



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

PREPARED BY

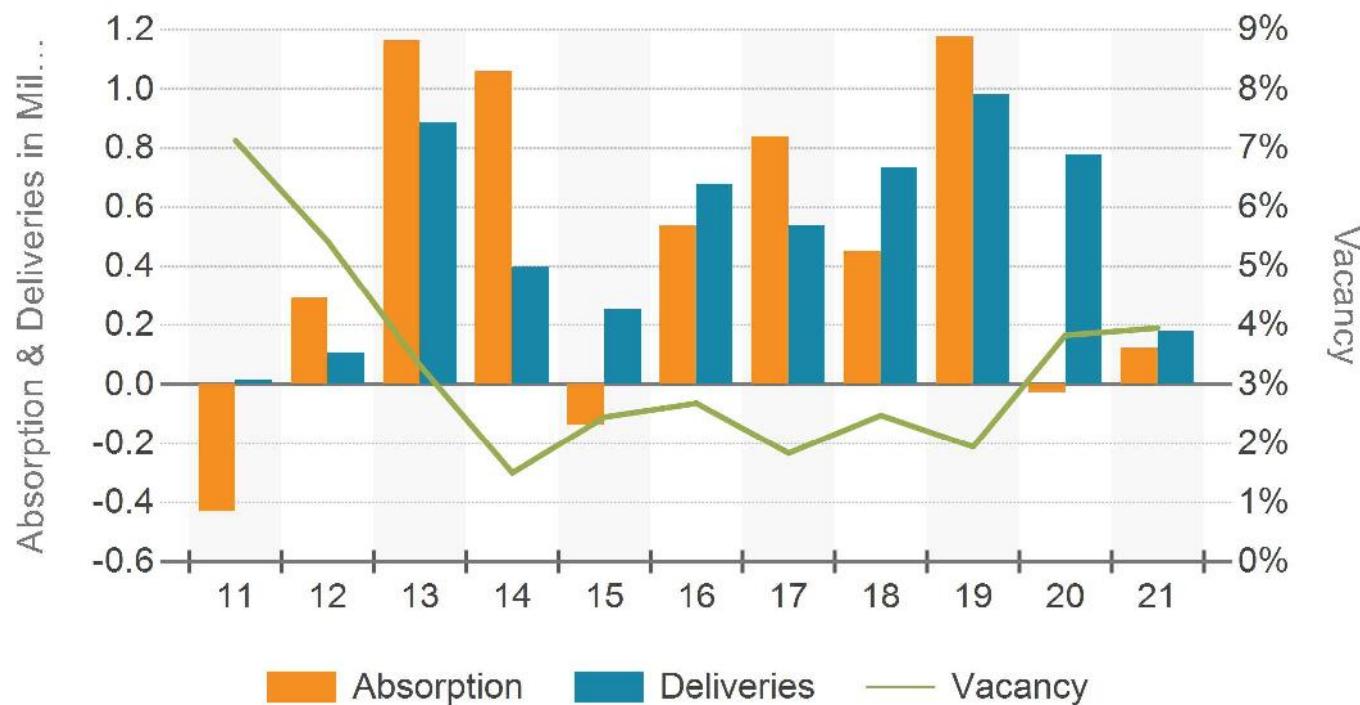
REALTEC
COMMERCIAL REAL ESTATE SERVICES
Jamie Globelink
Associate Broker

 CoStar™

Overview

Industrial - Larimer/Weld County

ABSORPTION, DELIVERIES, VACANCY



OCCUPANCY & RENTAL RATES



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 |

| 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 |

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

| 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 & Availability

Industrial - Larimer/Weld County

VACANCY RATE



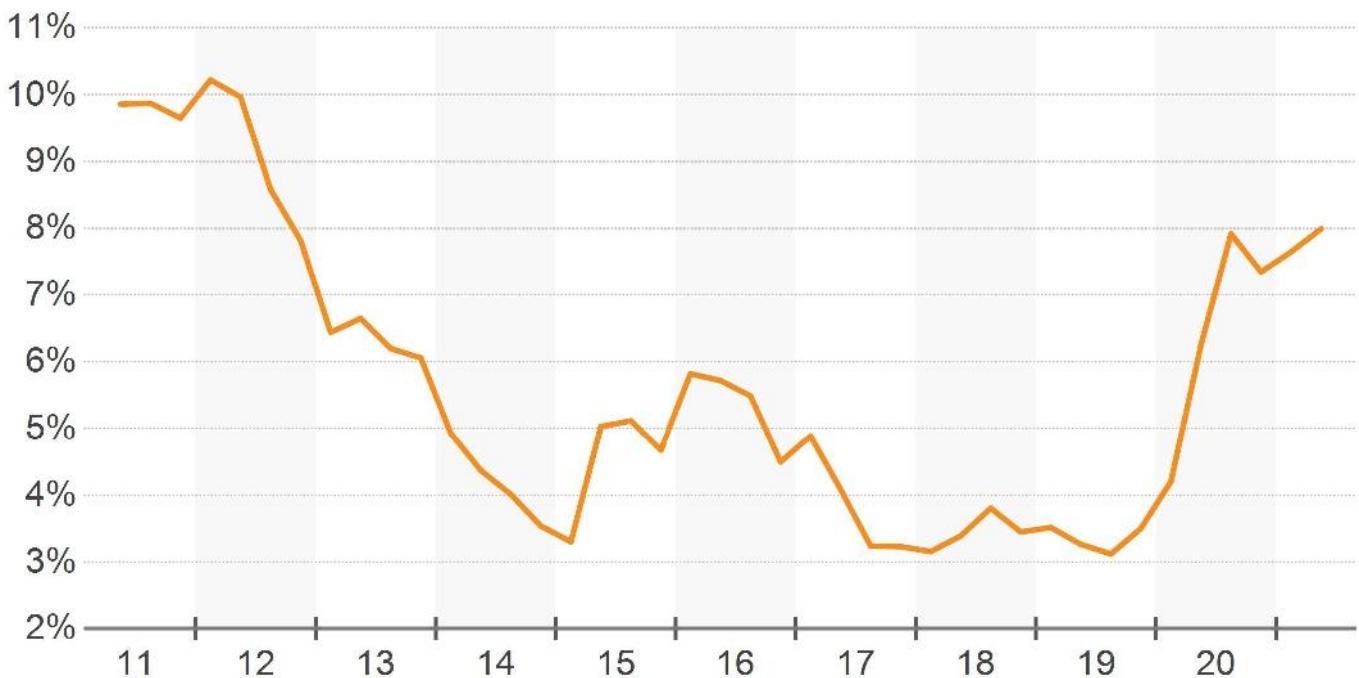
SUBLEASE VACANCY RATE



Vacancy & Availability

Industrial - Larimer/Weld County

AVAILABILITY RATE



AVAILABILITY & VACANCY RATE



Vacancy & Availability

Industrial - Larimer/Weld County

OCCUPANCY RATE



PERCENT LEASED RATE



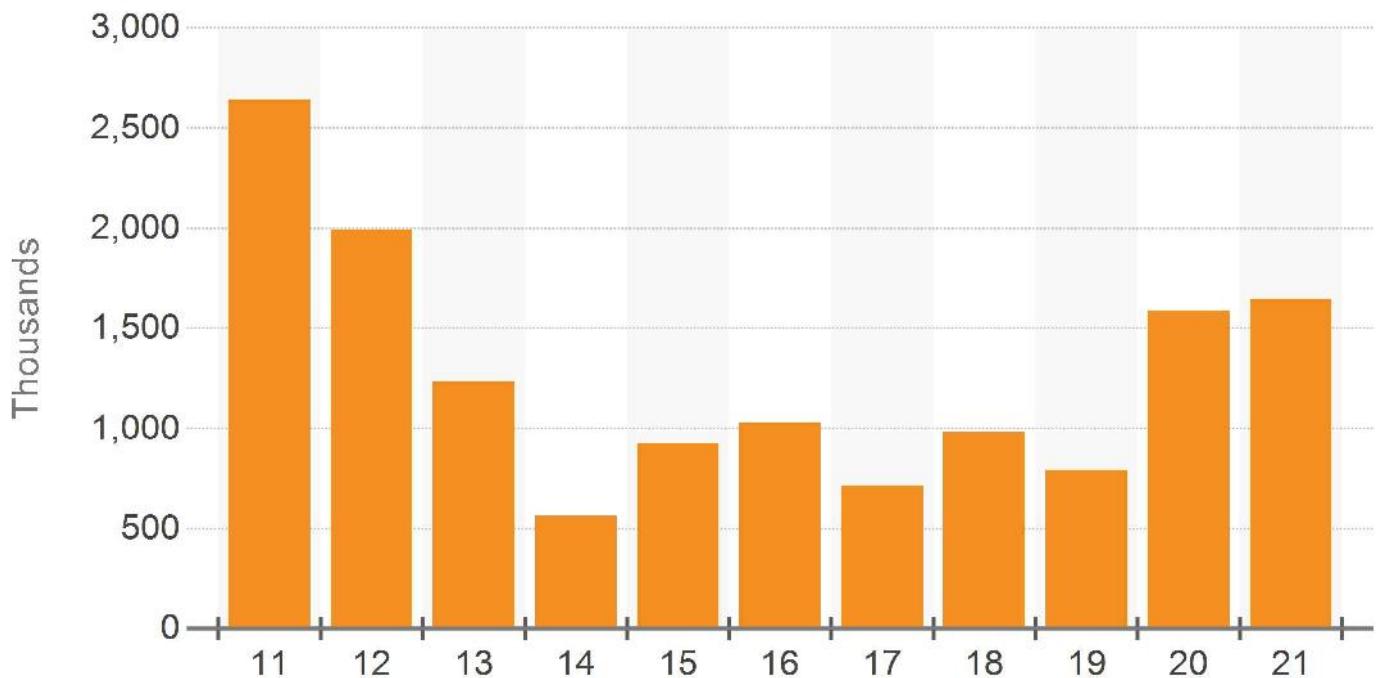
Vacancy & Availability

Industrial - Larimer/Weld County

OCCUPANCY & PERCENT LEASED



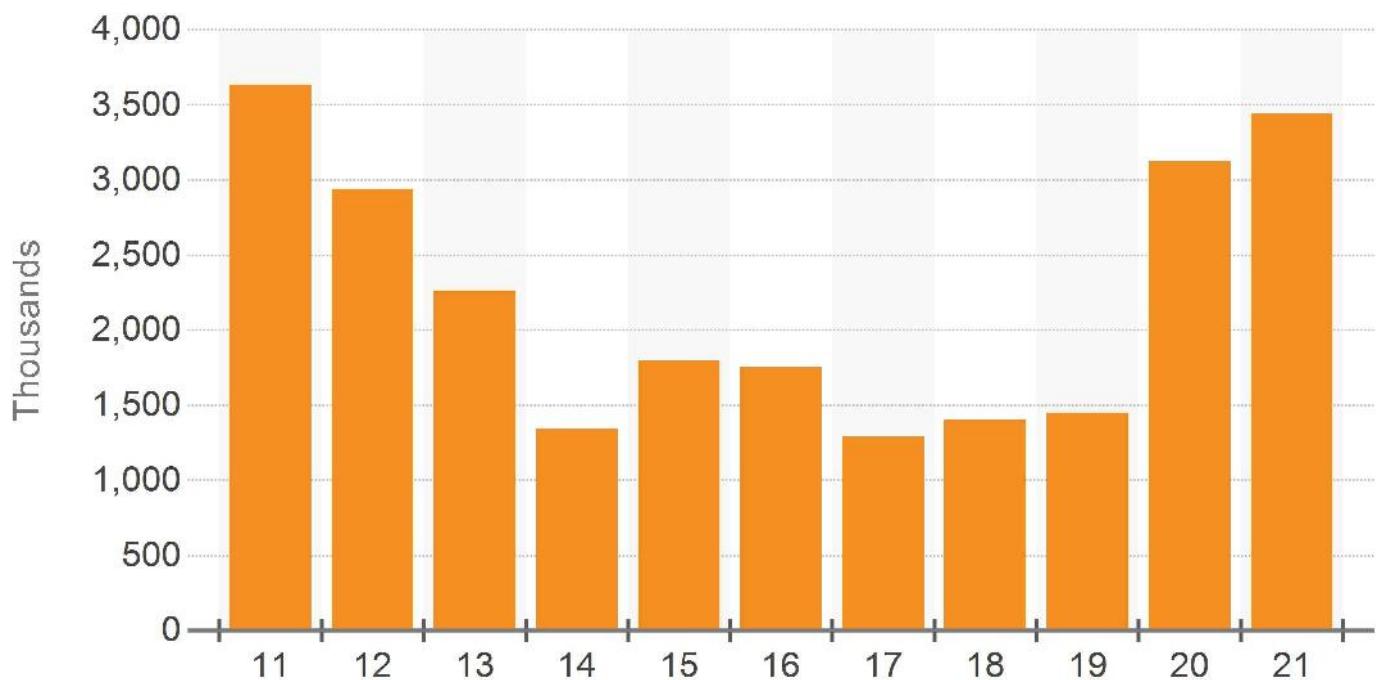
VACANT SF



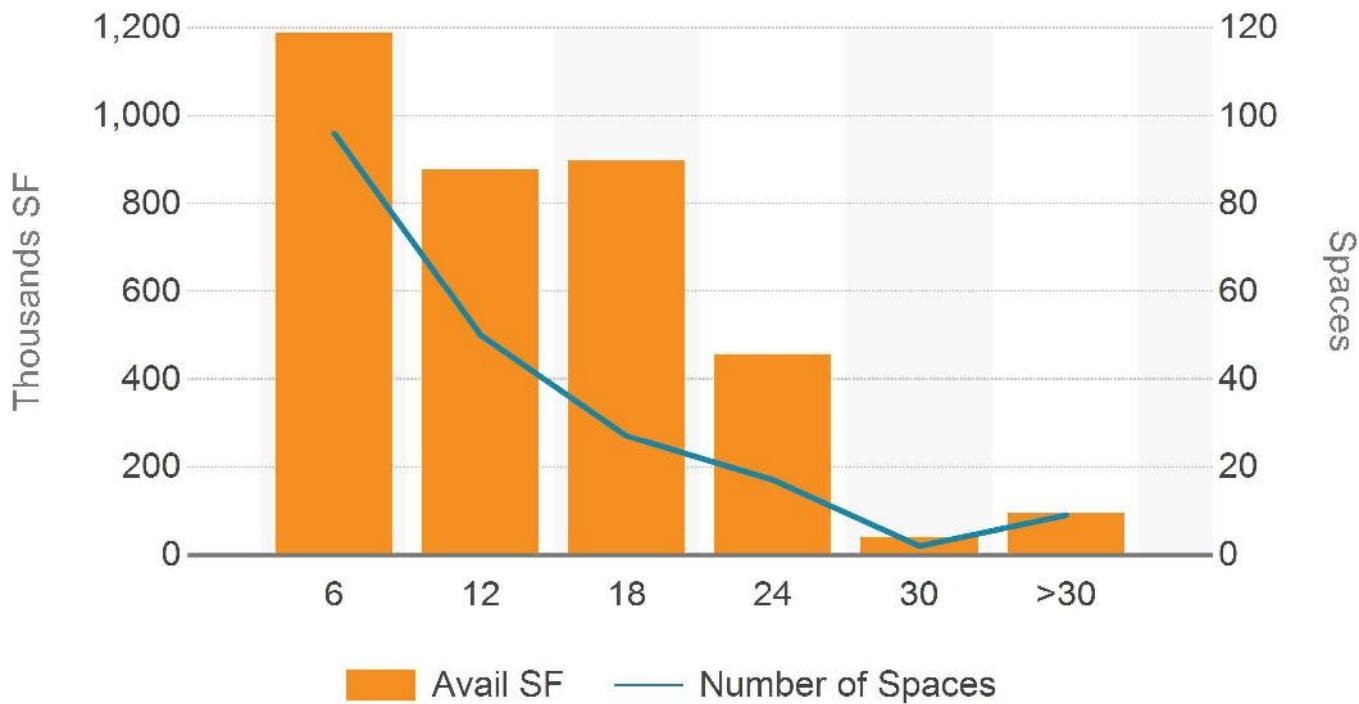
Vacancy & Availability

Industrial - Larimer/Weld County

AVAILABLE SF



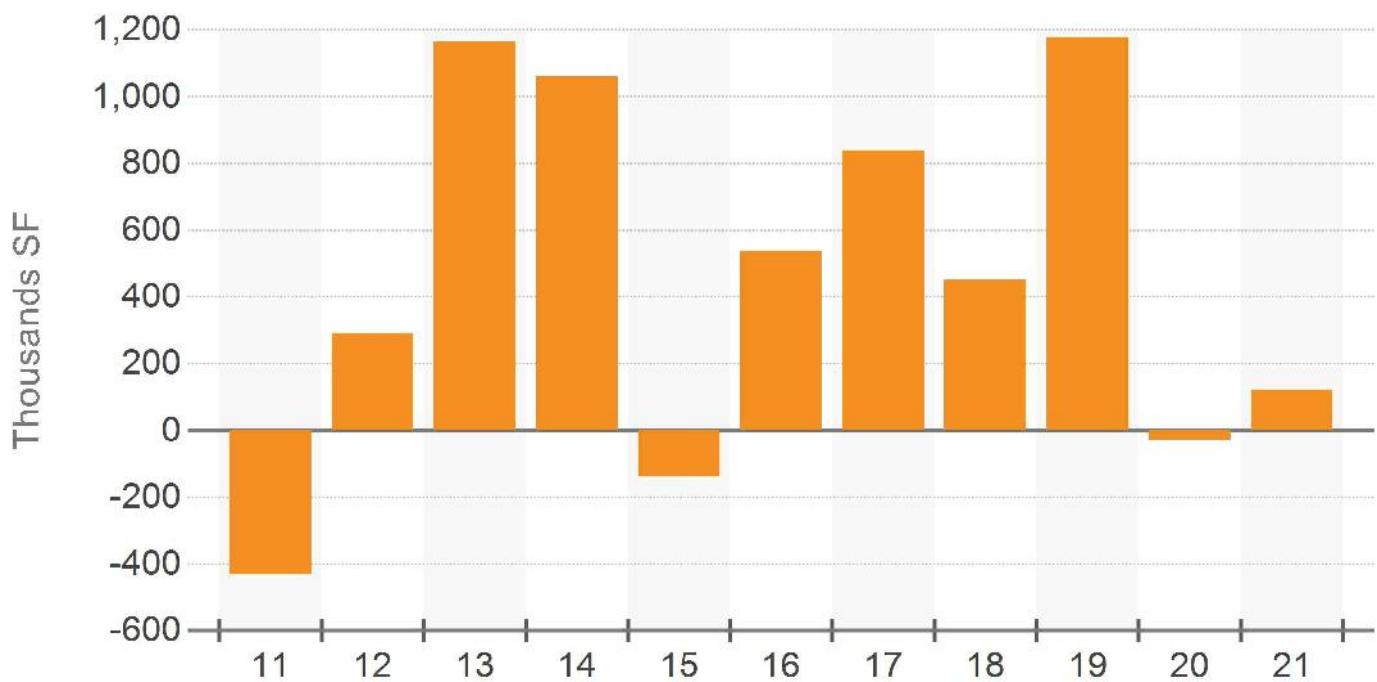
MONTHS ON MARKET DISTRIBUTION



Leasing Demand

Industrial - Larimer/Weld County

NET ABSORPTION



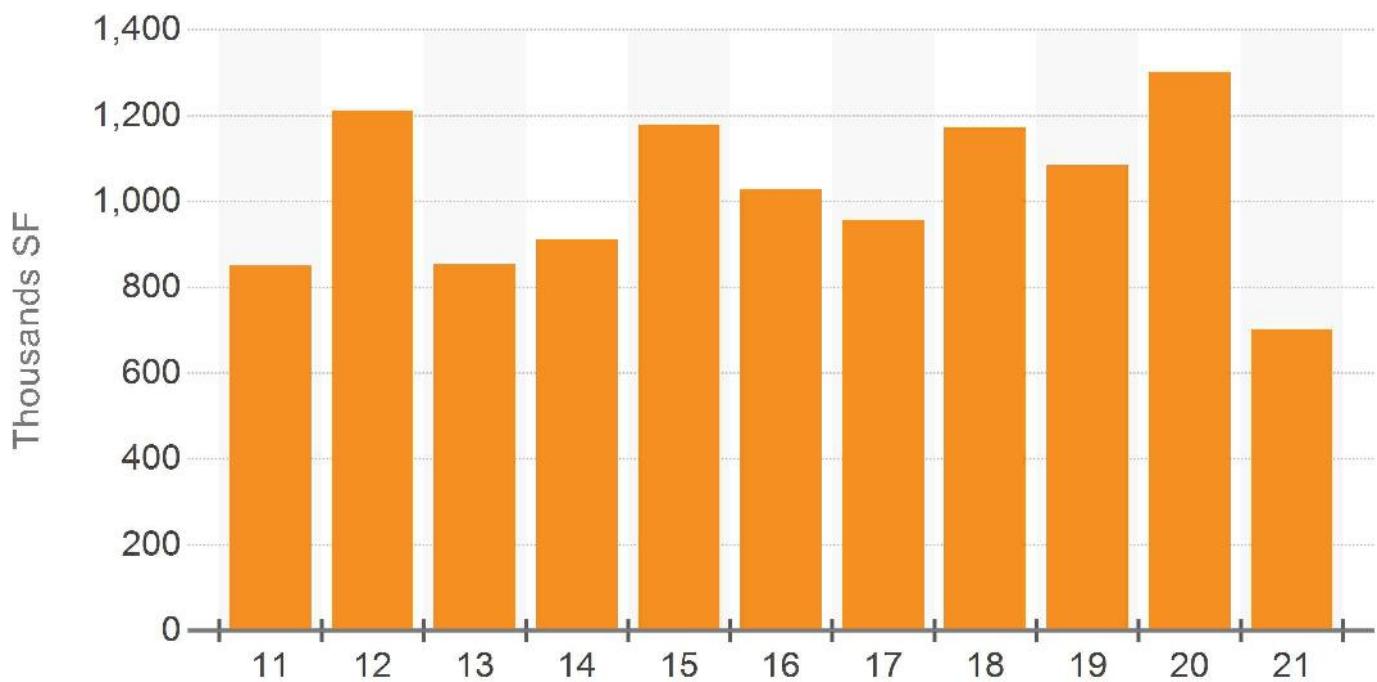
NET ABSORPTION AS % OF INVENTORY



Leasing Demand

Industrial - Larimer/Weld County

LEASING ACTIVITY



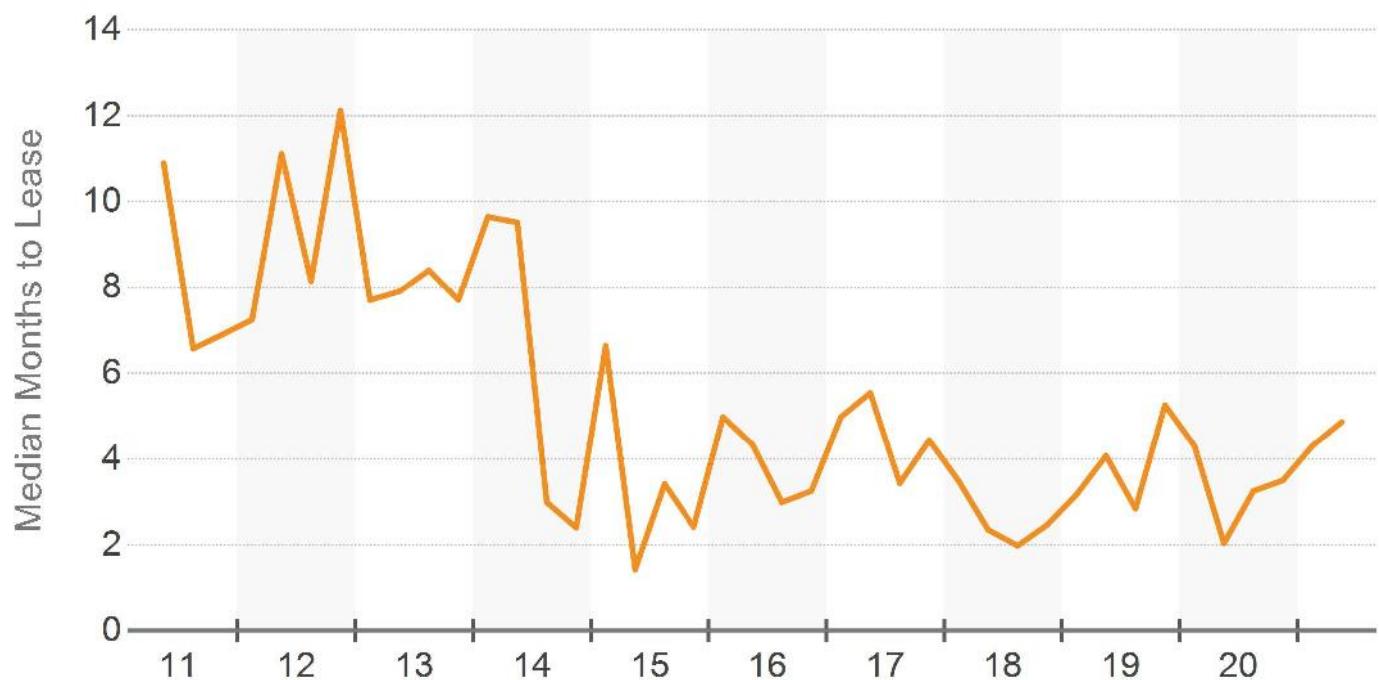
MONTHS ON MARKET



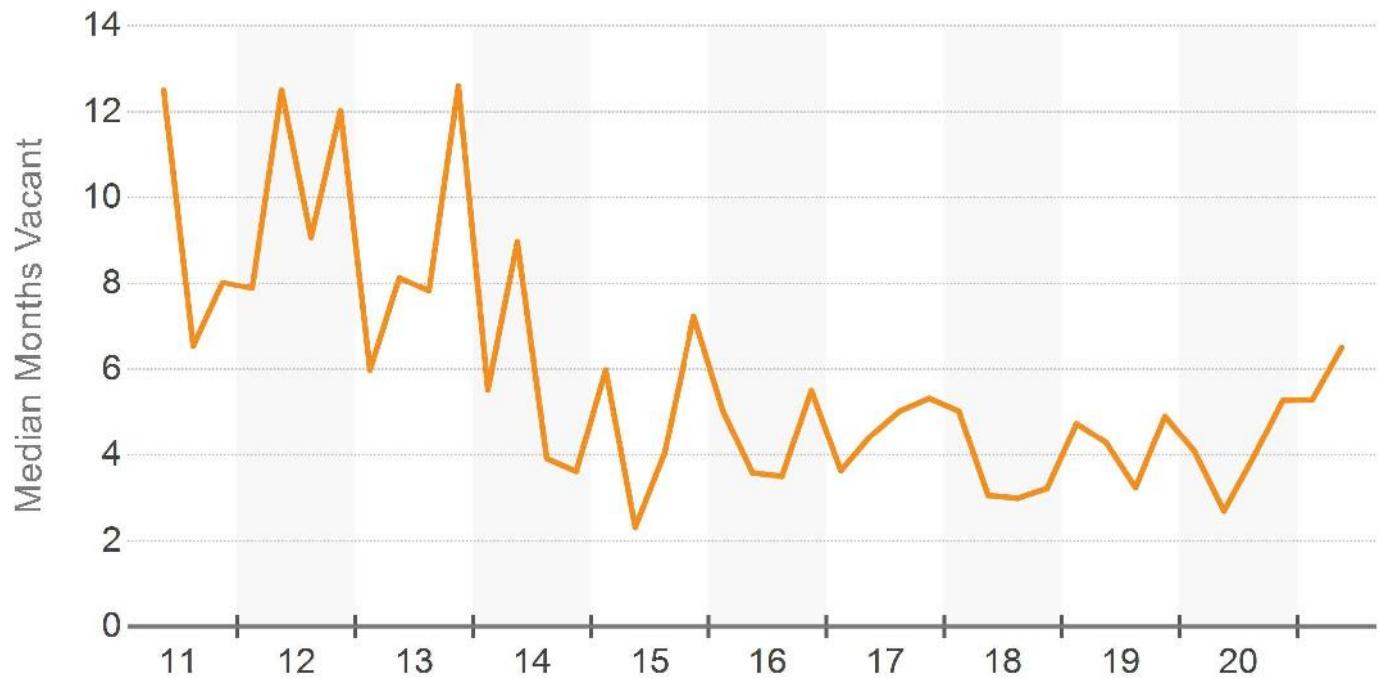
Leasing Demand

Industrial - Larimer/Weld County

MONTHS TO LEASE



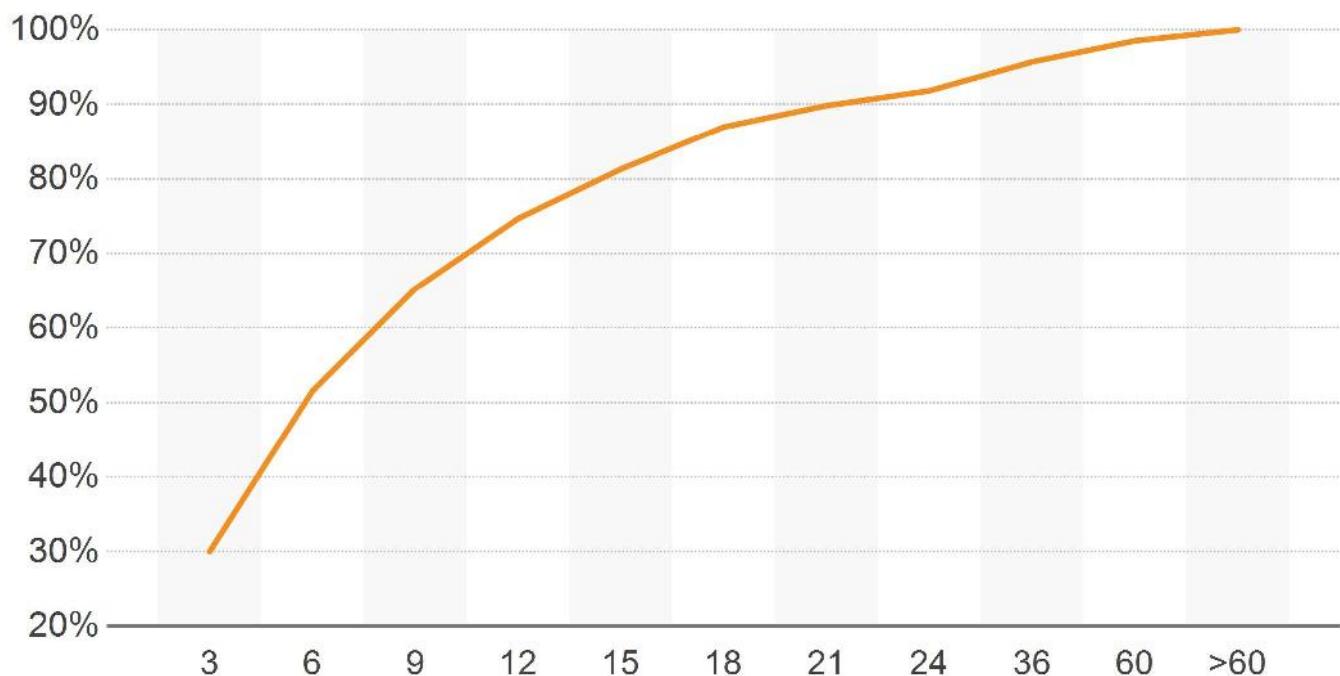
MONTHS VACANT



Leasing Demand

Industrial - Larimer/Weld County

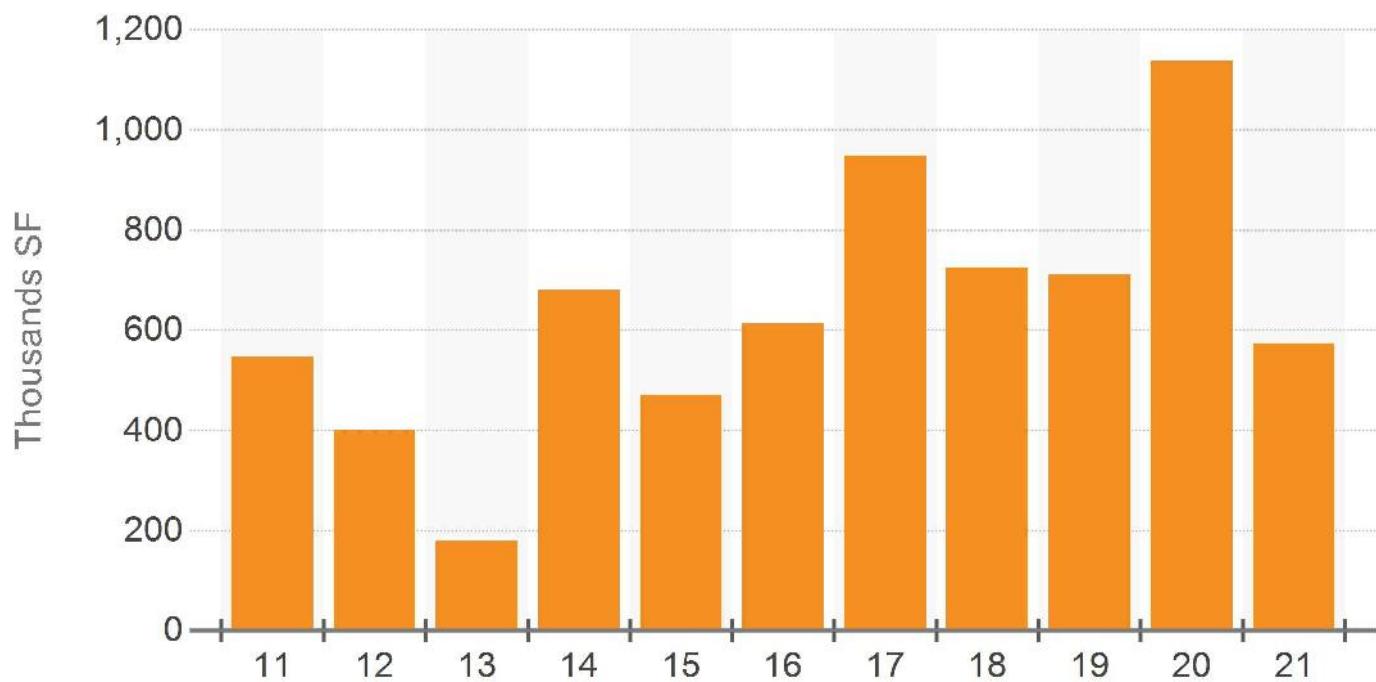
PROBABILITY OF LEASING IN MONTHS



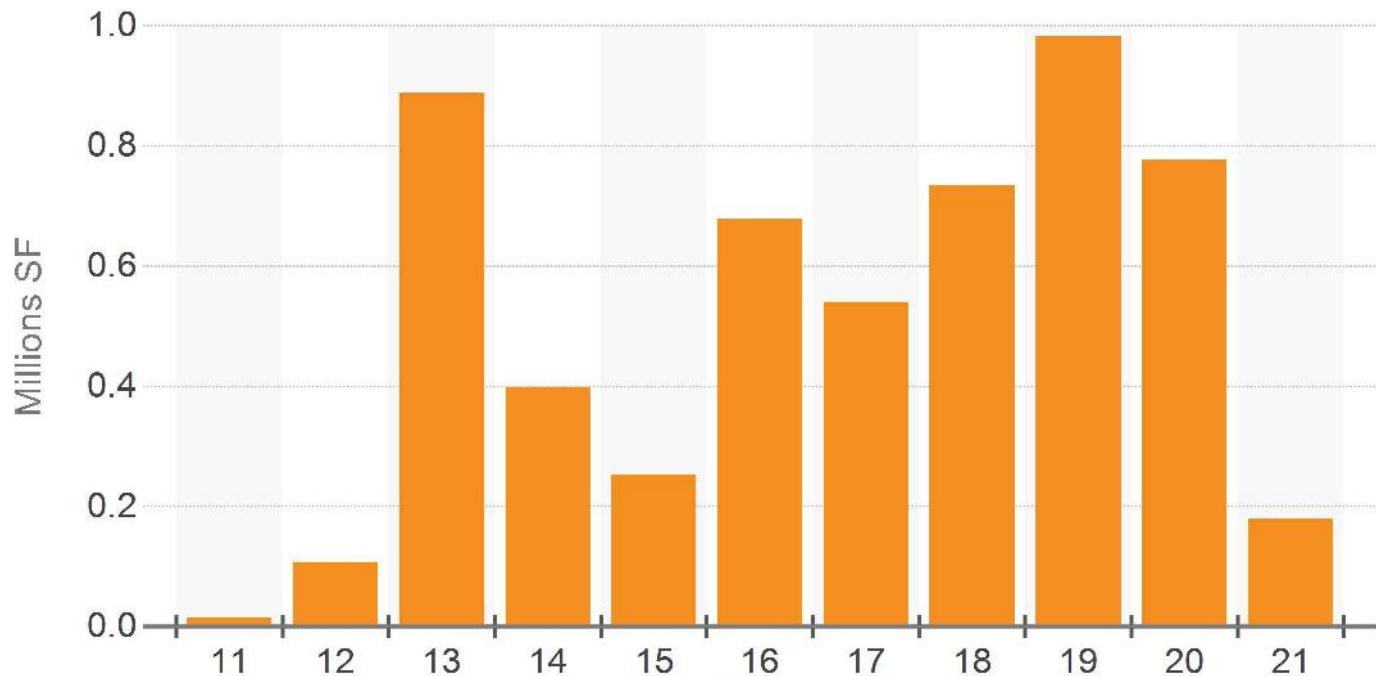
Construction Activity

Industrial - Larimer/Weld County

CONSTRUCTION STARTS



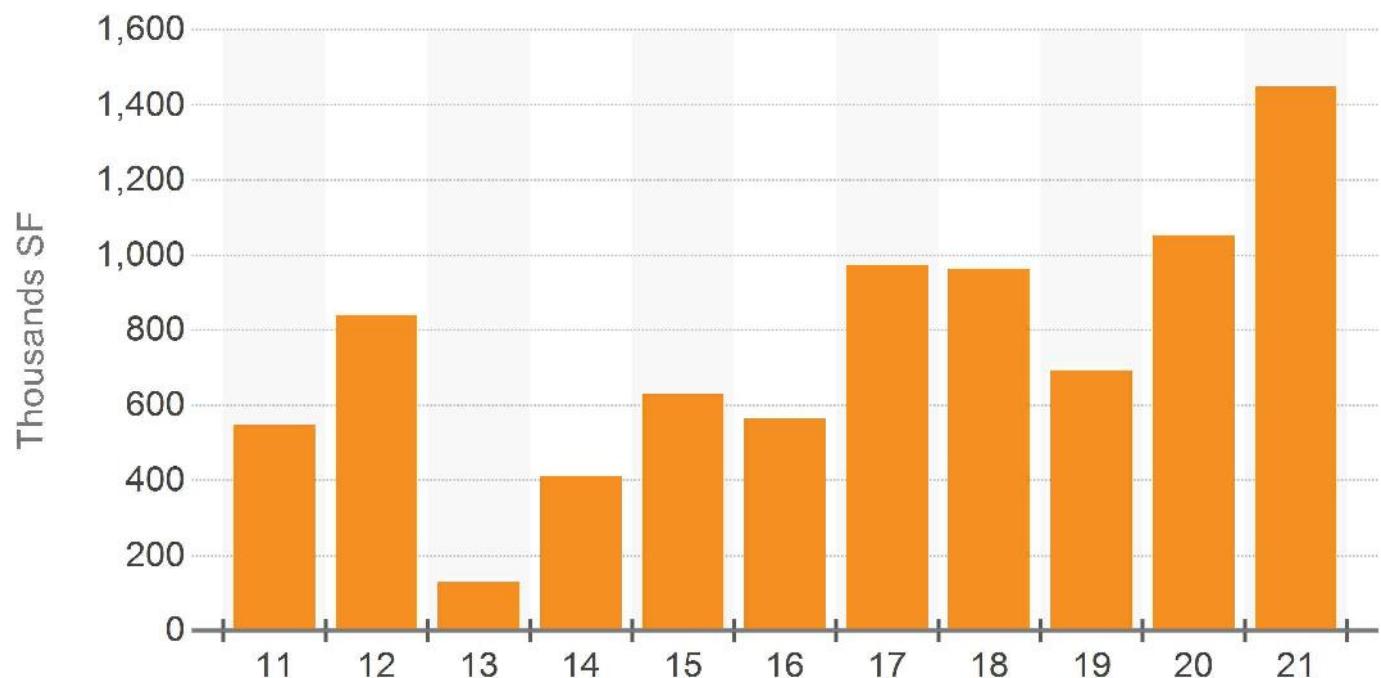
CONSTRUCTION DELIVERIES



Construction Activity

Industrial - Larimer/Weld County

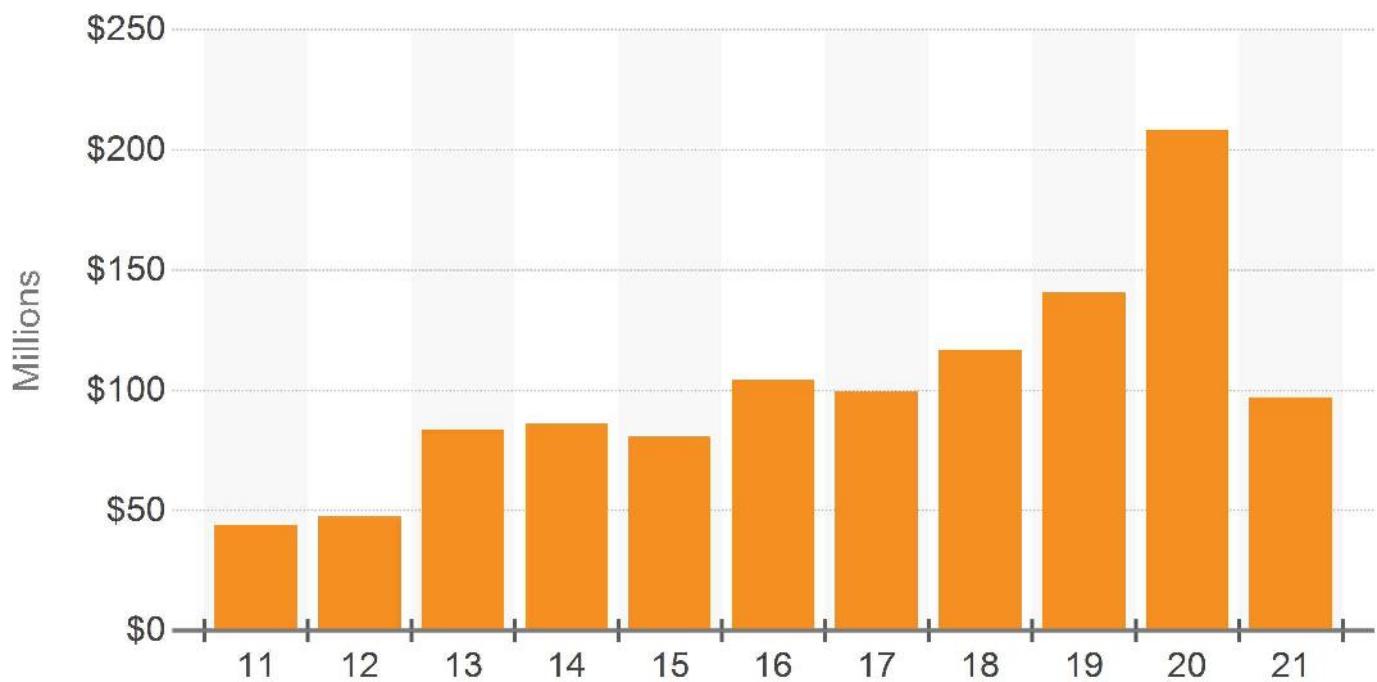
UNDER CONSTRUCTION



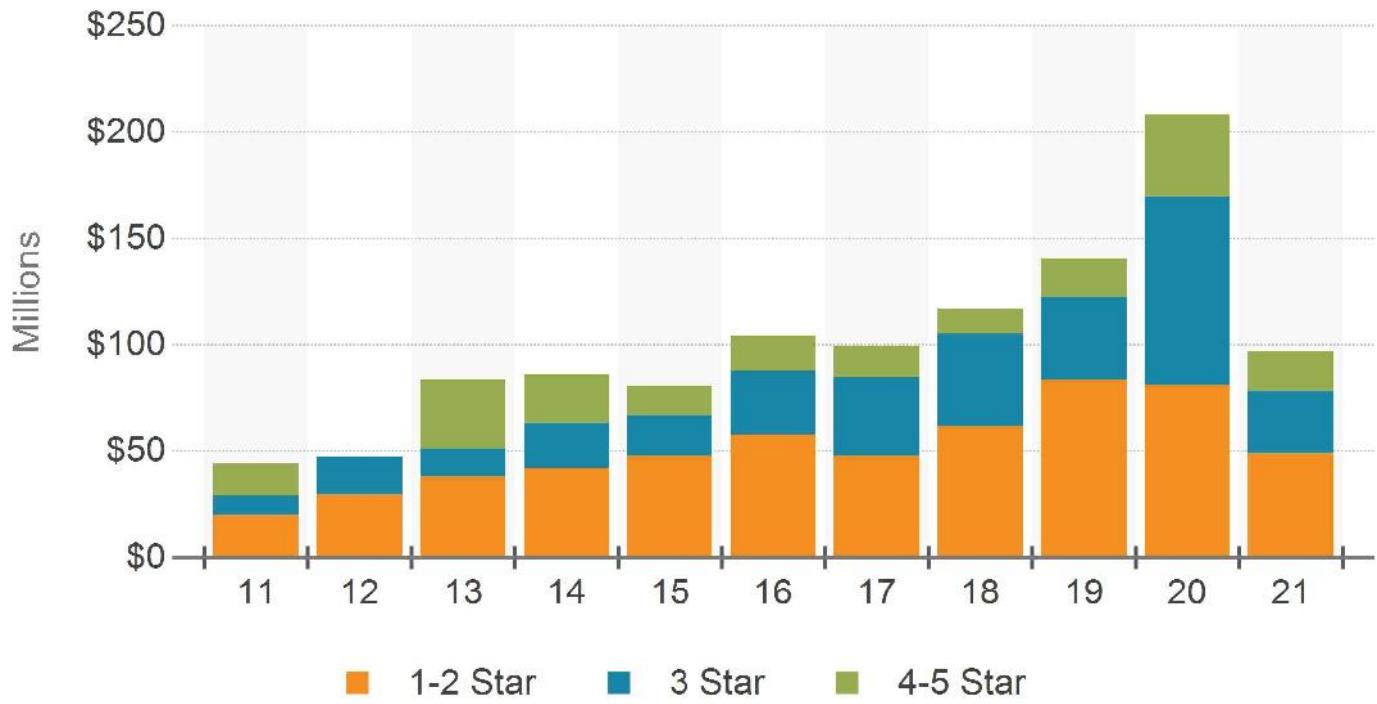
Sales Volume

Industrial - Larimer/Weld County

SALES VOLUME



SALES VOLUME BY STAR RATING



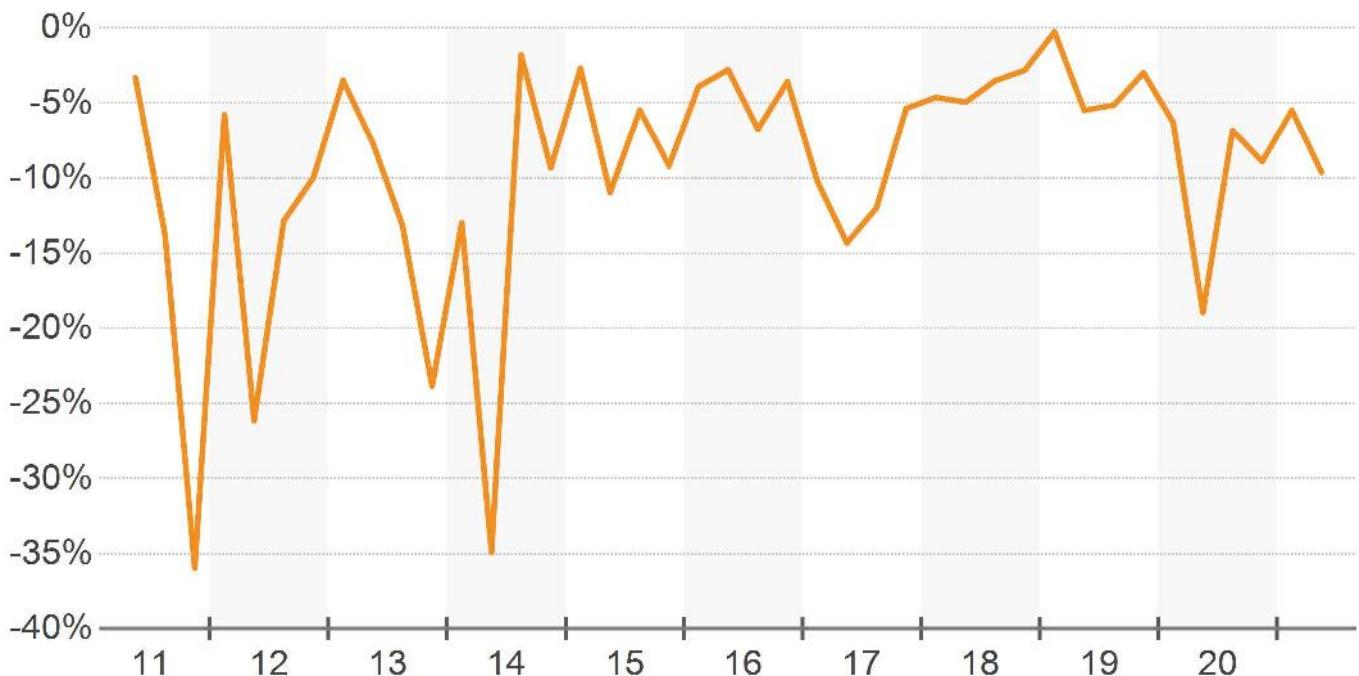
Sales Pricing

Industrial - Larimer/Weld County

AVERAGE SALE PRICE PER SF



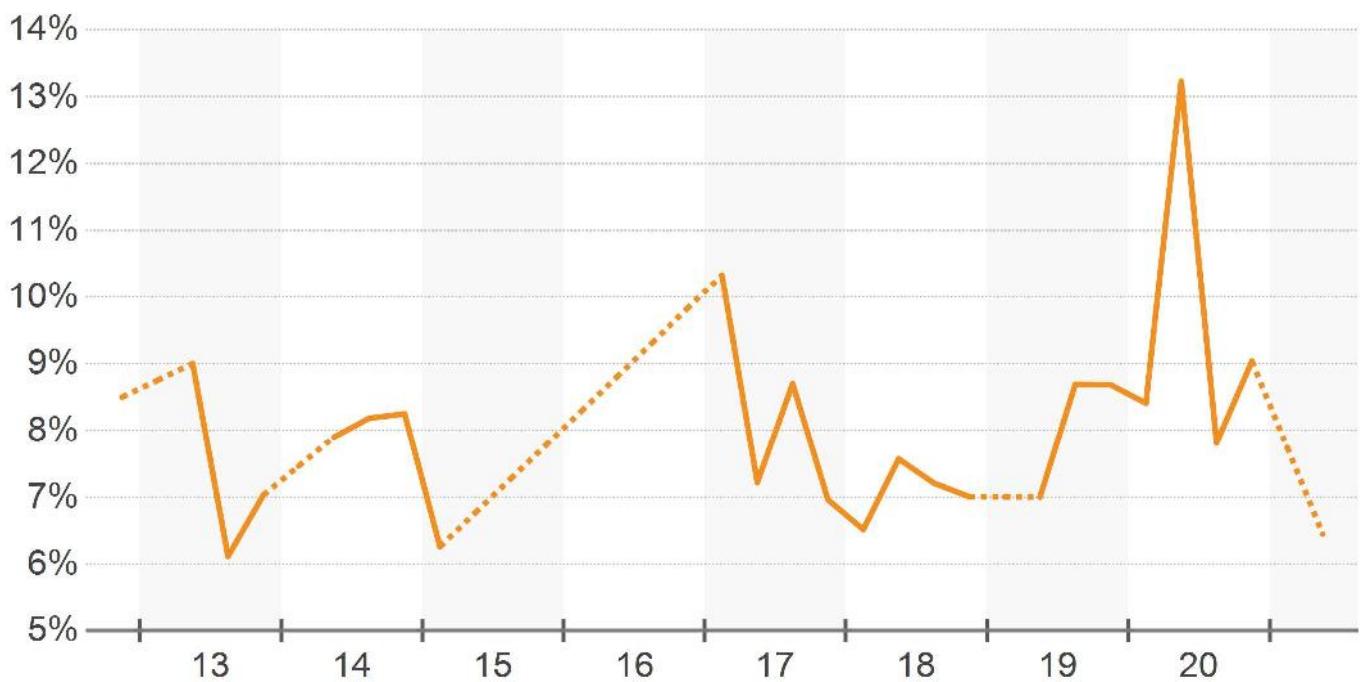
SALE TO ASKING PRICE DIFFERENTIAL



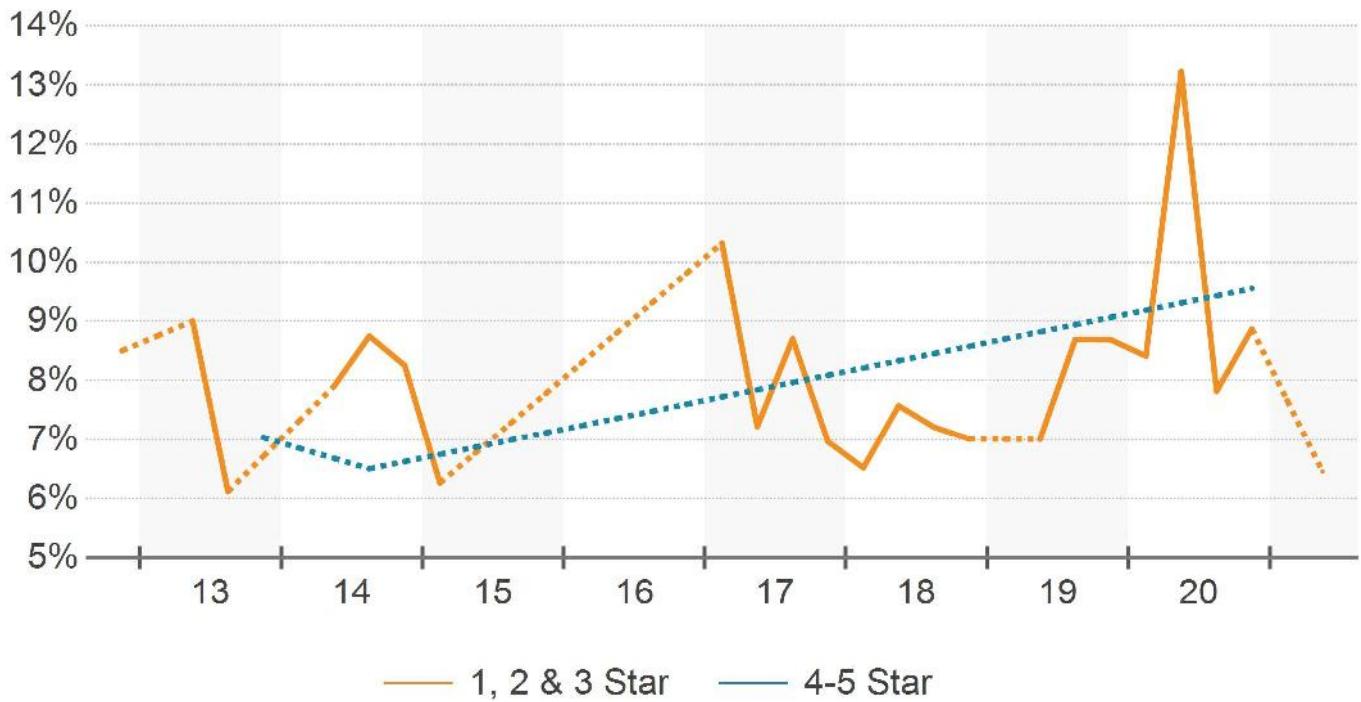
Sales Pricing

Industrial - Larimer/Weld County

CAP RATE



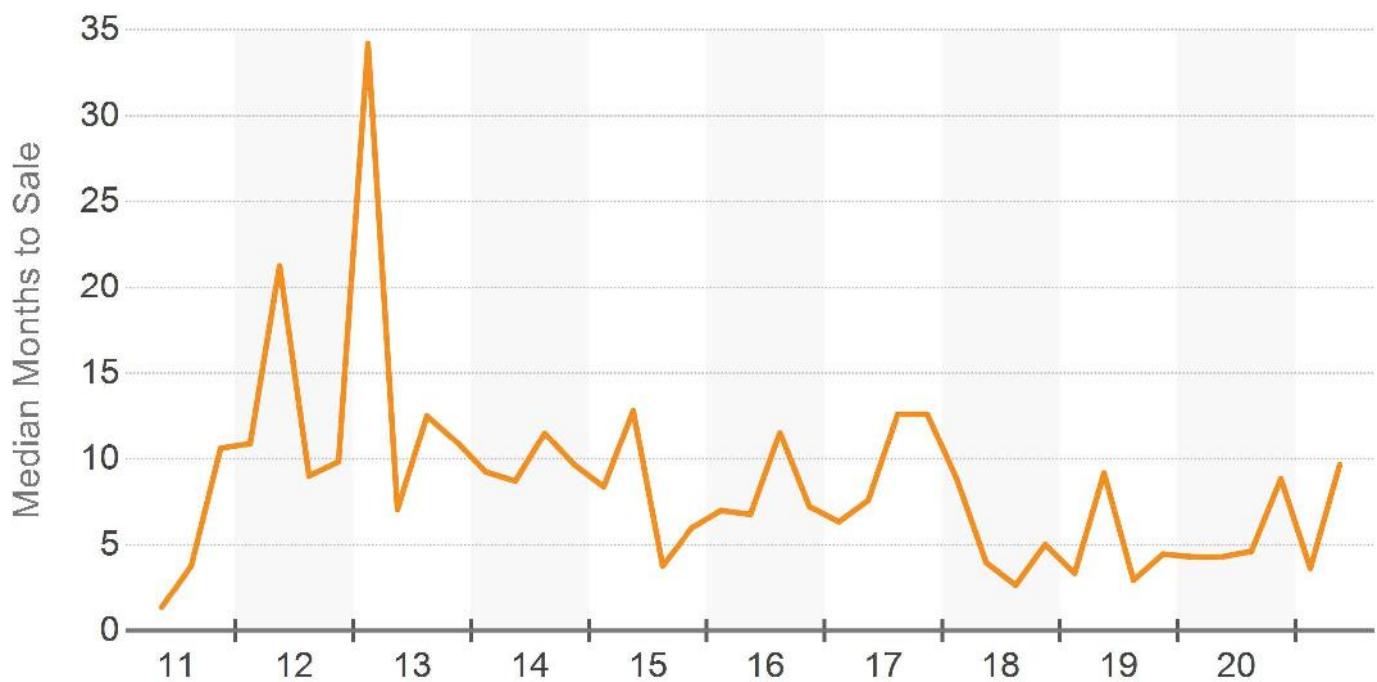
CAP RATE BY STAR RATING



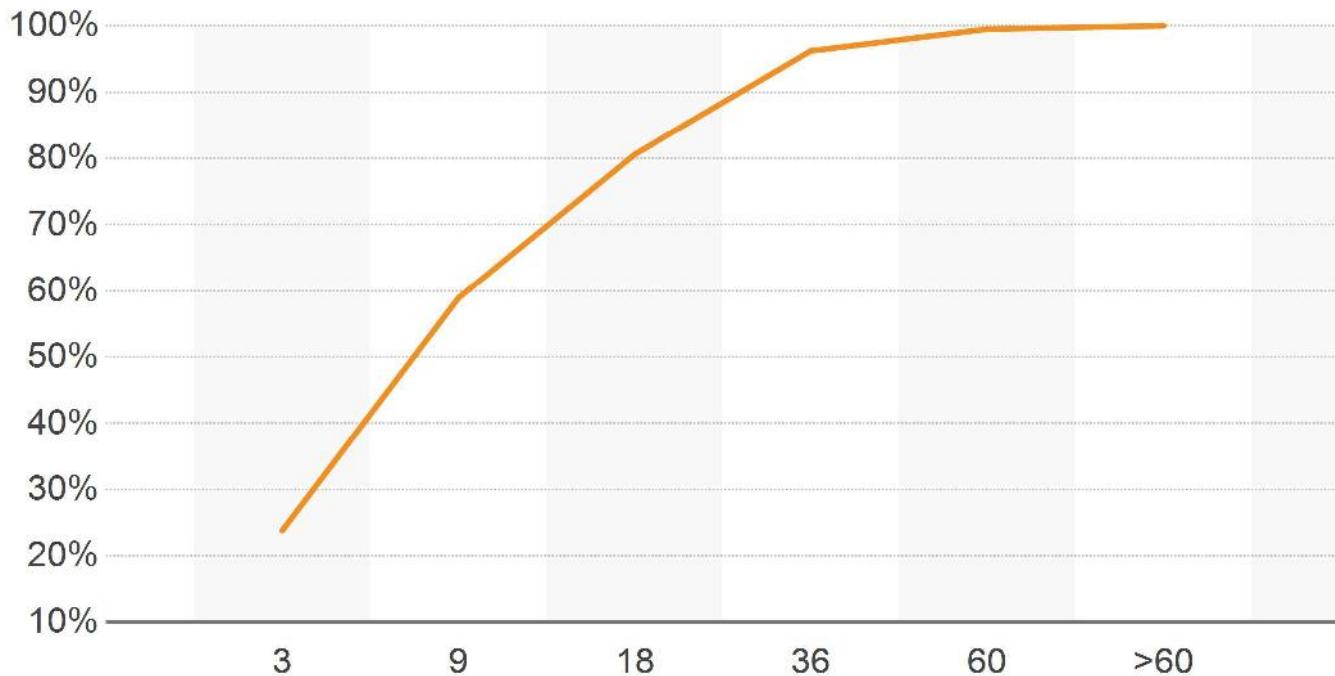
Sales Pricing

Industrial - Larimer/Weld County

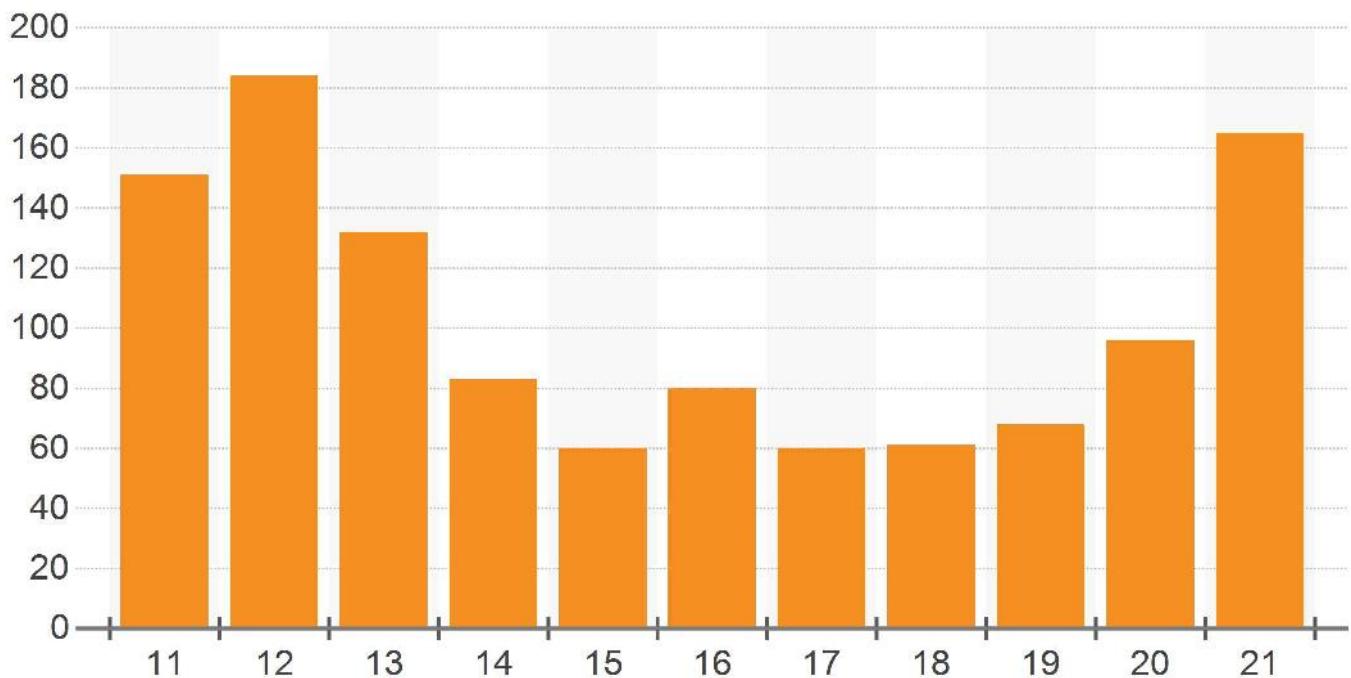
MONTHS TO SALE



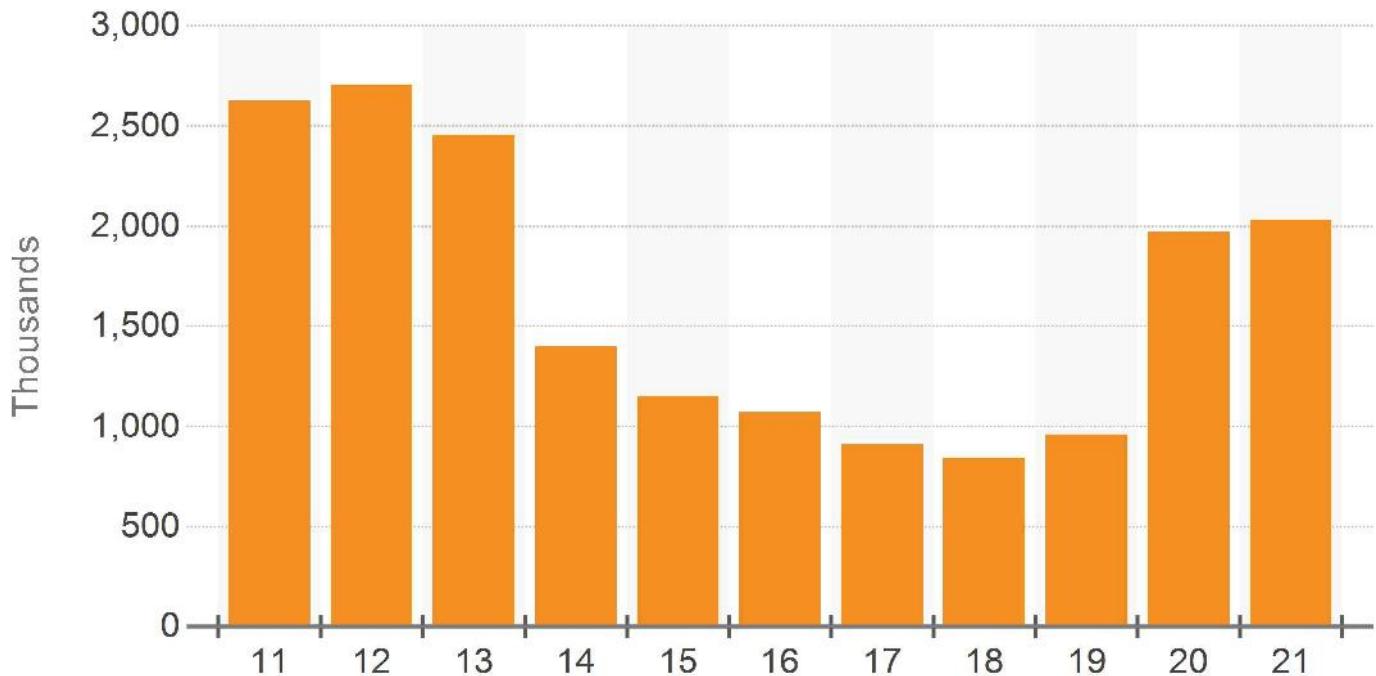
PROBABILITY OF SELLING IN MONTHS



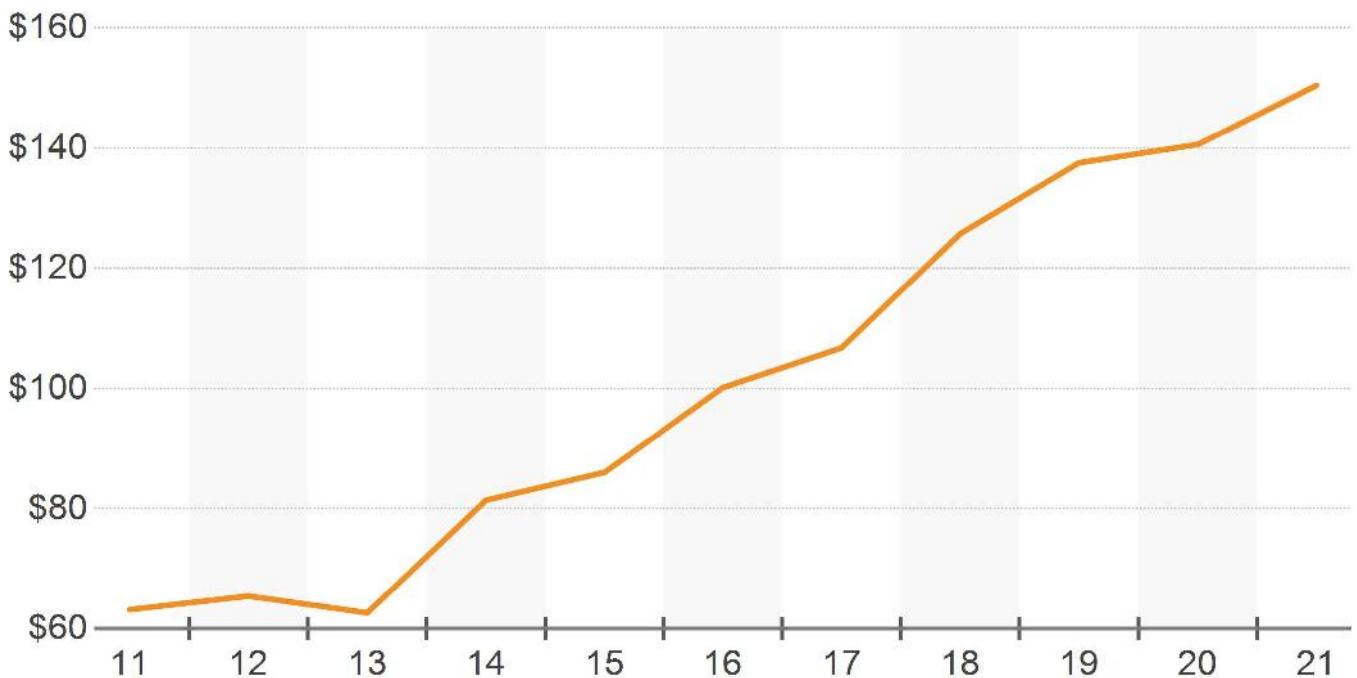
FOR SALE TOTAL LISTINGS



FOR SALE TOTAL SF



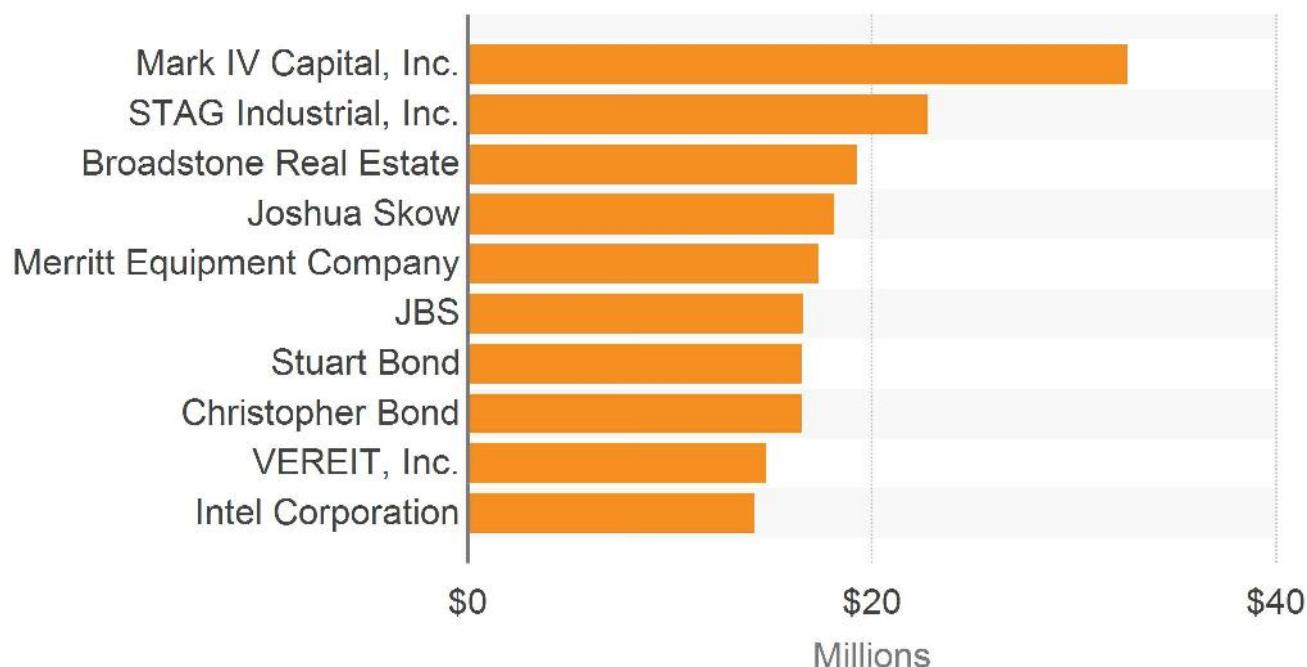
ASKING PRICE PER SF



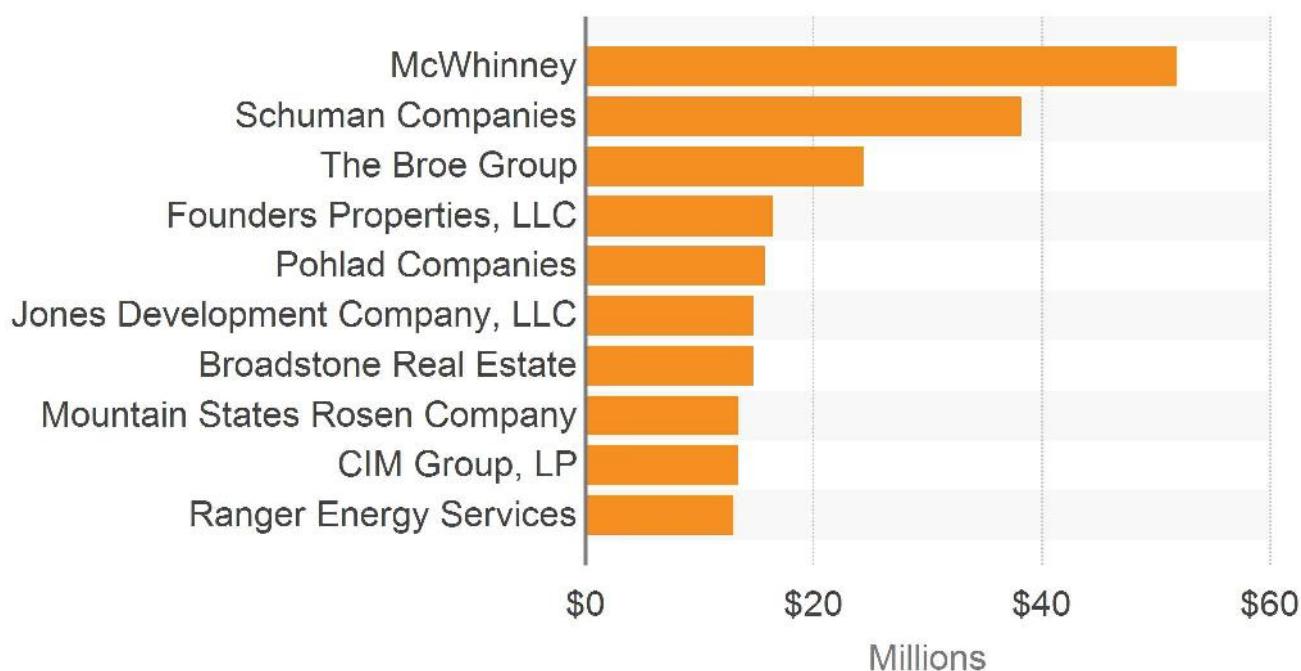
Buyers & Sellers

Industrial - Larimer/Weld County

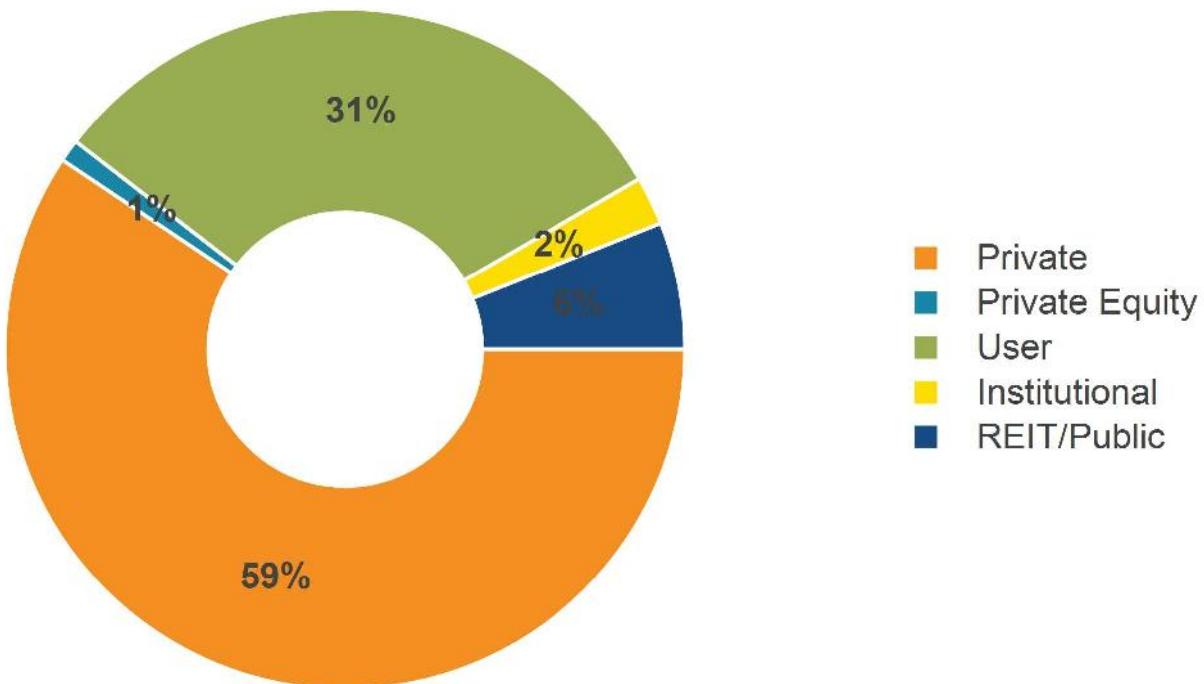
TOP BUYERS



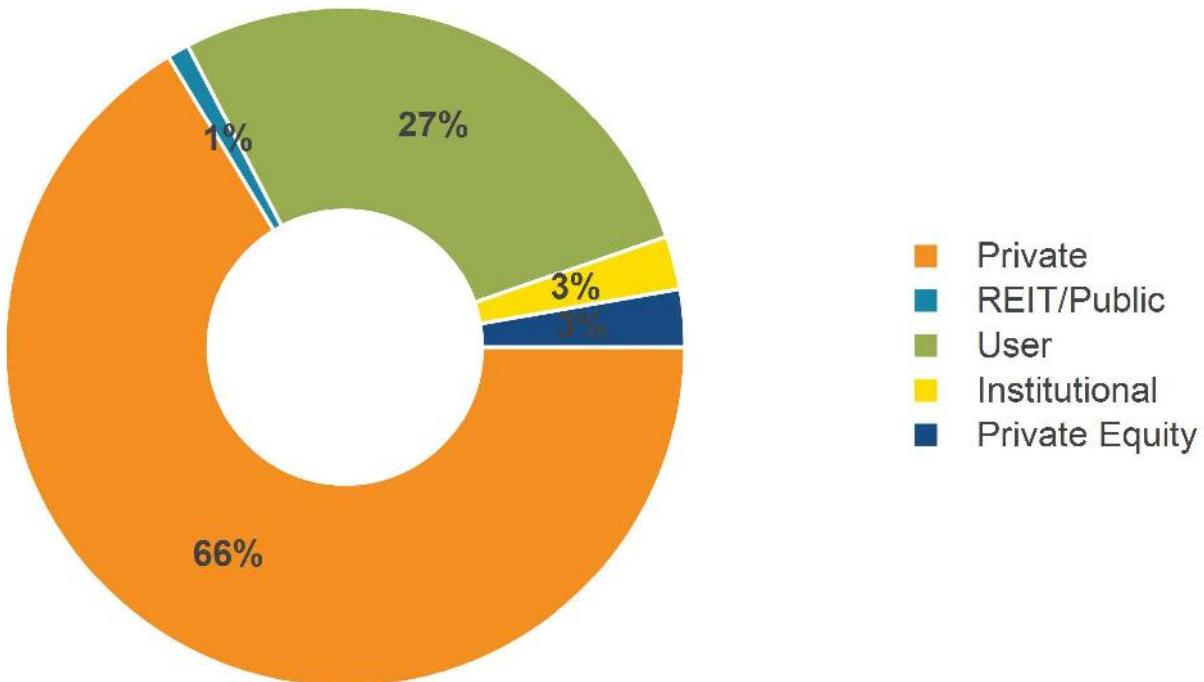
TOP SELLERS



SALES VOLUME BY BUYER TYPE



SALES VOLUME BY SELLER TYPE



TOP BUYER BROKERS



TOP SELLER BROKERS

