



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

PREPARED BY



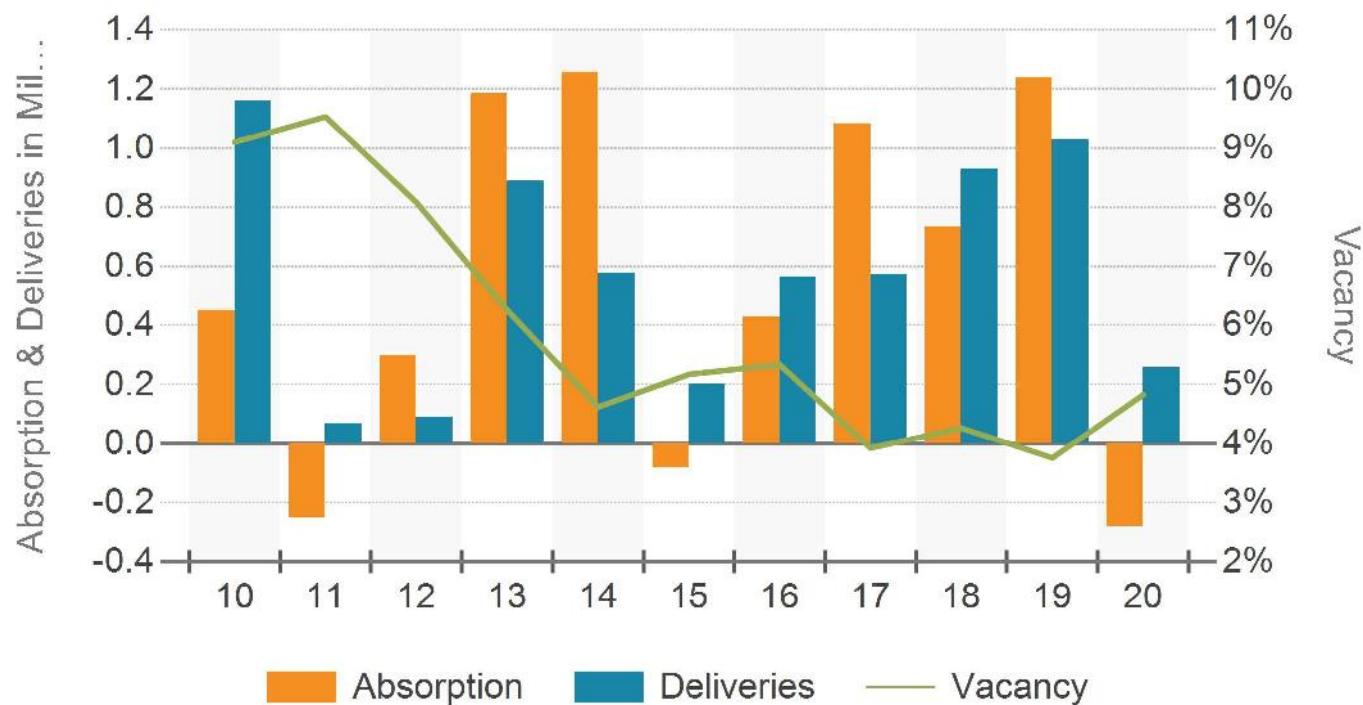
COMMERCIAL REAL ESTATE SERVICES

Jamie Globelink

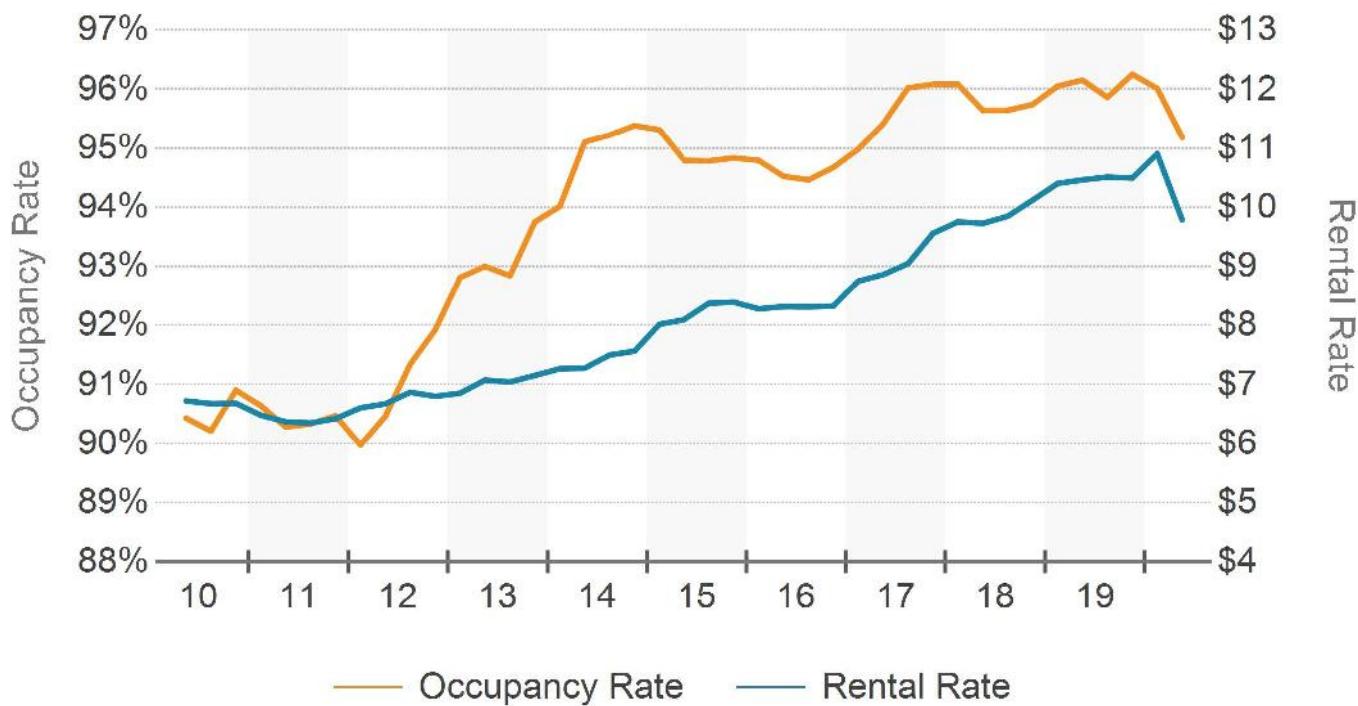
Associate Broker



ABSORPTION, DELIVERIES, VACANCY



OCCUPANCY & RENTAL RATES



VACANCY & RENTAL RATES



SUMMARY STATISTICS

Availability	Survey	5-Year Avg
Rent Per SF	\$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

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

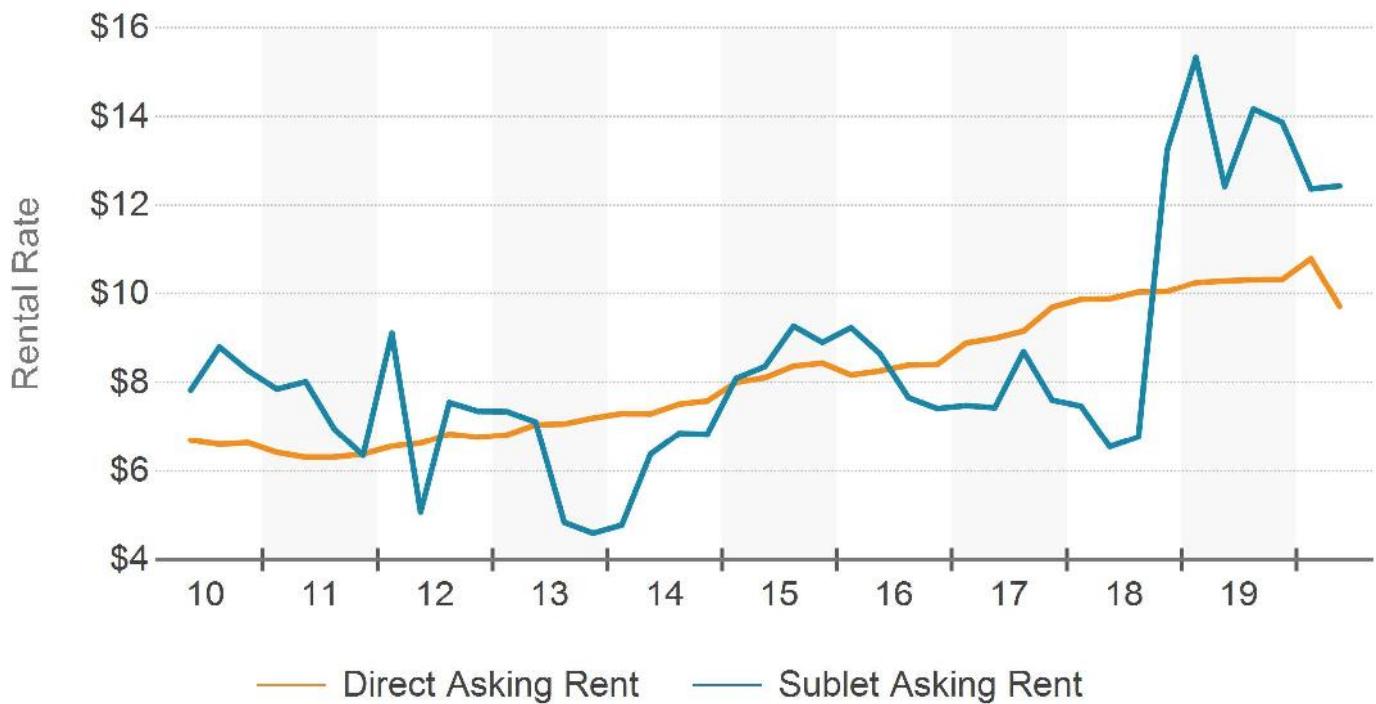
Demand	Survey	5-Year Avg
12 Mo. Absorption SF	585,897	623,635
12 Mo. Leasing SF	1,485,167	1,357,280

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 & Availability

Custom Market Report

VACANCY RATE



SUBLEASE VACANCY RATE



AVAILABILITY RATE



AVAILABILITY & VACANCY RATE



Vacancy & Availability

Custom Market Report

OCCUPANCY RATE



PERCENT LEASED RATE



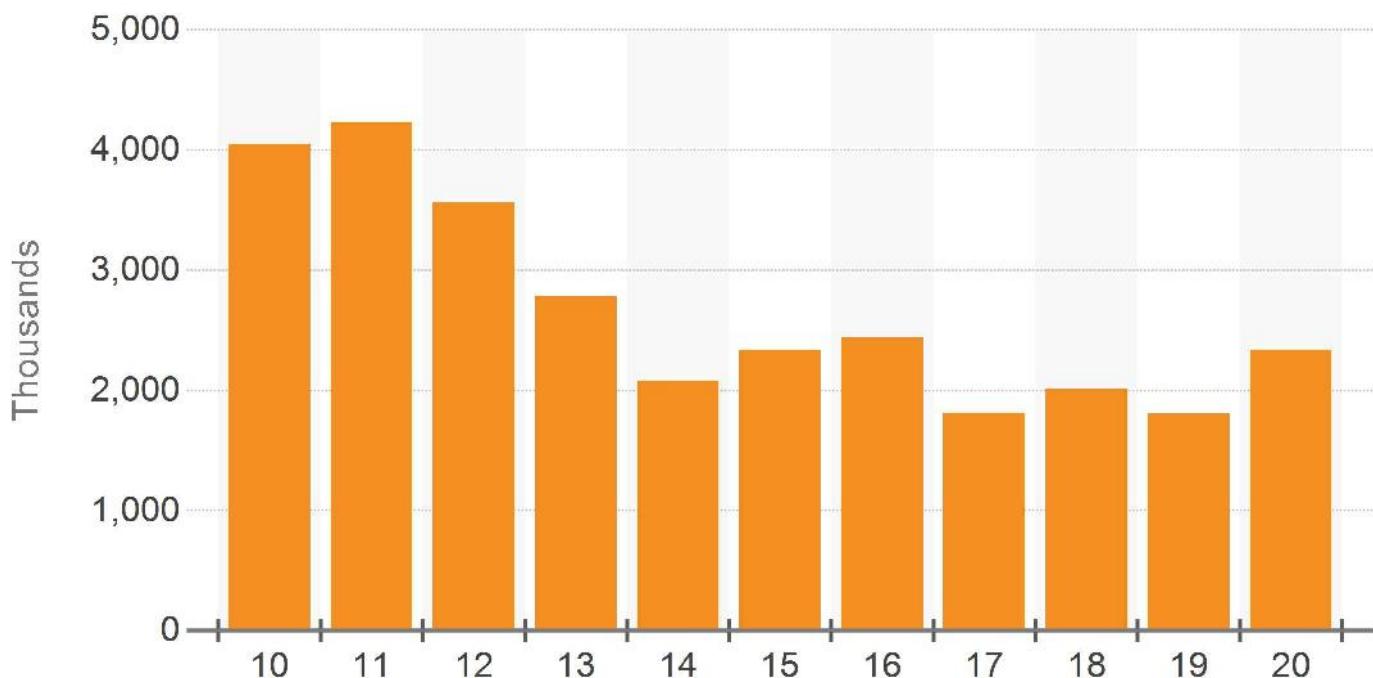
Vacancy & Availability

Custom Market Report

OCCUPANCY & PERCENT LEASED



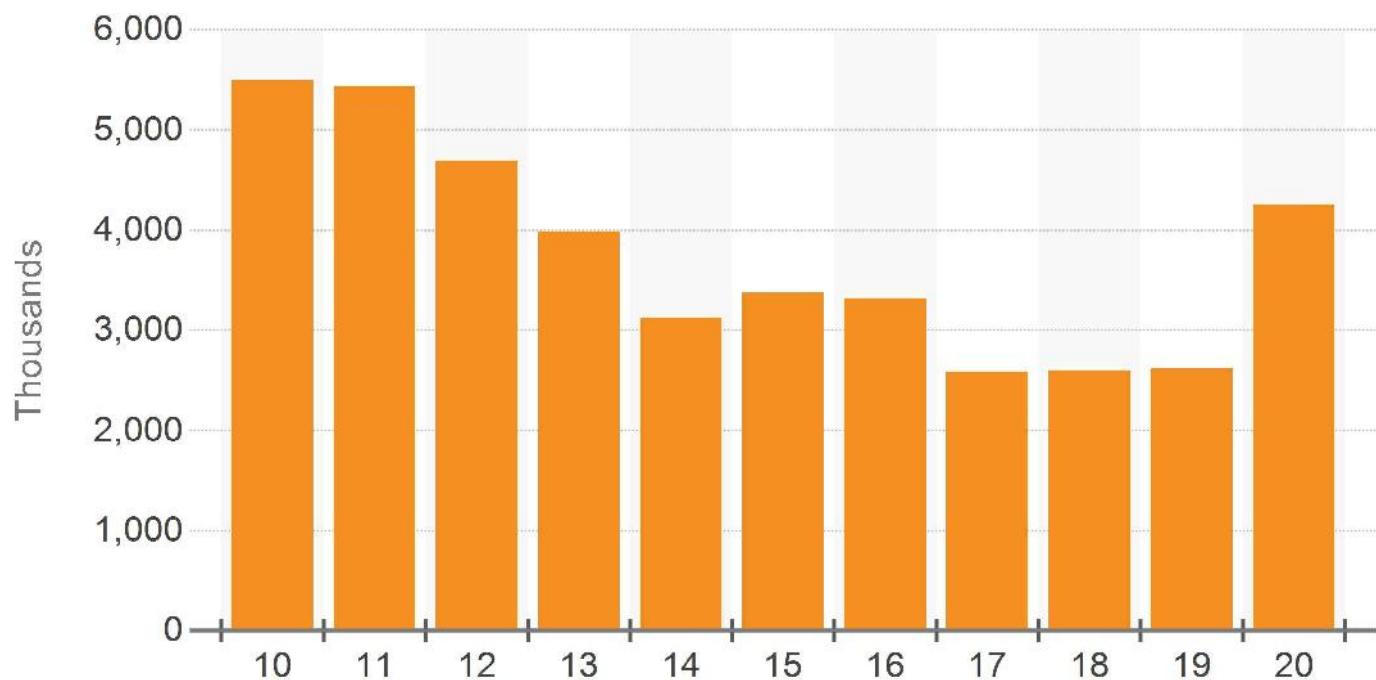
VACANT SF



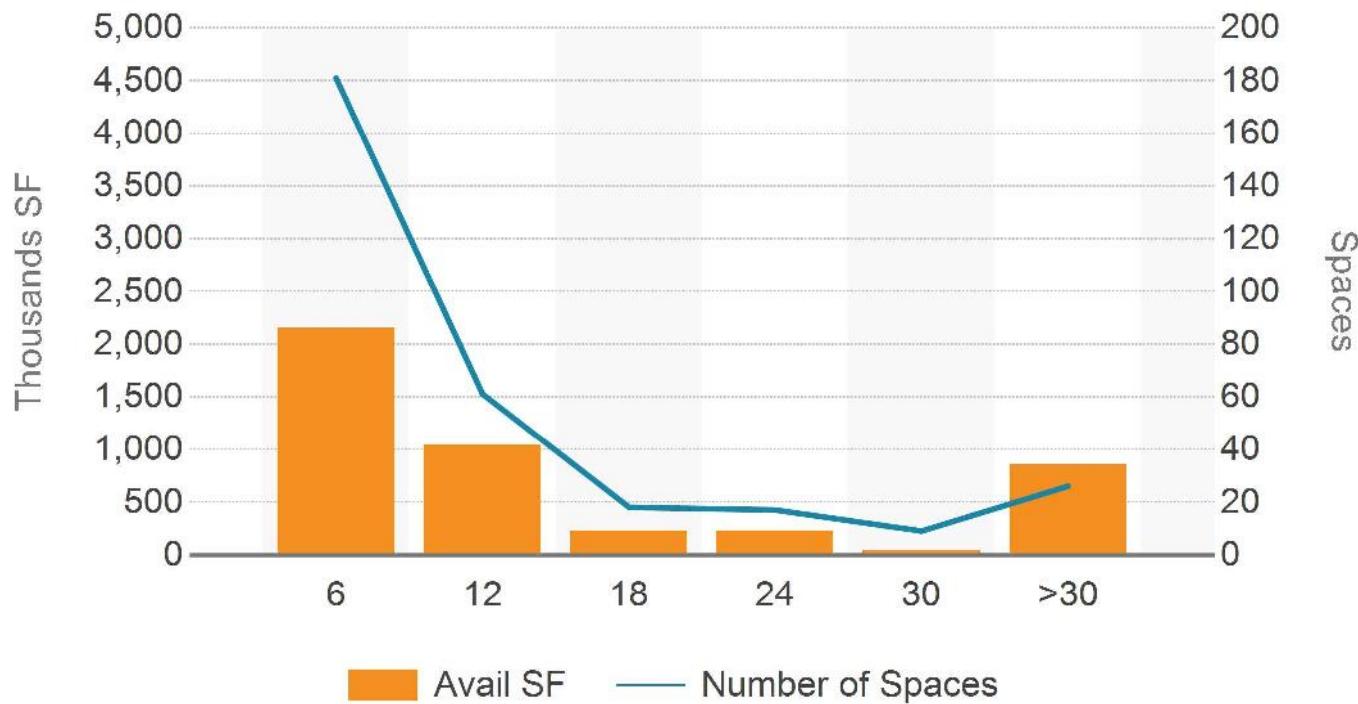
Vacancy & Availability

Custom Market Report

AVAILABLE SF



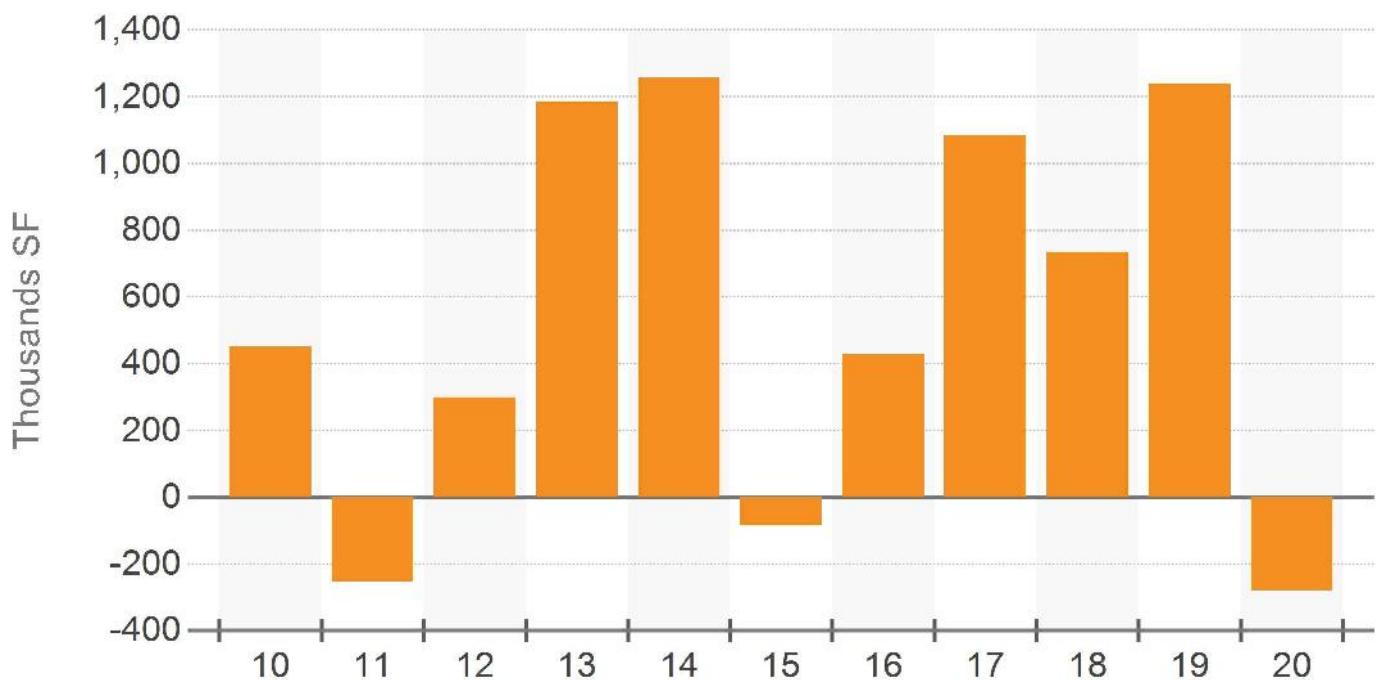
MONTHS ON MARKET DISTRIBUTION



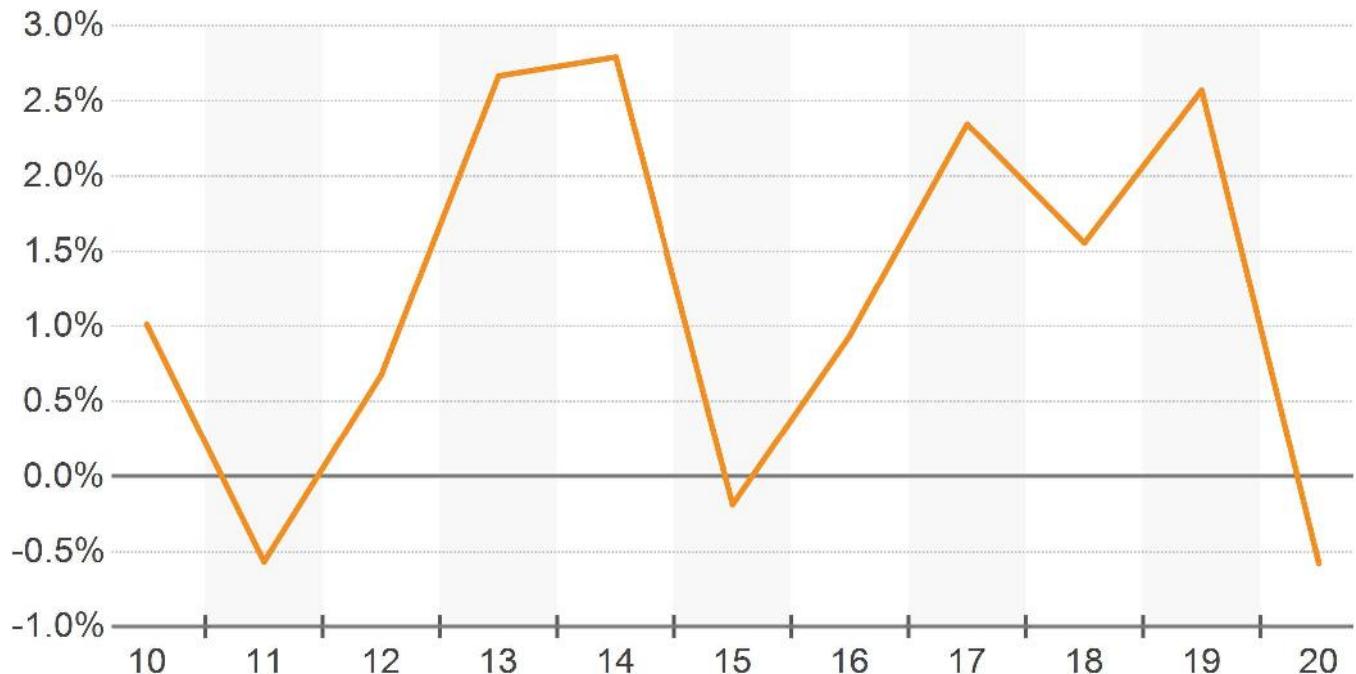
Leasing Demand

Custom Market Report

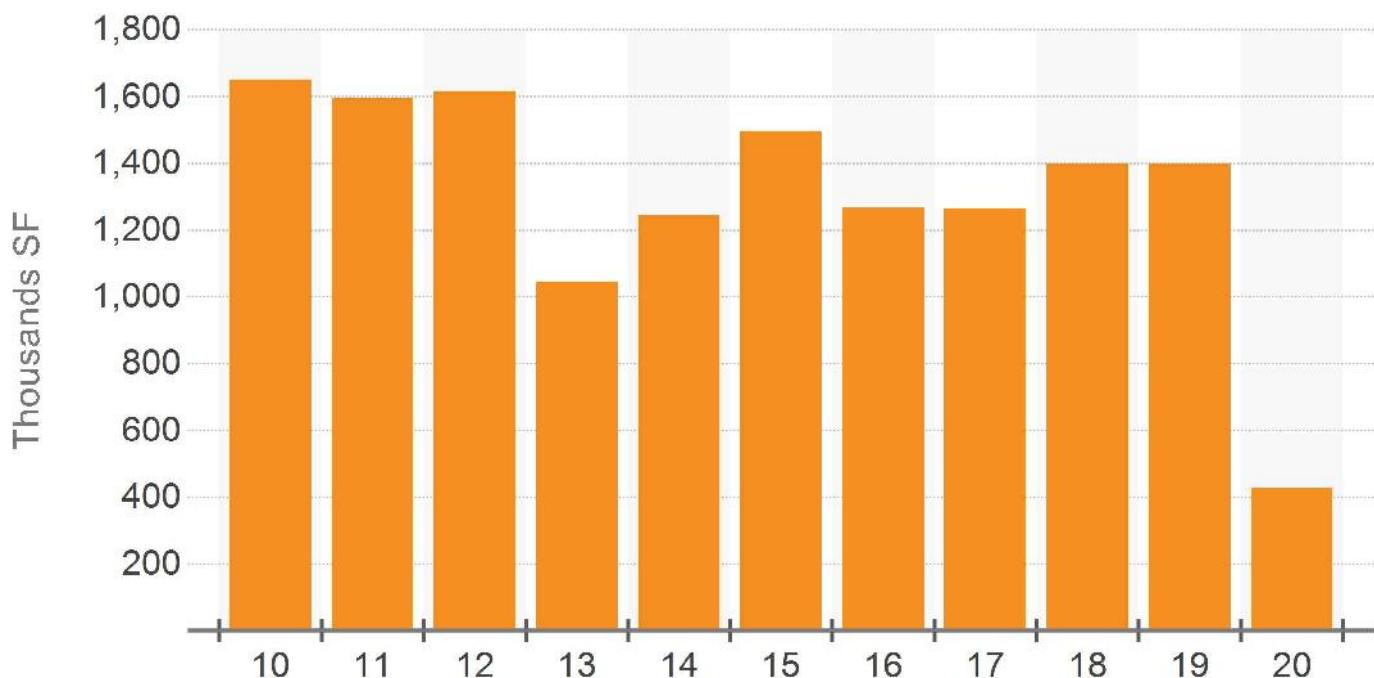
NET ABSORPTION



NET ABSORPTION AS % OF INVENTORY



LEASING ACTIVITY



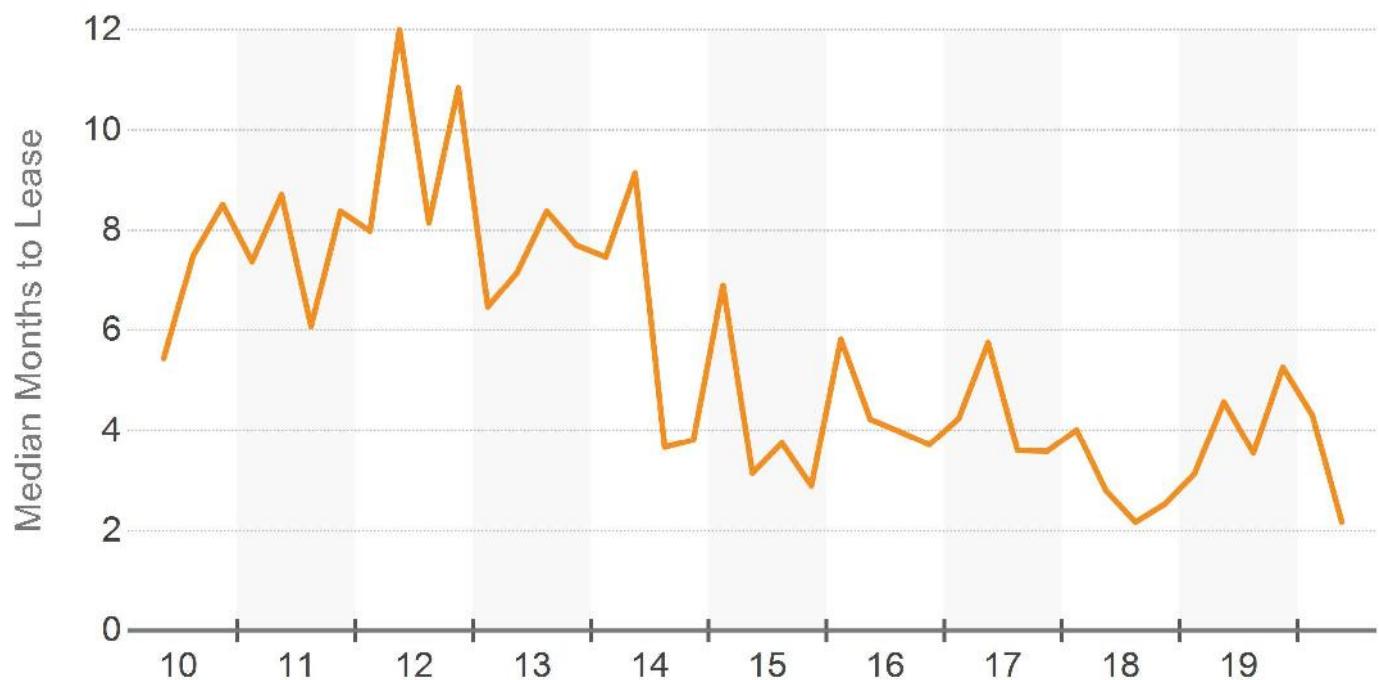
MONTHS ON MARKET



Leasing Demand

Custom Market Report

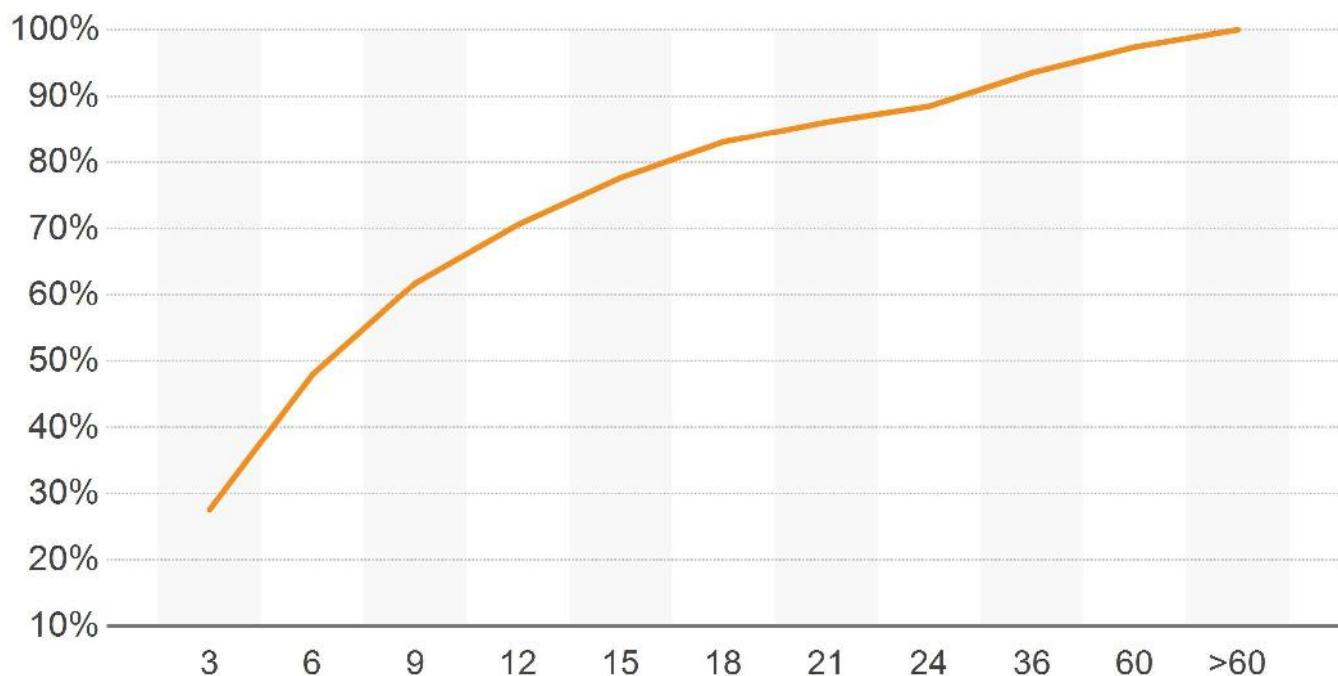
MONTHS TO LEASE



MONTHS VACANT



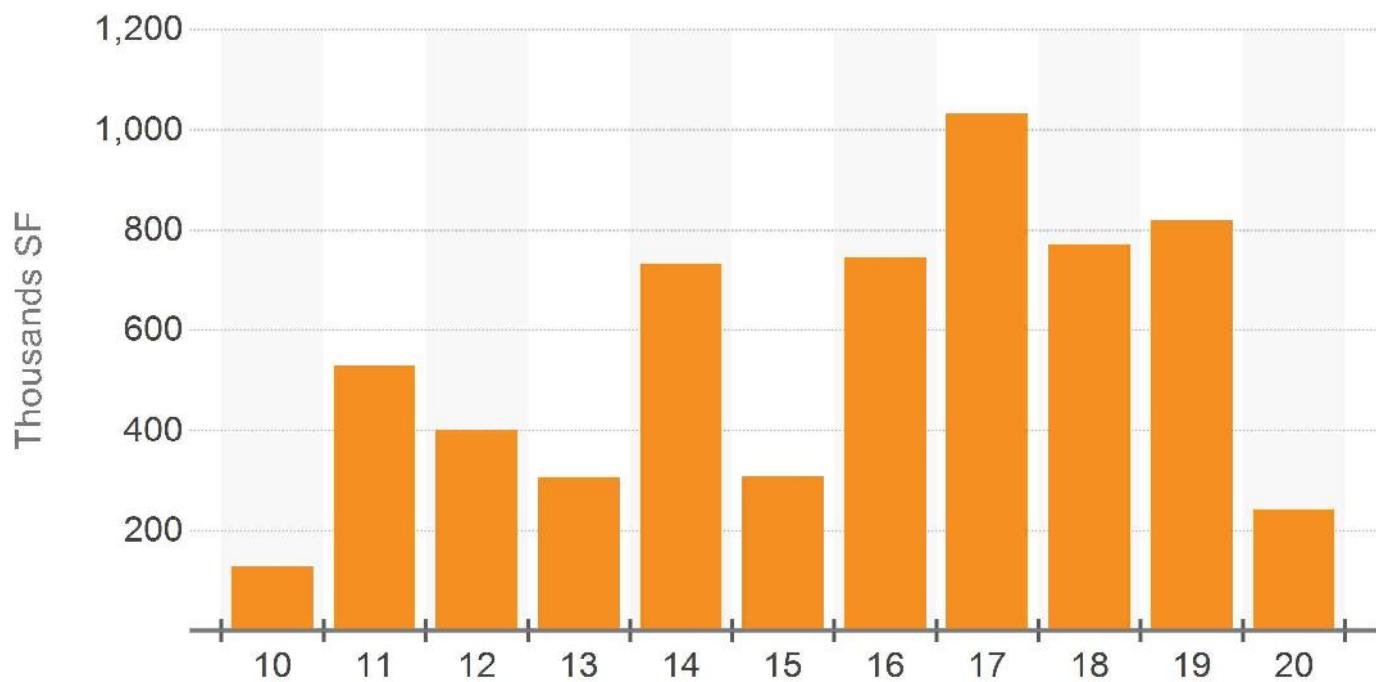
PROBABILITY OF LEASING IN MONTHS



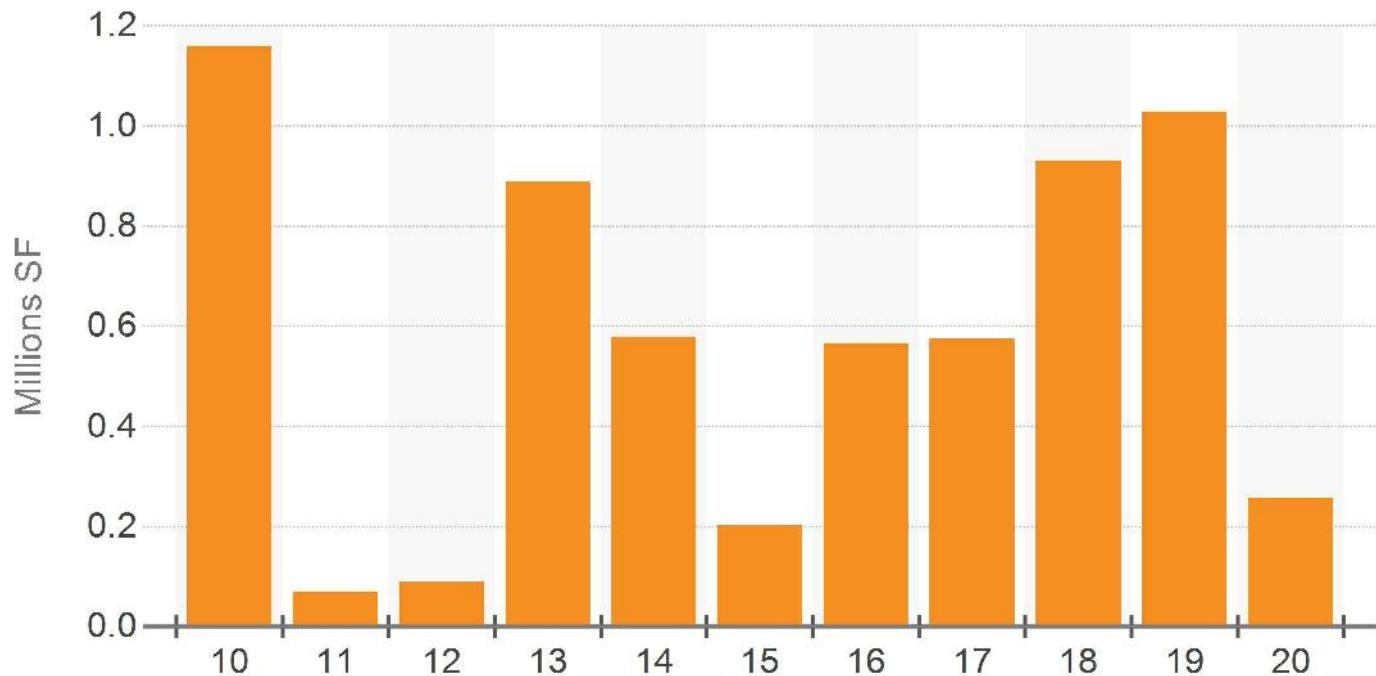
Construction Activity

Custom Market Report

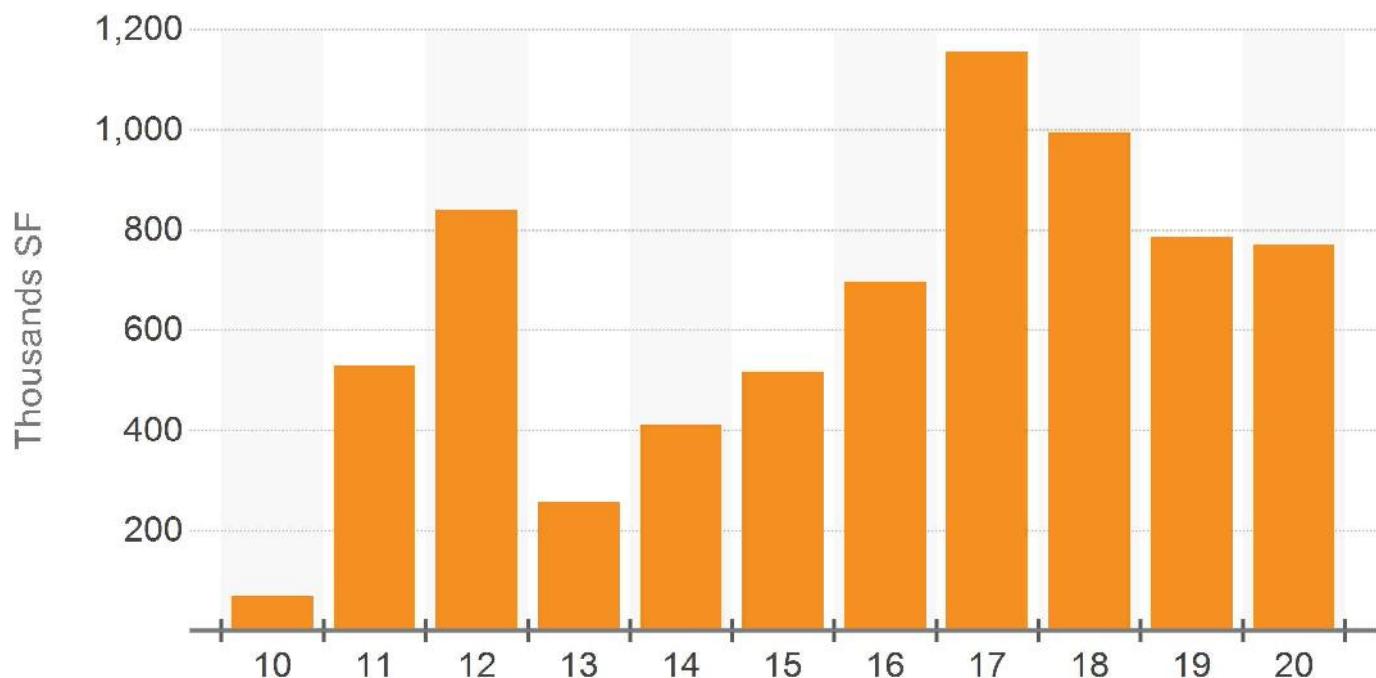
CONSTRUCTION STARTS



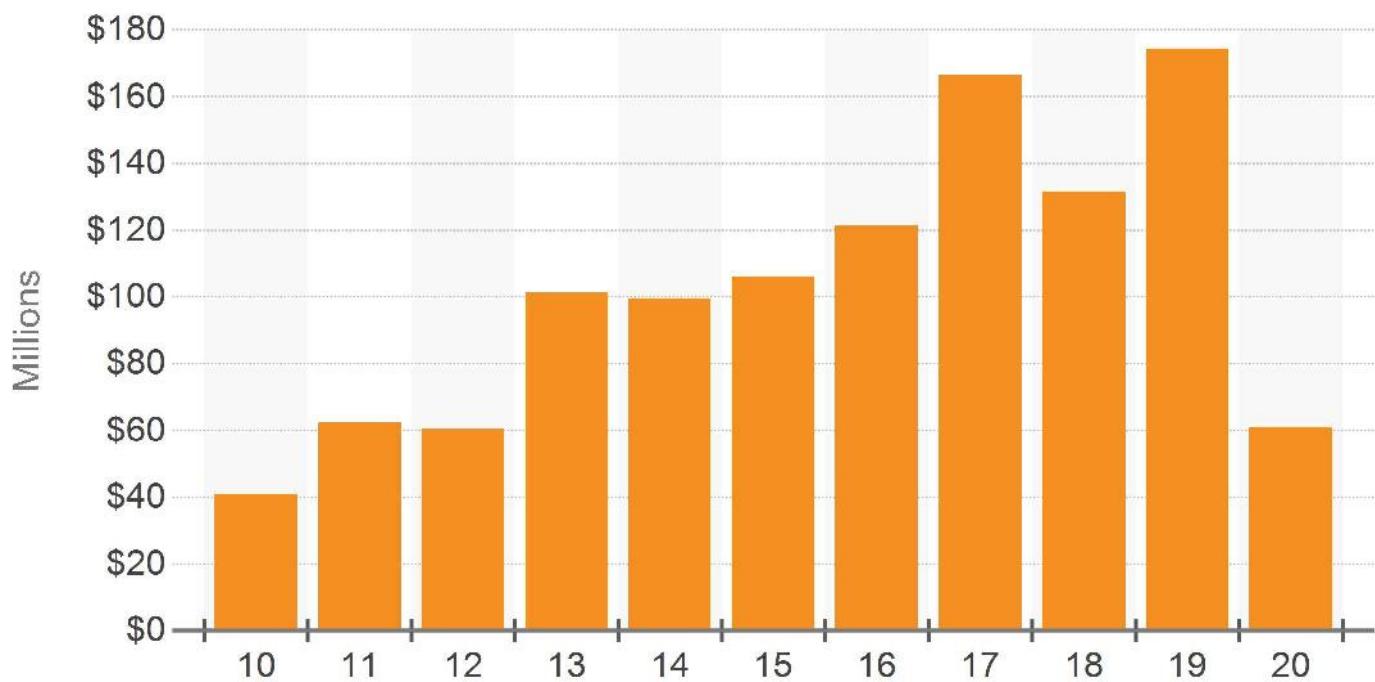
CONSTRUCTION DELIVERIES



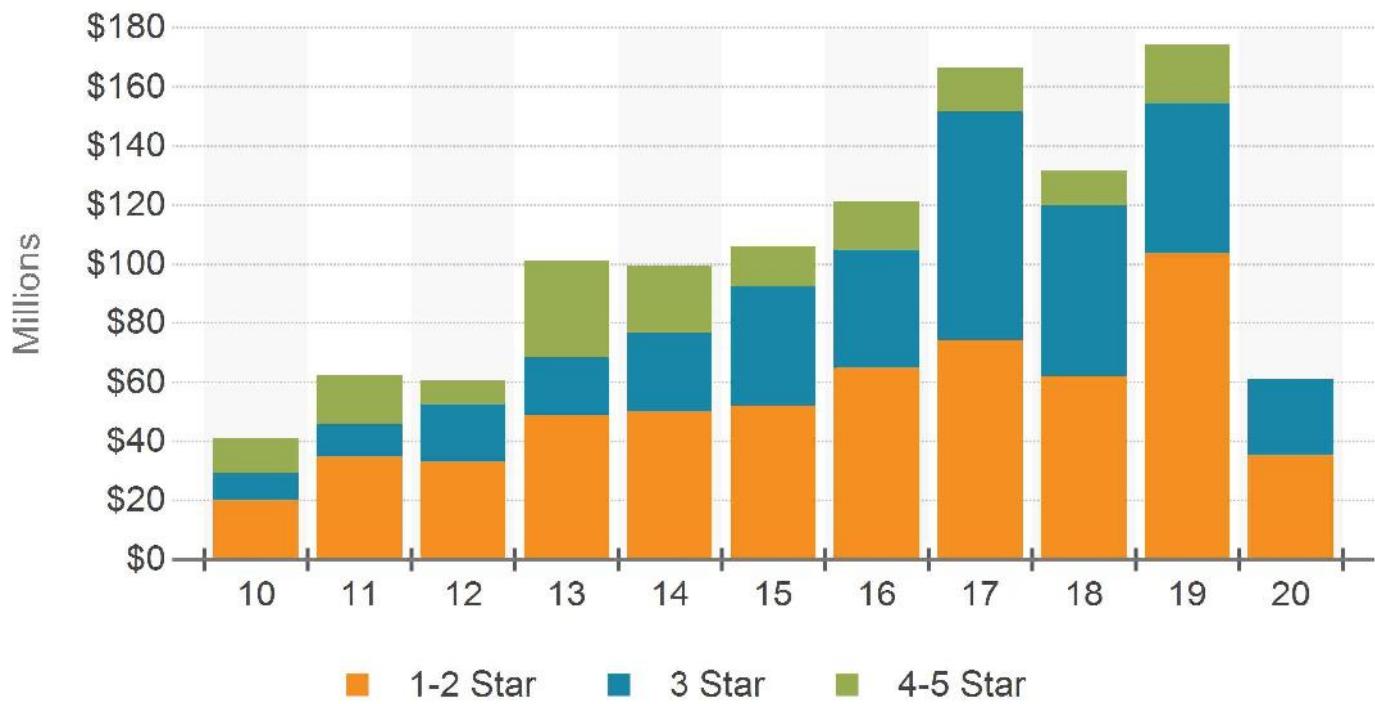
UNDER CONSTRUCTION



SALES VOLUME



SALES VOLUME BY STAR RATING



AVERAGE SALE PRICE PER SF



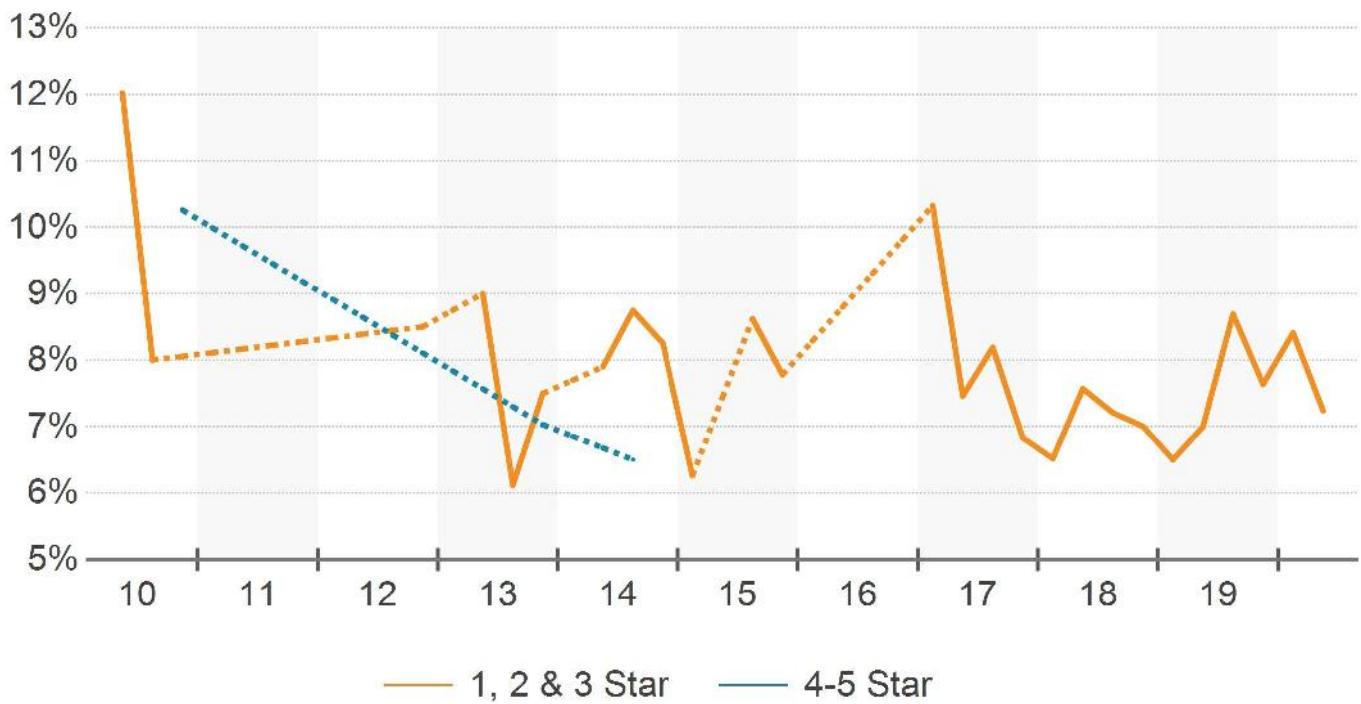
SALE TO ASKING PRICE DIFFERENTIAL



CAP RATE



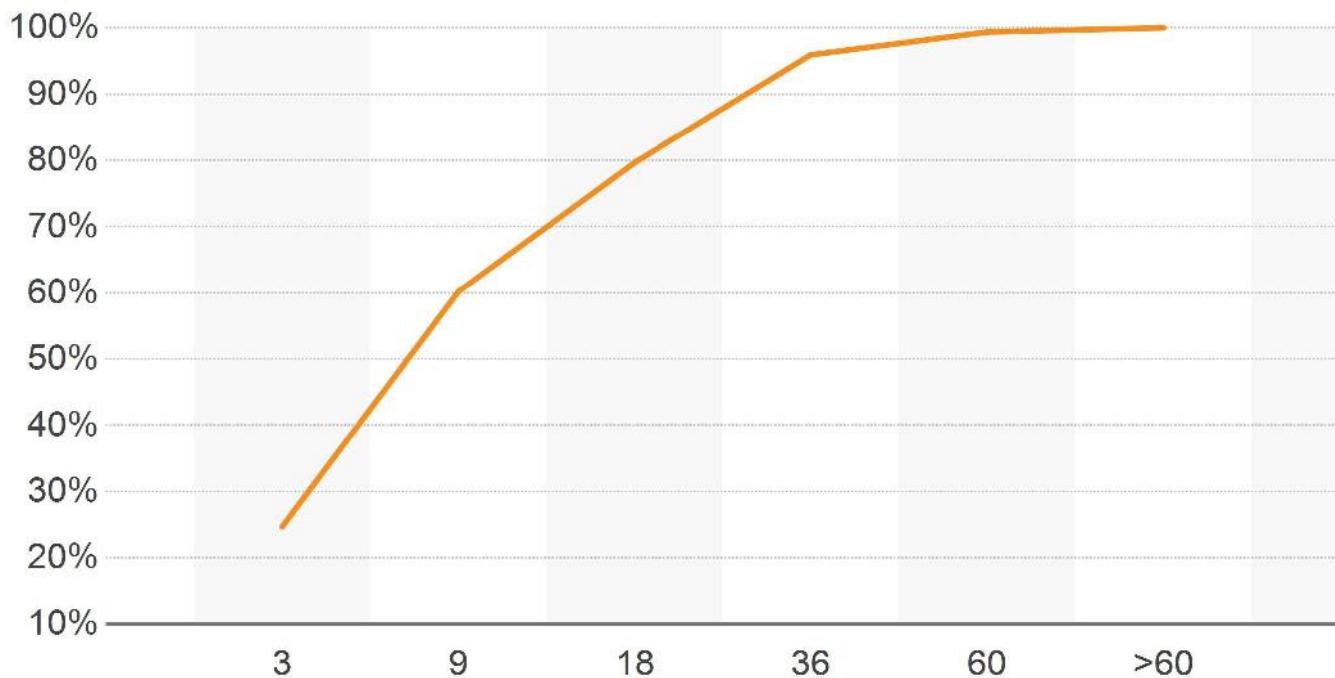
CAP RATE BY STAR RATING



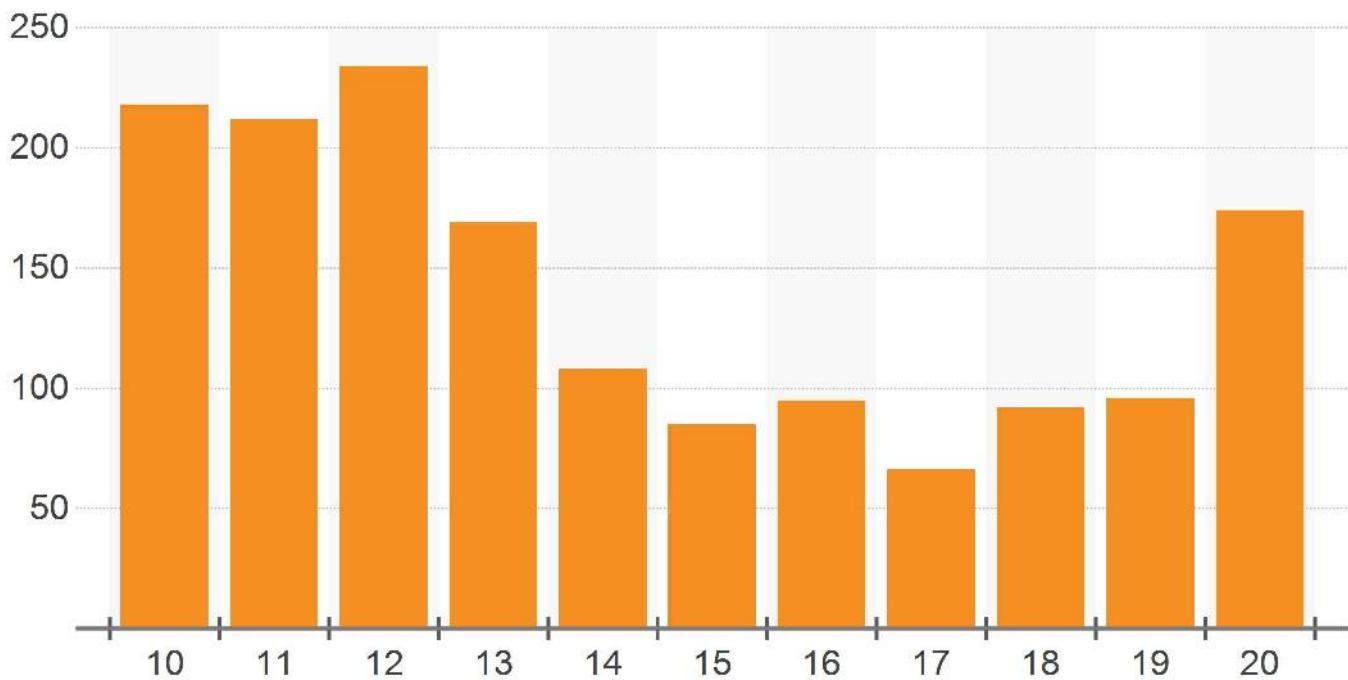
MONTHS TO SALE



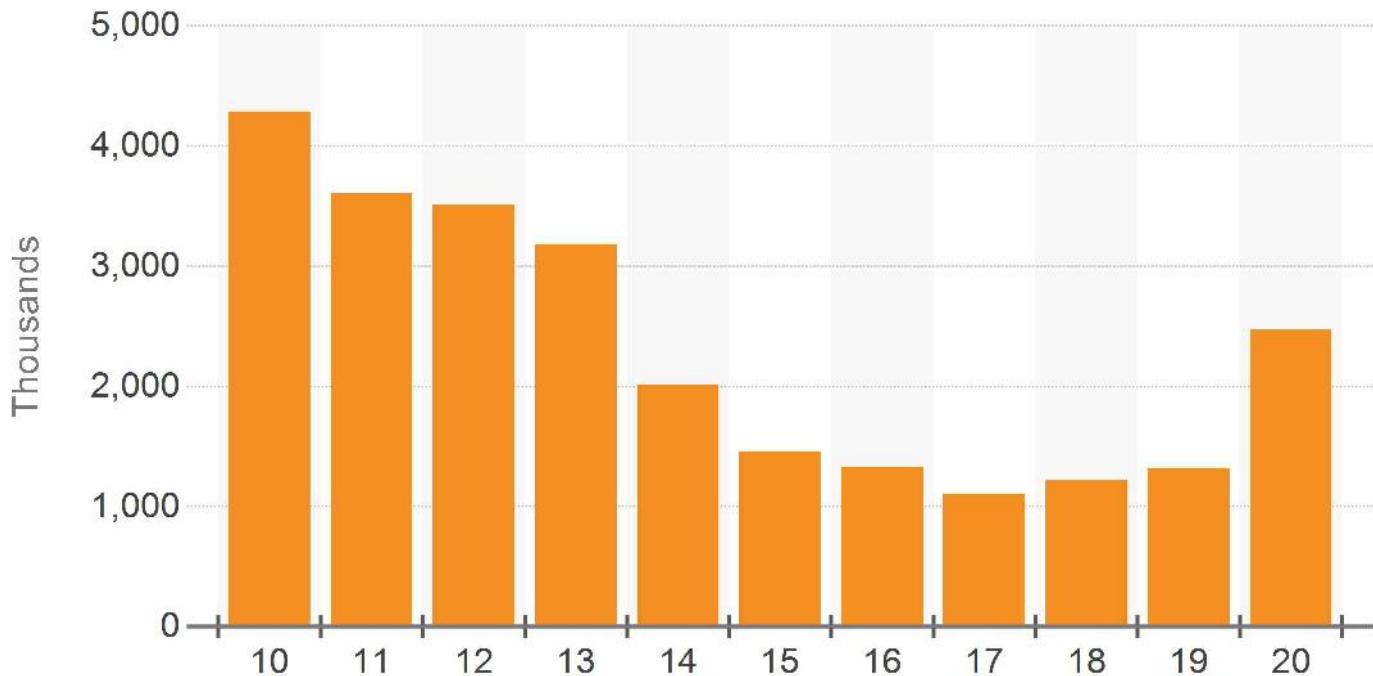
PROBABILITY OF SELLING IN MONTHS



FOR SALE TOTAL LISTINGS



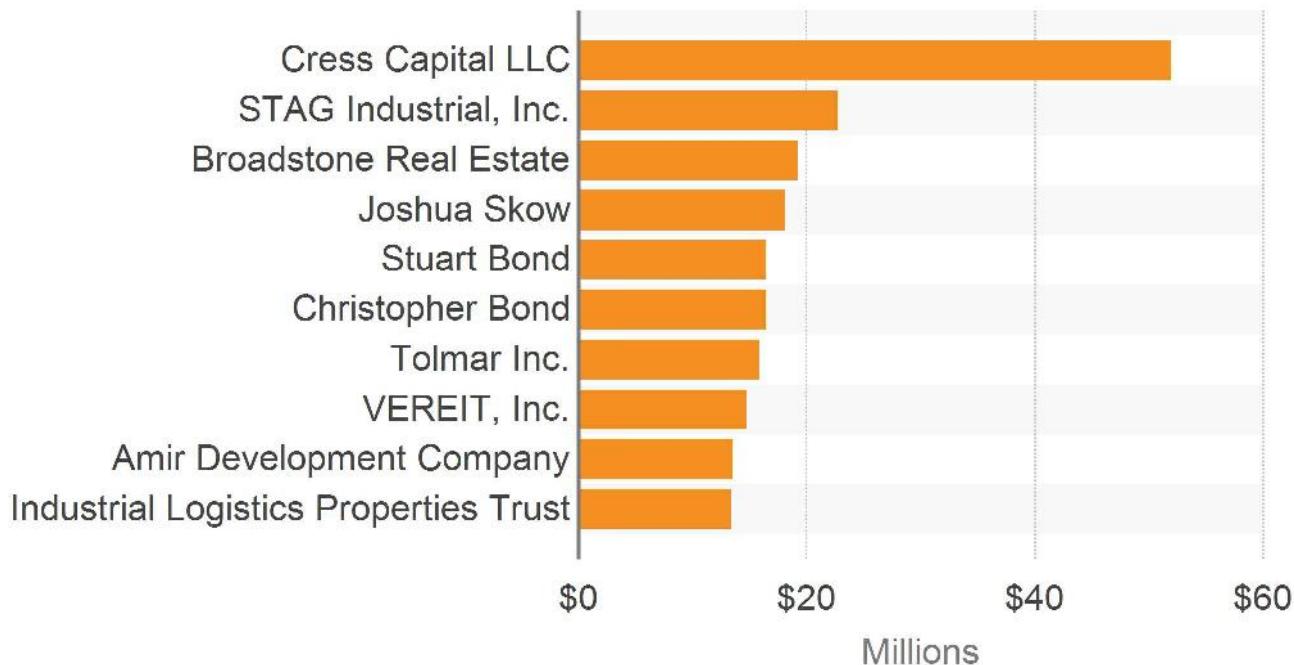
FOR SALE TOTAL SF



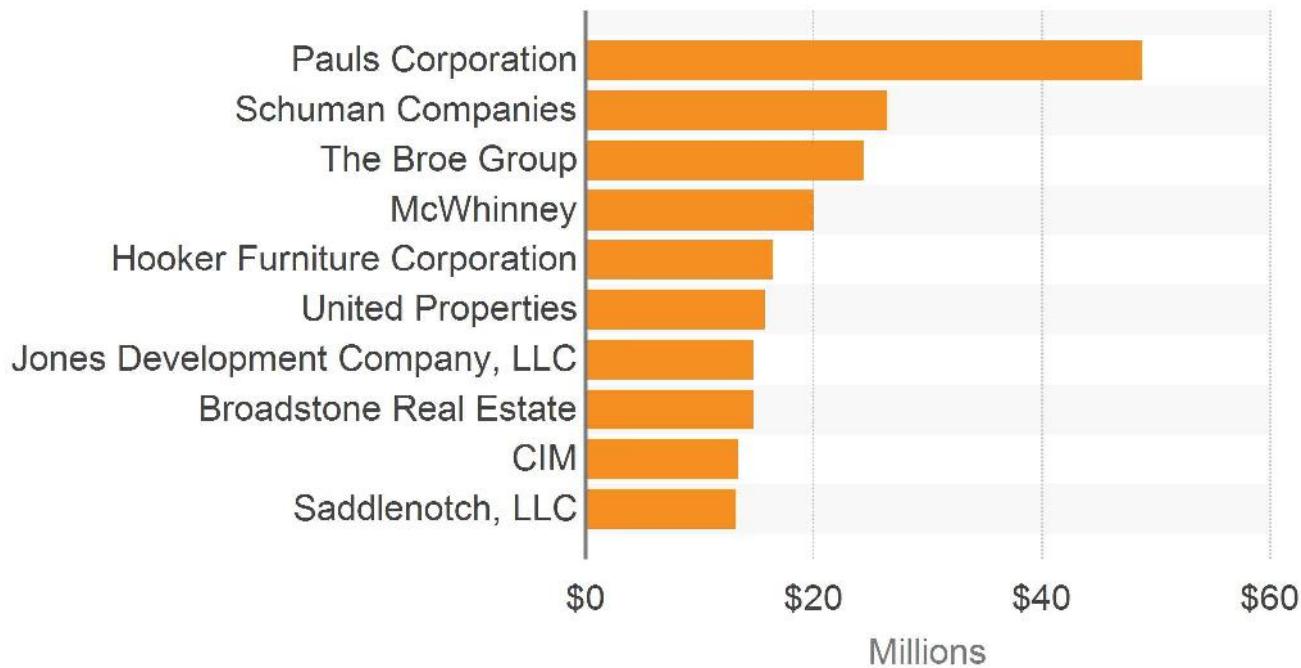
ASKING PRICE PER SF



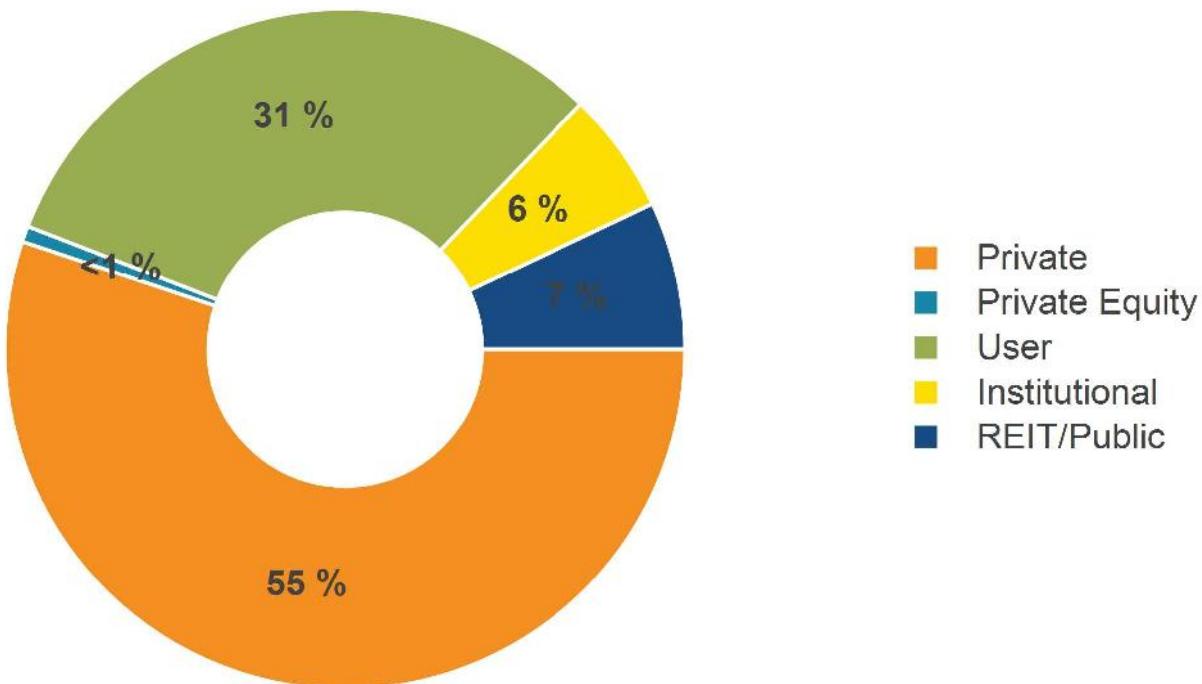
TOP BUYERS



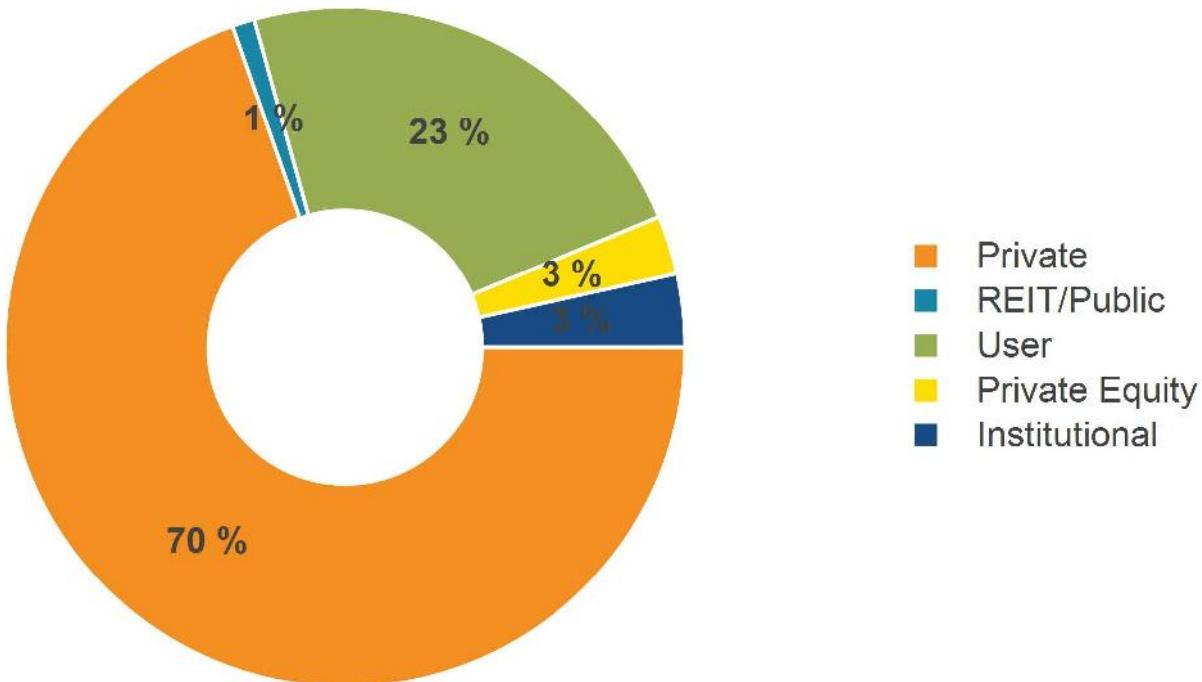
TOP SELLERS



SALES VOLUME BY BUYER TYPE



SALES VOLUME BY SELLER TYPE



TOP BUYER BROKERS



TOP SELLER BROKERS

