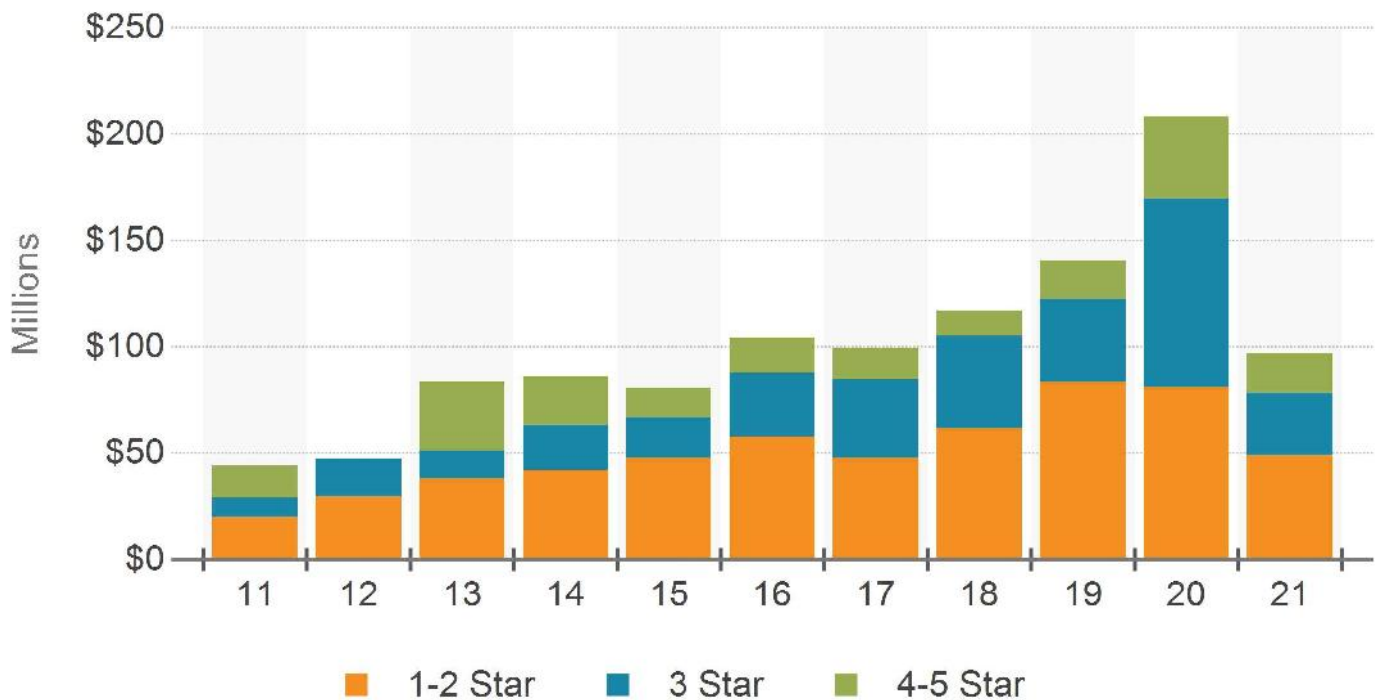
Sales Volume

Industrial - Larimer/Weld County

SALES VOLUME



SALES VOLUME BY STAR RATING



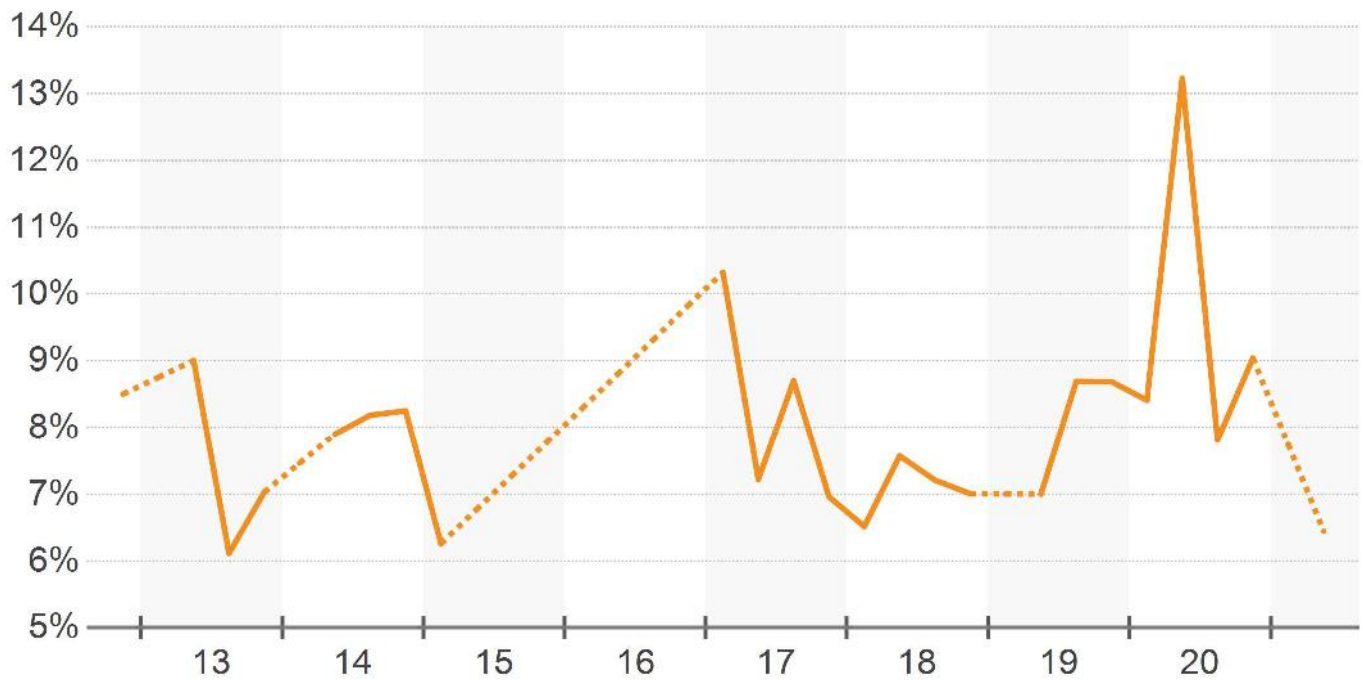
AVERAGE SALE PRICE PER SF



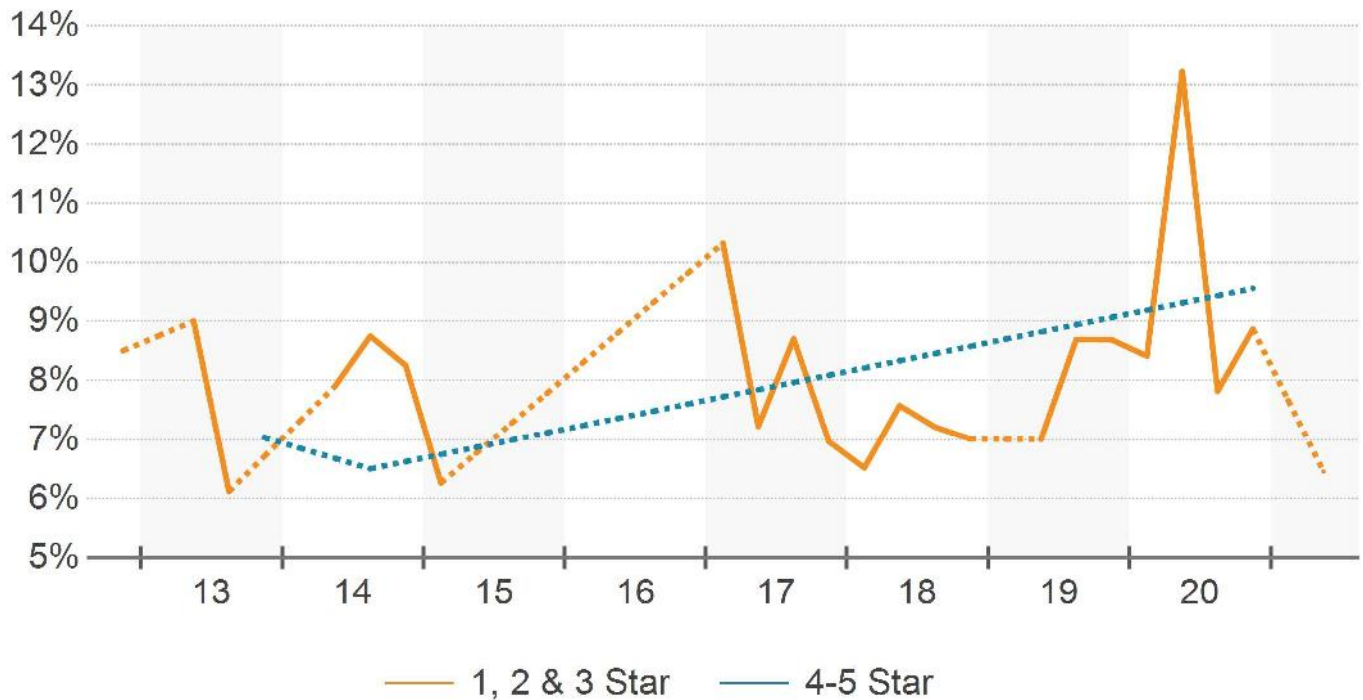
SALE TO ASKING PRICE DIFFERENTIAL



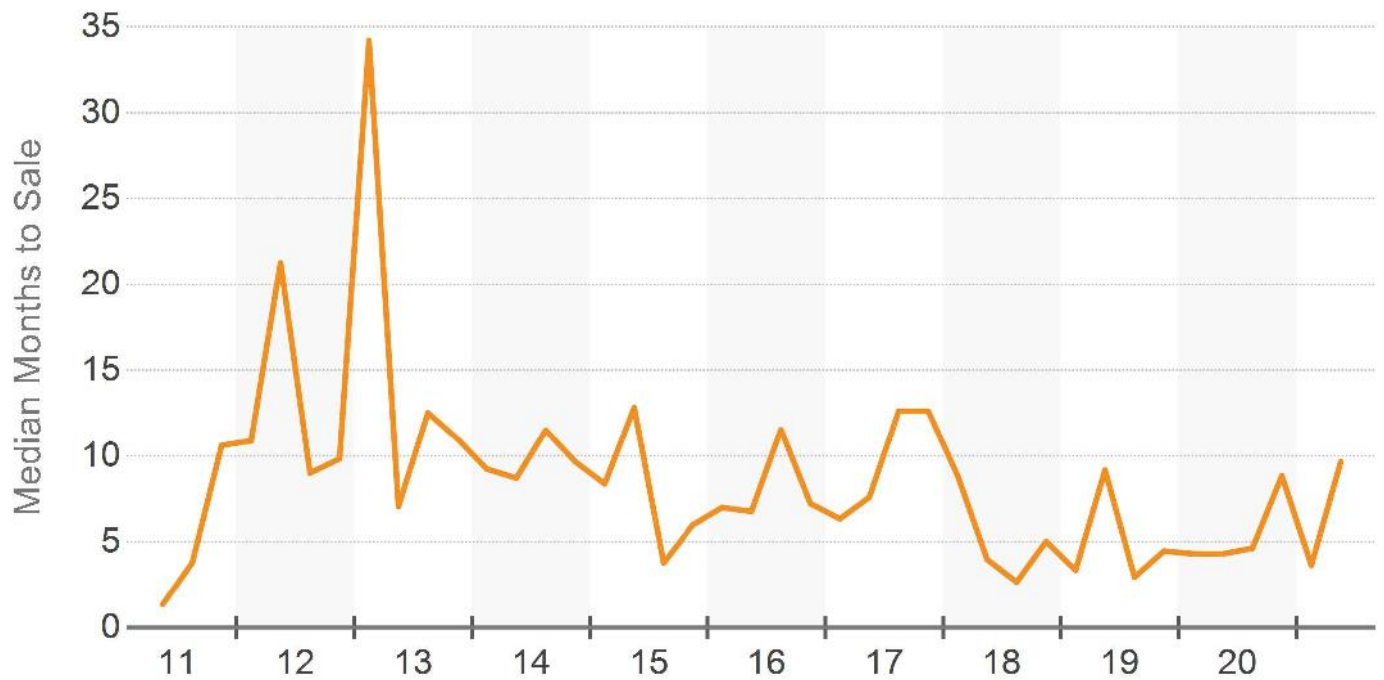
CAP RATE



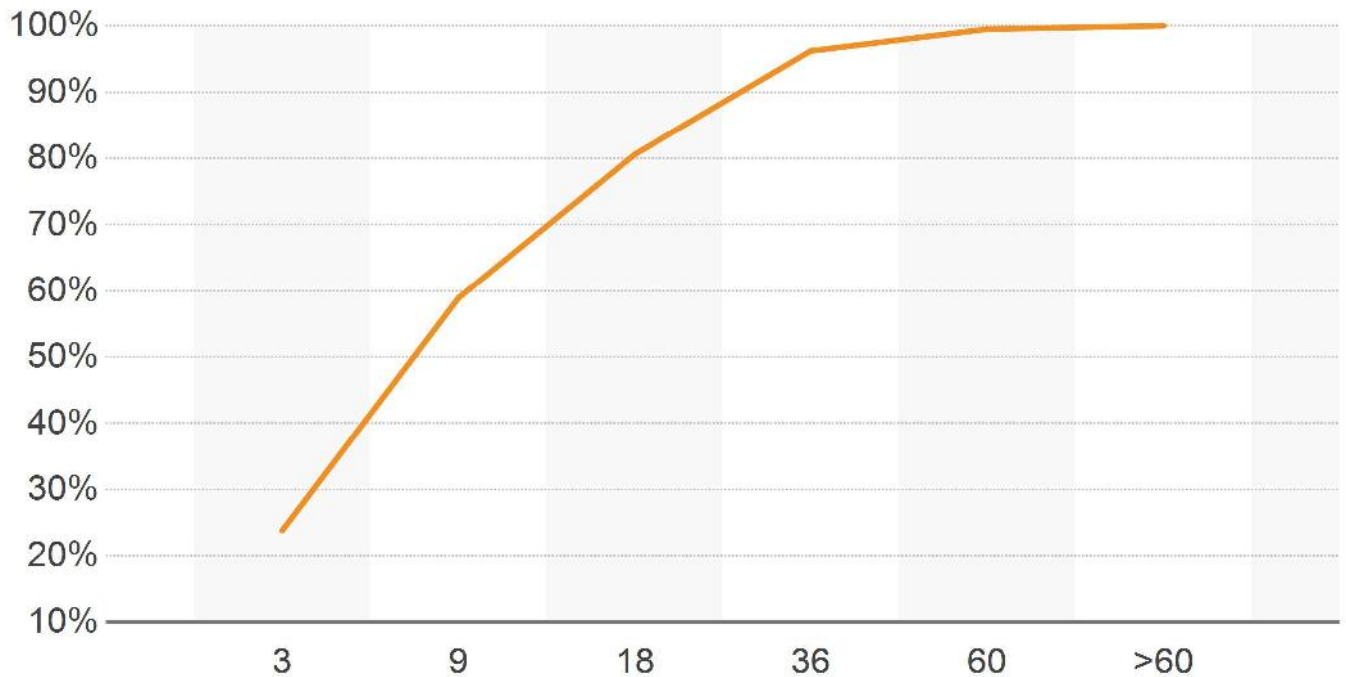
CAP RATE BY STAR RATING



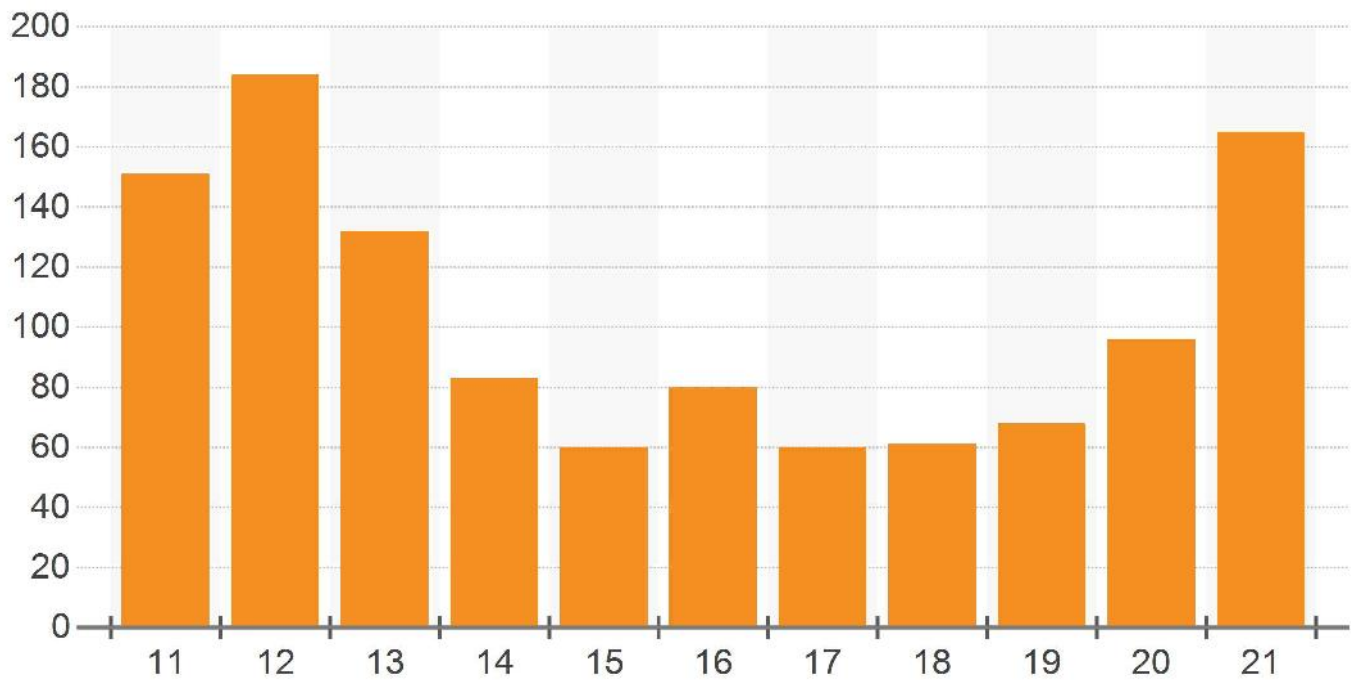
MONTHS TO SALE



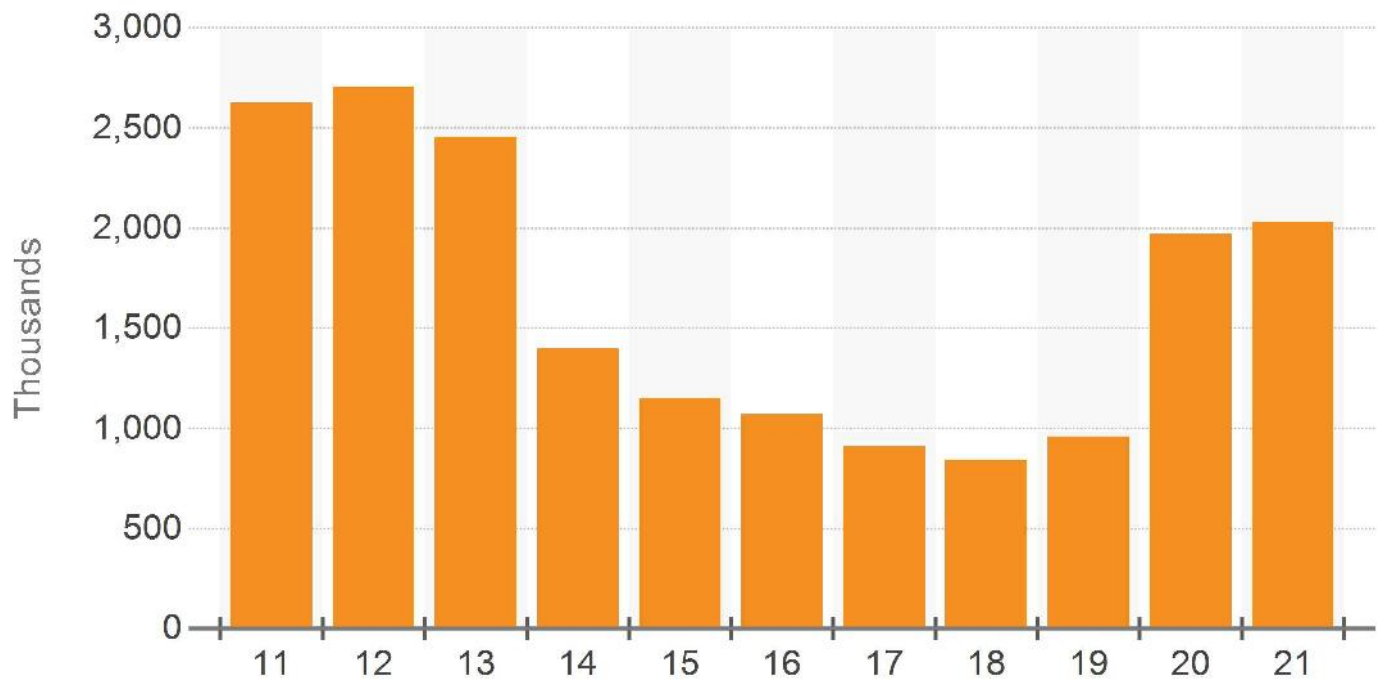
PROBABILITY OF SELLING IN MONTHS



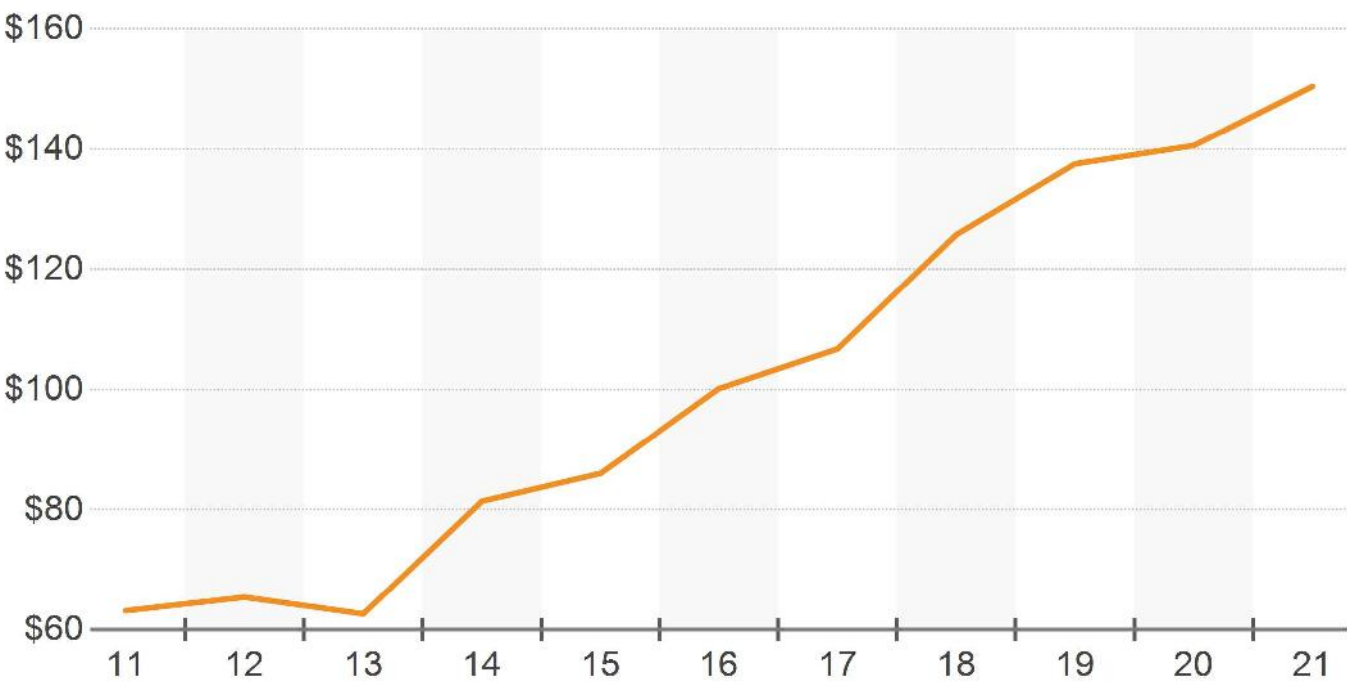
FOR SALE TOTAL LISTINGS



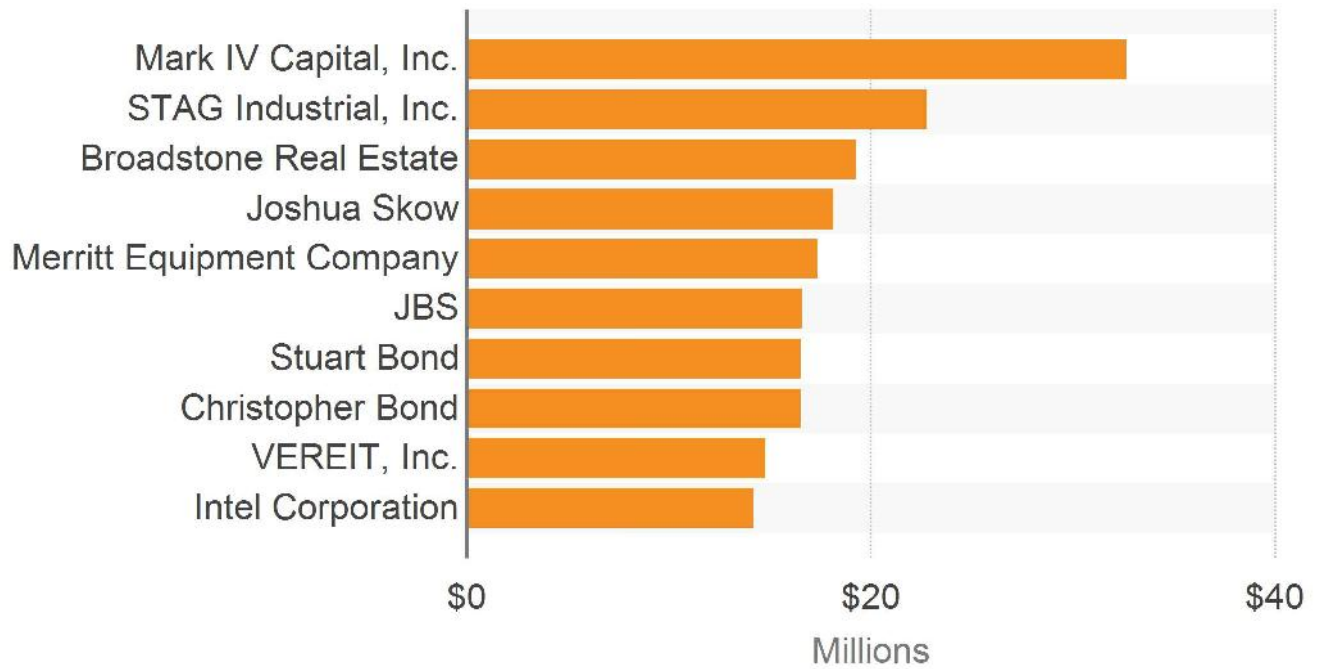
FOR SALE TOTAL SF



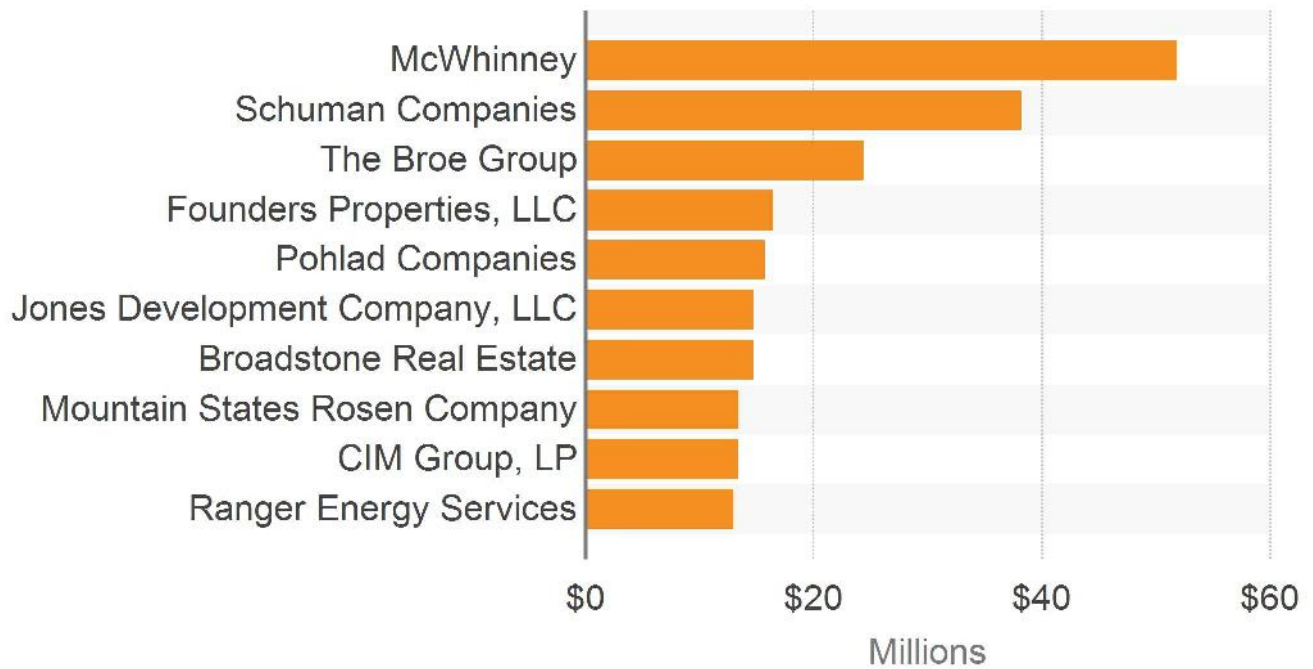
ASKING PRICE PER SF



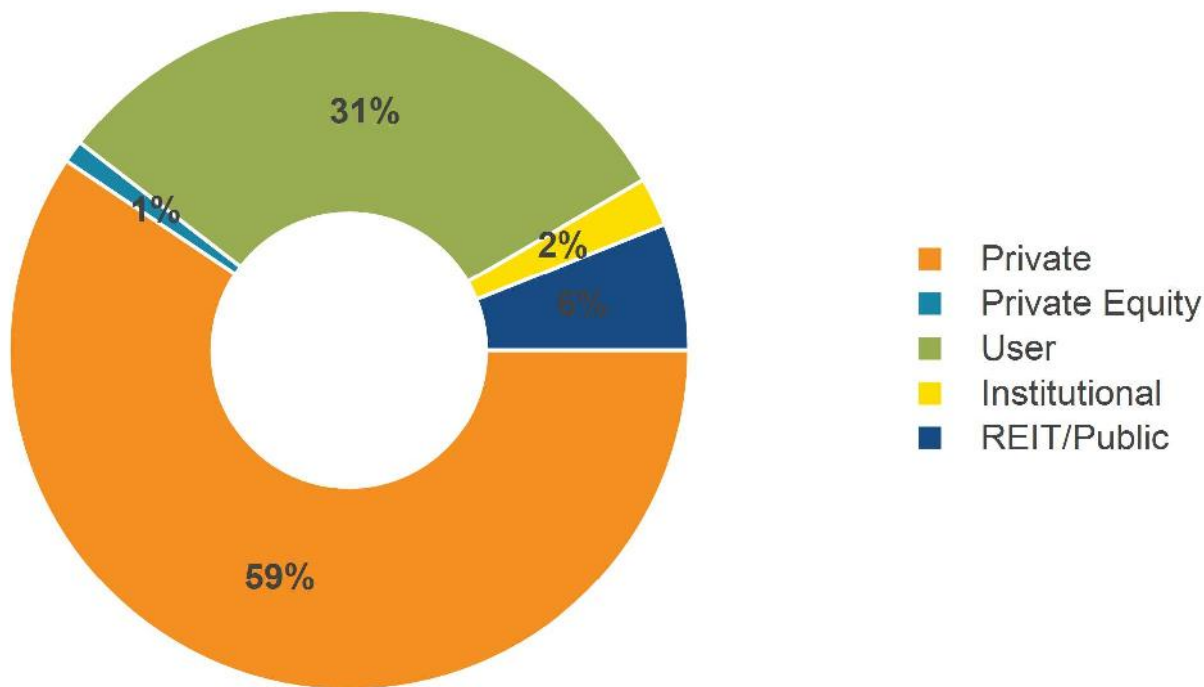
TOP BUYERS



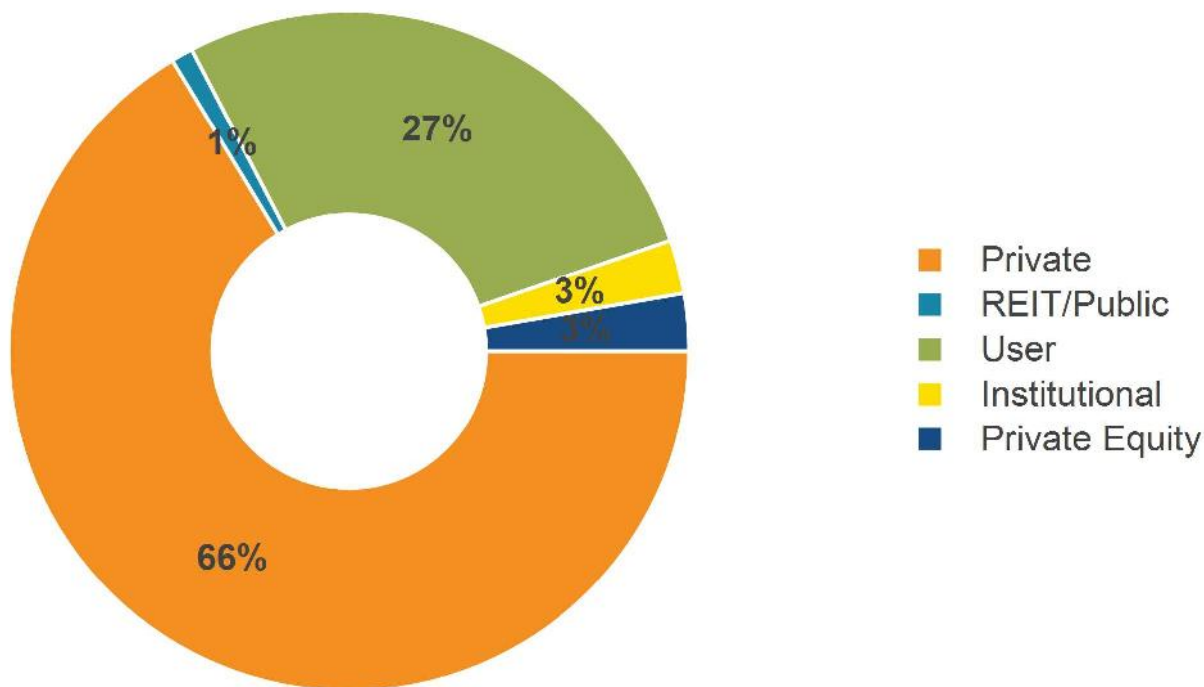
TOP SELLERS



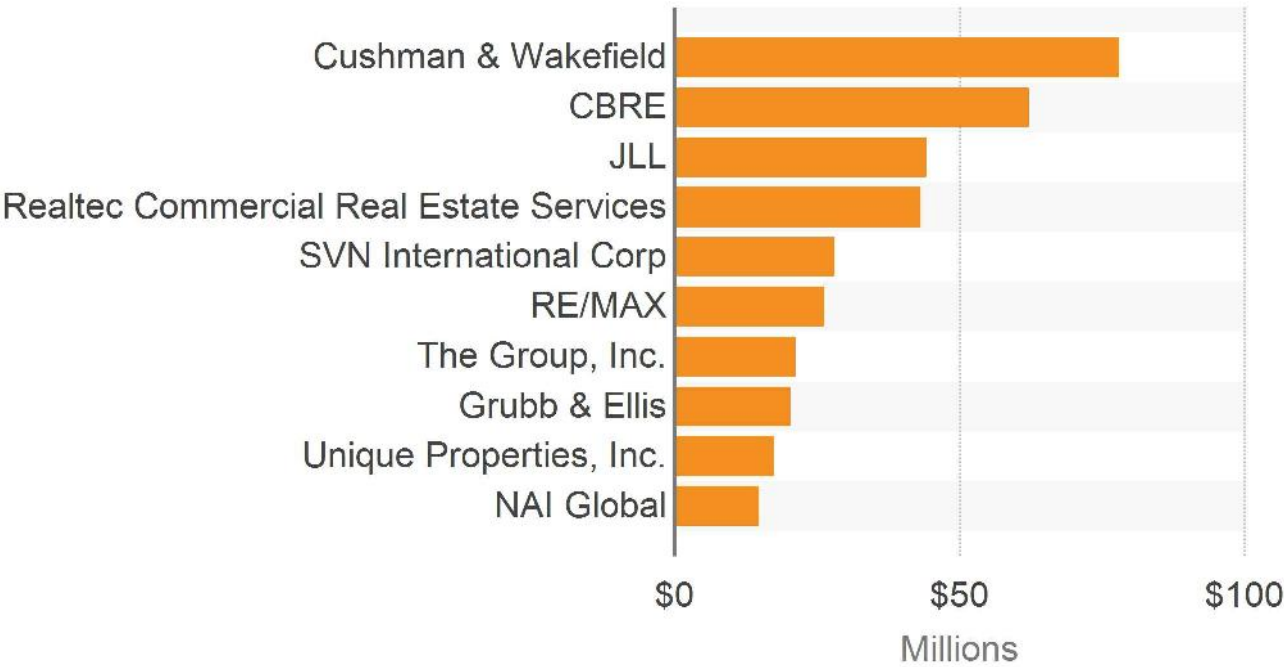
SALES VOLUME BY BUYER TYPE



SALES VOLUME BY SELLER TYPE



TOP BUYER BROKERS



TOP SELLER BROKERS

