



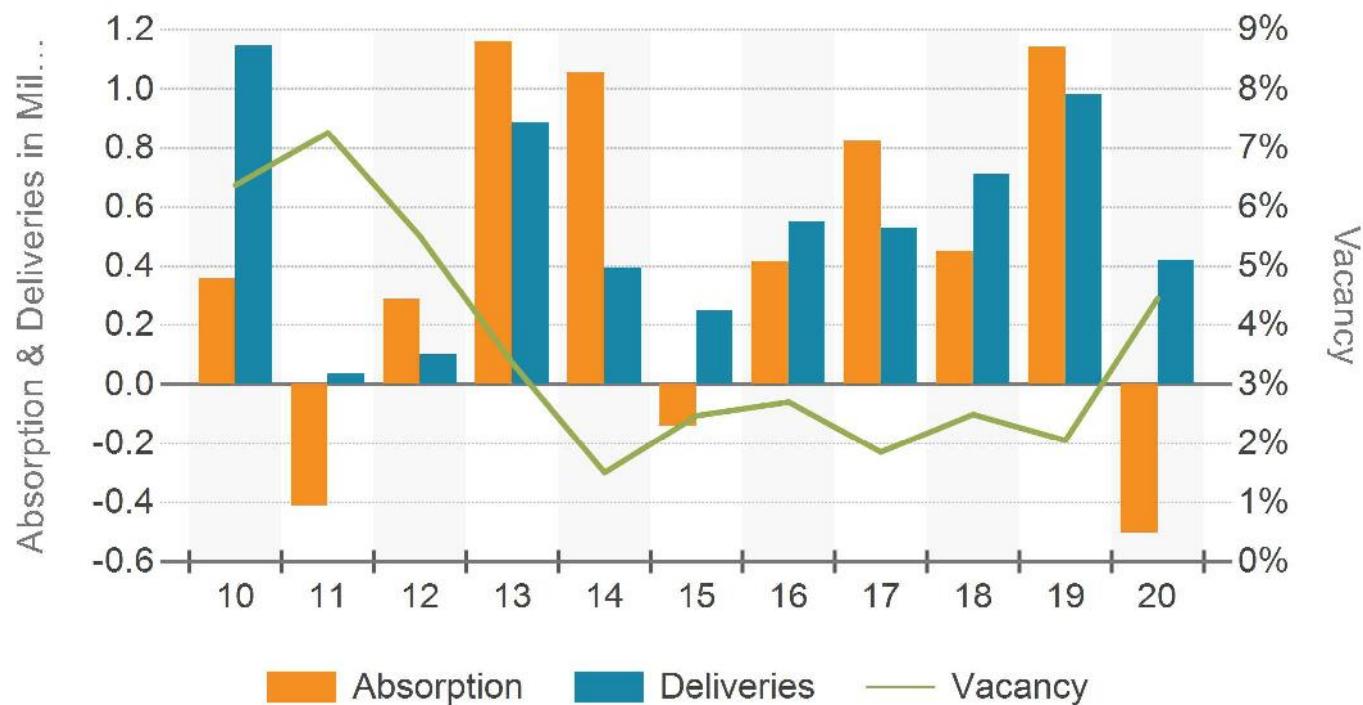
Industrial/Flex Report - Larimer/Weld C...

PREPARED BY

REALTEC
COMMERCIAL REAL ESTATE SERVICES
Jamie Globelink
Associate Broker

 CoStar™

ABSORPTION, DELIVERIES, VACANCY



OCCUPANCY & RENTAL RATES



VACANCY & RENTAL RATES



SUMMARY STATISTICS

Availability	Survey	5-Year Avg
Rent Per SF	\$9.53	\$9.48
Vacancy Rate	4.4%	2.5%
Vacant SF	1,778,790	953,481
Availability Rate	8.2%	4.4%
Available SF	3,376,247	1,707,816
Sublet SF	144,035	208,946
Months on Market	4.1	4.2

Inventory	Survey	5-Year Avg
Existing Buildings	1,869	1,796
Existing SF	40,064,135	38,061,955
12 Mo. Const. Starts	1,014,072	724,462
Under Construction	1,138,388	685,529
12 Mo. Deliveries	380,583	598,630

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	-285,077	475,297
12 Mo. Leasing SF	960,539	1,053,557

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$128	\$97
Asking Price Per SF	\$197	\$160
Sales Volume (Mil.)	\$163	\$121
Cap Rate	8.9%	8.0%

Rental Rates

Custom Market Report

ASKING RENT PER SF



DIRECT & SUBLET RENTAL RATES



Vacancy & Availability

Custom Market Report

VACANCY RATE



SUBLEASE VACANCY RATE



Vacancy & Availability

Custom Market Report

AVAILABILITY RATE



AVAILABILITY & VACANCY RATE



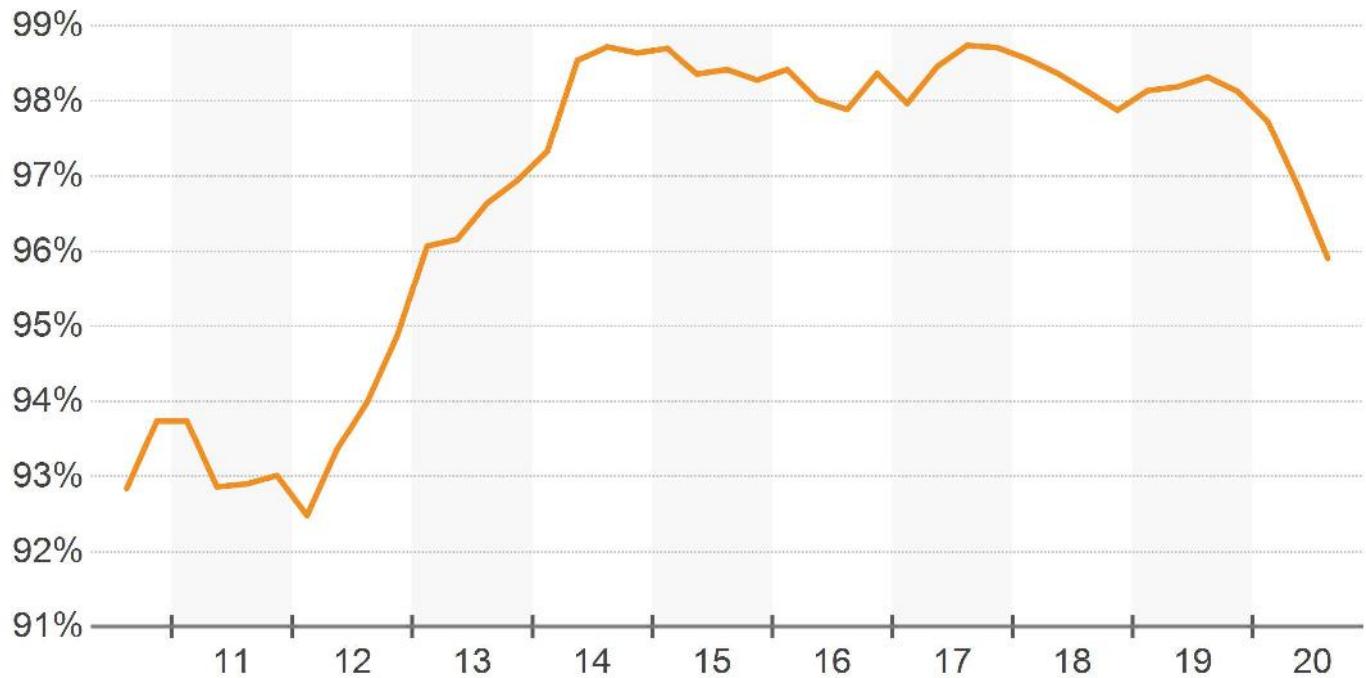
Vacancy & Availability

Custom Market Report

OCCUPANCY RATE



PERCENT LEASED RATE



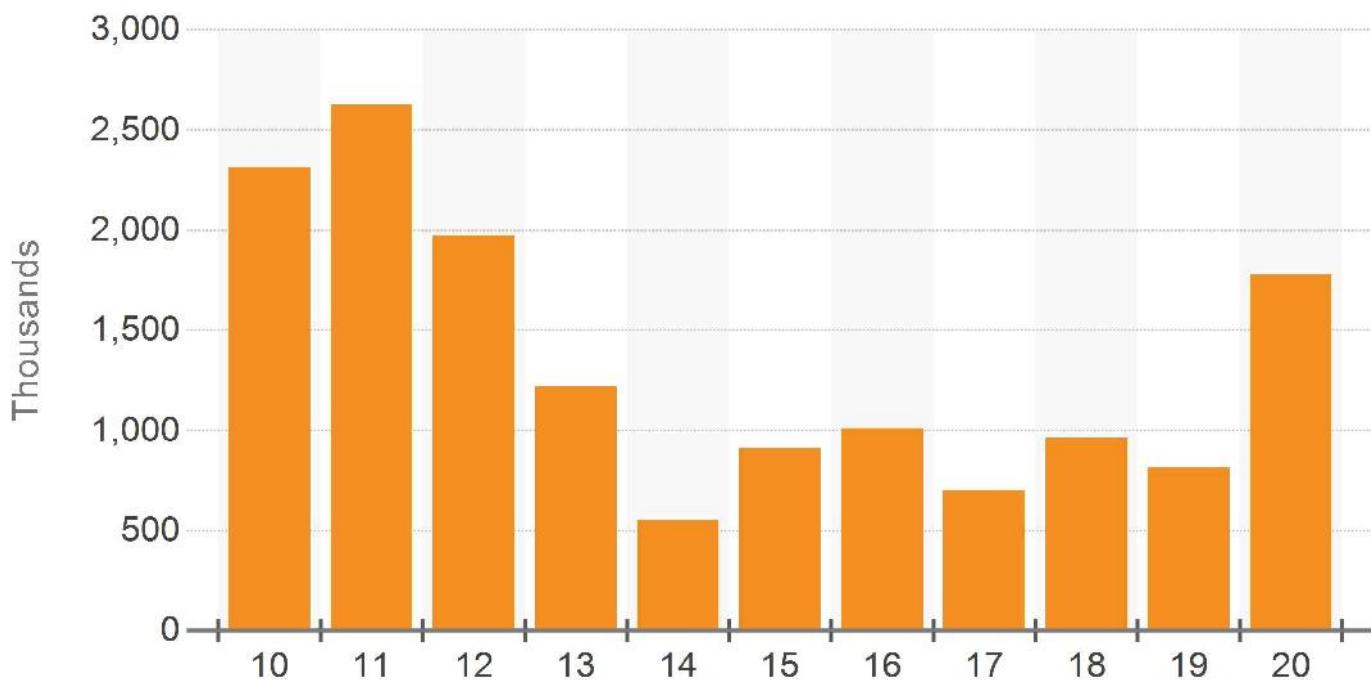
Vacancy & Availability

Custom Market Report

OCCUPANCY & PERCENT LEASED



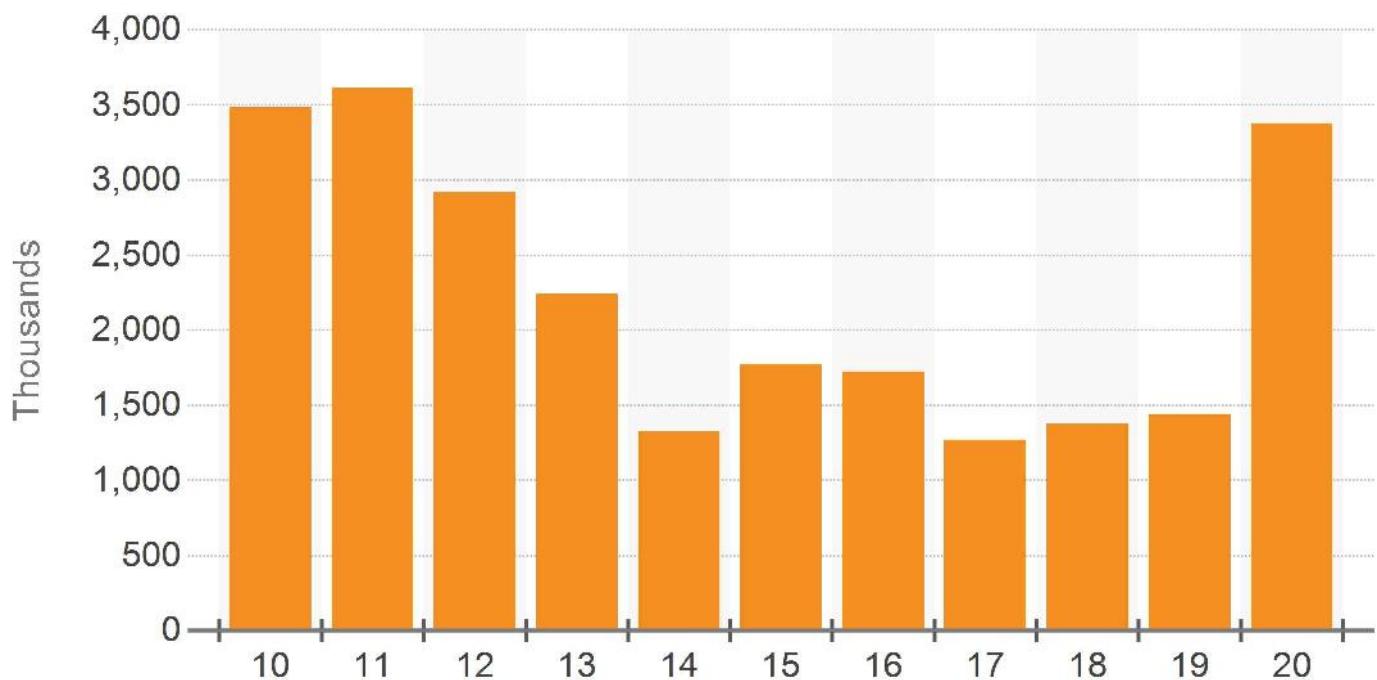
VACANT SF



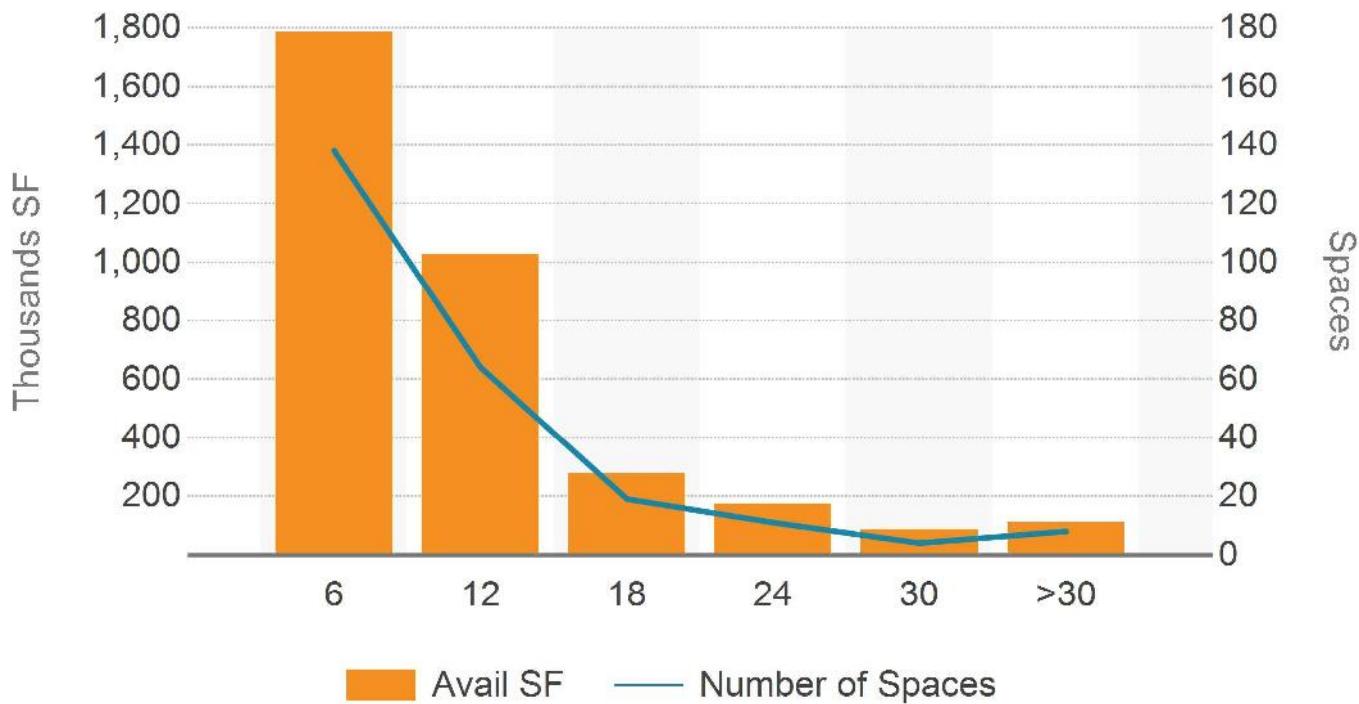
Vacancy & Availability

Custom Market Report

AVAILABLE SF



MONTHS ON MARKET DISTRIBUTION



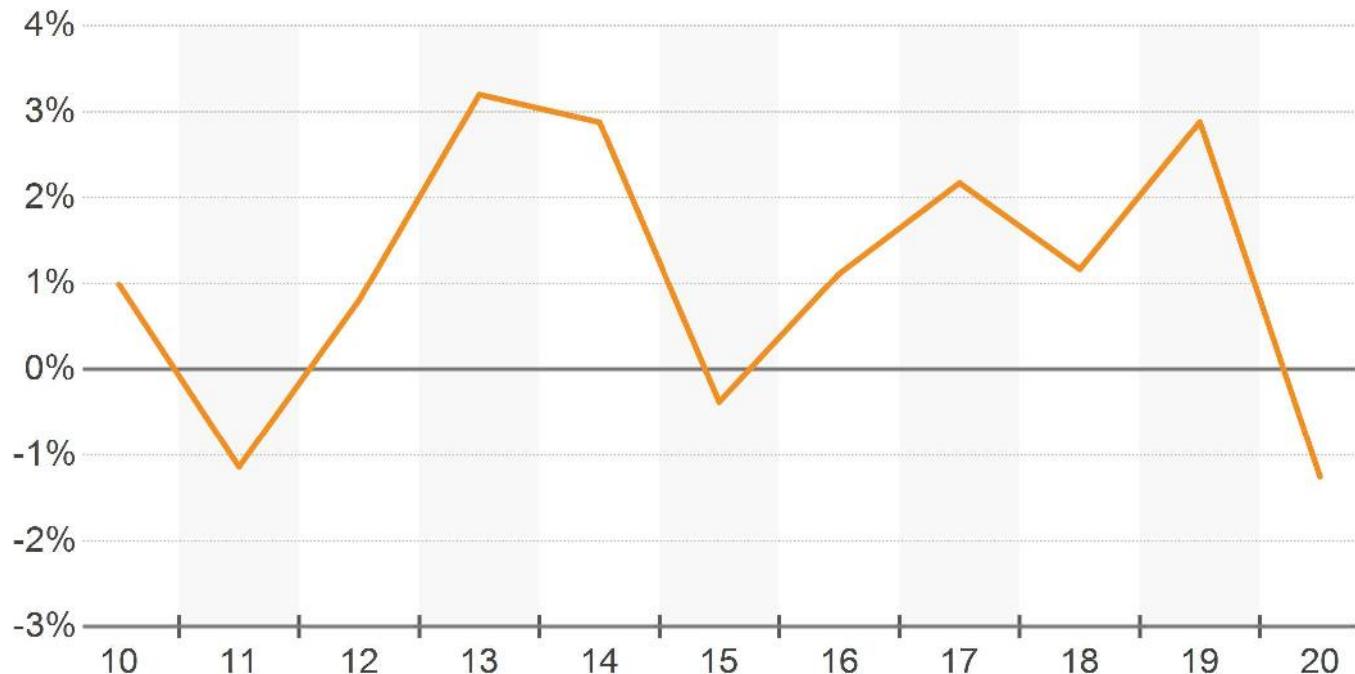
Leasing Demand

Custom Market Report

NET ABSORPTION



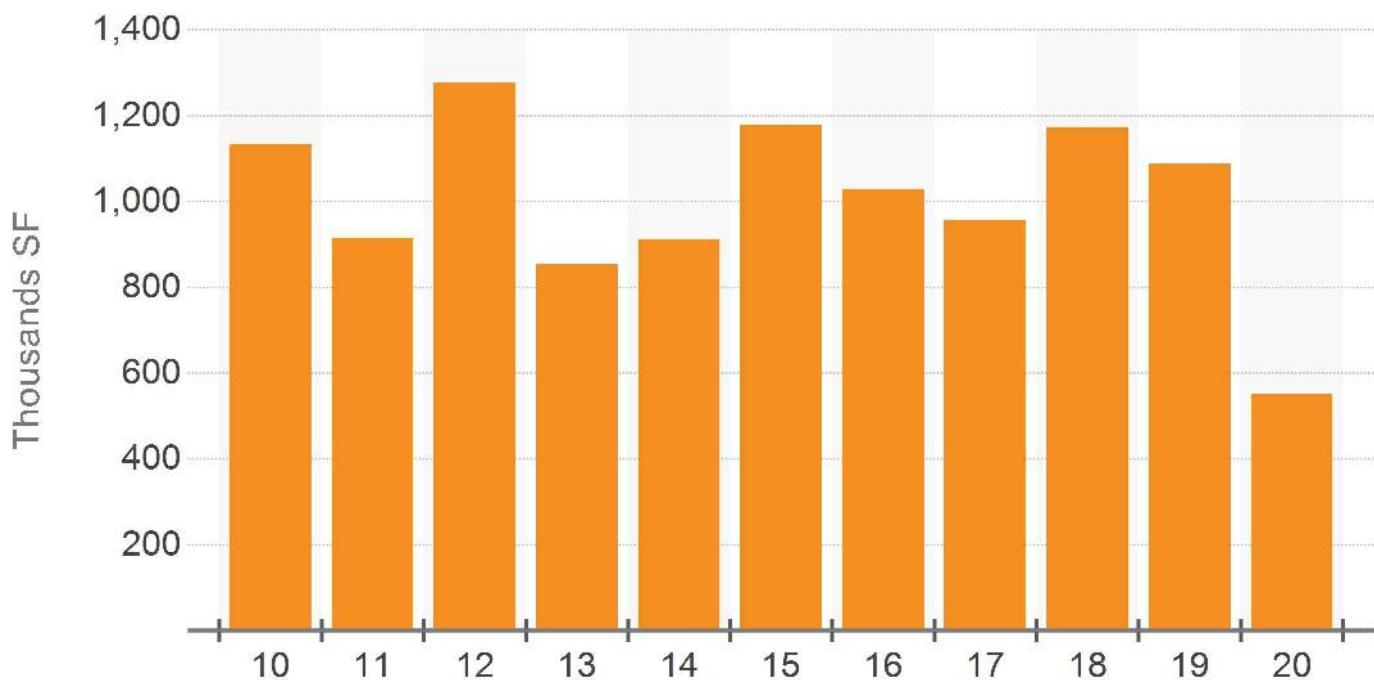
NET ABSORPTION AS % OF INVENTORY



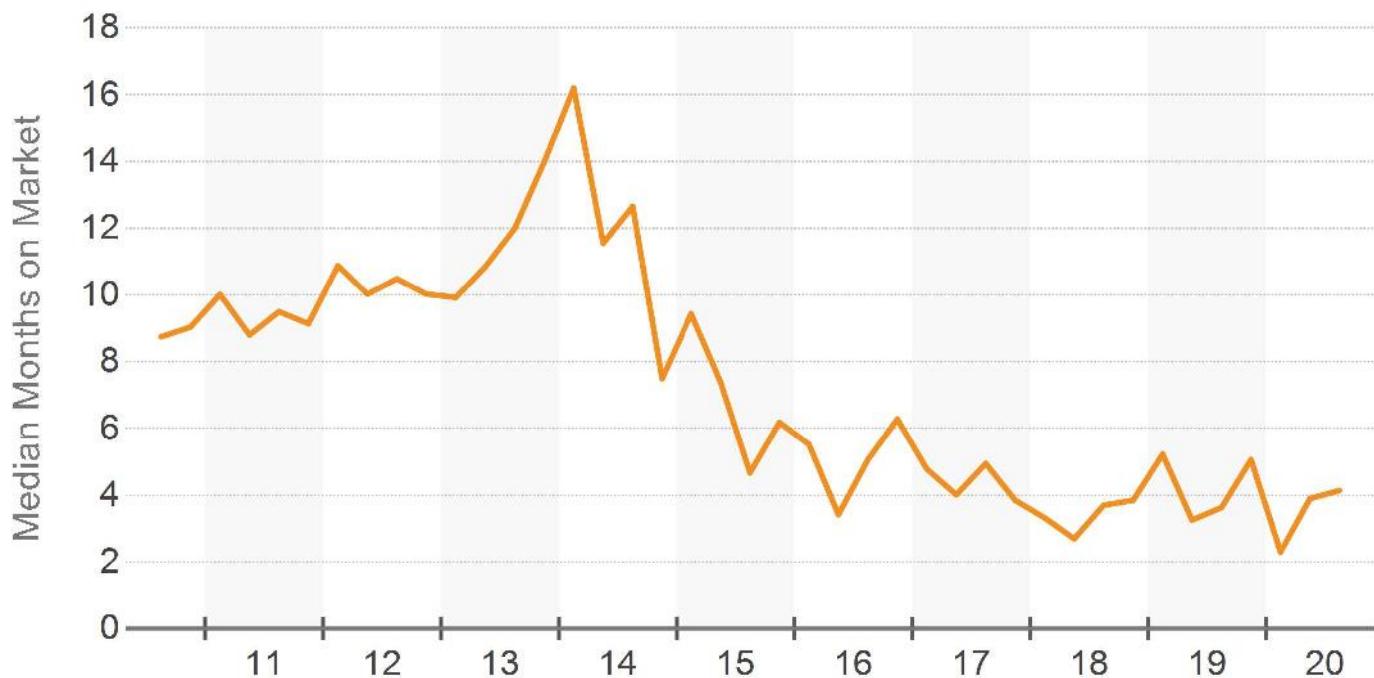
Leasing Demand

Custom Market Report

LEASING ACTIVITY



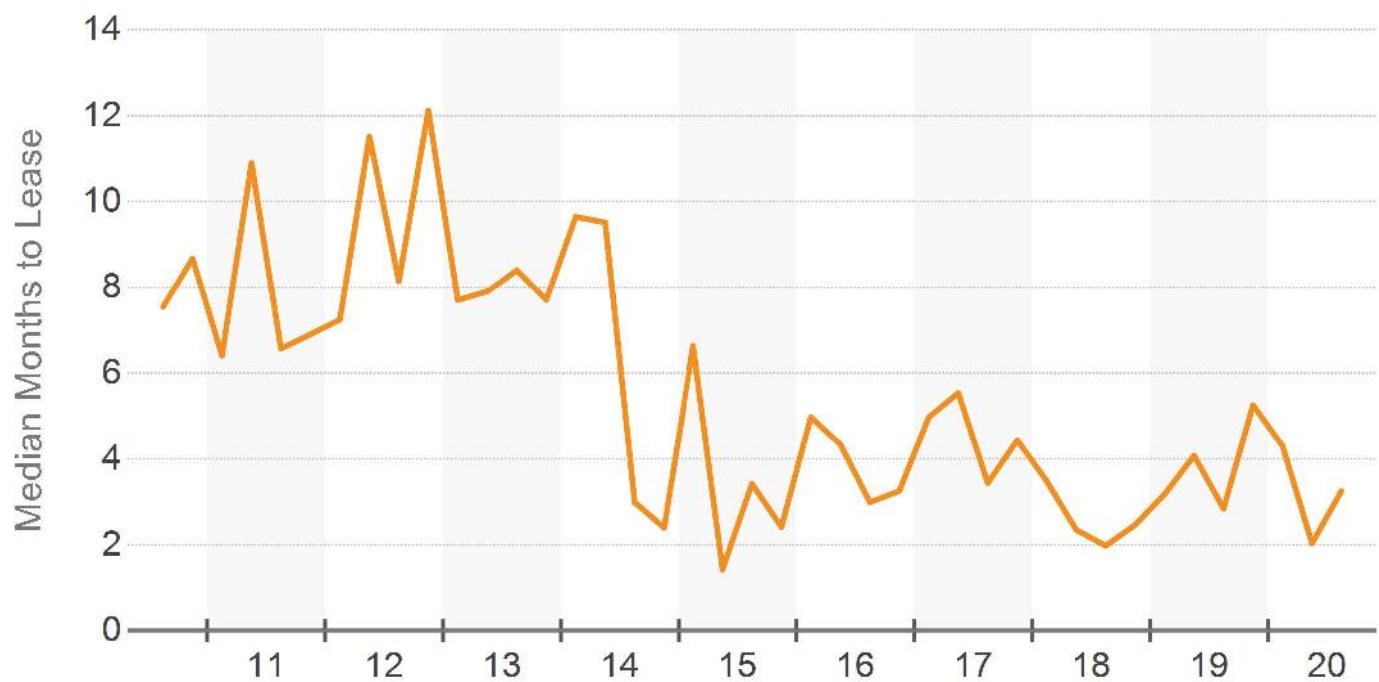
MONTHS ON MARKET



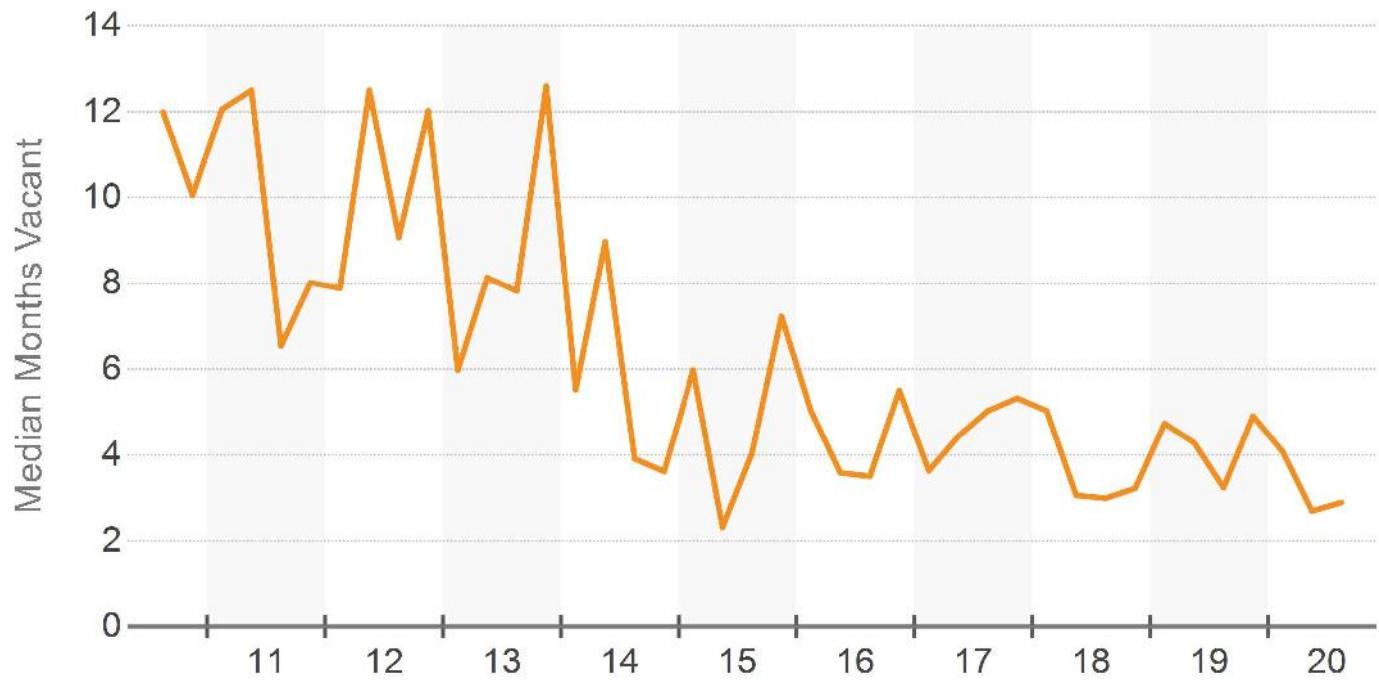
Leasing Demand

Custom Market Report

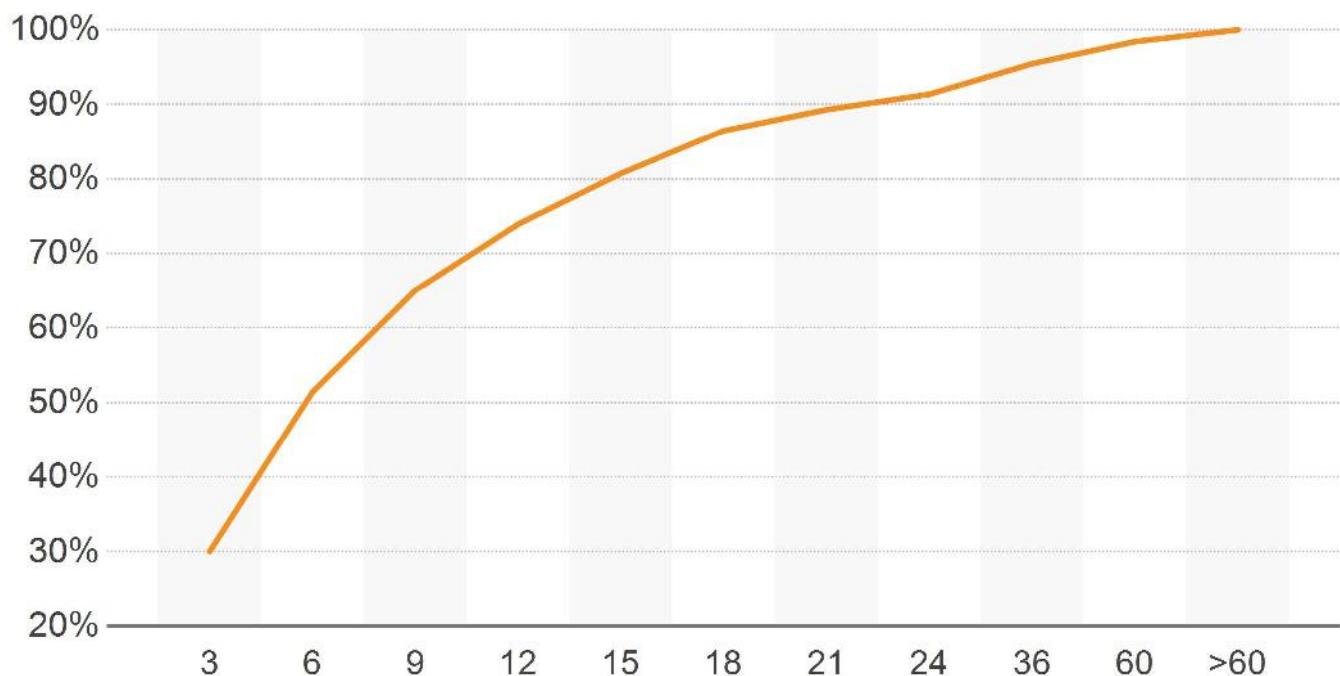
MONTHS TO LEASE



MONTHS VACANT



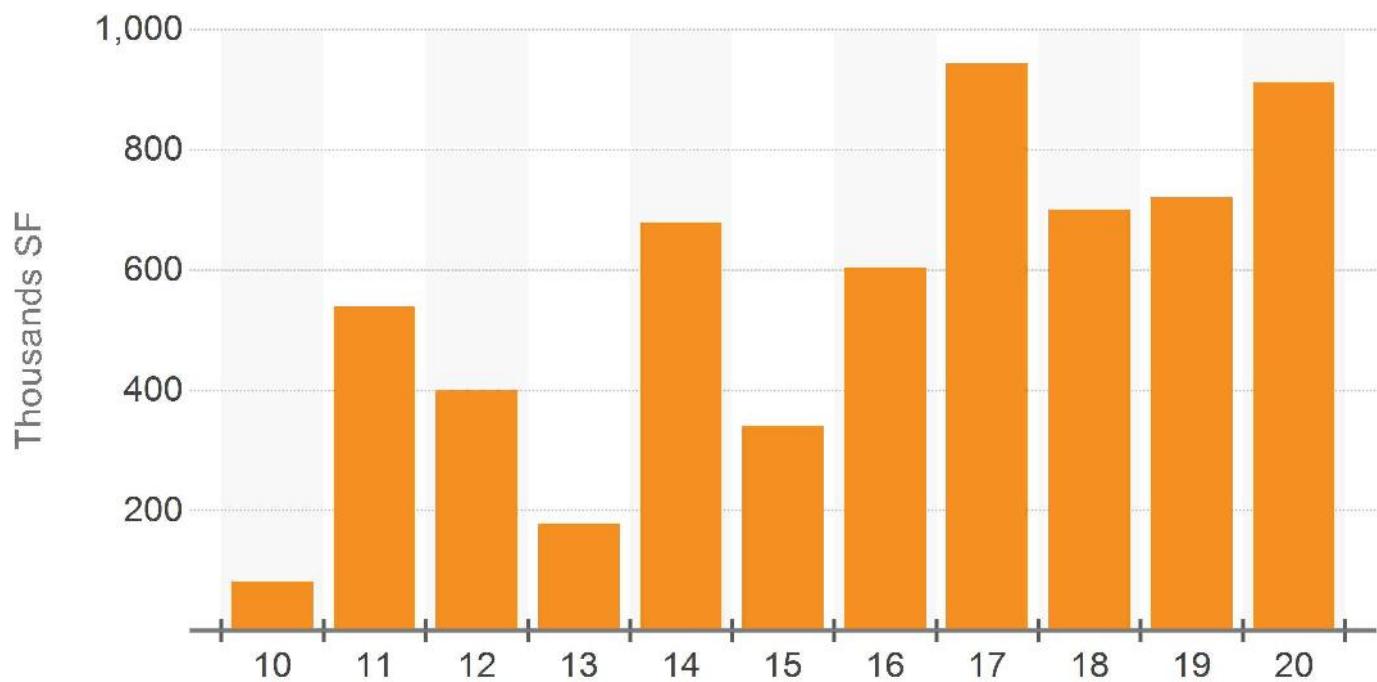
PROBABILITY OF LEASING IN MONTHS



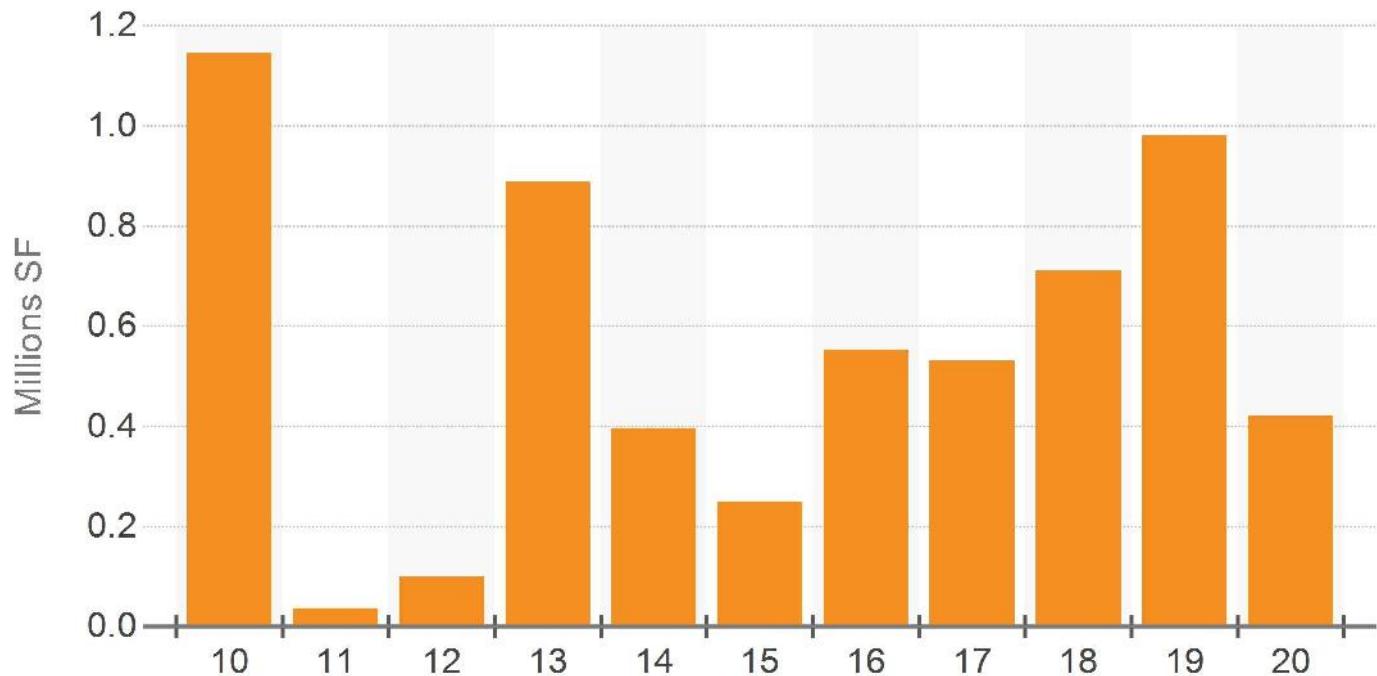
Construction Activity

Custom Market Report

CONSTRUCTION STARTS



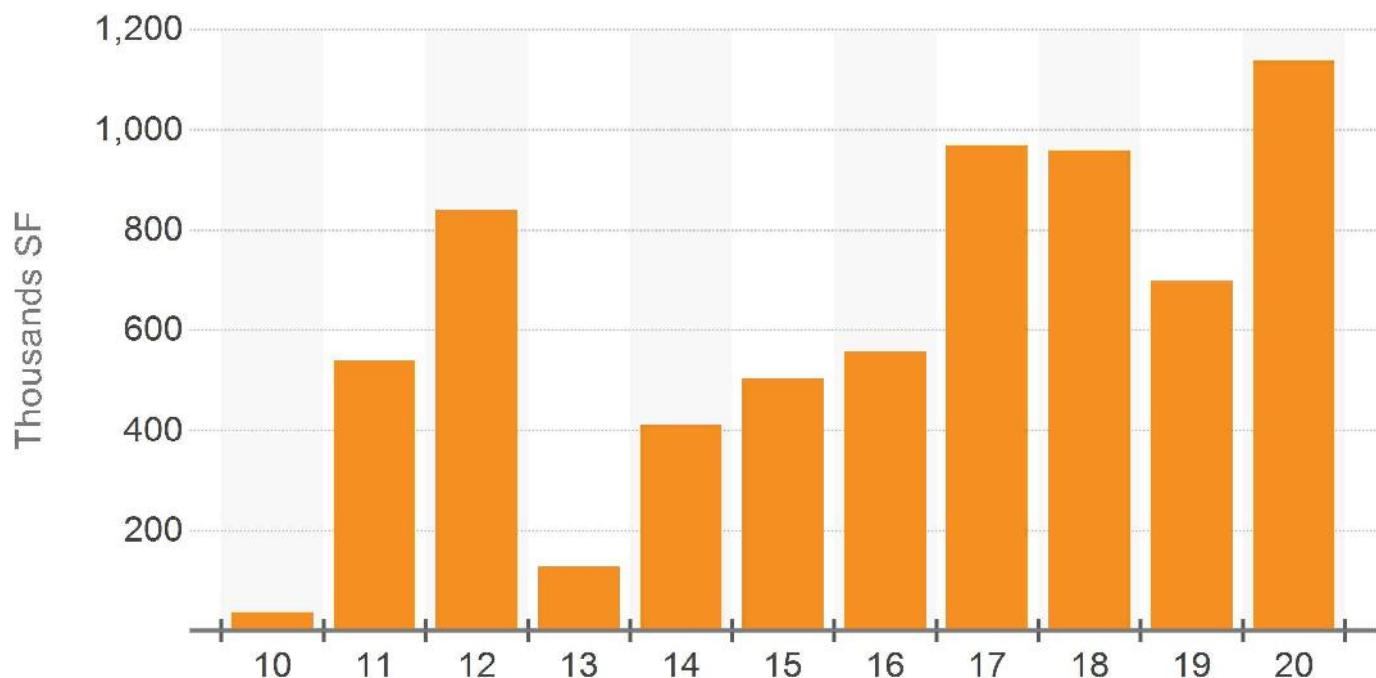
CONSTRUCTION DELIVERIES



Construction Activity

Custom Market Report

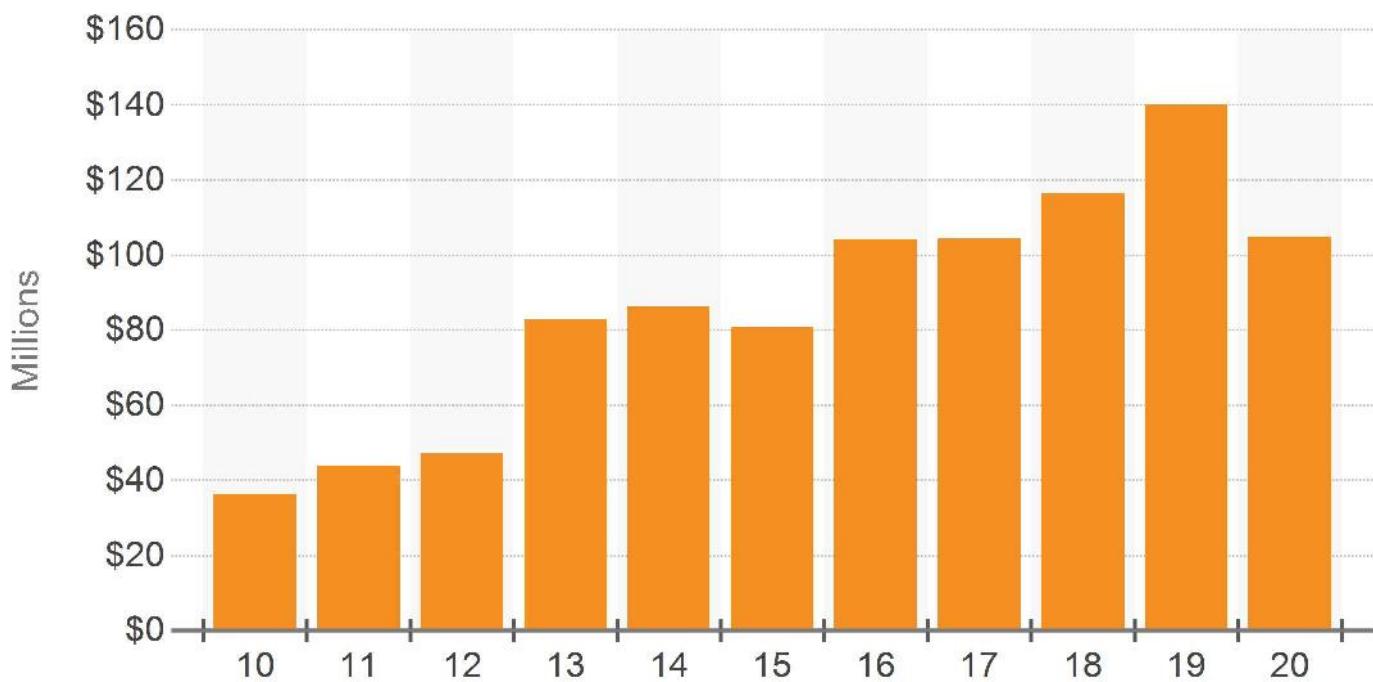
UNDER CONSTRUCTION



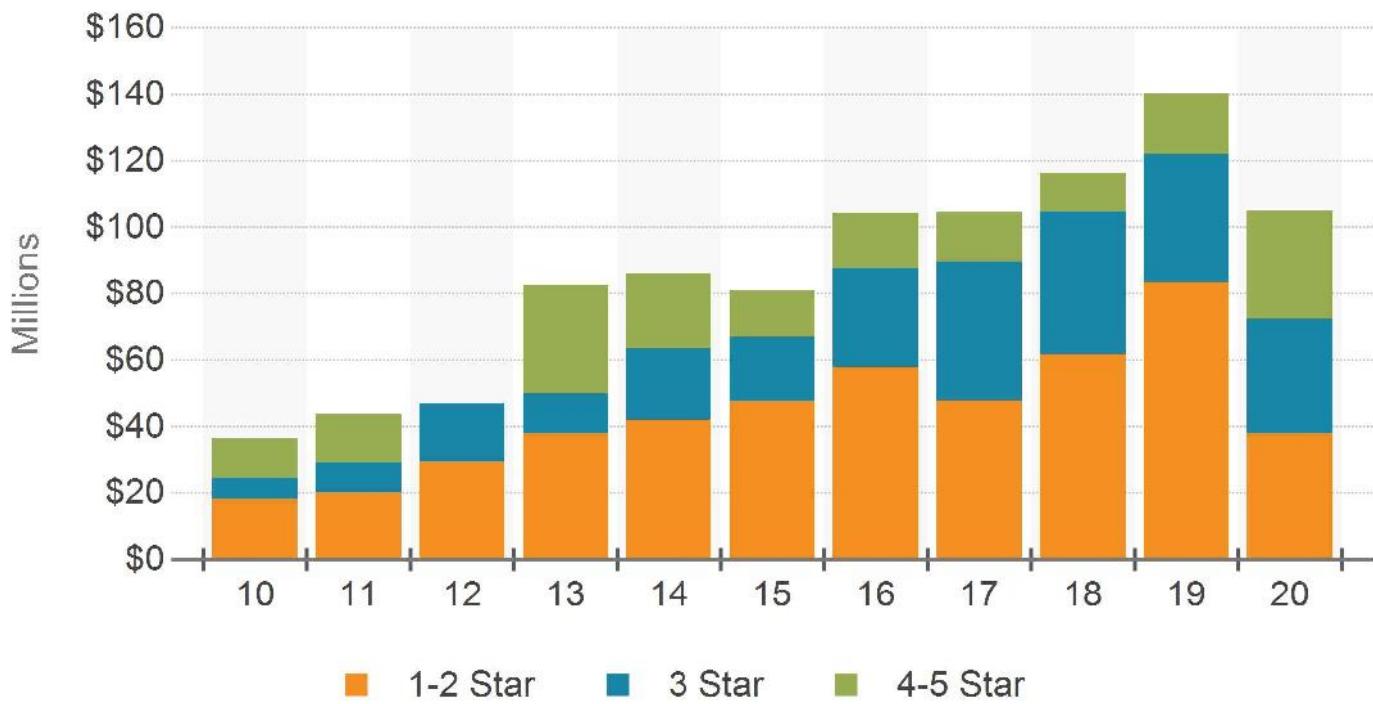
Sales Volume

Custom Market Report

SALES VOLUME



SALES VOLUME BY STAR RATING



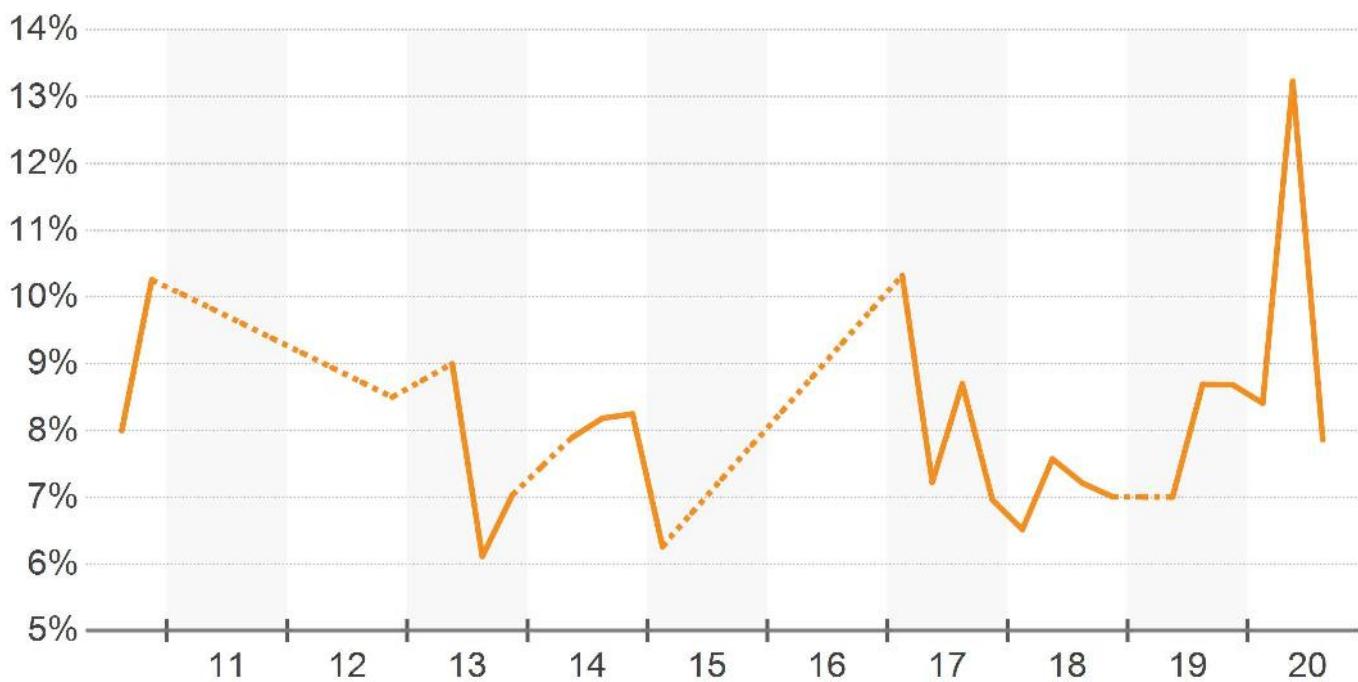
AVERAGE SALE PRICE PER SF



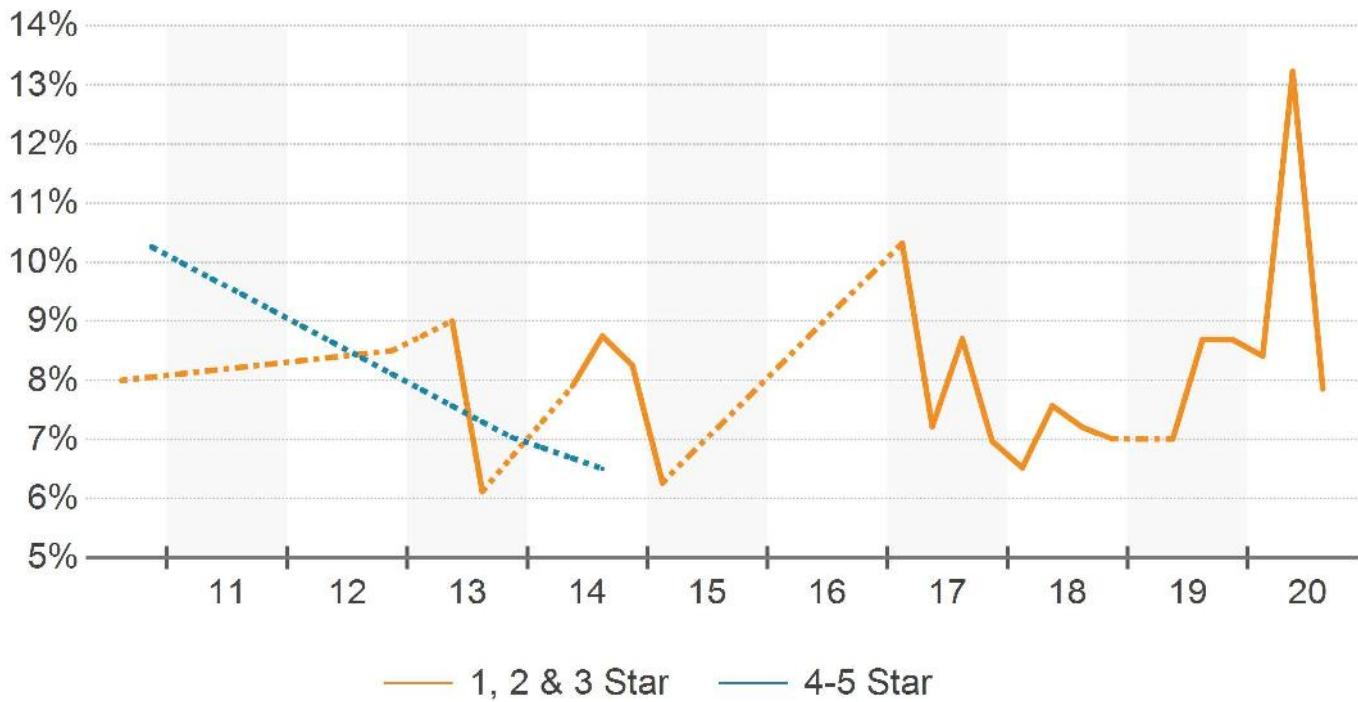
SALE TO ASKING PRICE DIFFERENTIAL



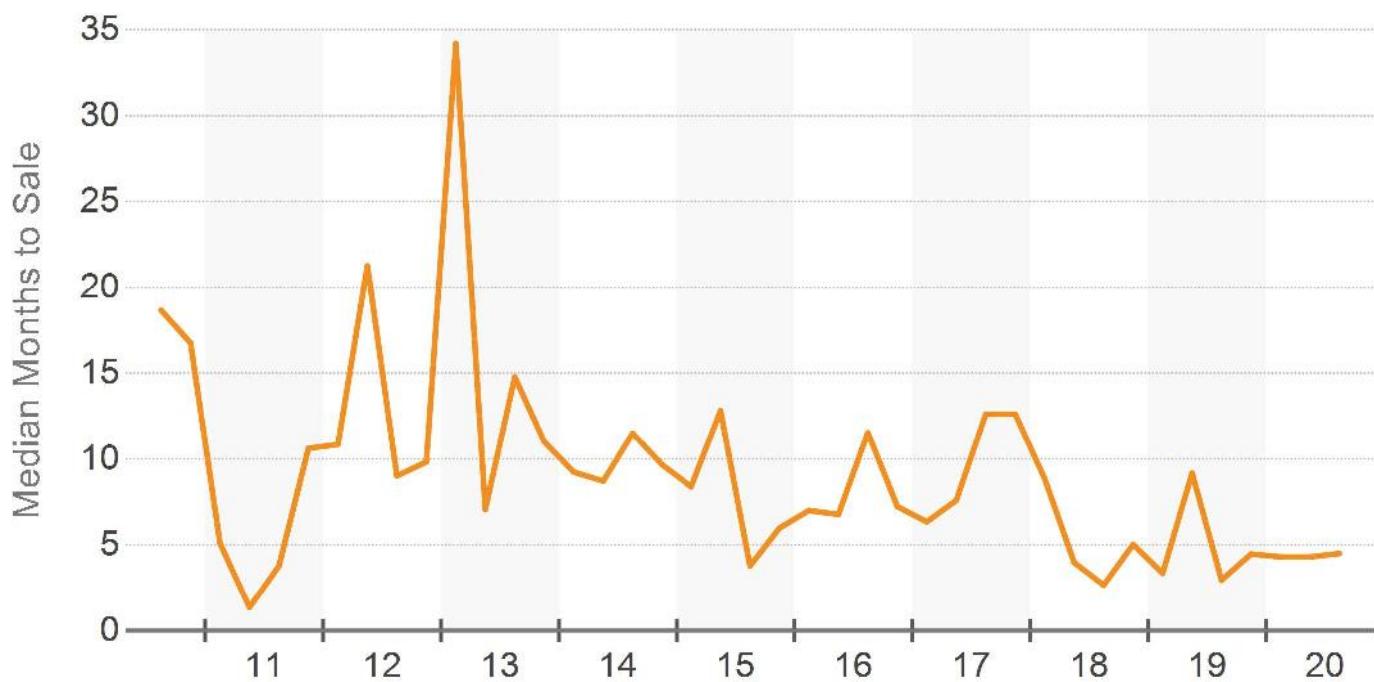
CAP RATE



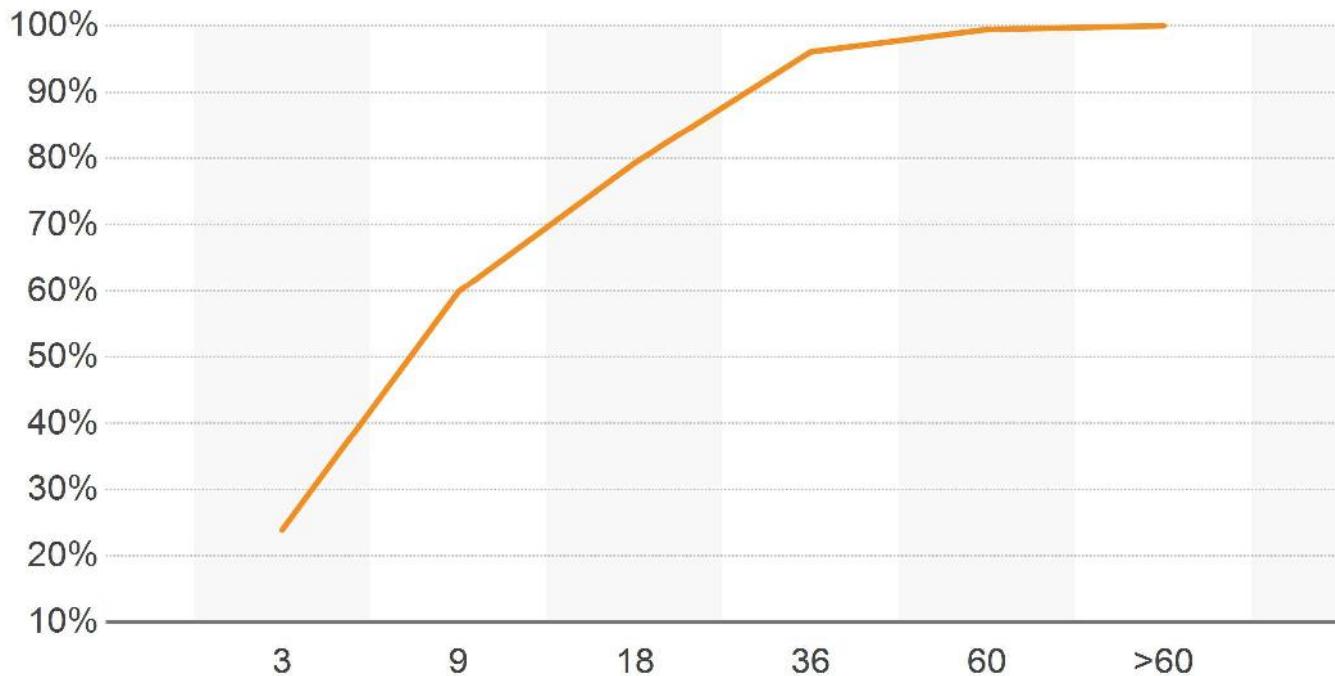
CAP RATE BY STAR RATING



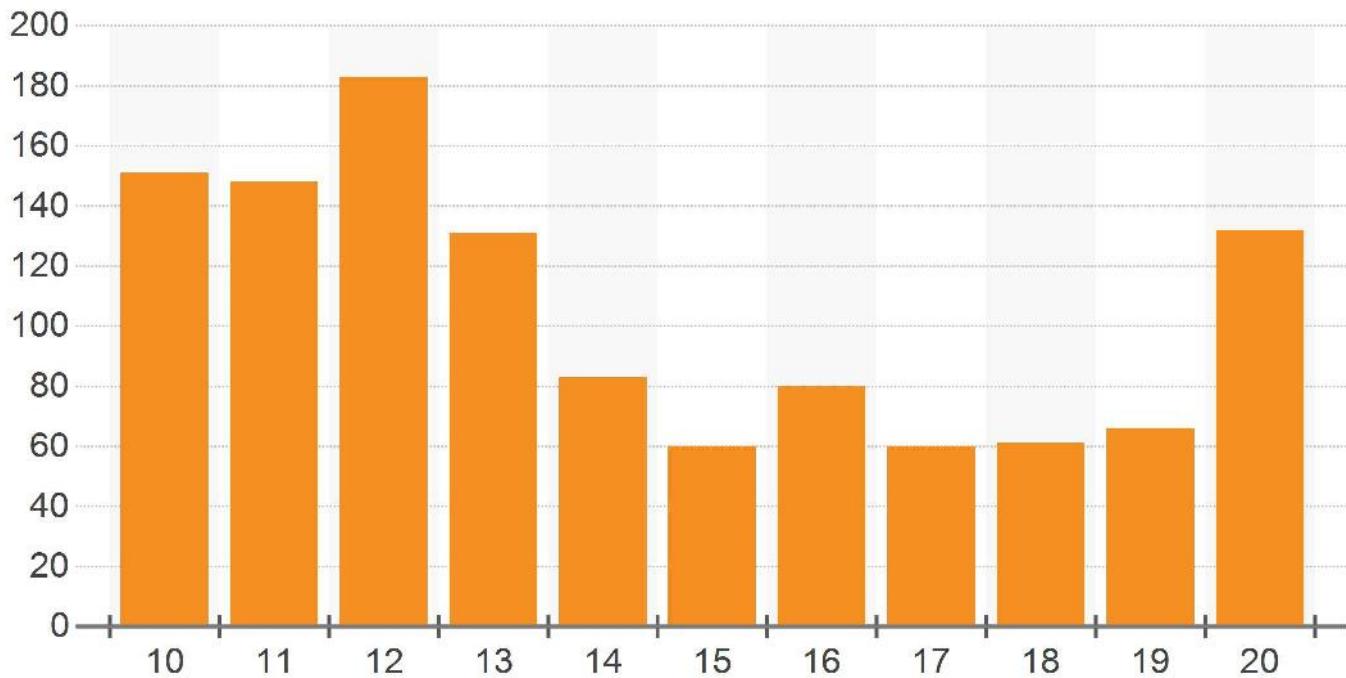
MONTHS TO SALE



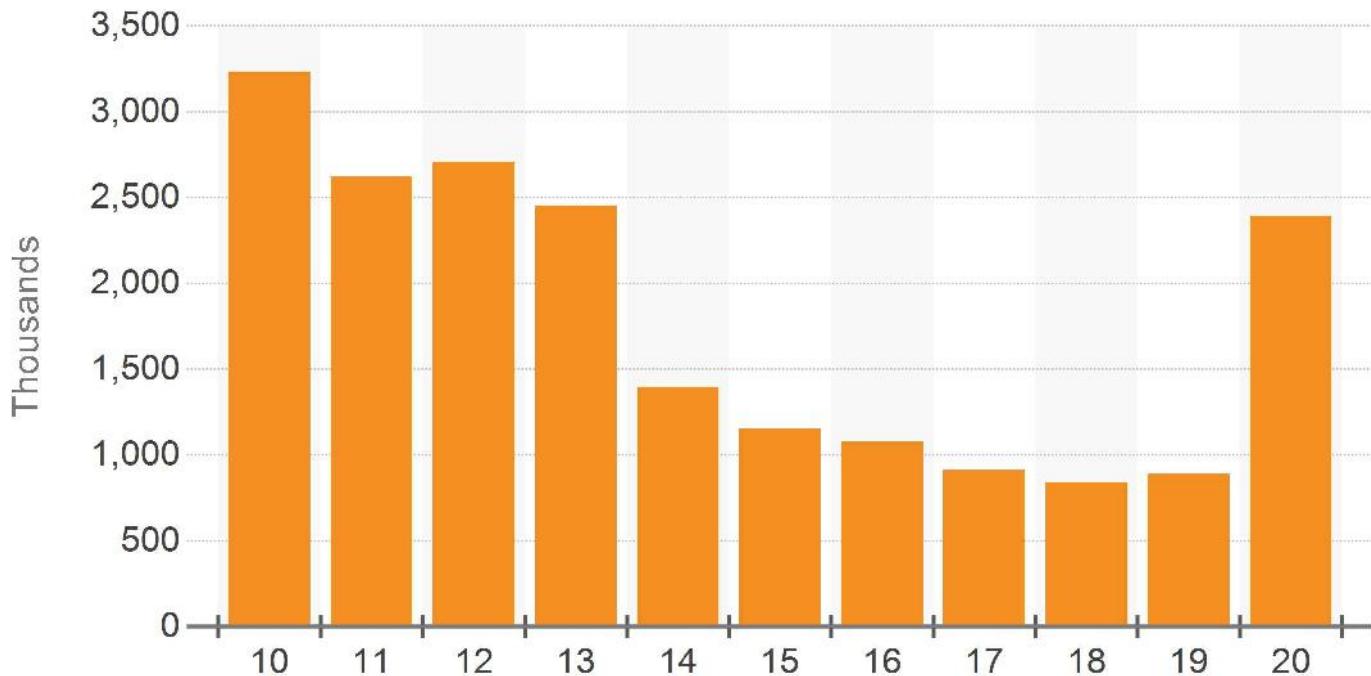
PROBABILITY OF SELLING IN MONTHS



FOR SALE TOTAL LISTINGS



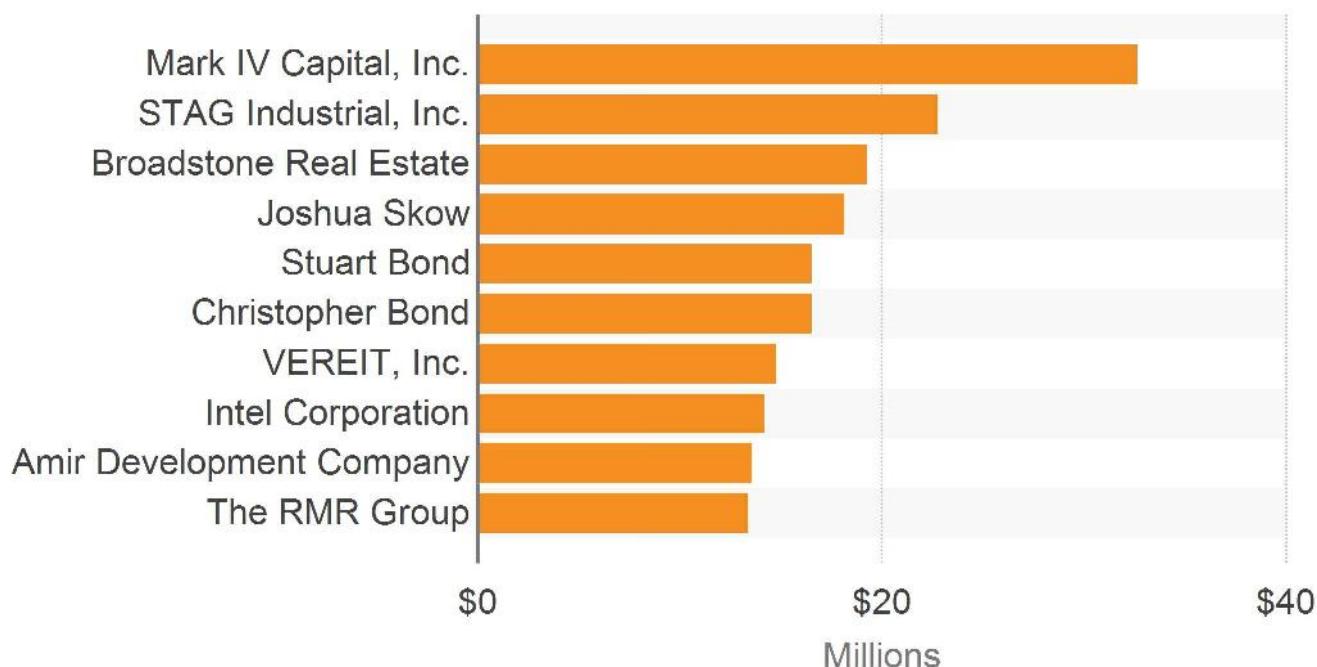
FOR SALE TOTAL SF



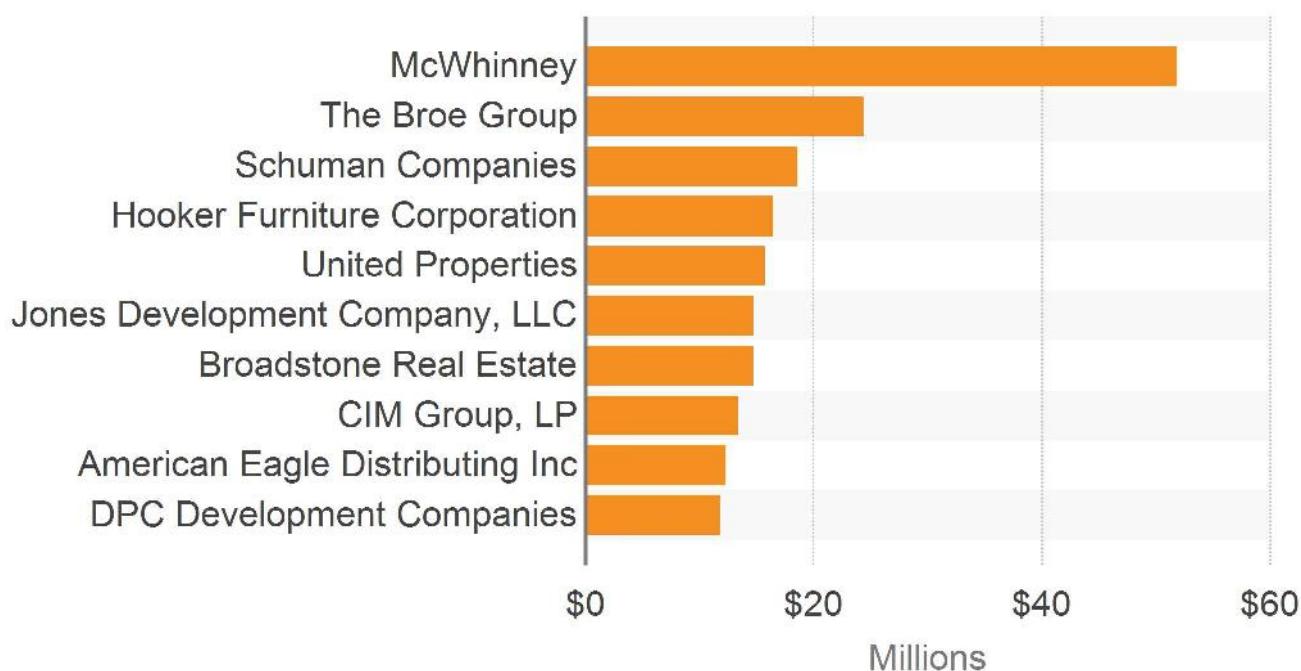
ASKING PRICE PER SF



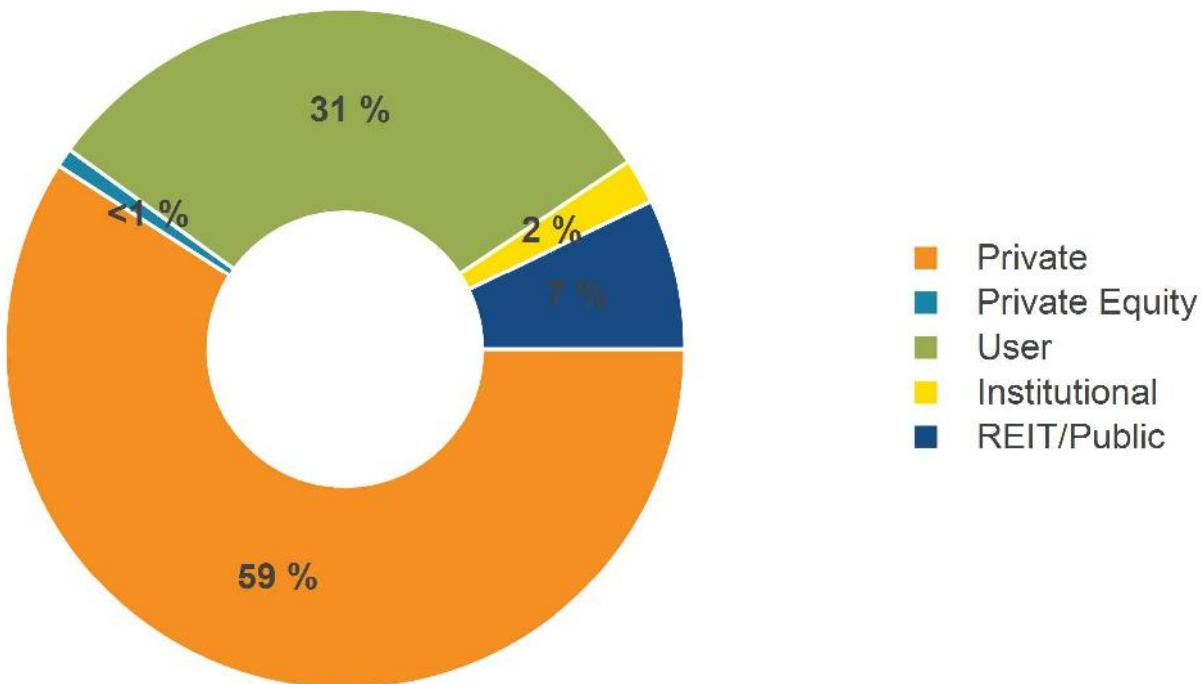
TOP BUYERS



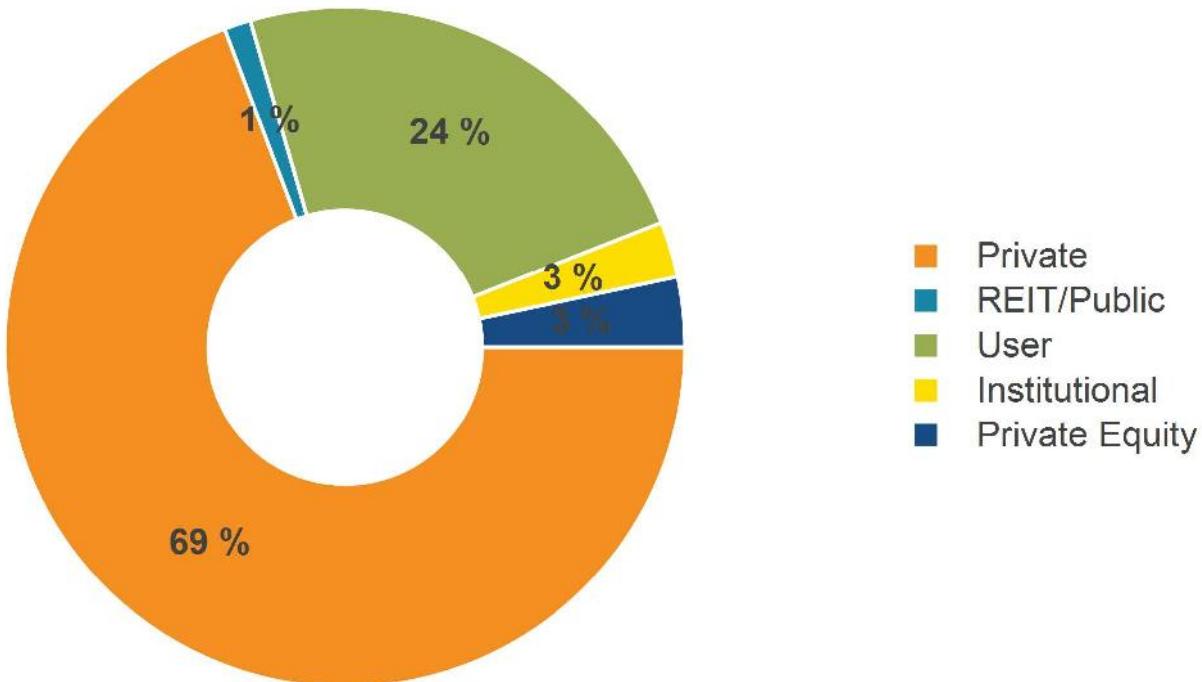
TOP SELLERS



SALES VOLUME BY BUYER TYPE



SALES VOLUME BY SELLER TYPE



TOP BUYER BROKERS



TOP SELLER BROKERS

