



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

PREPARED BY

REALTEC

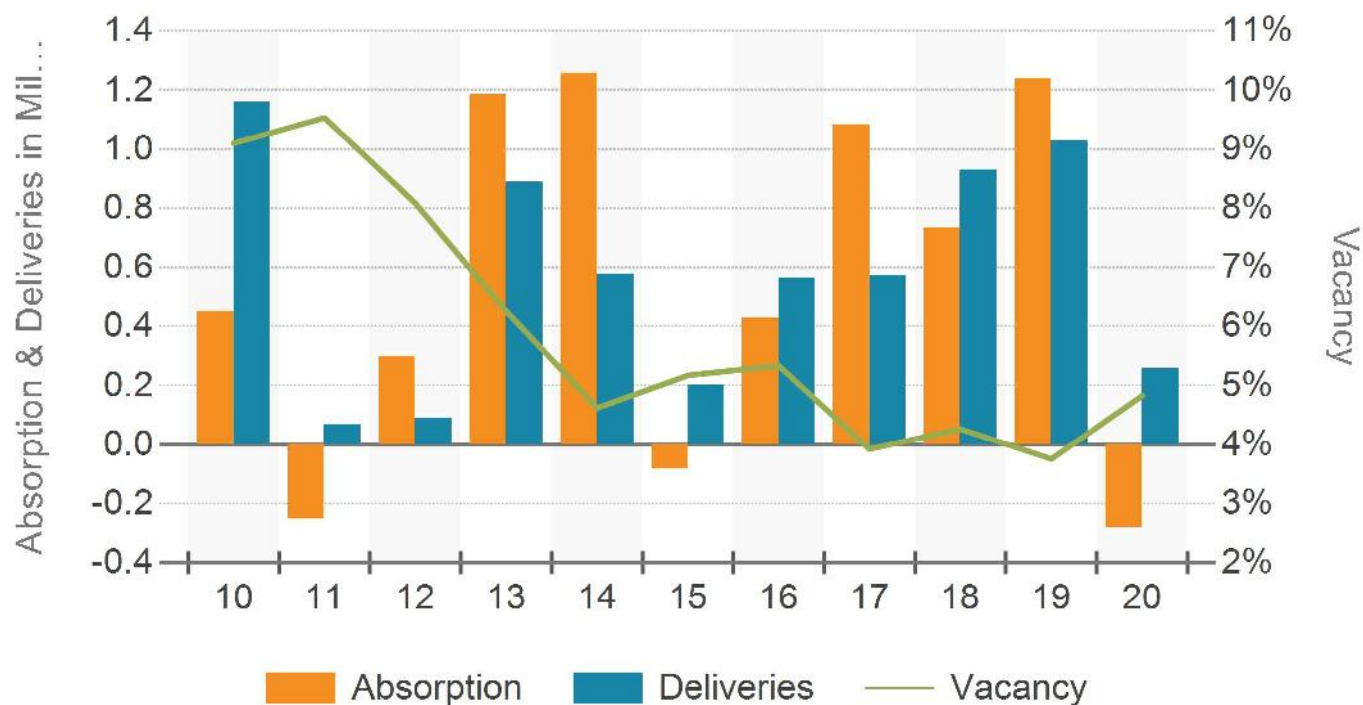
COMMERCIAL REAL ESTATE SERVICES

Jamie Globelnik

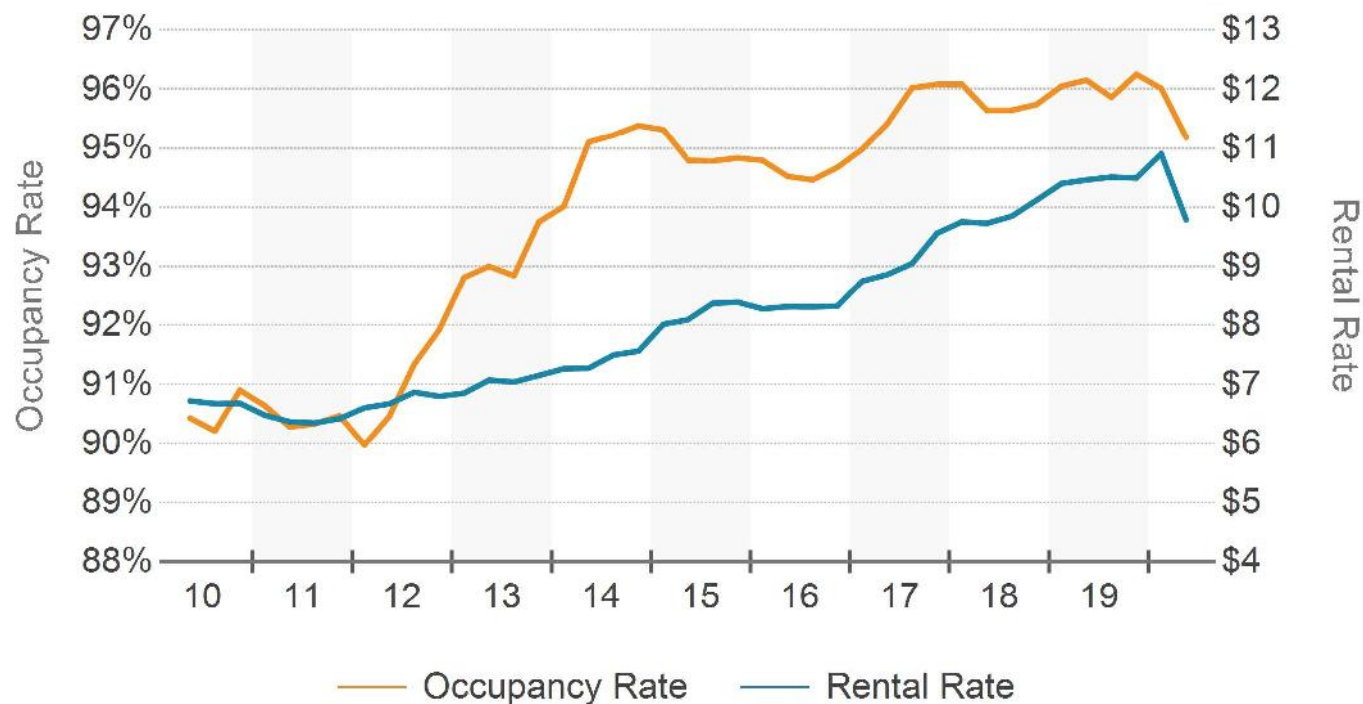
Associate Broker



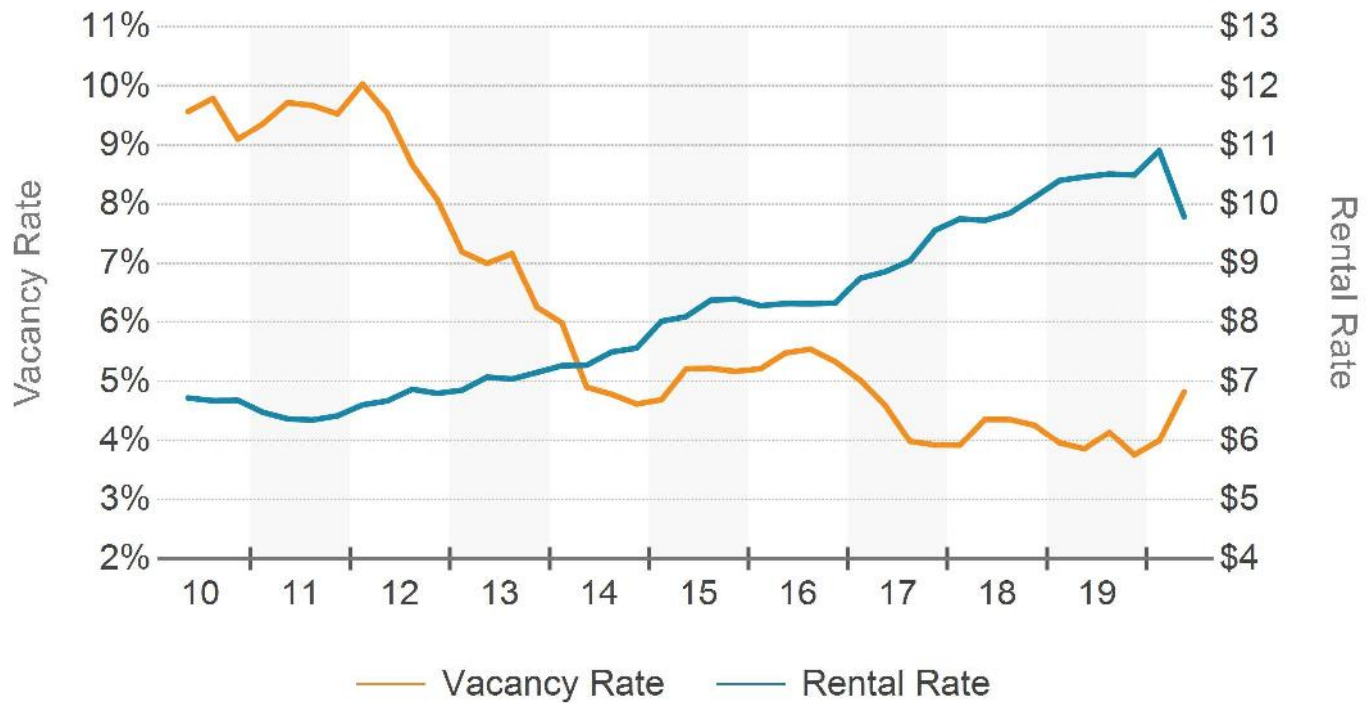
ABSORPTION, DELIVERIES, VACANCY



OCCUPANCY & RENTAL RATES



VACANCY & RENTAL RATES



SUMMARY STATISTICS

Availability	Survey	5-Year Avg
Rent Per SF	\$9.79	\$9.34
Vacancy Rate	4.8%	4.6%
Vacant SF	2,335,704	2,100,217
Availability Rate	8.7%	6.7%
Available SF	4,257,353	3,090,516
Sublet SF	142,940	237,941
Months on Market	4.2	5.4

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	585,897	623,635
12 Mo. Leasing SF	1,485,167	1,357,280

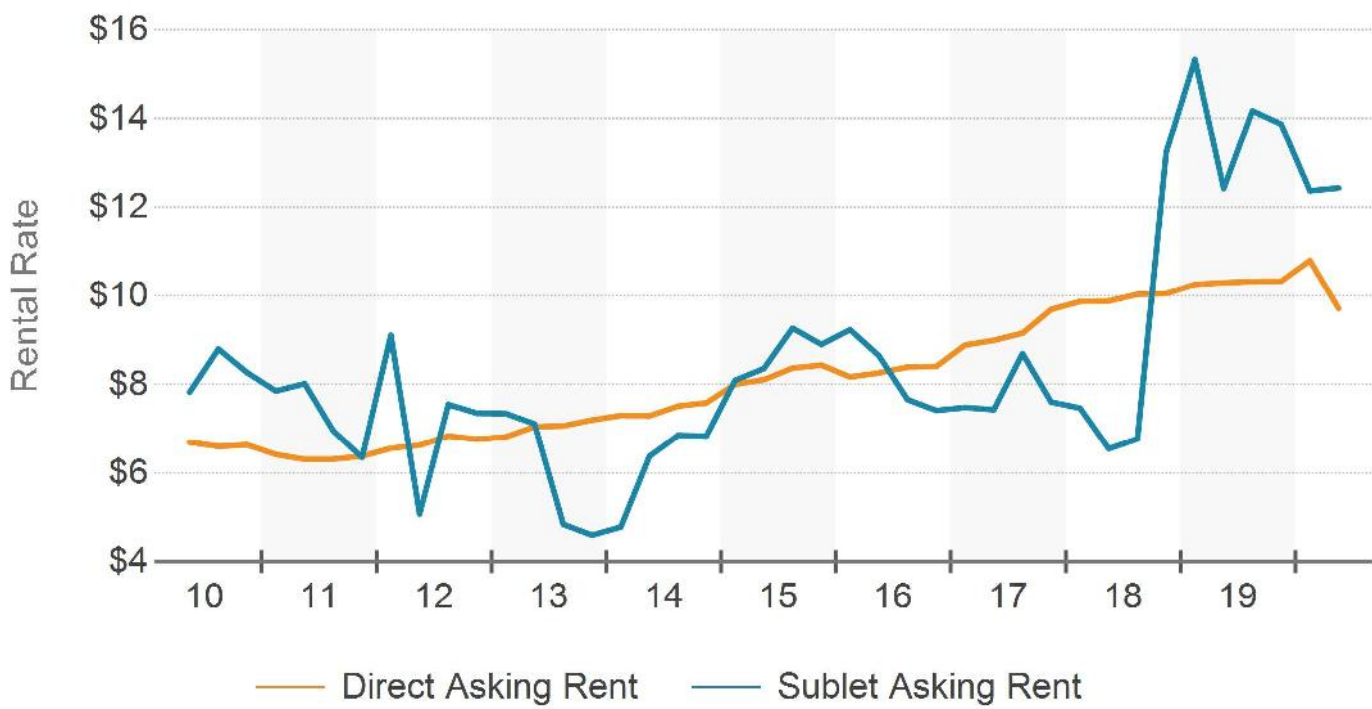
Inventory	Survey	5-Year Avg
Existing Buildings	2,174	2,077
Existing SF	48,416,206	45,832,302
12 Mo. Const. Starts	809,598	634,942
Under Construction	770,105	676,254
12 Mo. Deliveries	1,046,690	627,043

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$118	\$97
Asking Price Per SF	\$199	\$155
Sales Volume (Mil.)	\$163	\$144
Cap Rate	8.0%	7.6%

ASKING RENT PER SF



DIRECT & SUBLET RENTAL RATES



VACANCY RATE



SUBLEASE VACANCY RATE



AVAILABILITY RATE



AVAILABILITY & VACANCY RATE



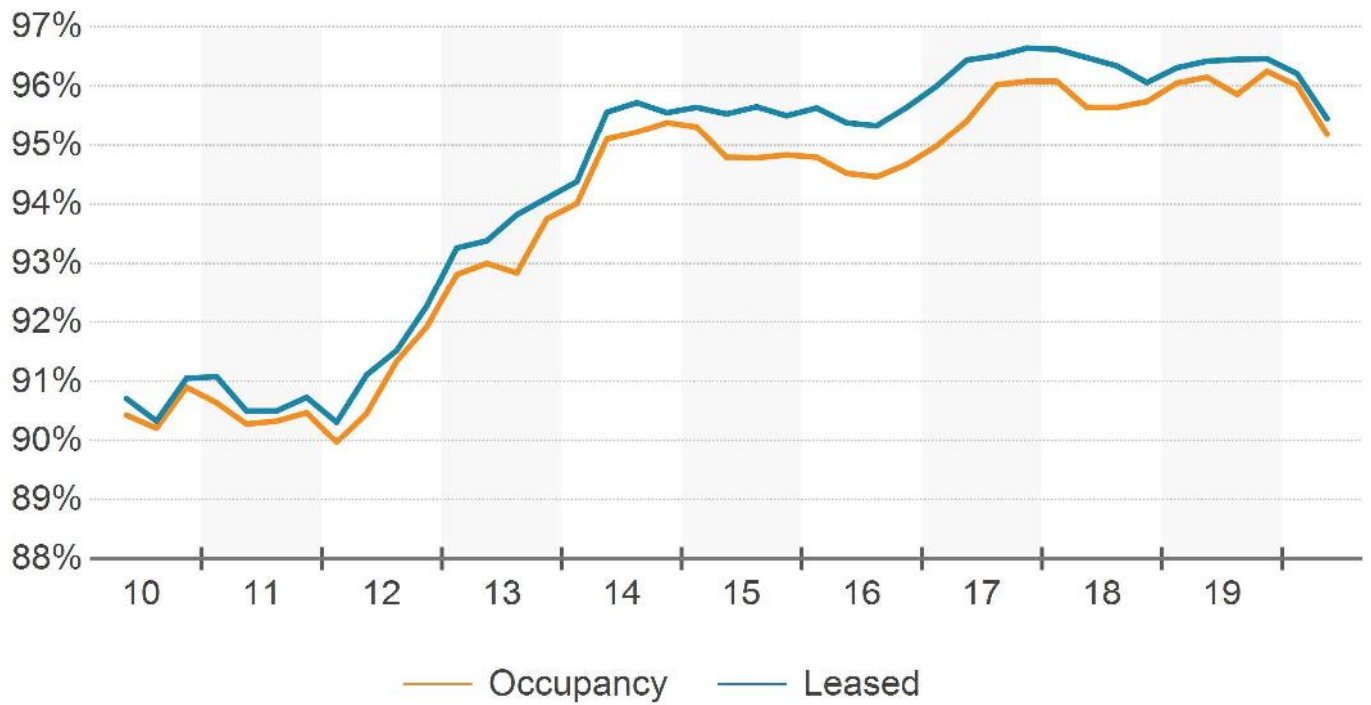
OCCUPANCY RATE



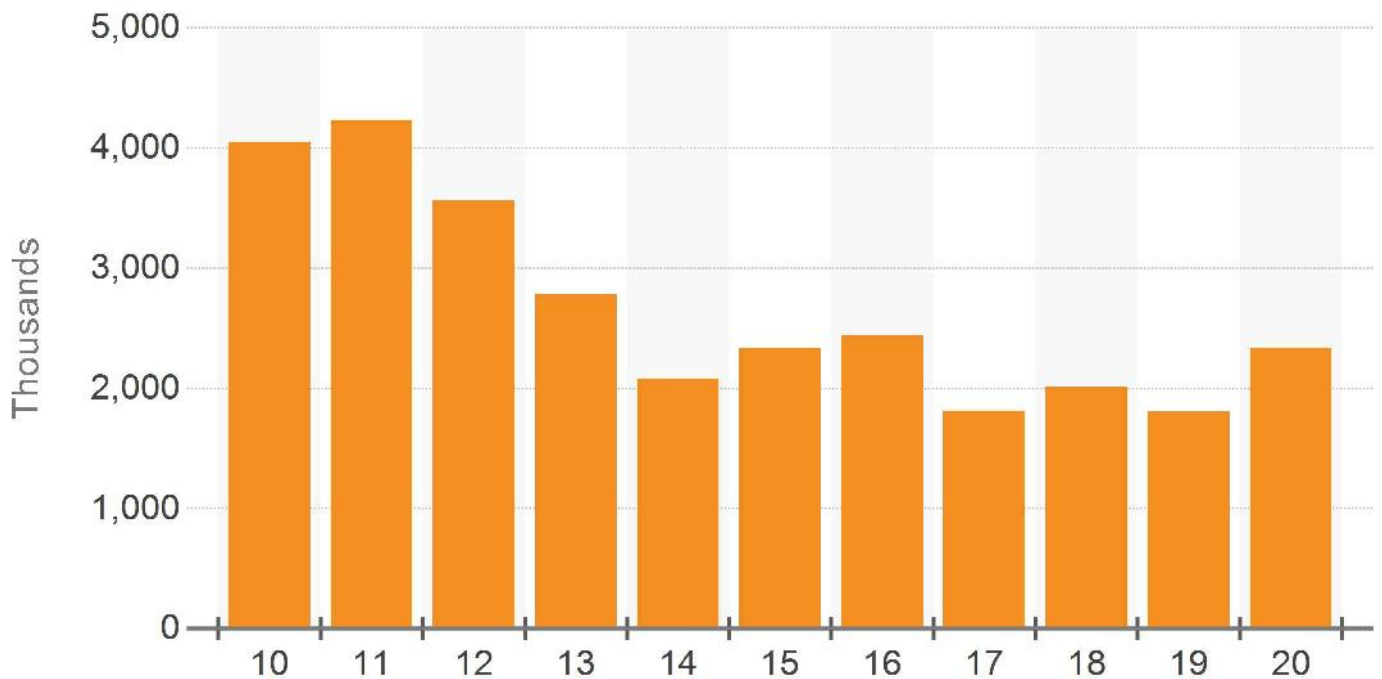
PERCENT LEASED RATE



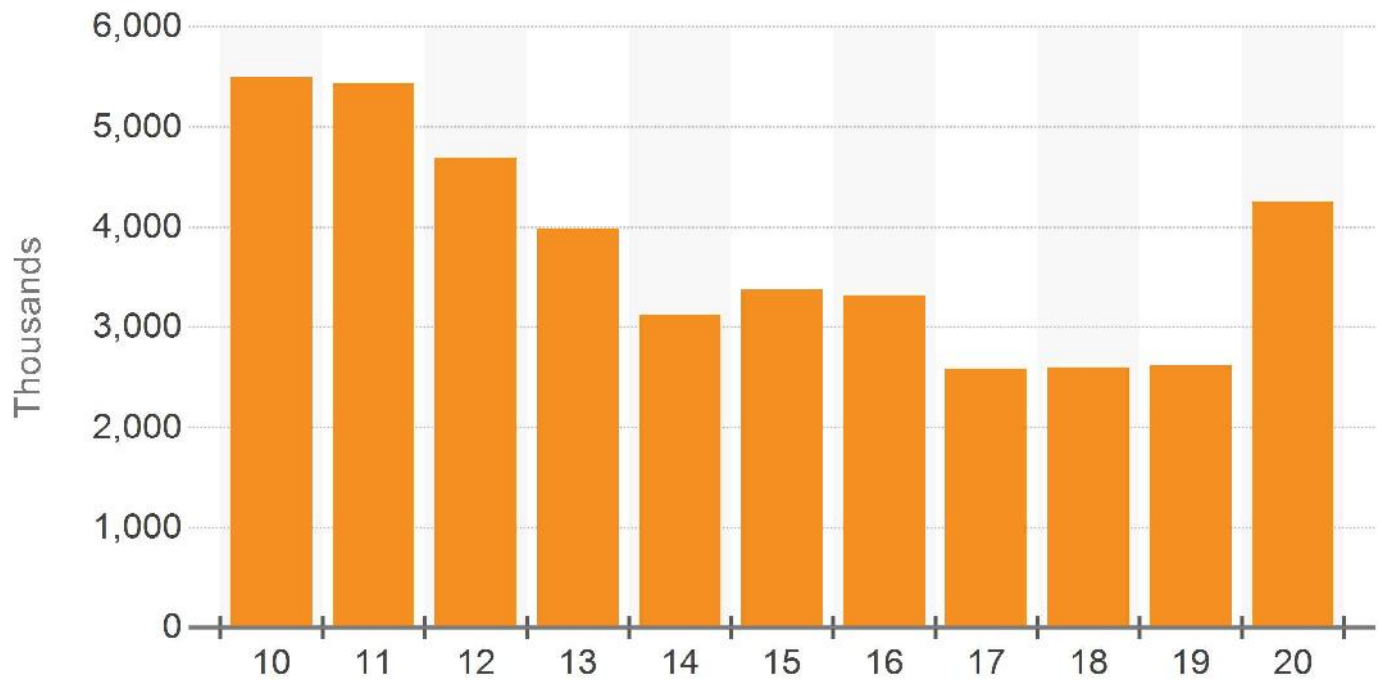
OCCUPANCY & PERCENT LEASED



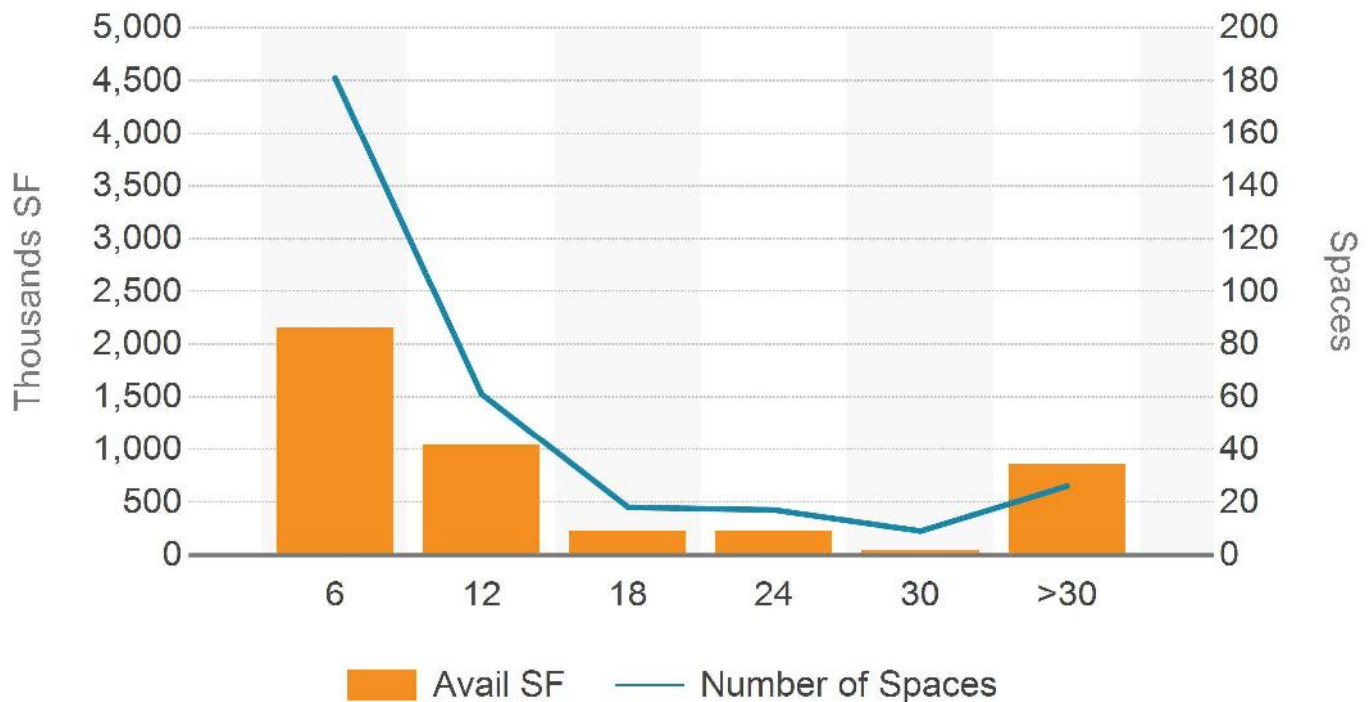
VACANT SF



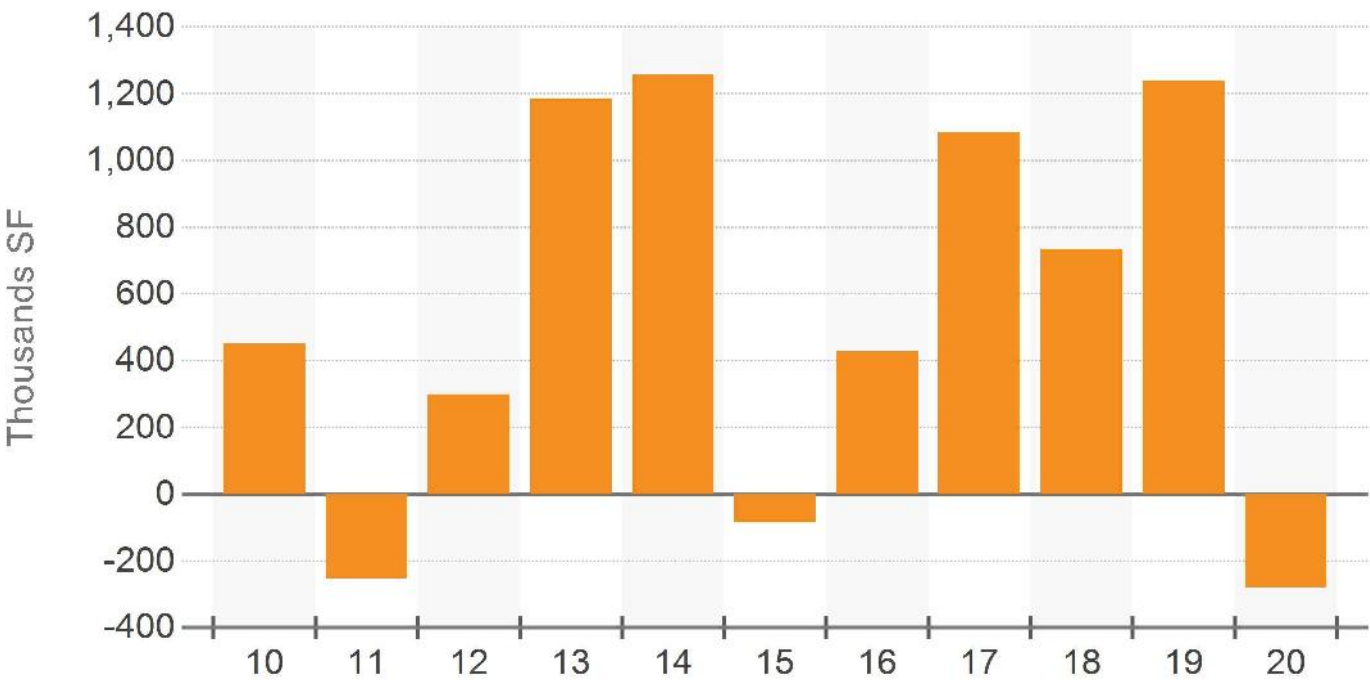
AVAILABLE SF



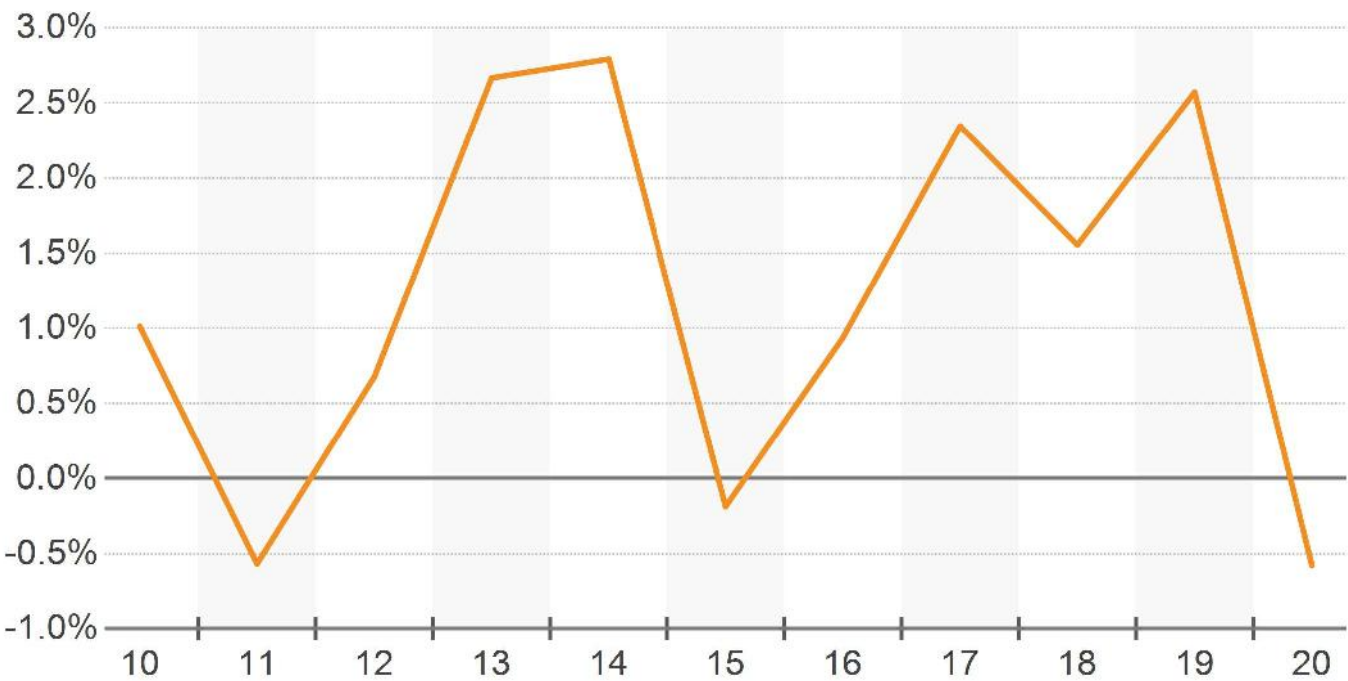
MONTHS ON MARKET DISTRIBUTION



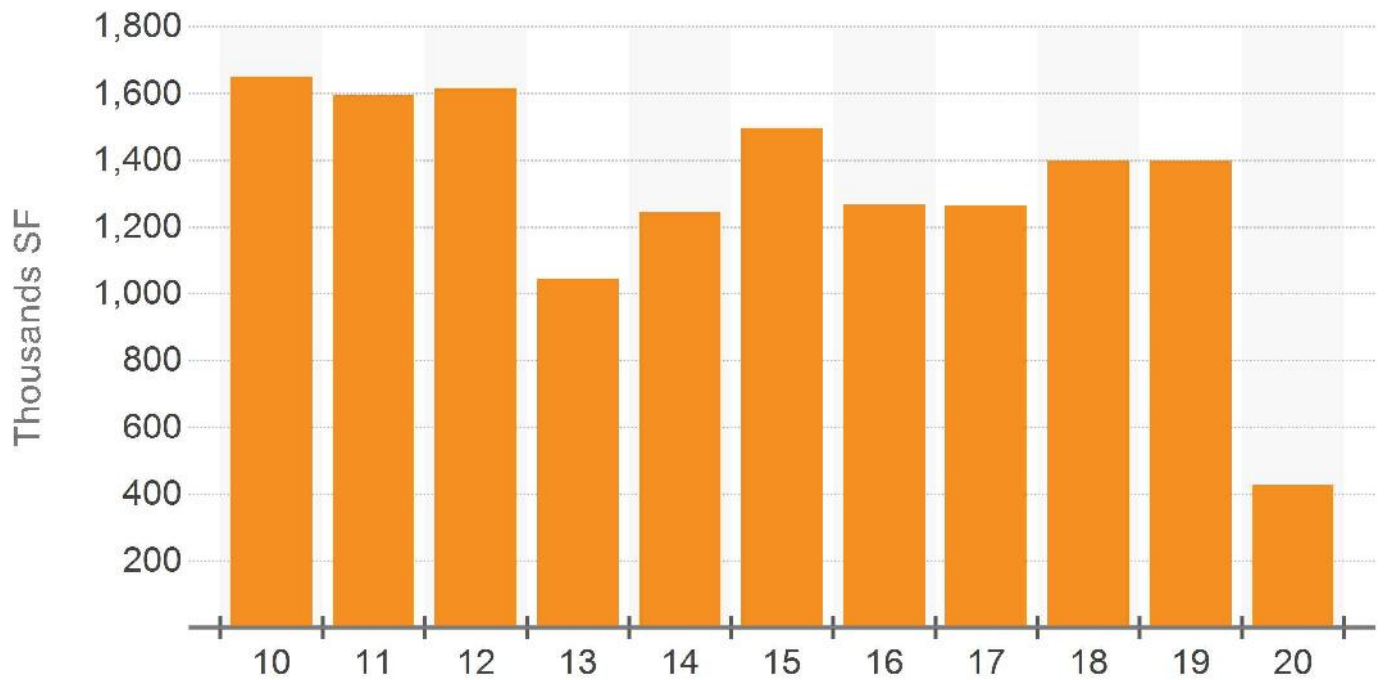
NET ABSORPTION



NET ABSORPTION AS % OF INVENTORY



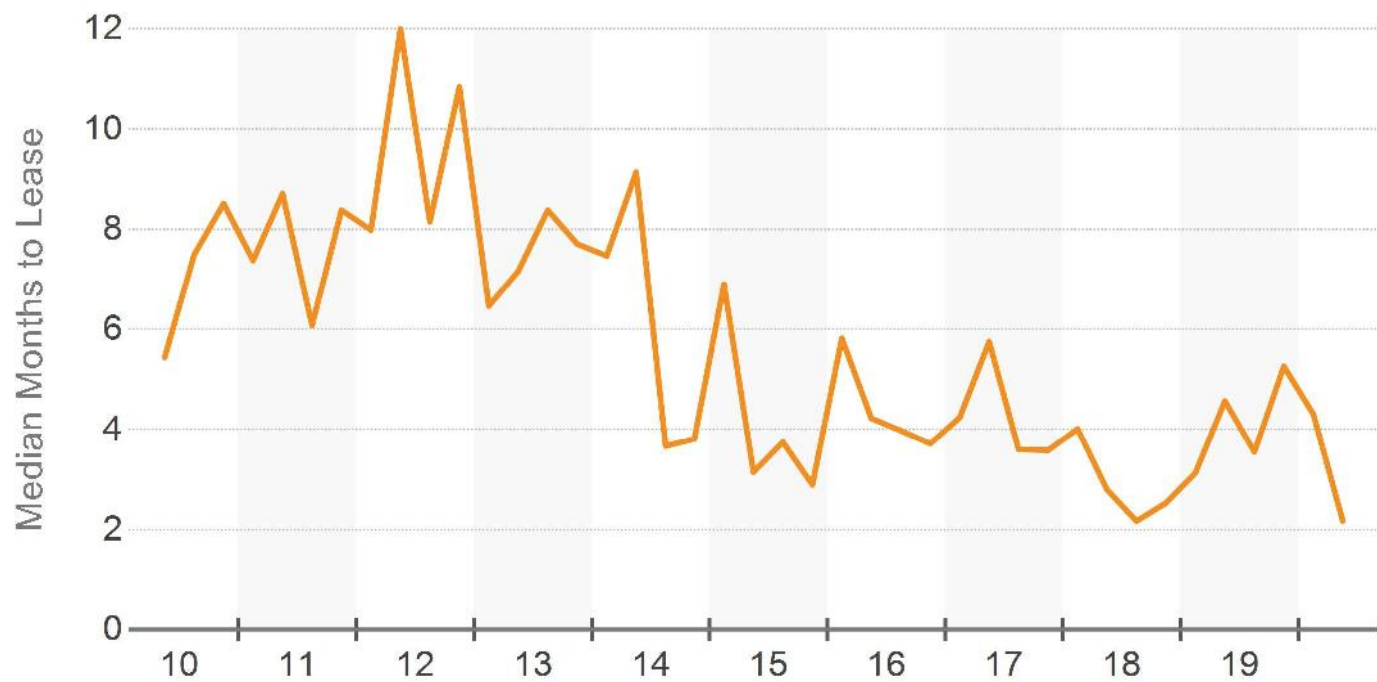
LEASING ACTIVITY



MONTHS ON MARKET



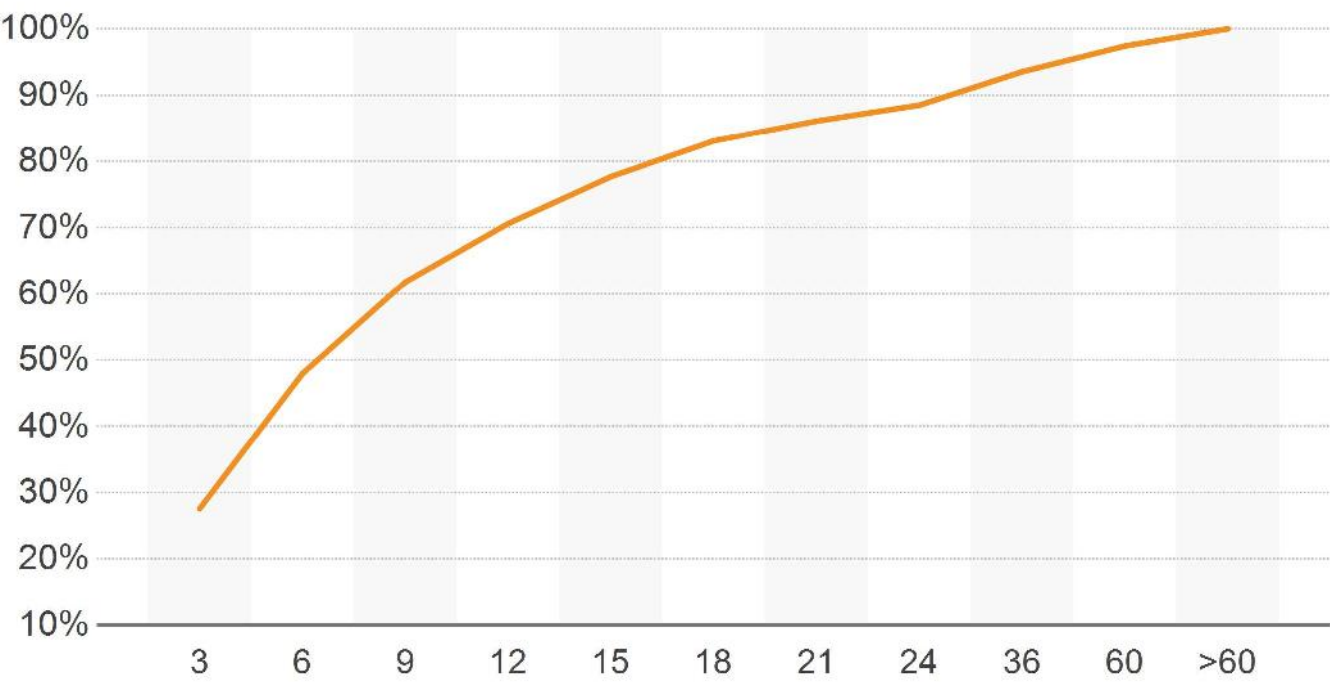
MONTHS TO LEASE



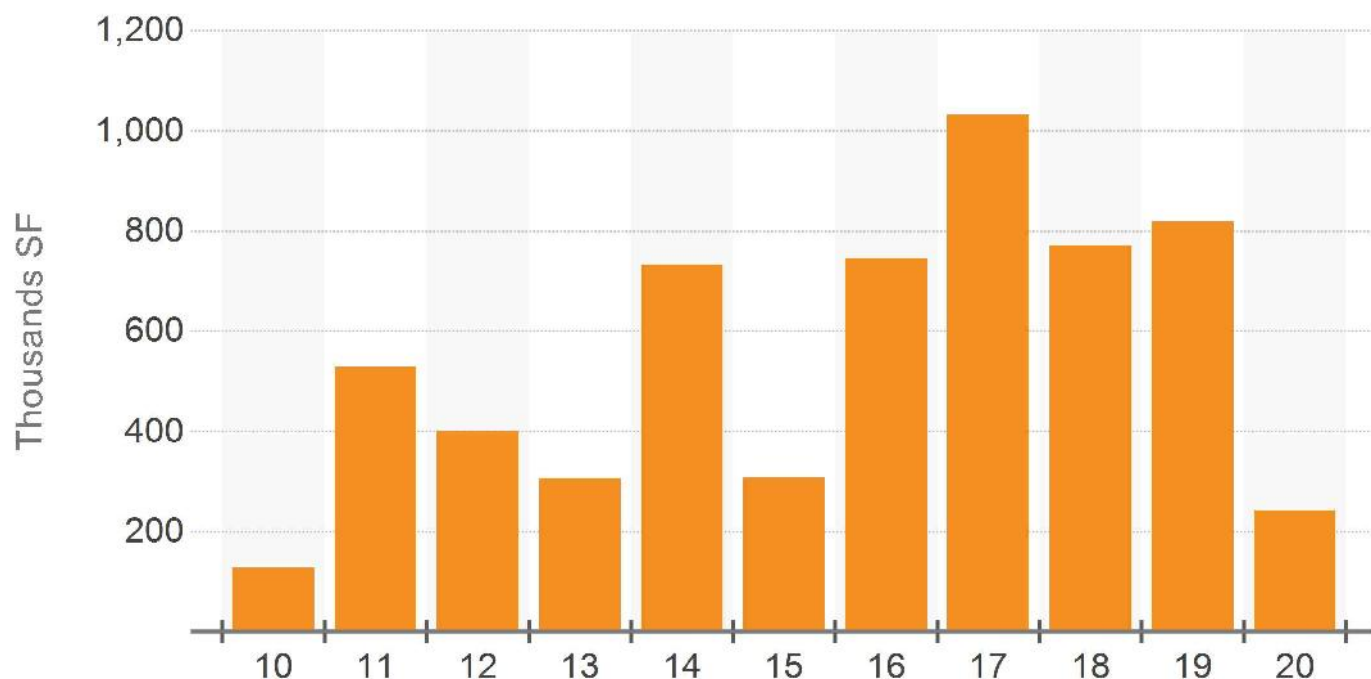
MONTHS VACANT



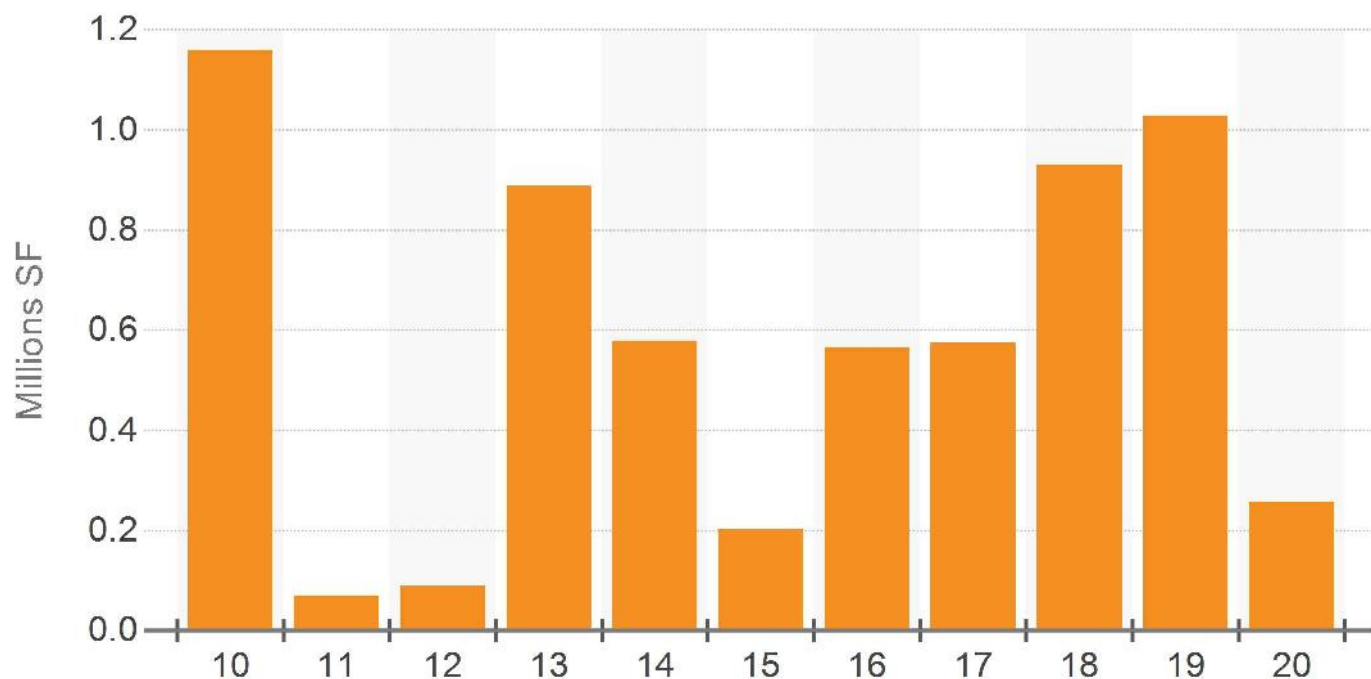
PROBABILITY OF LEASING IN MONTHS



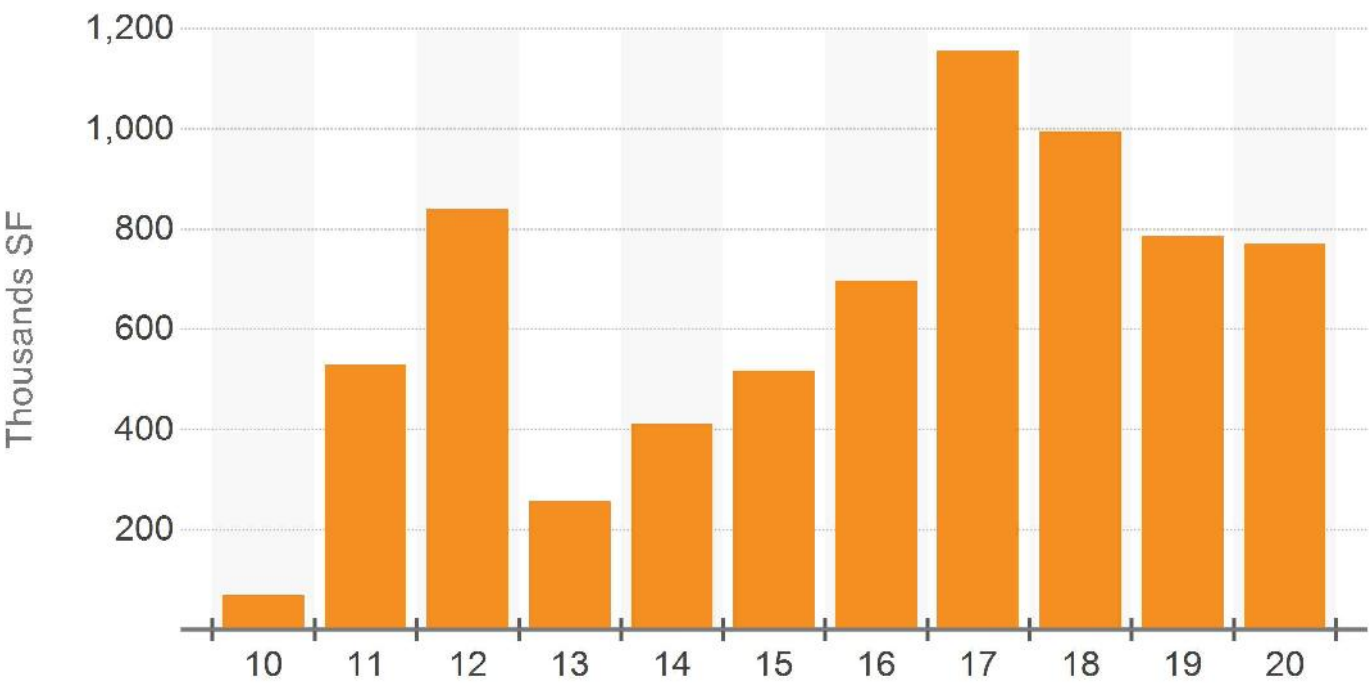
CONSTRUCTION STARTS



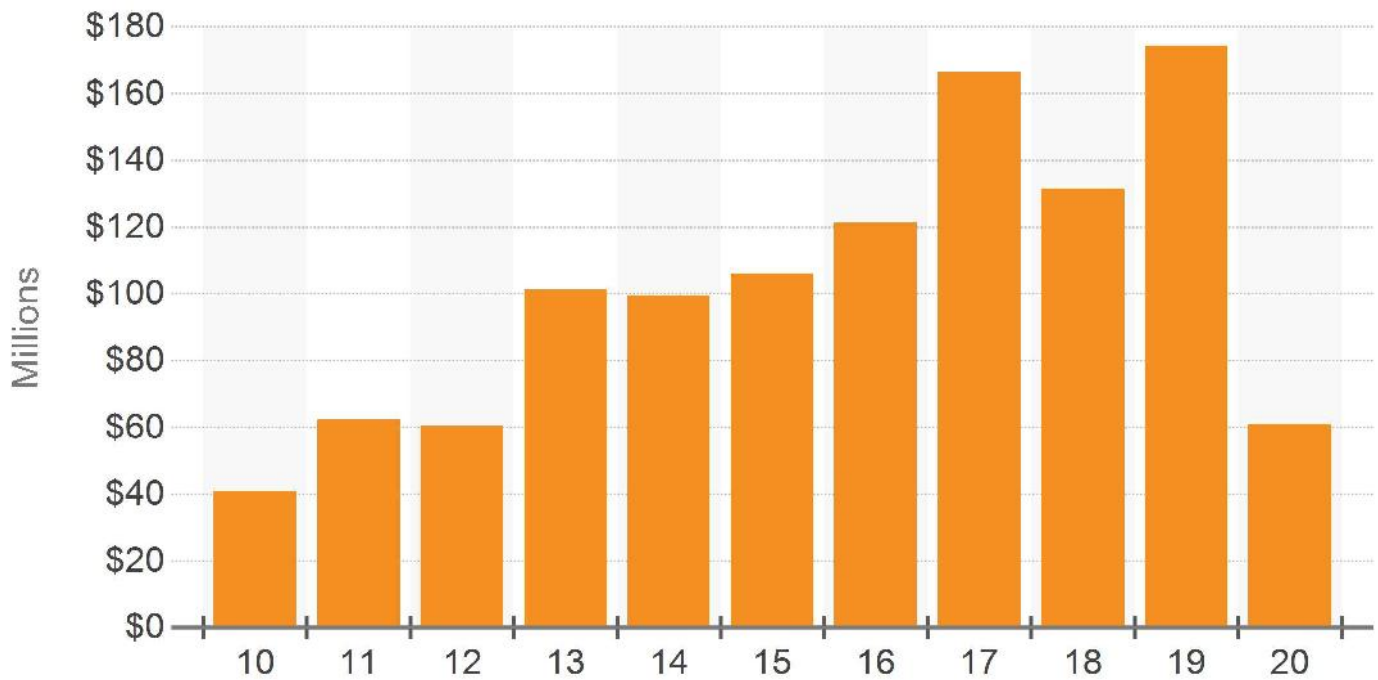
CONSTRUCTION DELIVERIES



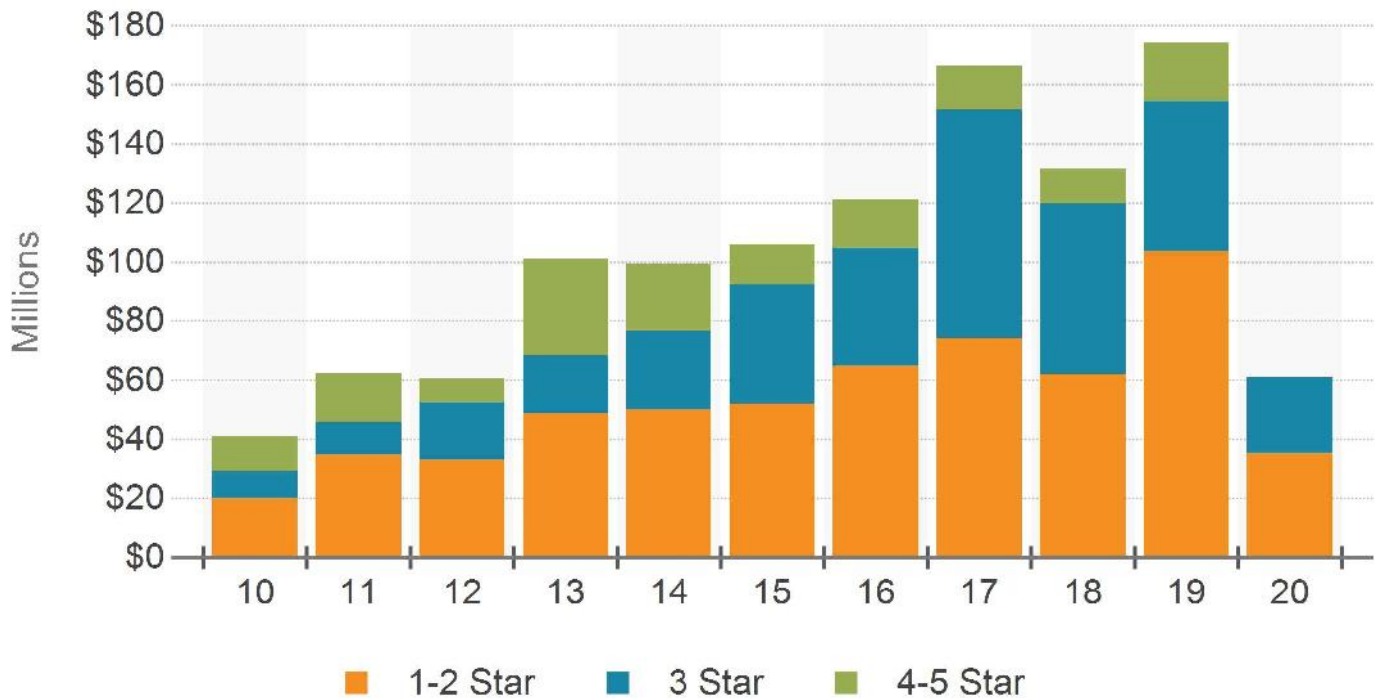
UNDER CONSTRUCTION



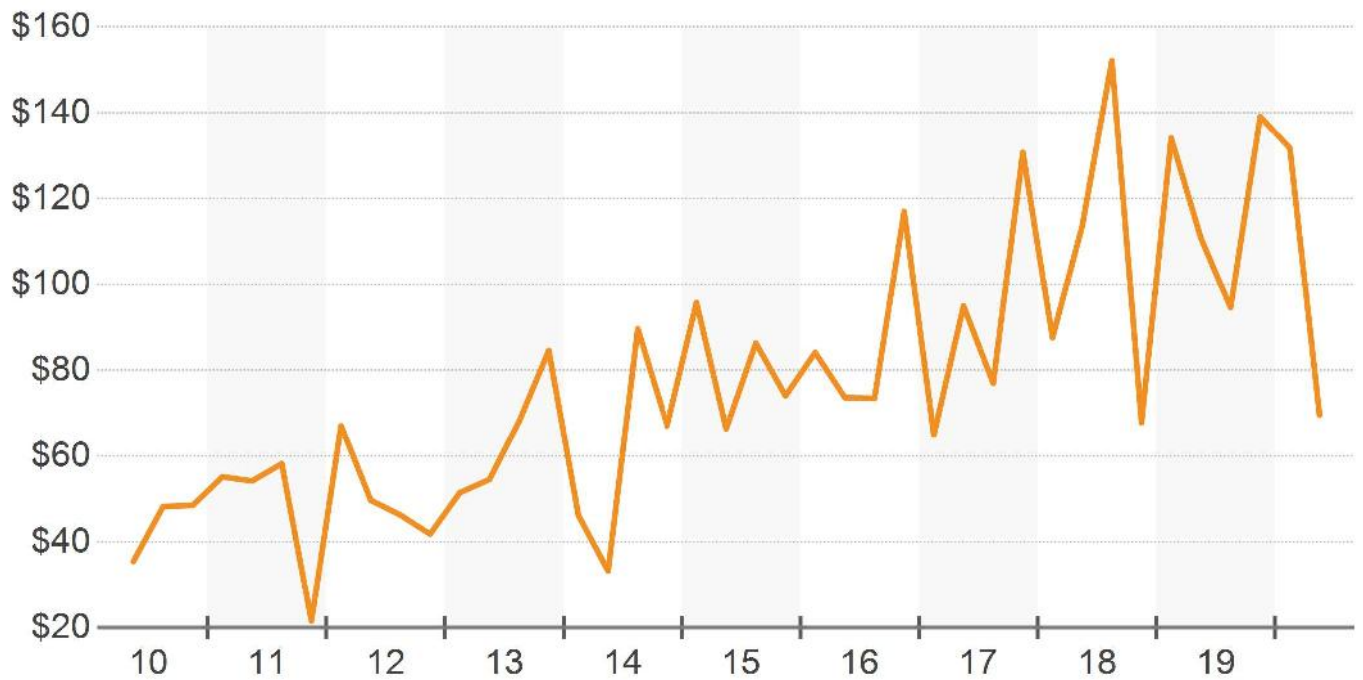
SALES VOLUME



SALES VOLUME BY STAR RATING



AVERAGE SALE PRICE PER SF



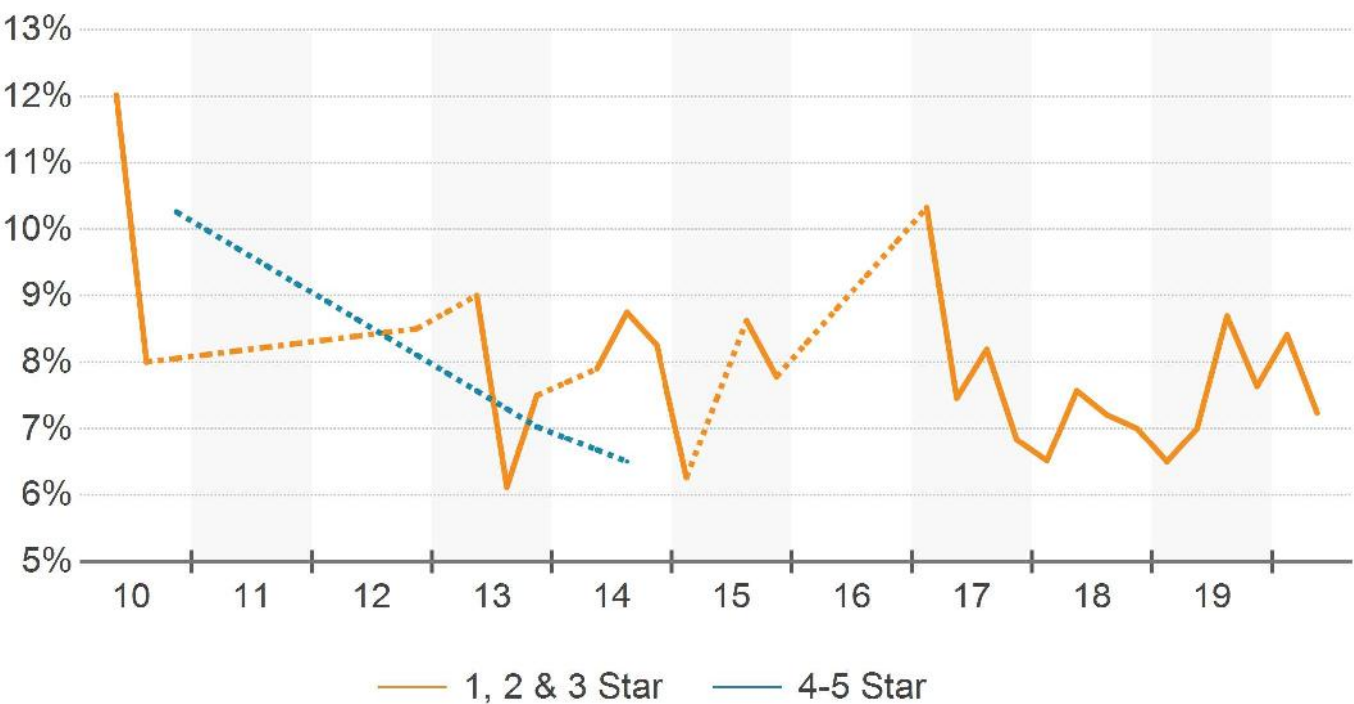
SALE TO ASKING PRICE DIFFERENTIAL



CAP RATE



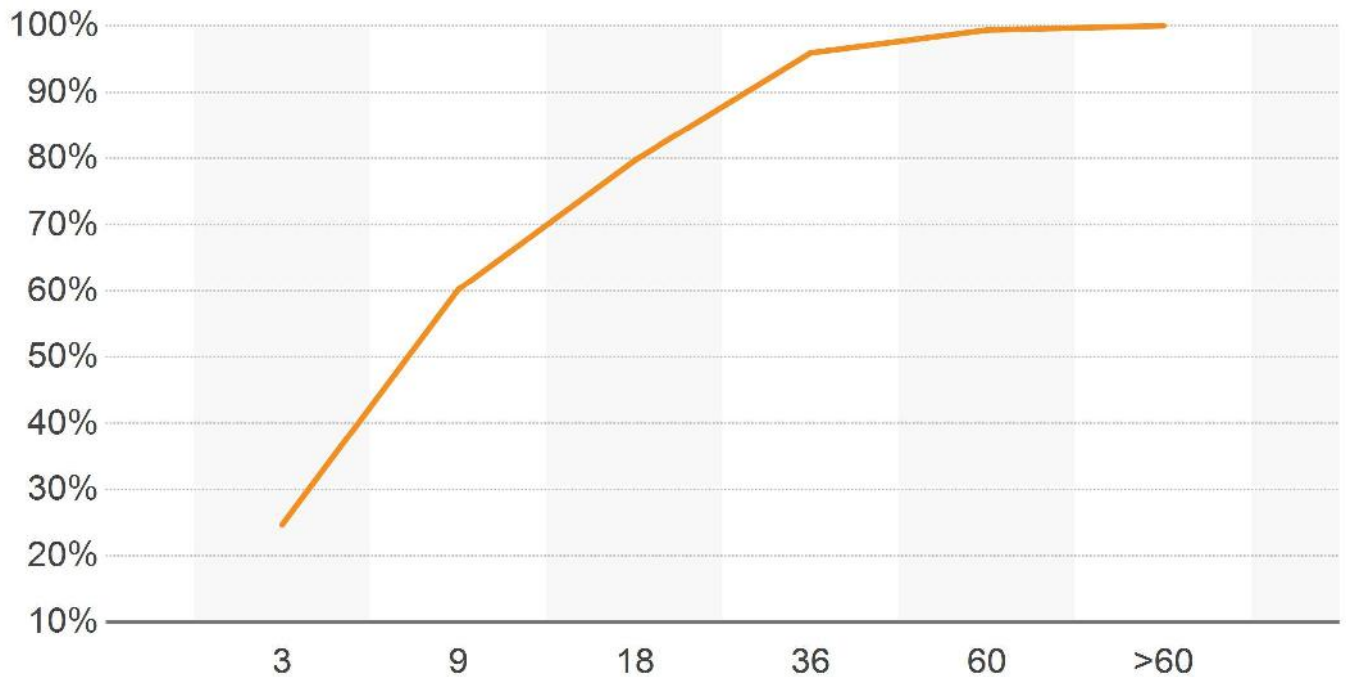
CAP RATE BY STAR RATING



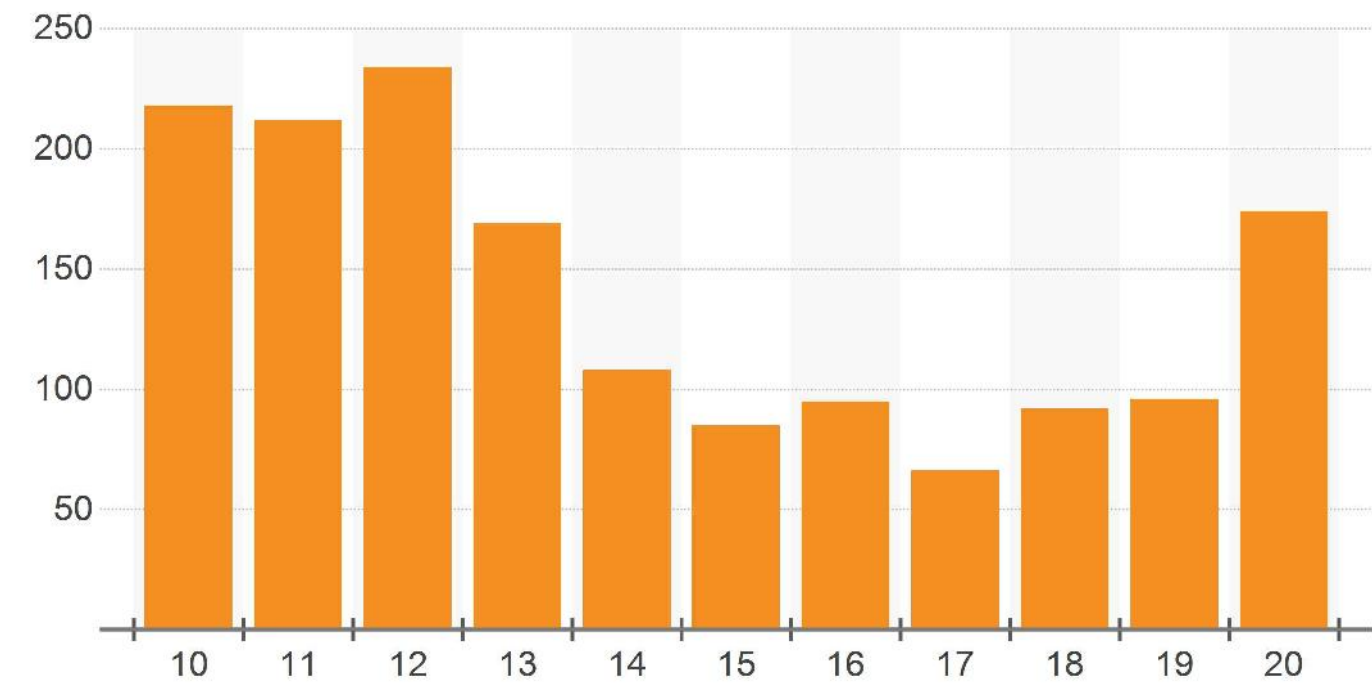
MONTHS TO SALE



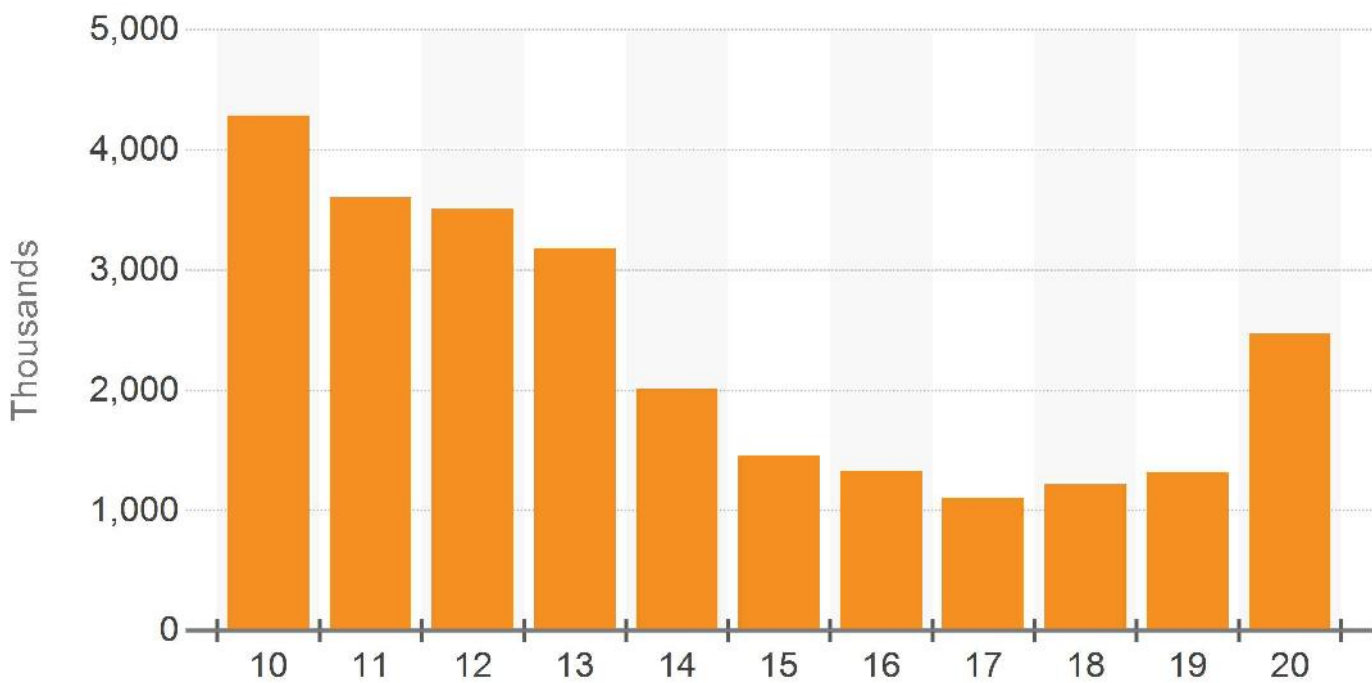
PROBABILITY OF SELLING IN MONTHS



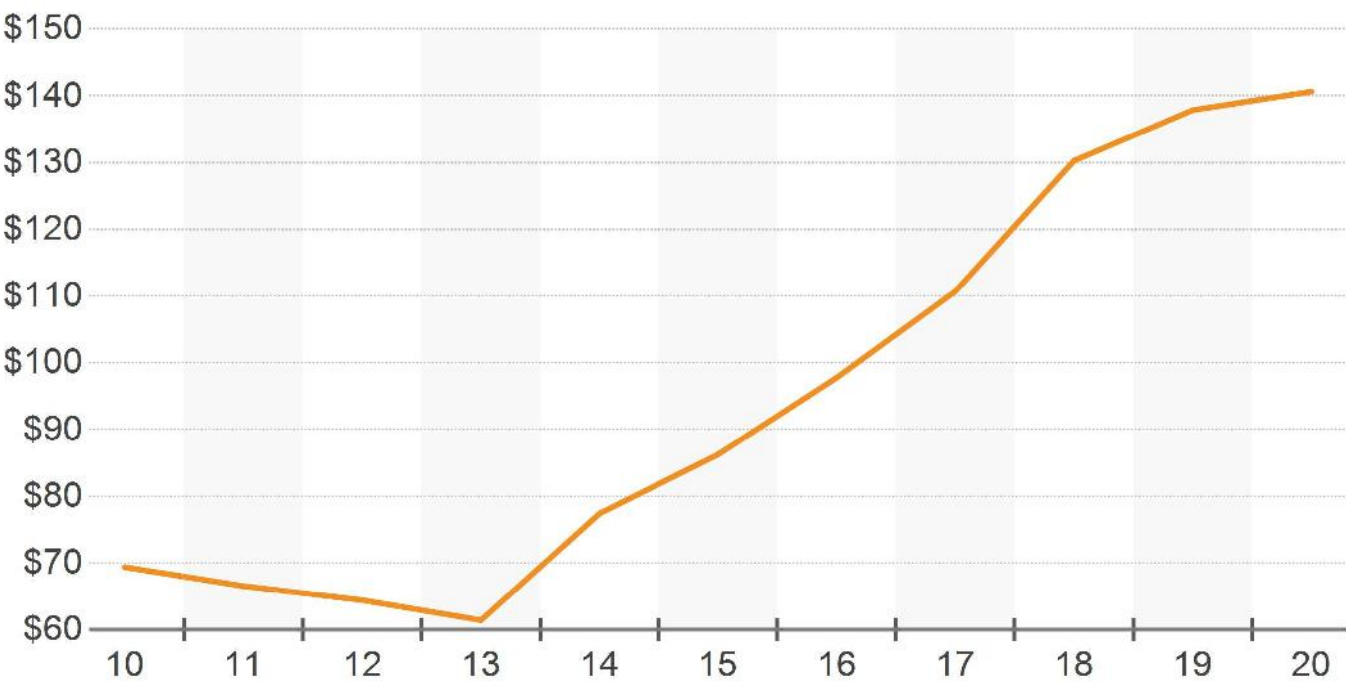
FOR SALE TOTAL LISTINGS



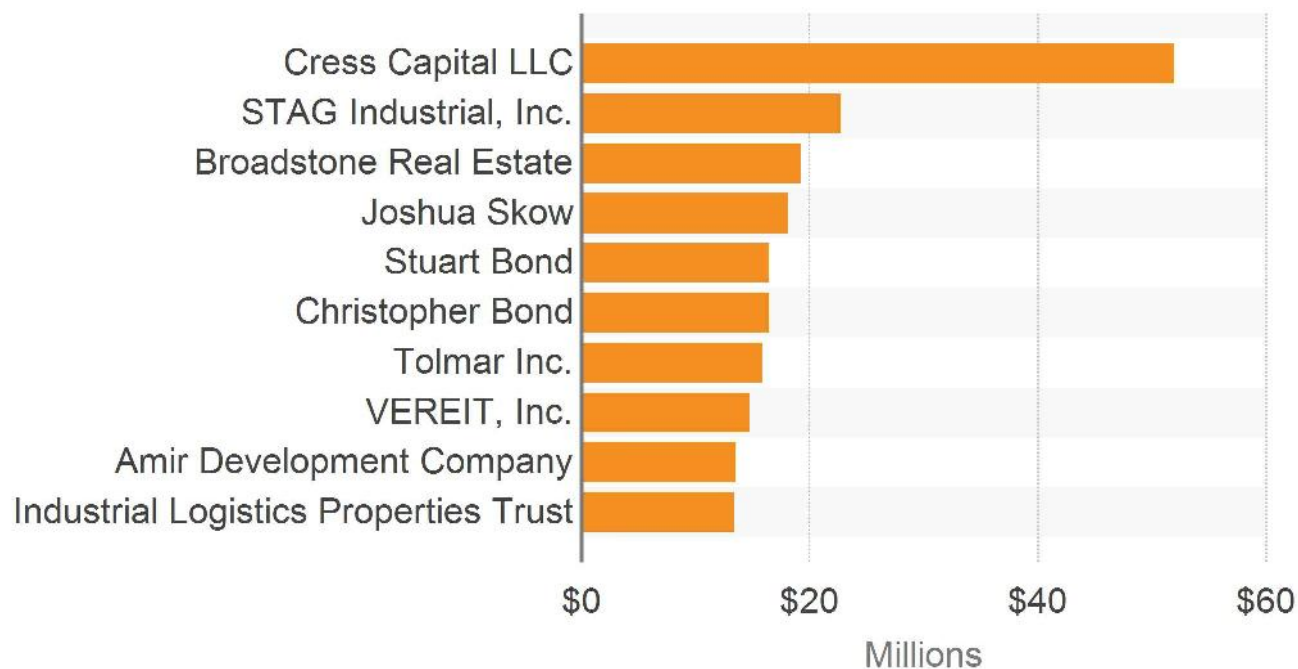
FOR SALE TOTAL SF



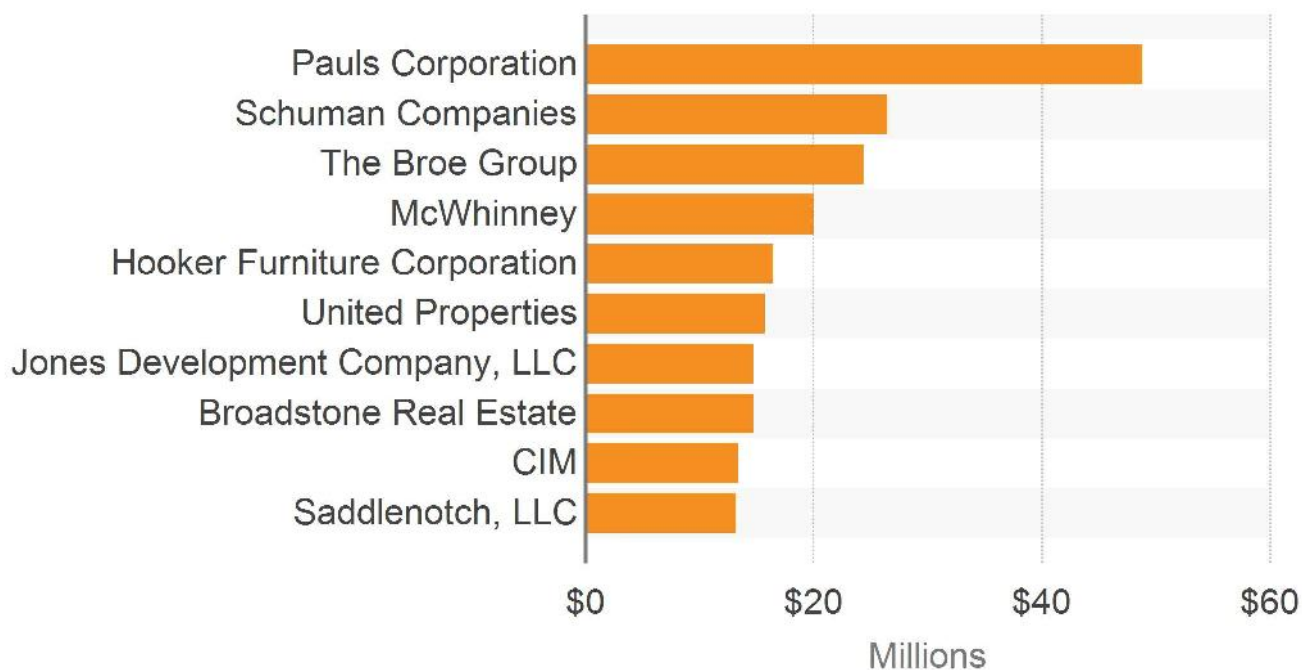
ASKING PRICE PER SF



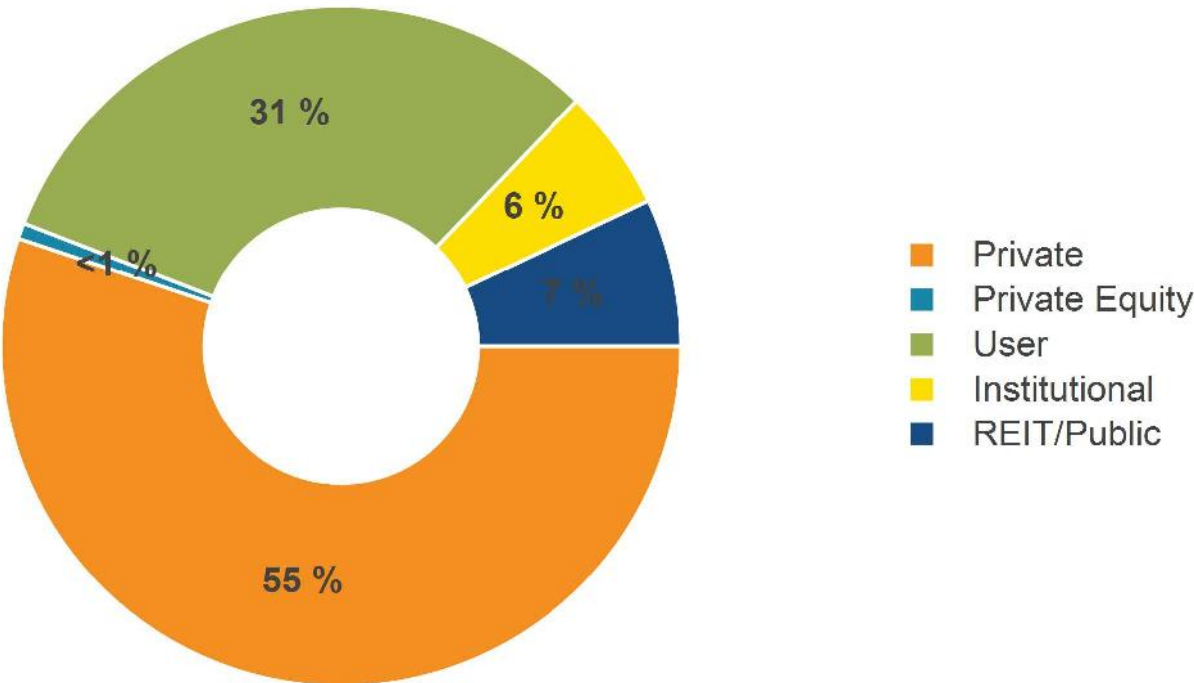
TOP BUYERS



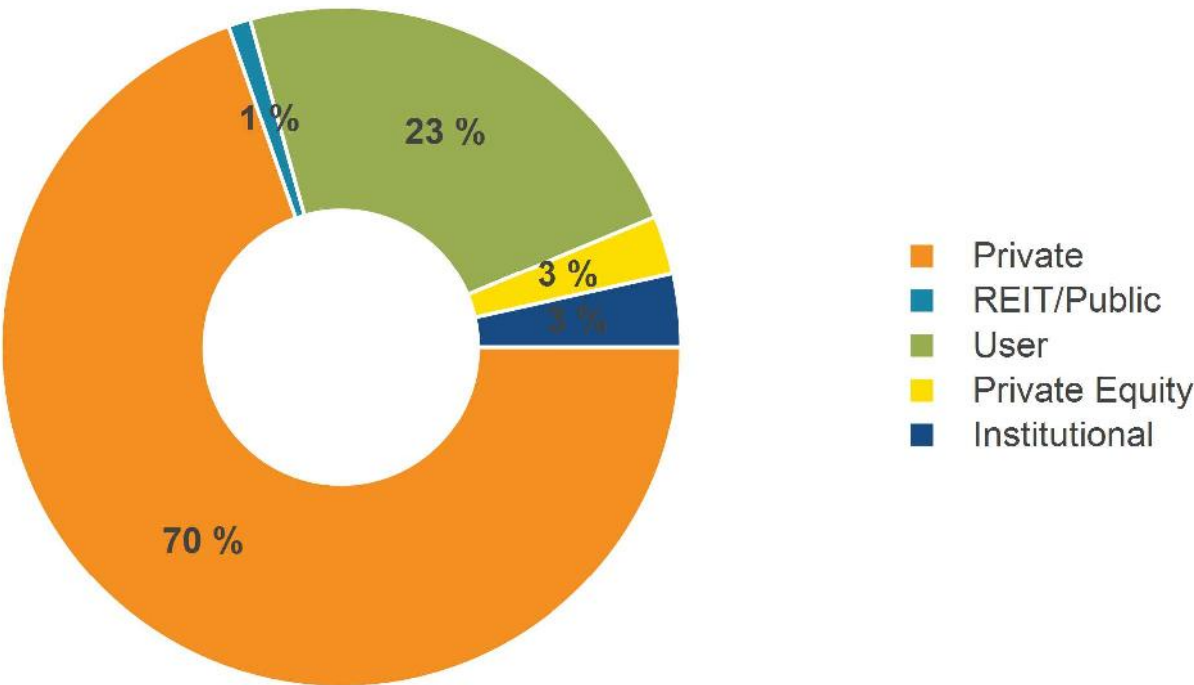
TOP SELLERS



SALES VOLUME BY BUYER TYPE



SALES VOLUME BY SELLER TYPE



TOP BUYER BROKERS



TOP SELLER BROKERS

