



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

PREPARED BY

REALTEC

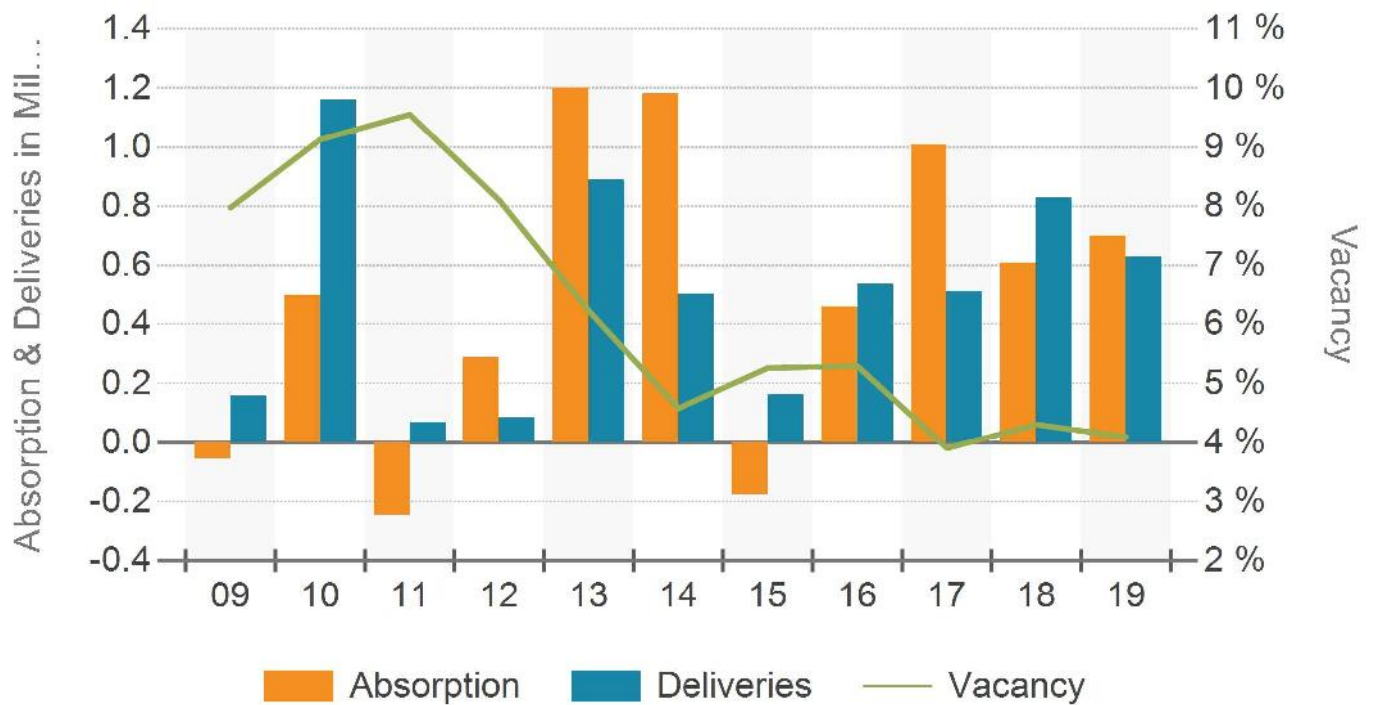
COMMERCIAL REAL ESTATE SERVICES

Jamie Globelink

Associate Broker



ABSORPTION, DELIVERIES, VACANCY



OCCUPANCY & RENTAL RATES



VACANCY & RENTAL RATES



SUMMARY STATISTICS

Availability	Survey	5-Year Avg
Rent Per SF	\$10.80	\$9.13
Vacancy Rate	4.1%	4.7%
Vacant SF	1,926,241	2,126,367
Availability Rate	5.9%	6.8%
Available SF	2,805,319	3,112,543
Sublet SF	100,930	244,505
Months on Market	5.3	6.1

Inventory	Survey	5-Year Avg
Existing Buildings	2,080	2,025
Existing SF	47,082,185	45,340,762
12 Mo. Const. Starts	386,457	508,051
Under Construction	363,471	627,906
12 Mo. Deliveries	999,572	602,724

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	1,118,831	627,350
12 Mo. Leasing SF	1,219,928	1,311,936

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$105	\$90
Asking Price Per SF	\$188	\$139
Sales Volume (Mil.)	\$119	\$130
Cap Rate	7.5%	7.7%

ASKING RENT PER SF



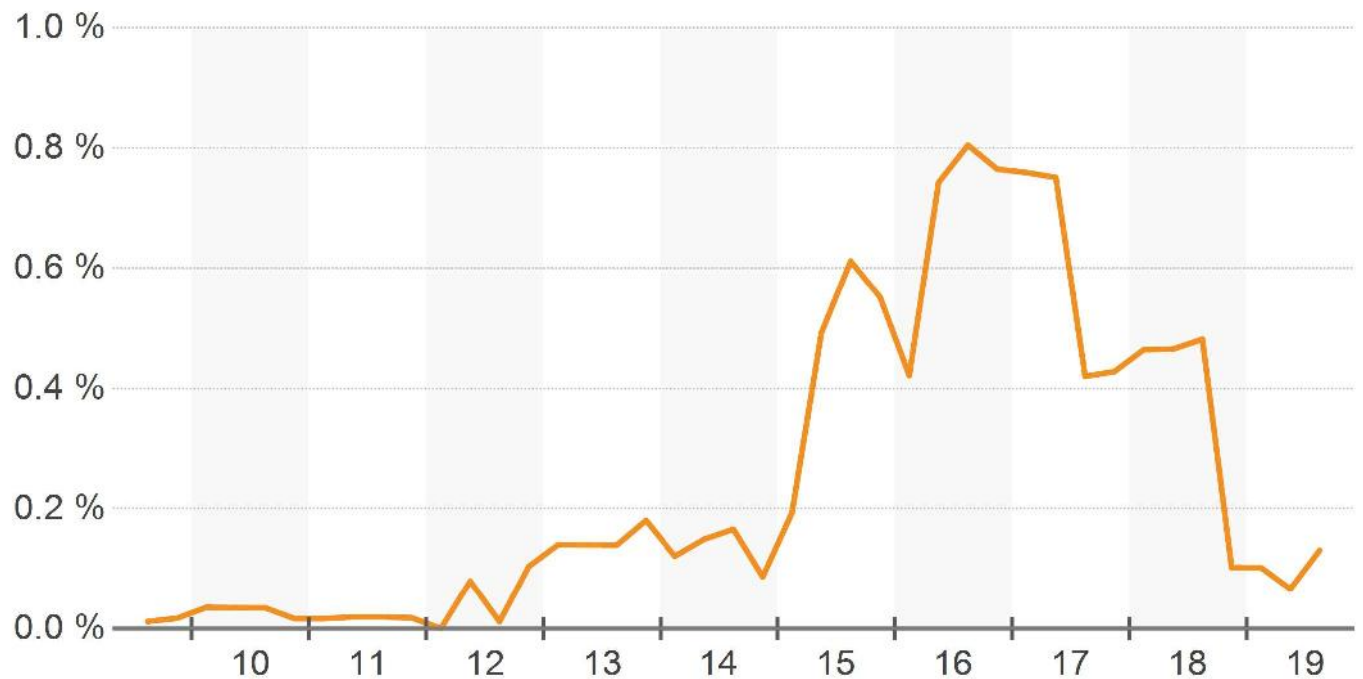
DIRECT & SUBLET RENTAL RATES



VACANCY RATE



SUBLEASE VACANCY RATE



AVAILABILITY RATE



AVAILABILITY & VACANCY RATE



OCCUPANCY RATE



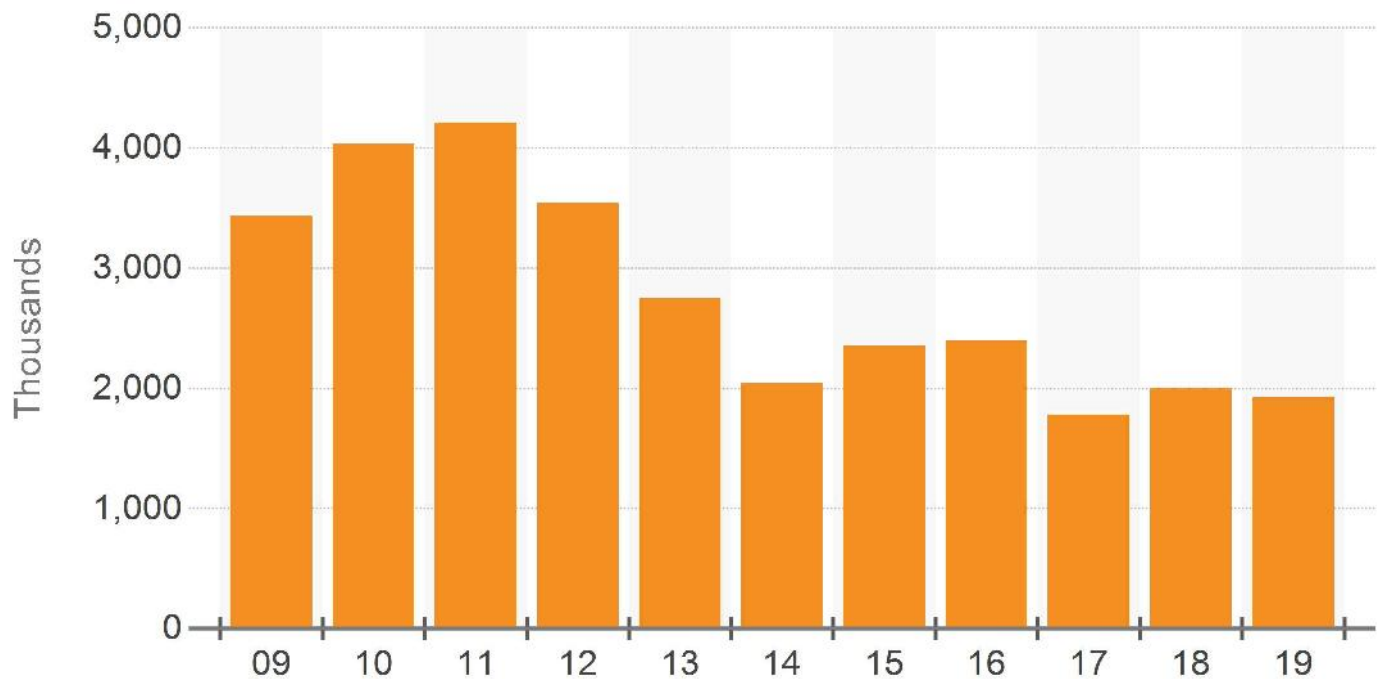
PERCENT LEASED RATE



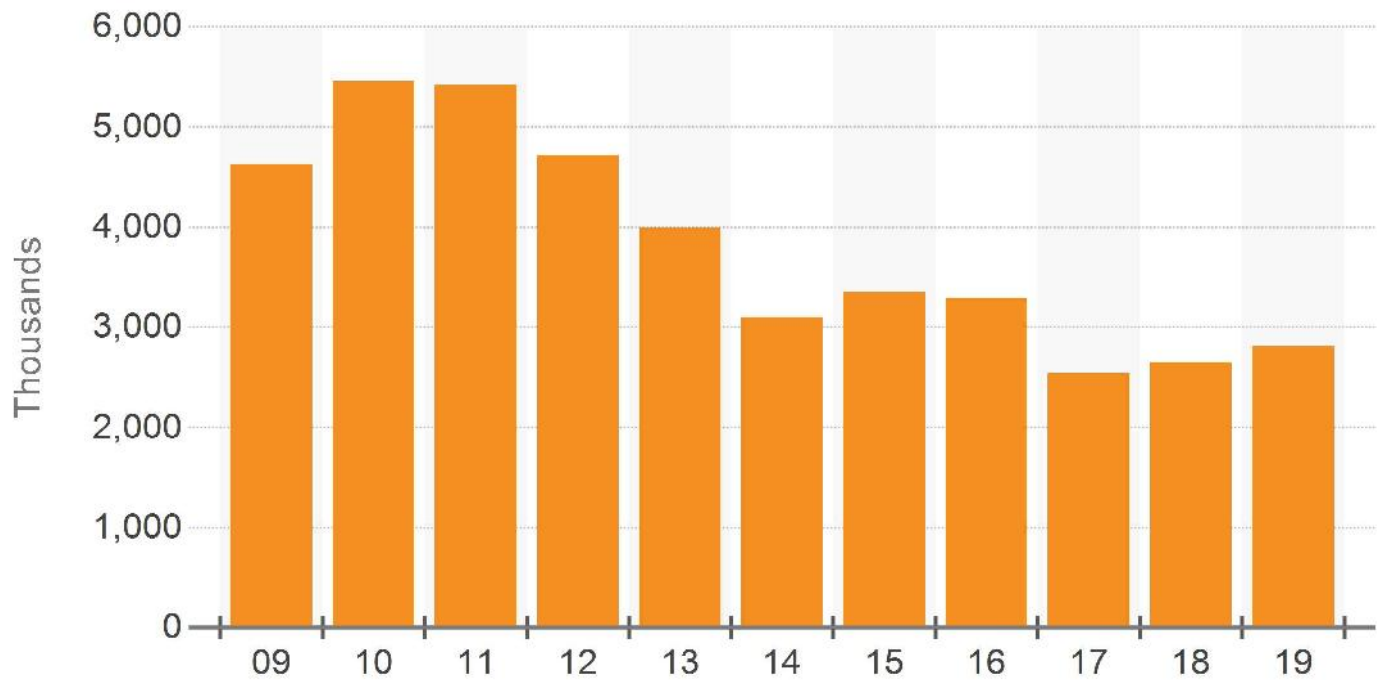
OCCUPANCY & PERCENT LEASED



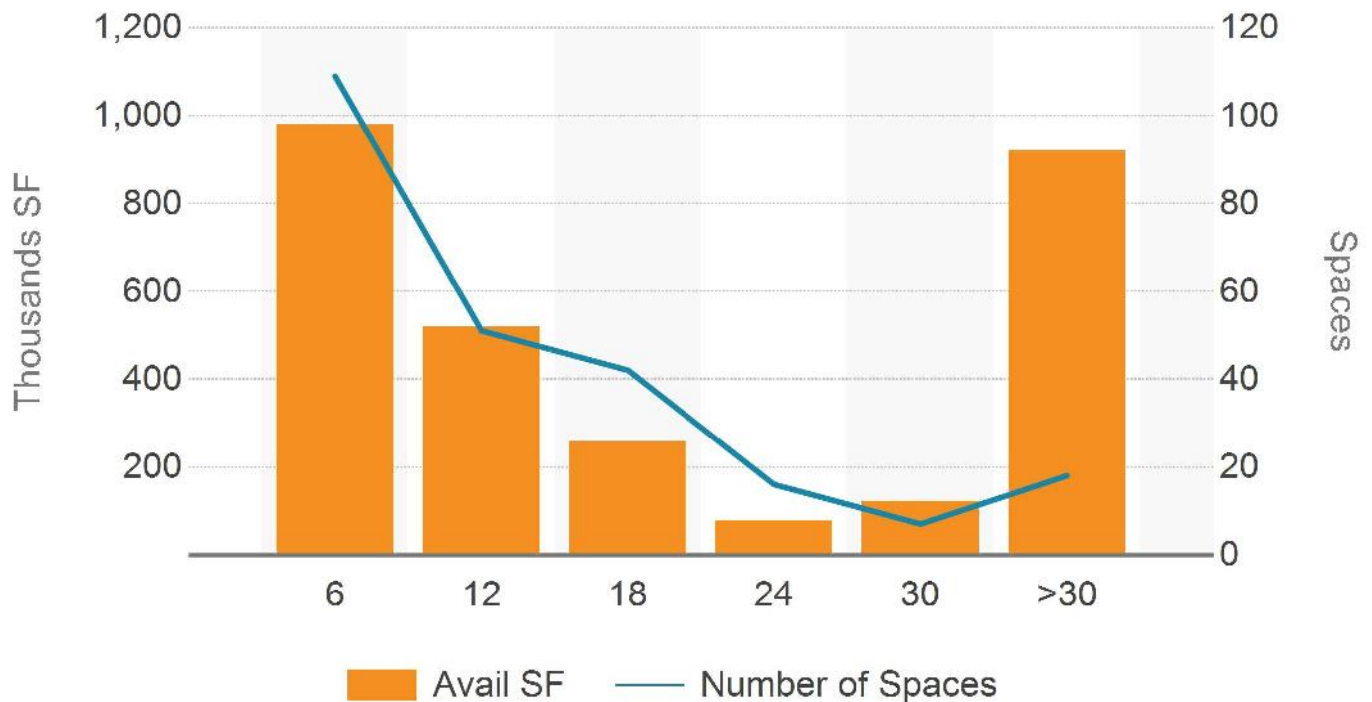
VACANT SF



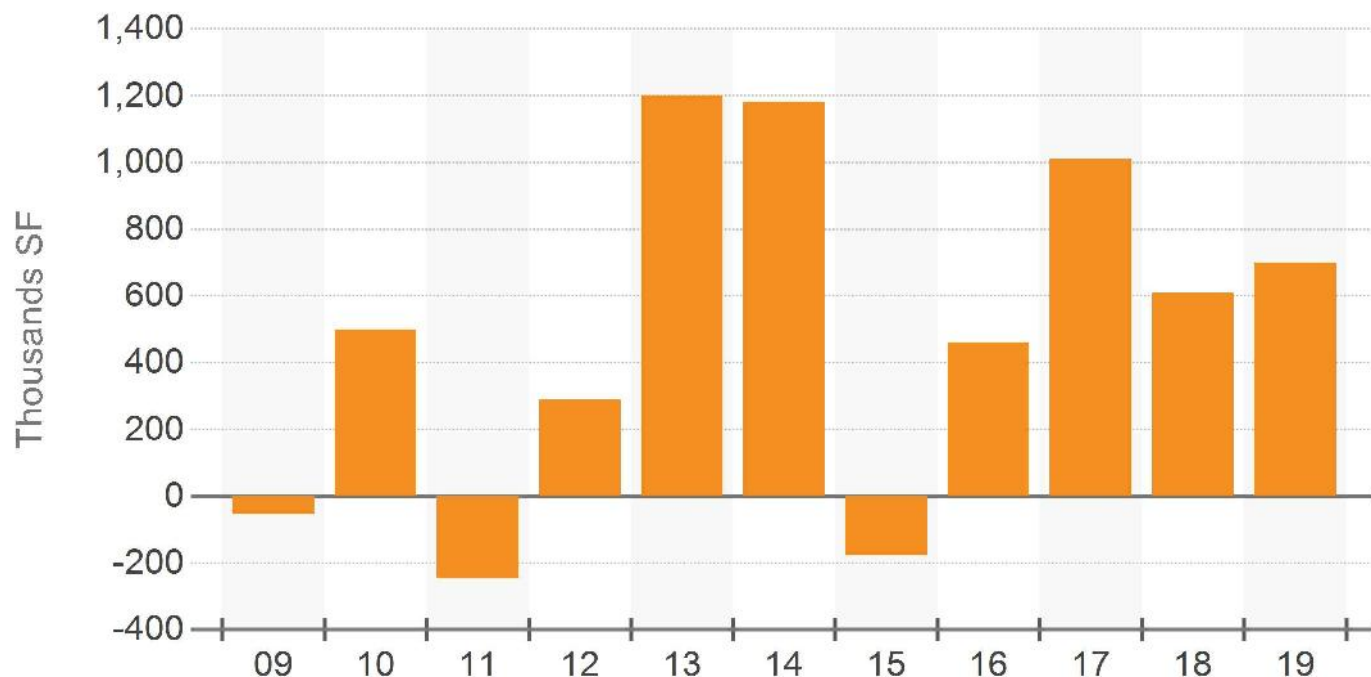
AVAILABLE SF



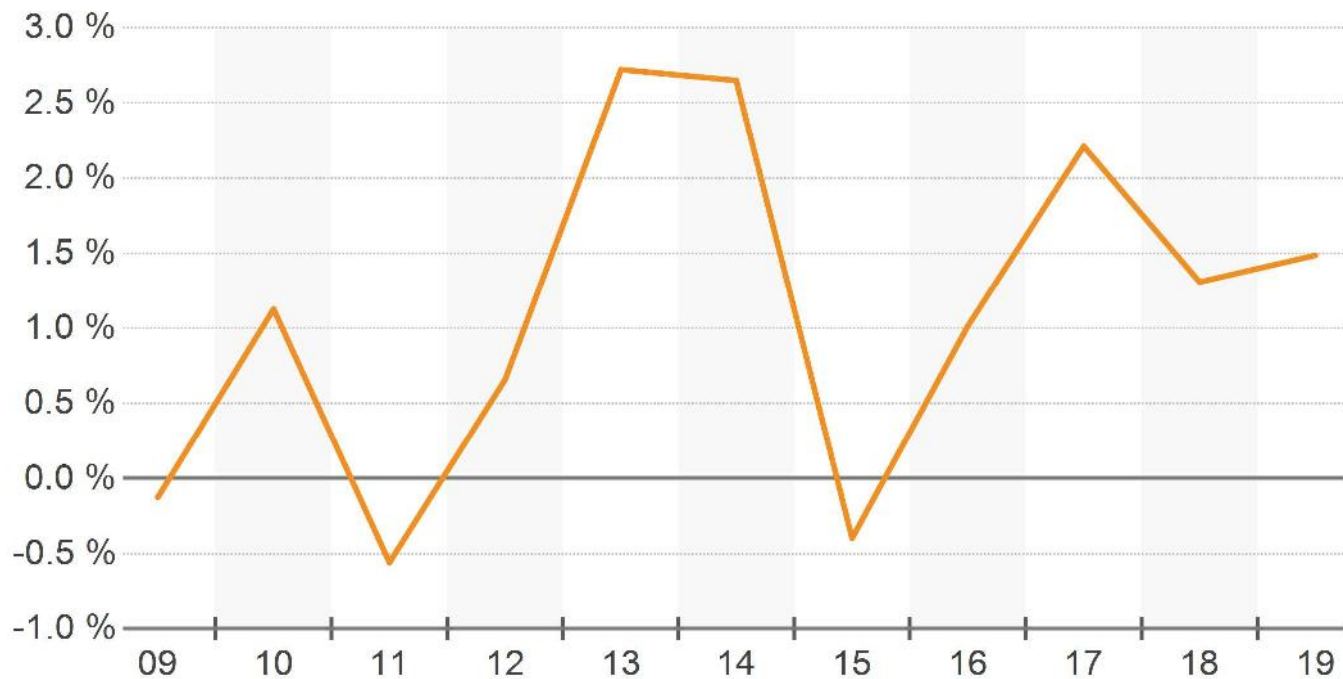
MONTHS ON MARKET DISTRIBUTION



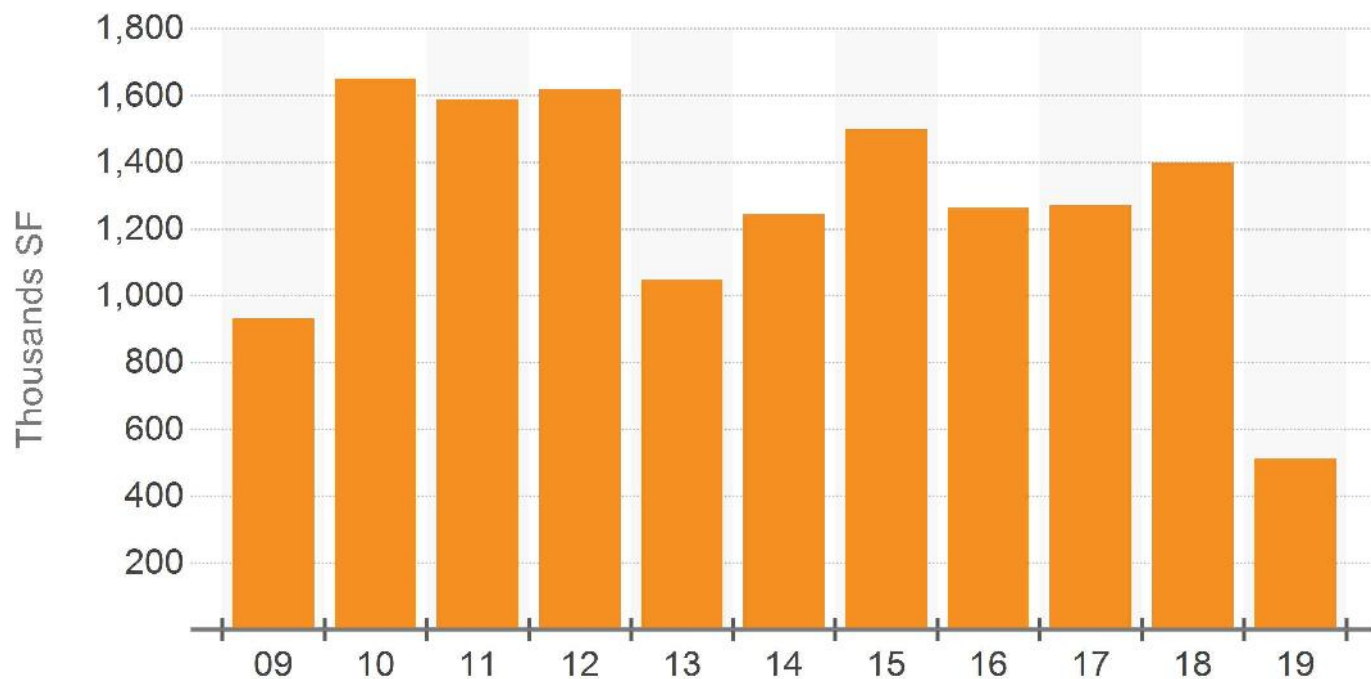
NET ABSORPTION



NET ABSORPTION AS % OF INVENTORY



LEASING ACTIVITY



MONTHS ON MARKET



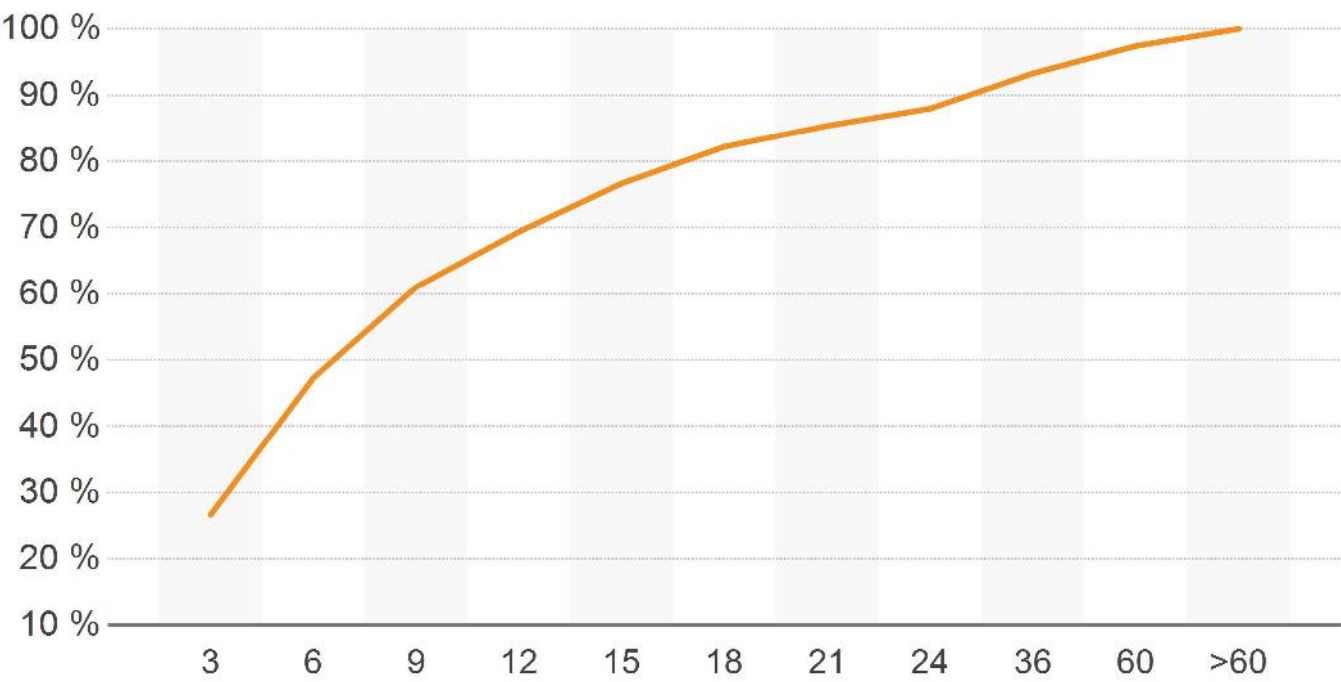
MONTHS TO LEASE



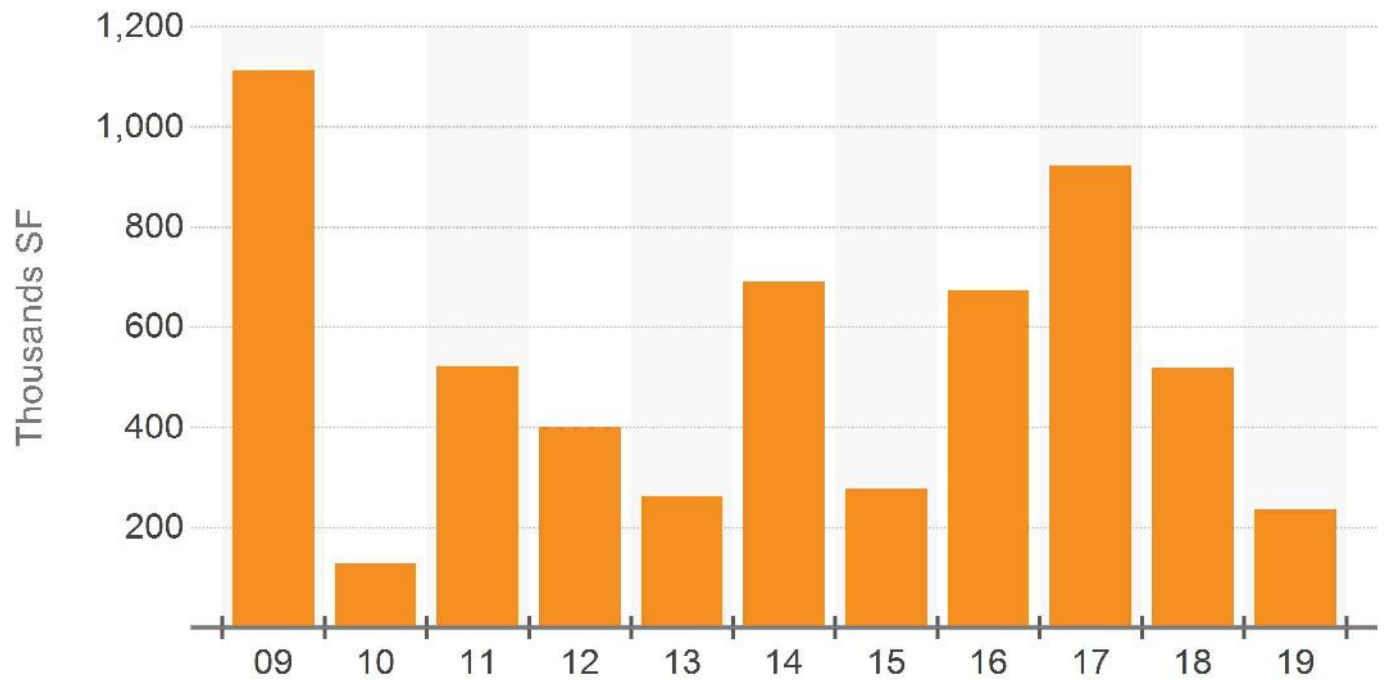
MONTHS VACANT



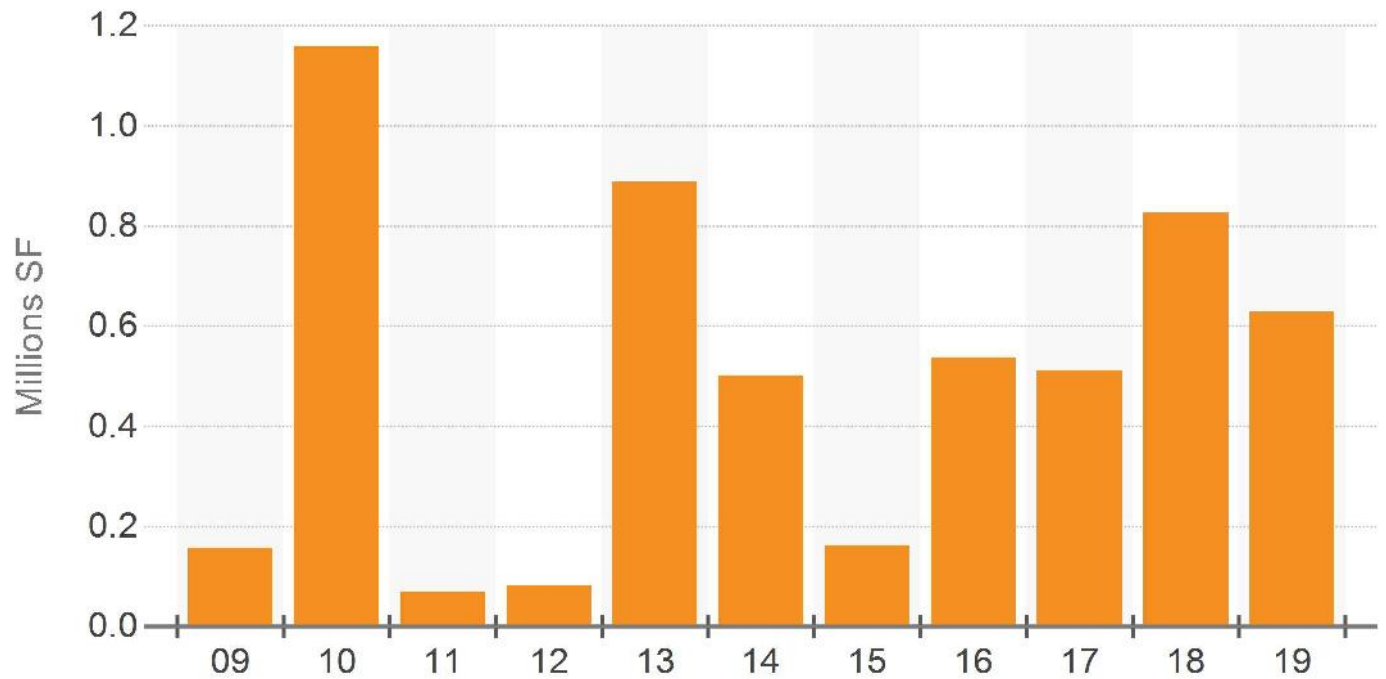
PROBABILITY OF LEASING IN MONTHS



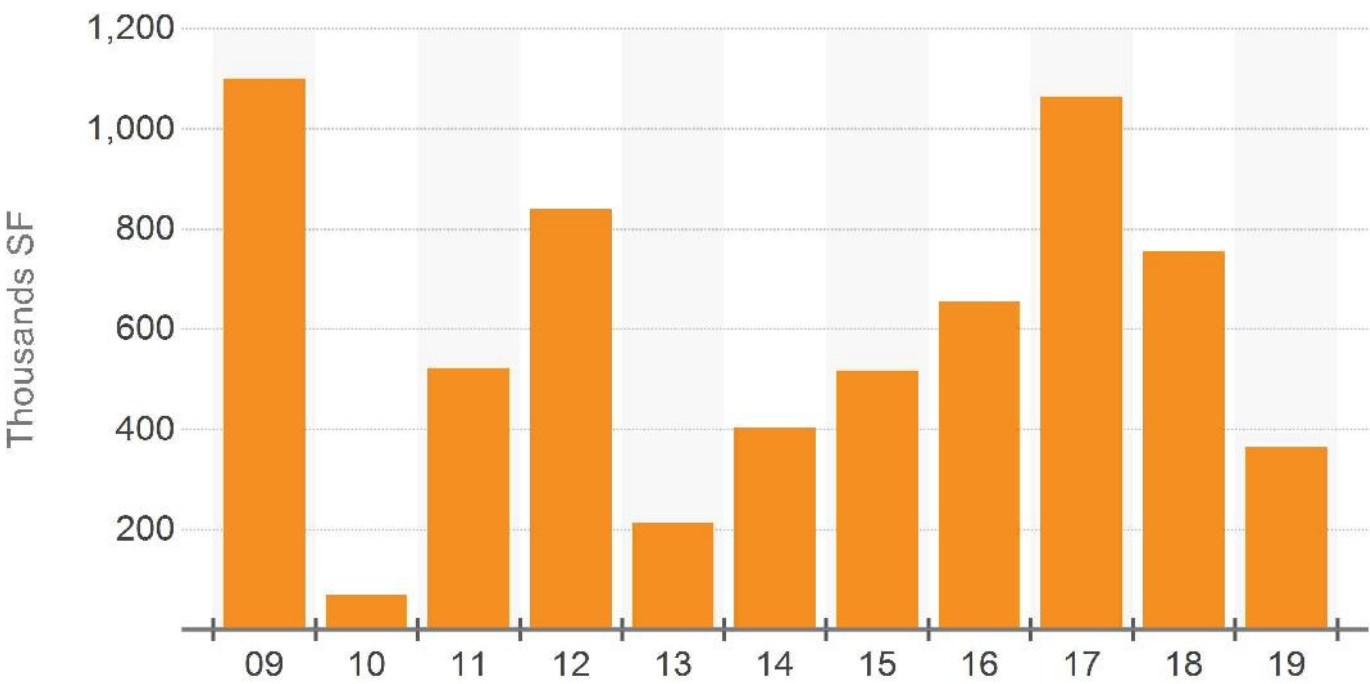
CONSTRUCTION STARTS



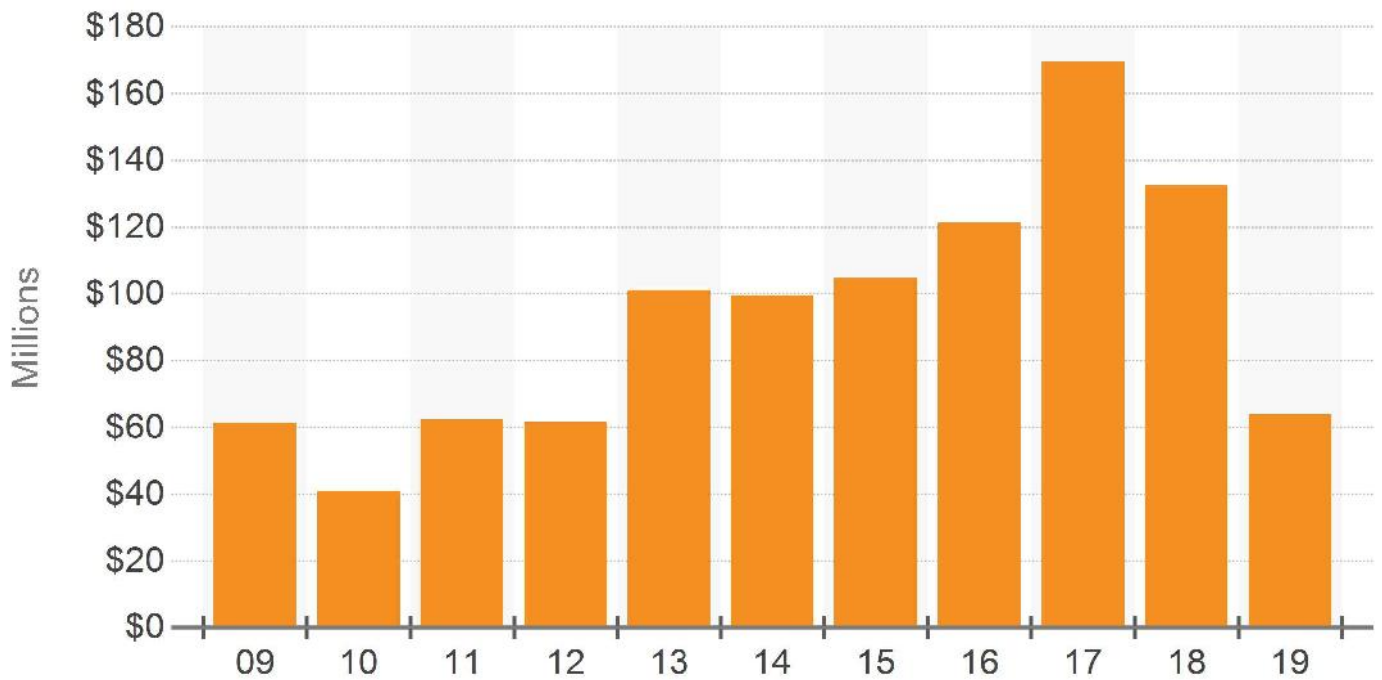
CONSTRUCTION DELIVERIES



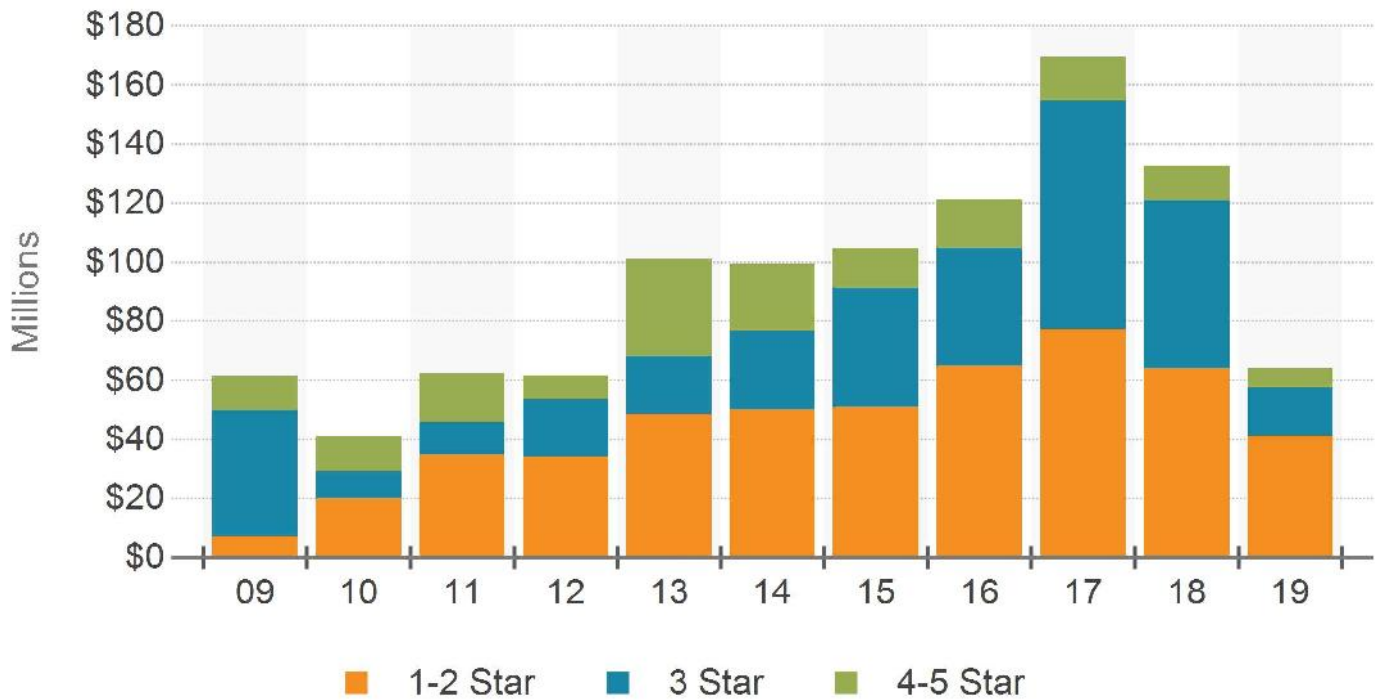
UNDER CONSTRUCTION



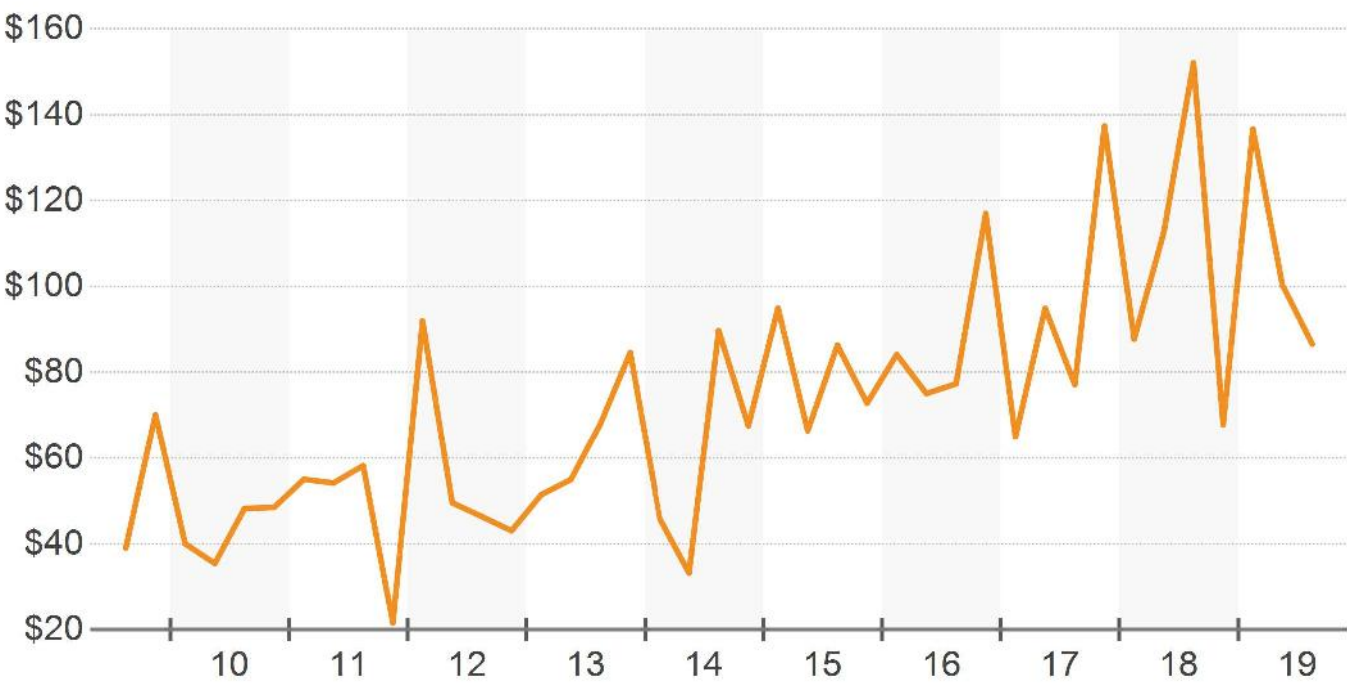
SALES VOLUME



SALES VOLUME BY STAR RATING



AVERAGE SALE PRICE PER SF



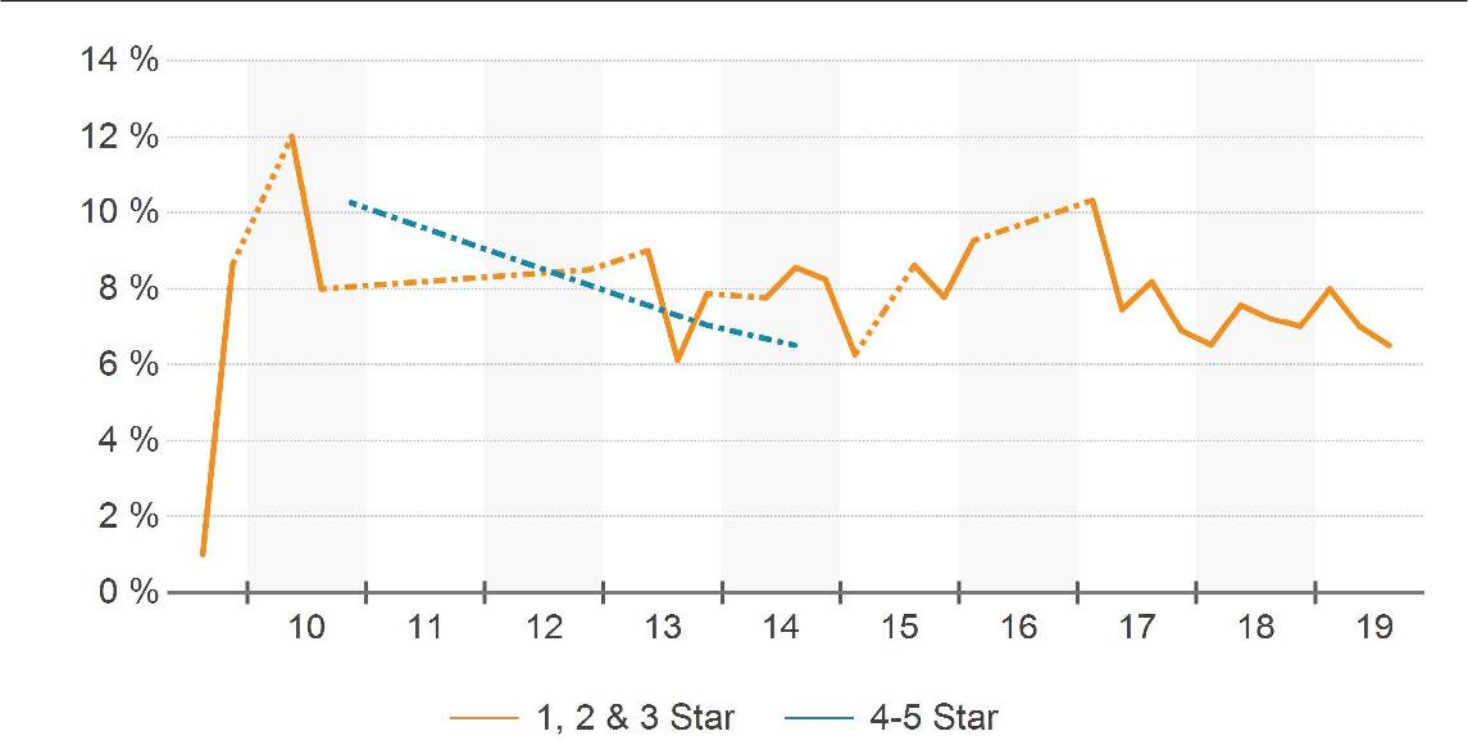
SALE TO ASKING PRICE DIFFERENTIAL



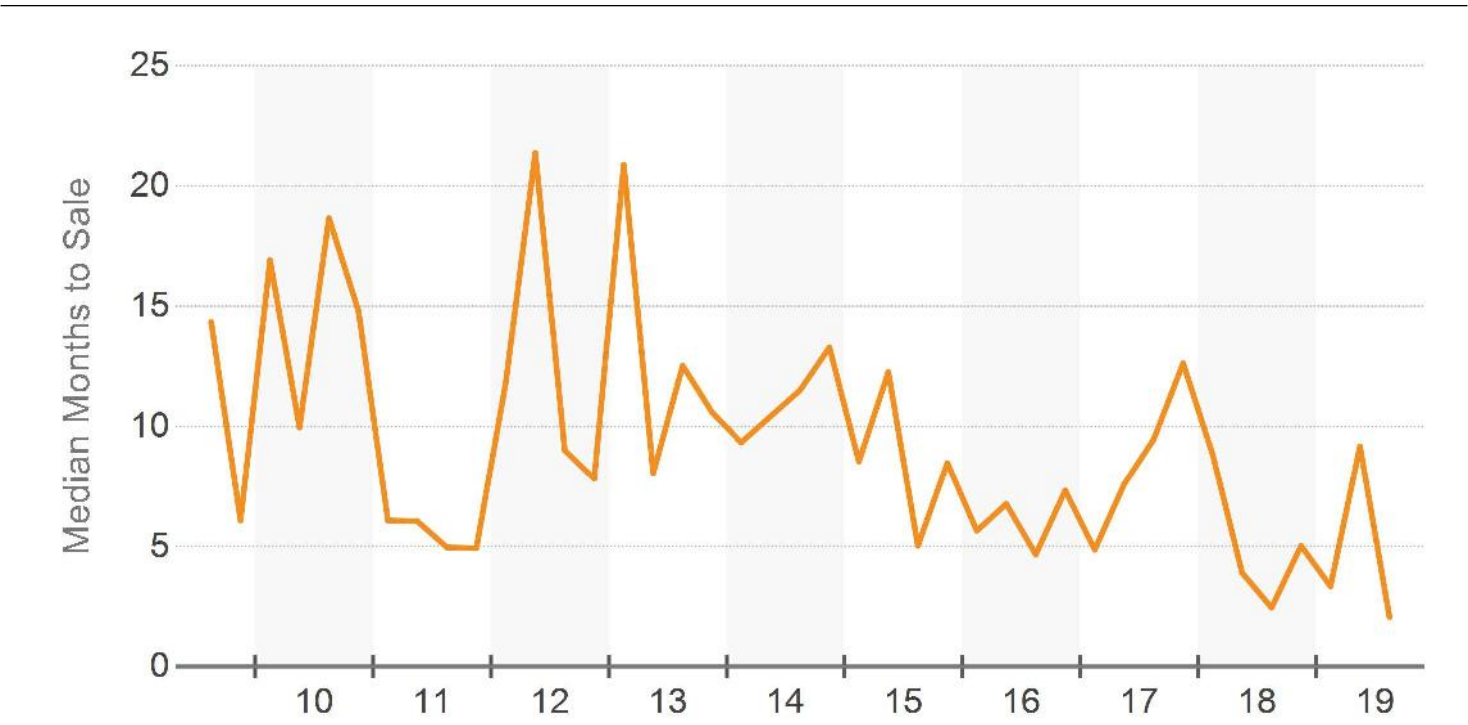
CAP RATE



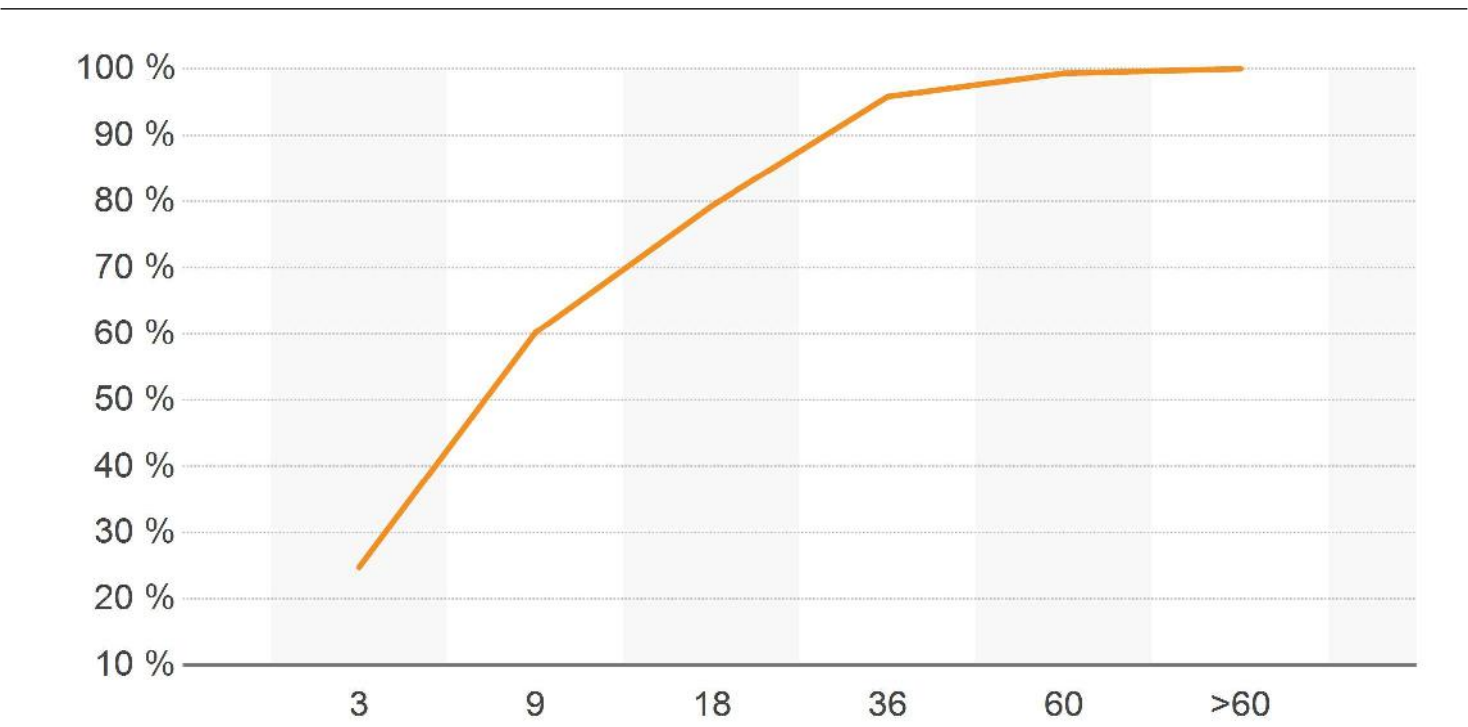
CAP RATE BY STAR RATING



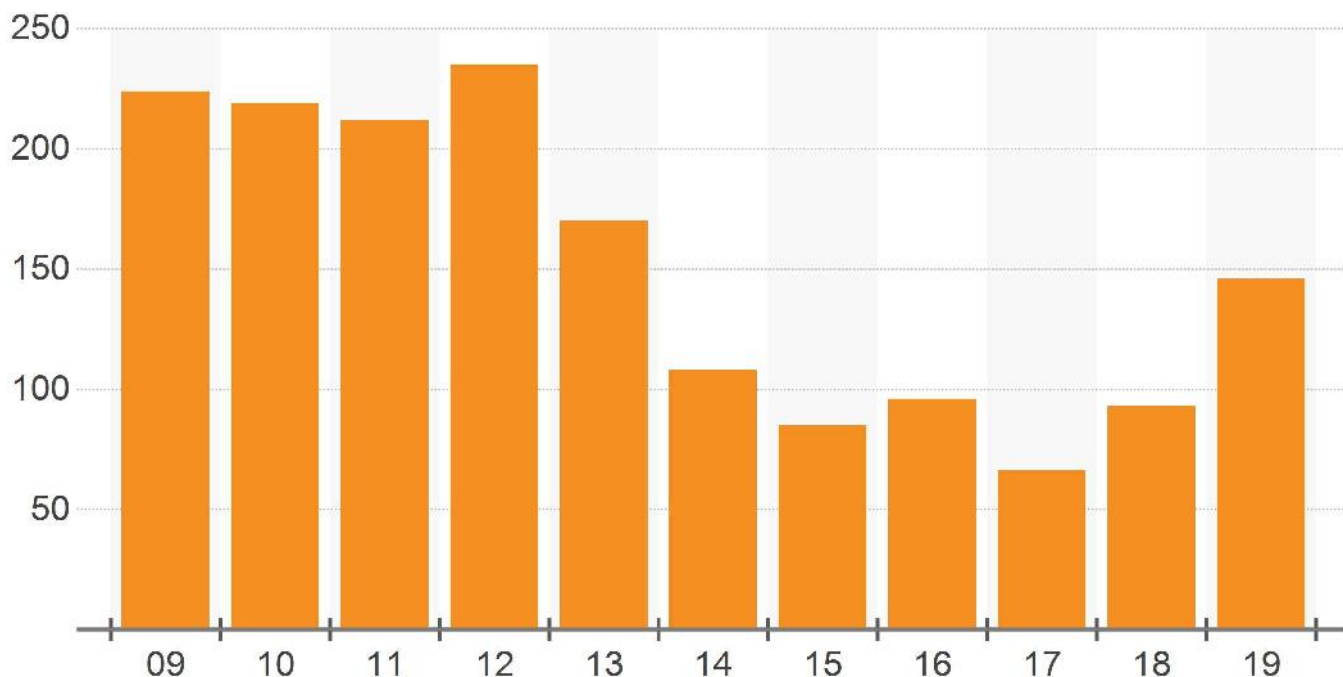
MONTHS TO SALE



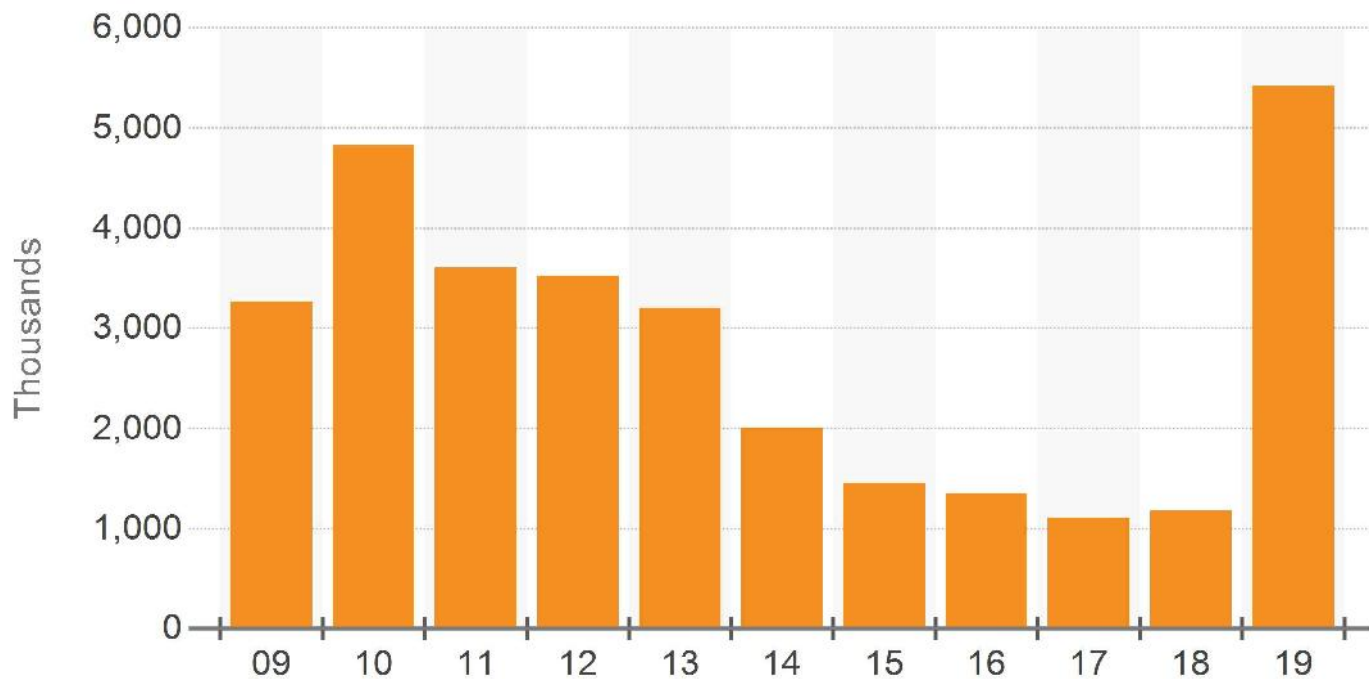
PROBABILITY OF SELLING IN MONTHS



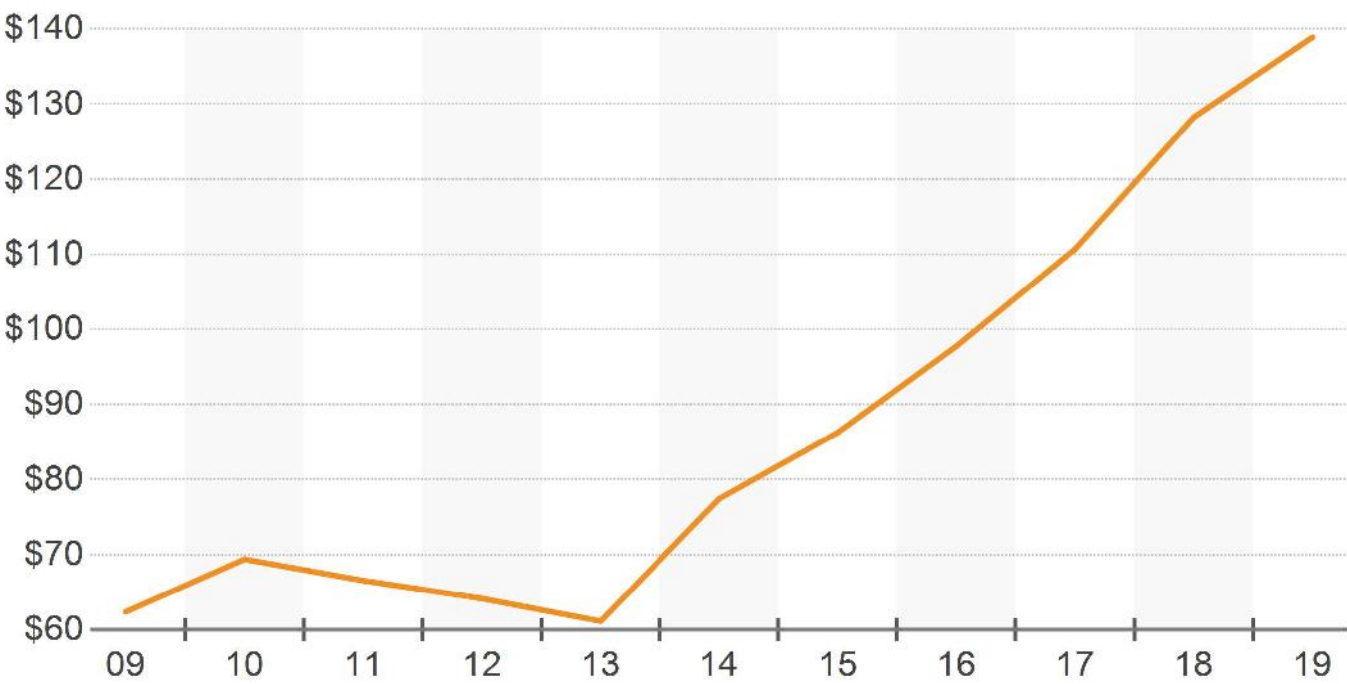
FOR SALE TOTAL LISTINGS



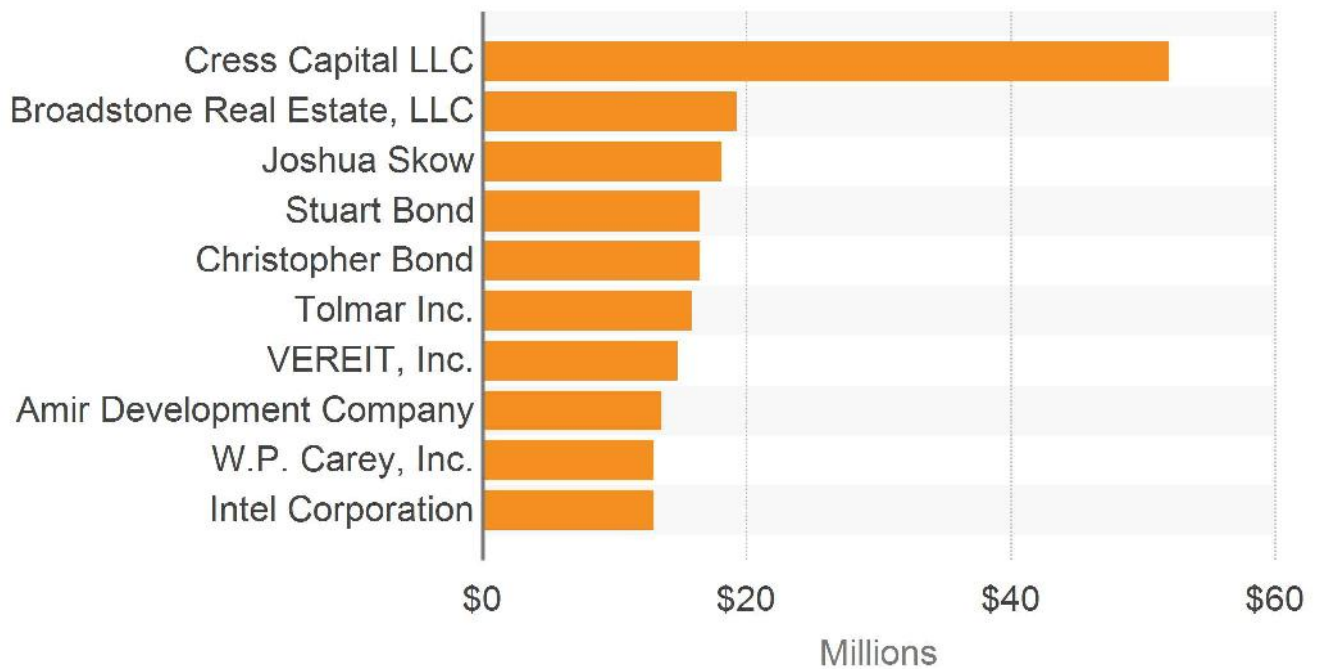
FOR SALE TOTAL SF



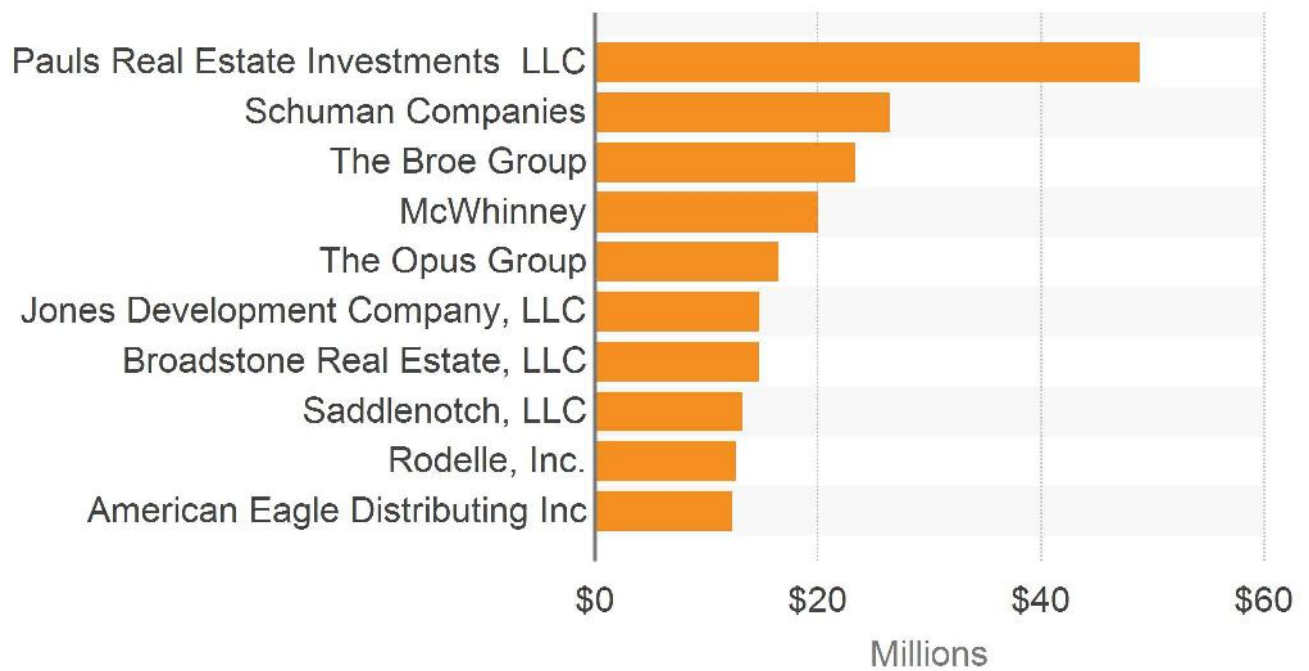
ASKING PRICE PER SF



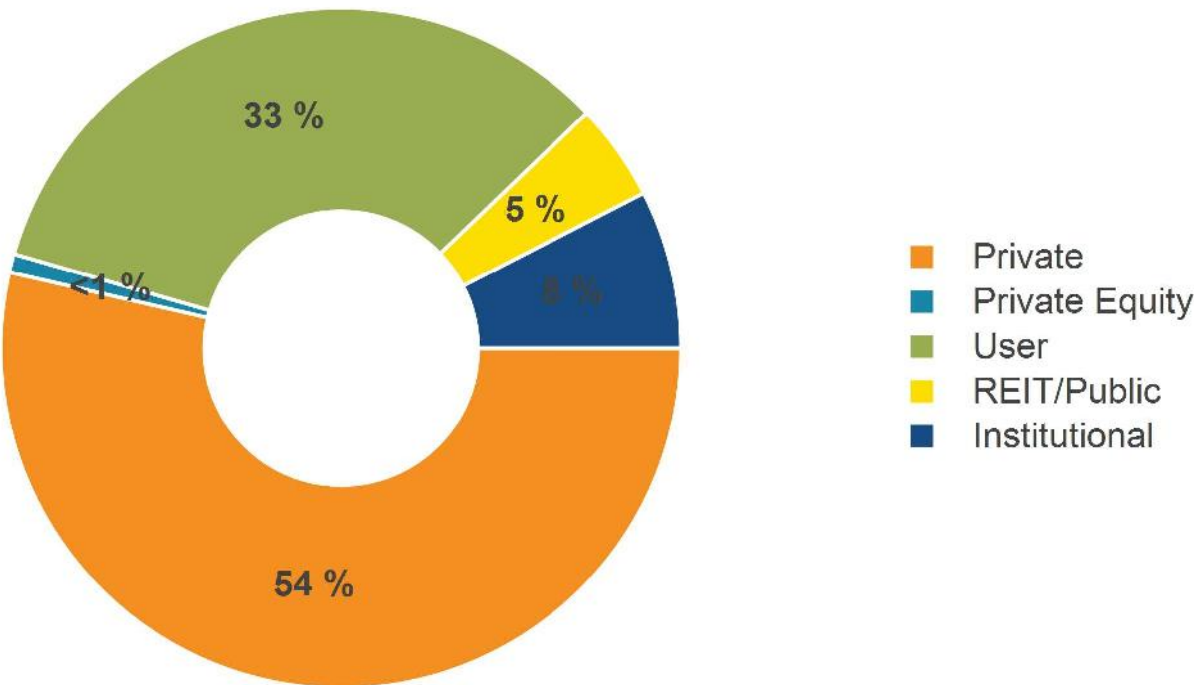
TOP BUYERS



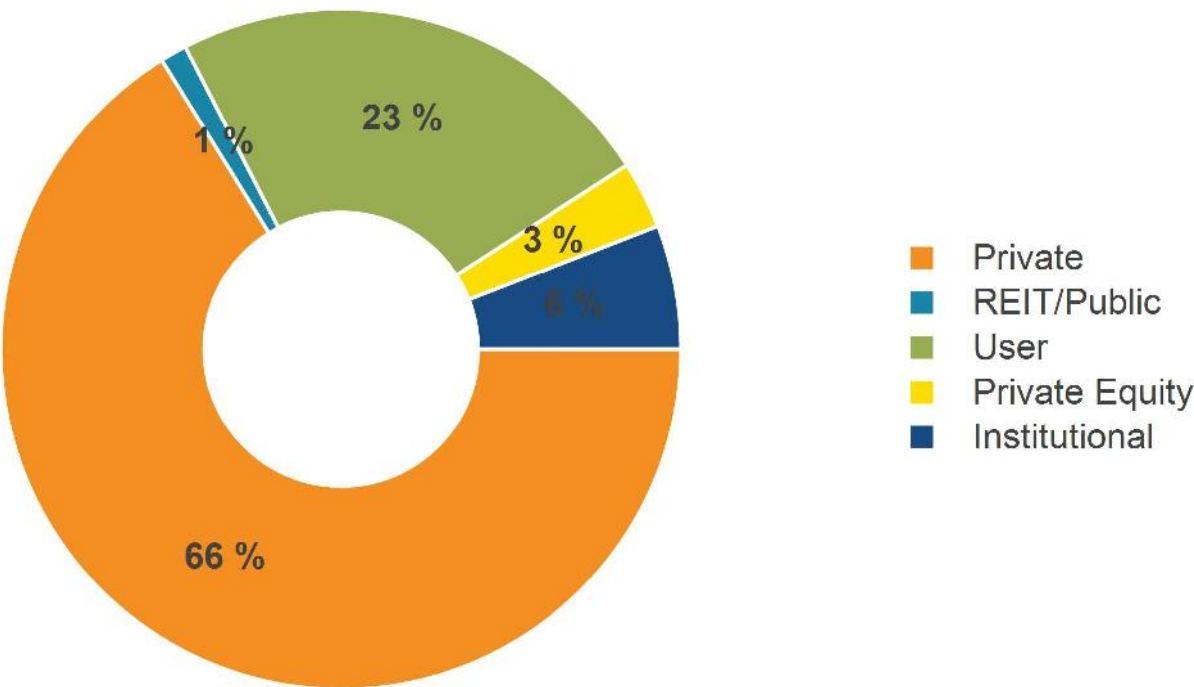
TOP SELLERS



SALES VOLUME BY BUYER TYPE



SALES VOLUME BY SELLER TYPE



TOP BUYER BROKERS



TOP SELLER BROKERS

