



Industrial/Flex Report – Larimer & Weld County

Q2 2026

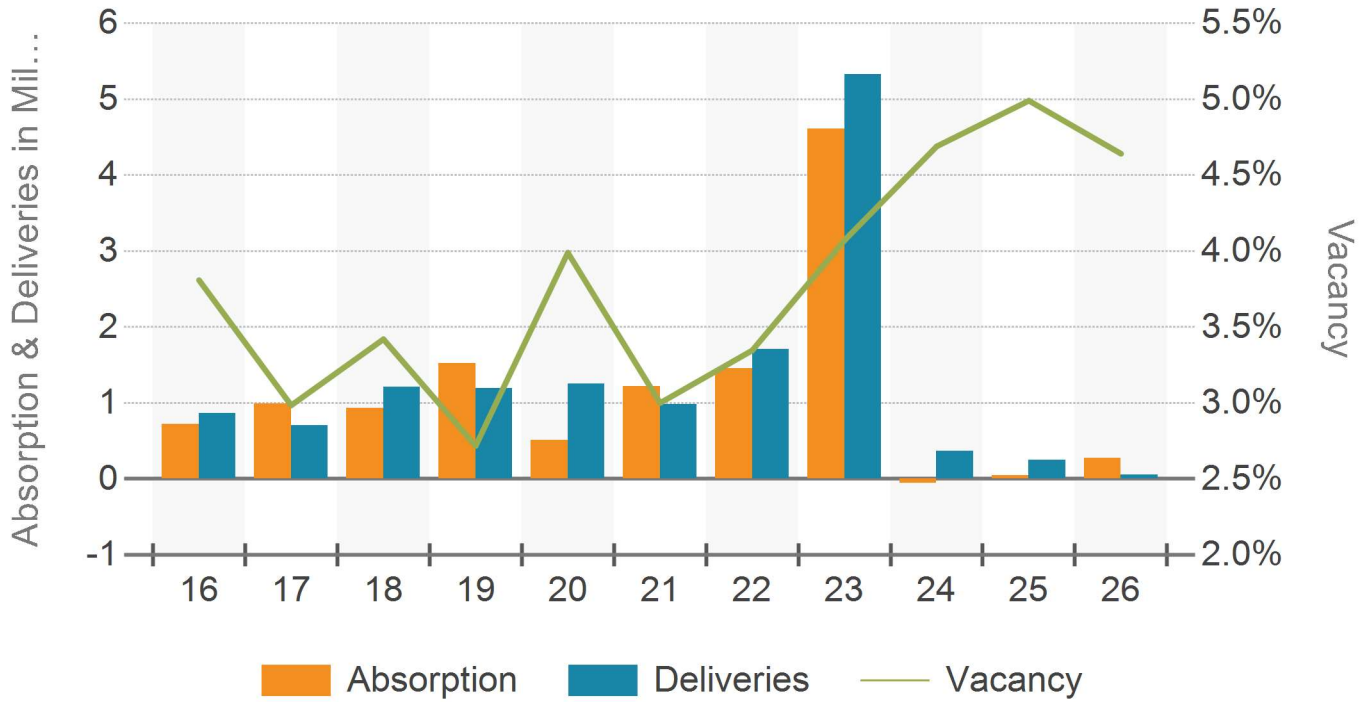
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REALTEC
COMMERCIAL REAL ESTATE SERVICES

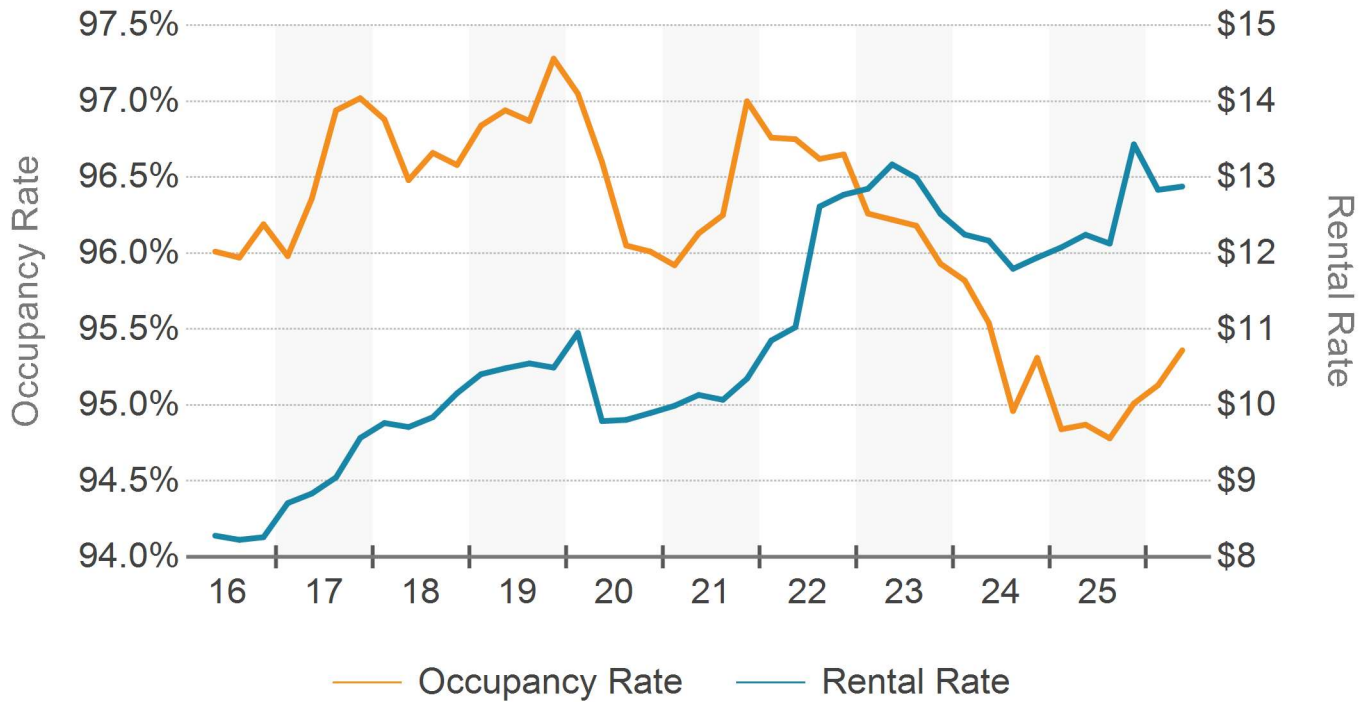
Jamie Globelnik
Broker



ABSORPTION, DELIVERIES, VACANCY



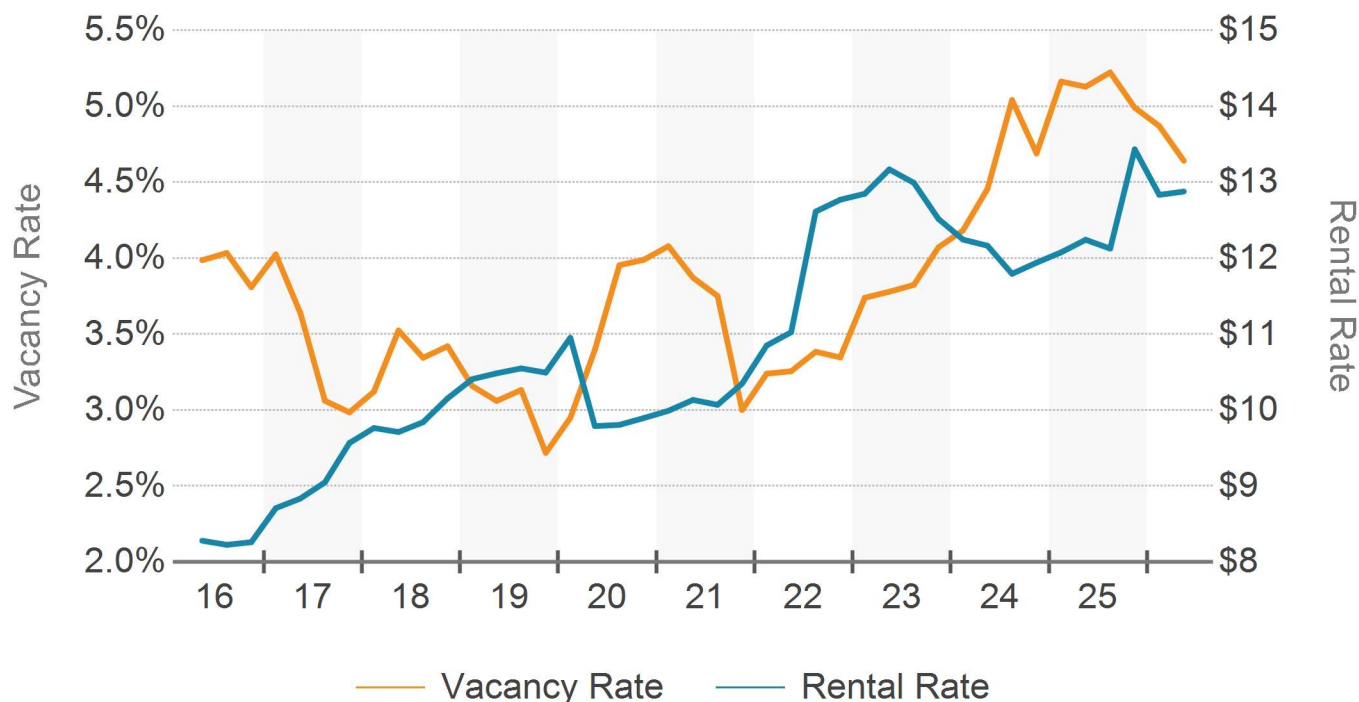
OCCUPANCY & RENTAL RATES



Overview

Industrial - Larimer/Weld County Q2 2026

VACANCY & RENTAL RATES



SUMMARY STATISTICS

Availability	Survey	5-Year Avg
Rent Per SF	\$12.88	\$11.95
Vacancy Rate	4.6%	4.2%
Vacant SF	2,929,699	2,501,300
Availability Rate	5.4%	6.4%
Available SF	3,413,043	3,916,597
Sublet SF	146,518	93,405
Months on Market	6.5	5.1

Inventory	Survey	5-Year Avg
Existing Buildings	2,629	2,574
Existing SF	63,129,646	59,551,004
12 Mo. Const. Starts	90,844	1,402,695
Under Construction	428,965	1,852,892
12 Mo. Deliveries	243,304	1,700,680

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	406,680	1,456,090
12 Mo. Leasing SF	1,755,565	1,930,454

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$141	\$145
Asking Price Per SF	\$263	\$219
Sales Volume (Mil.)	\$409	\$336
Cap Rate	6.0%	6.6%

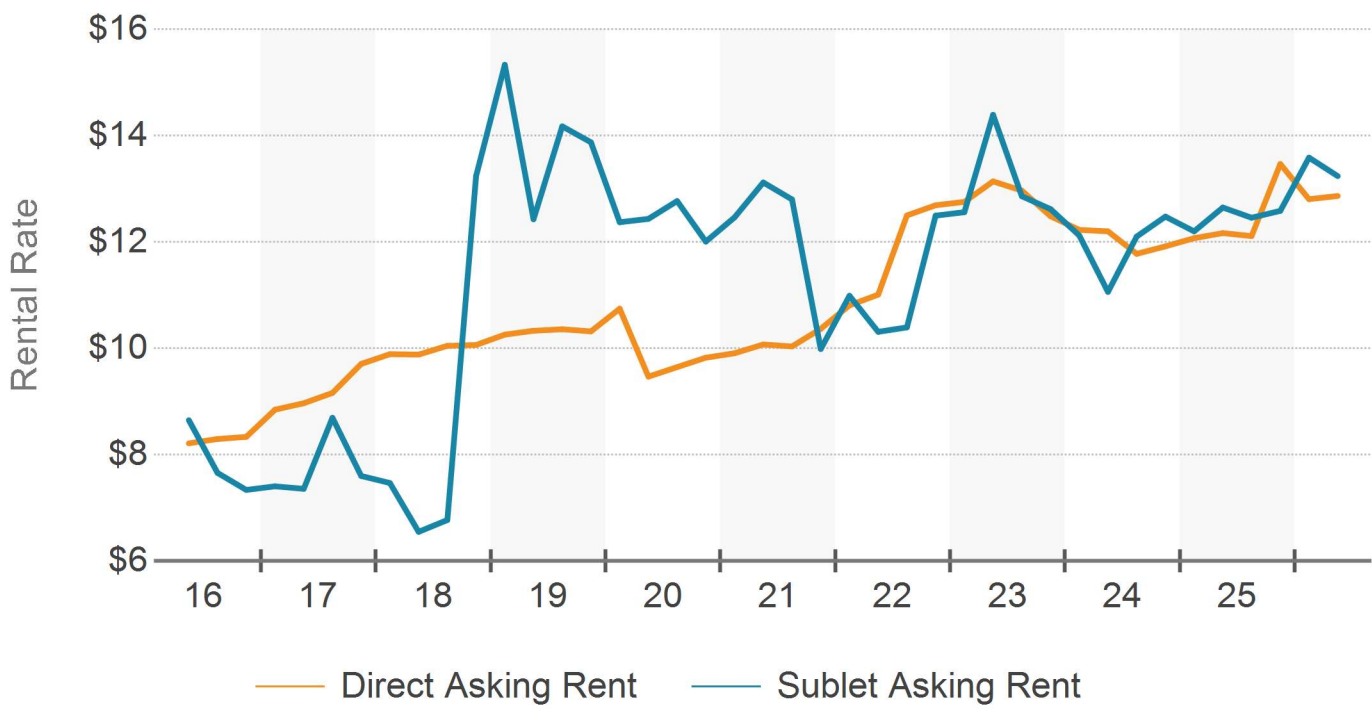
Rental Rates

Industrial - Larimer/Weld County Q2 2026

ASKING RENT PER SF



DIRECT & SUBLET RENTAL RATES



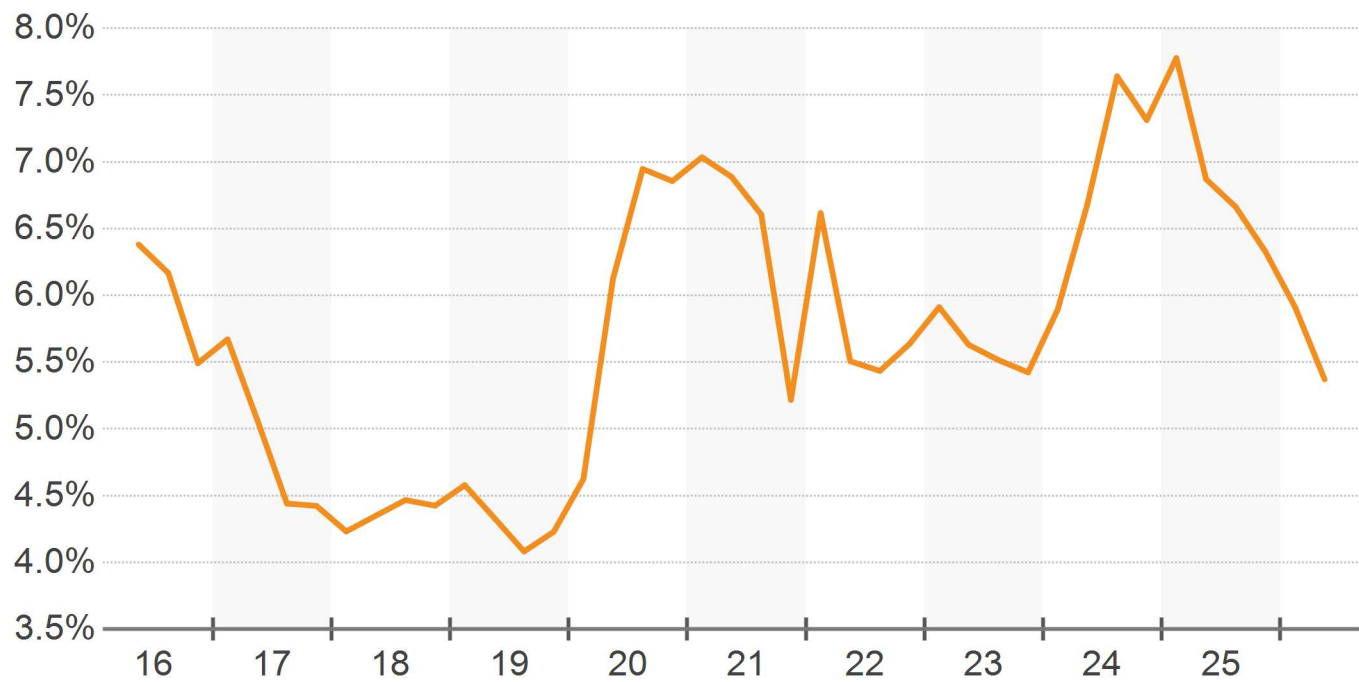
VACANCY RATE



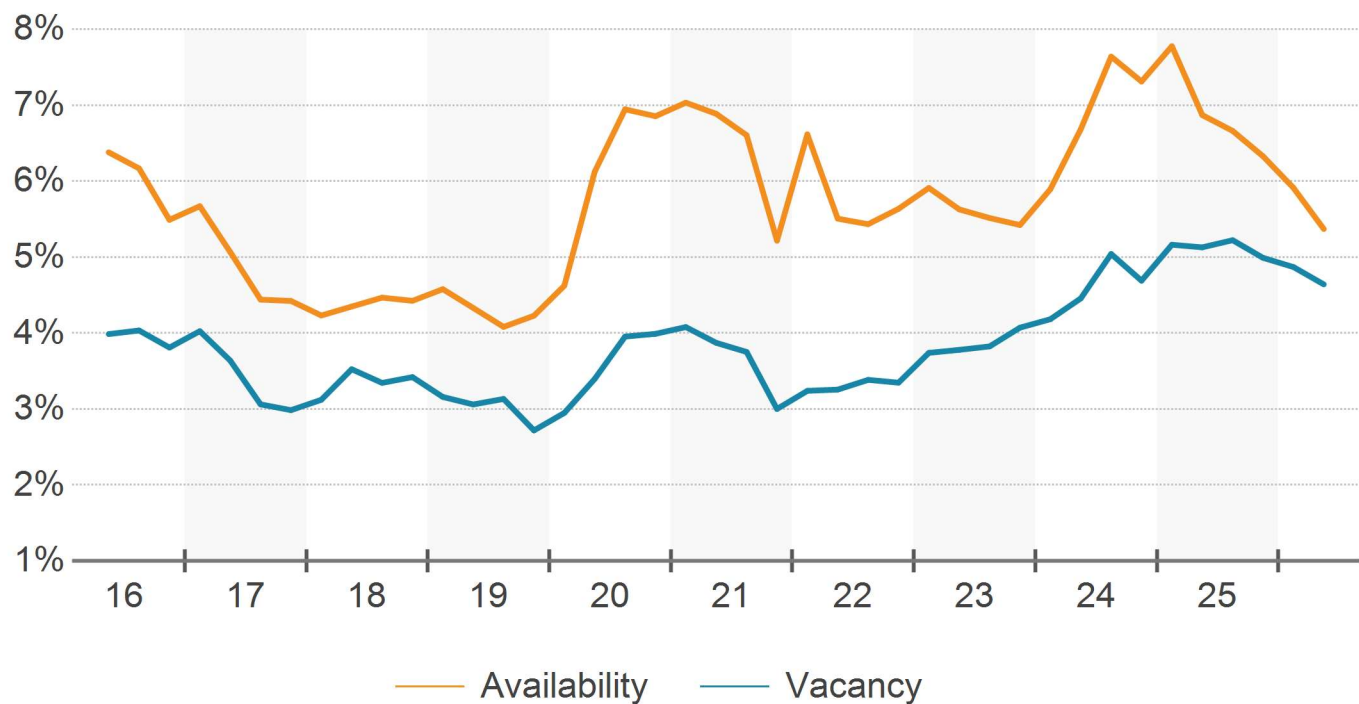
SUBLEASE VACANCY RATE



AVAILABILITY RATE



AVAILABILITY & VACANCY RATE



OCCUPANCY RATE



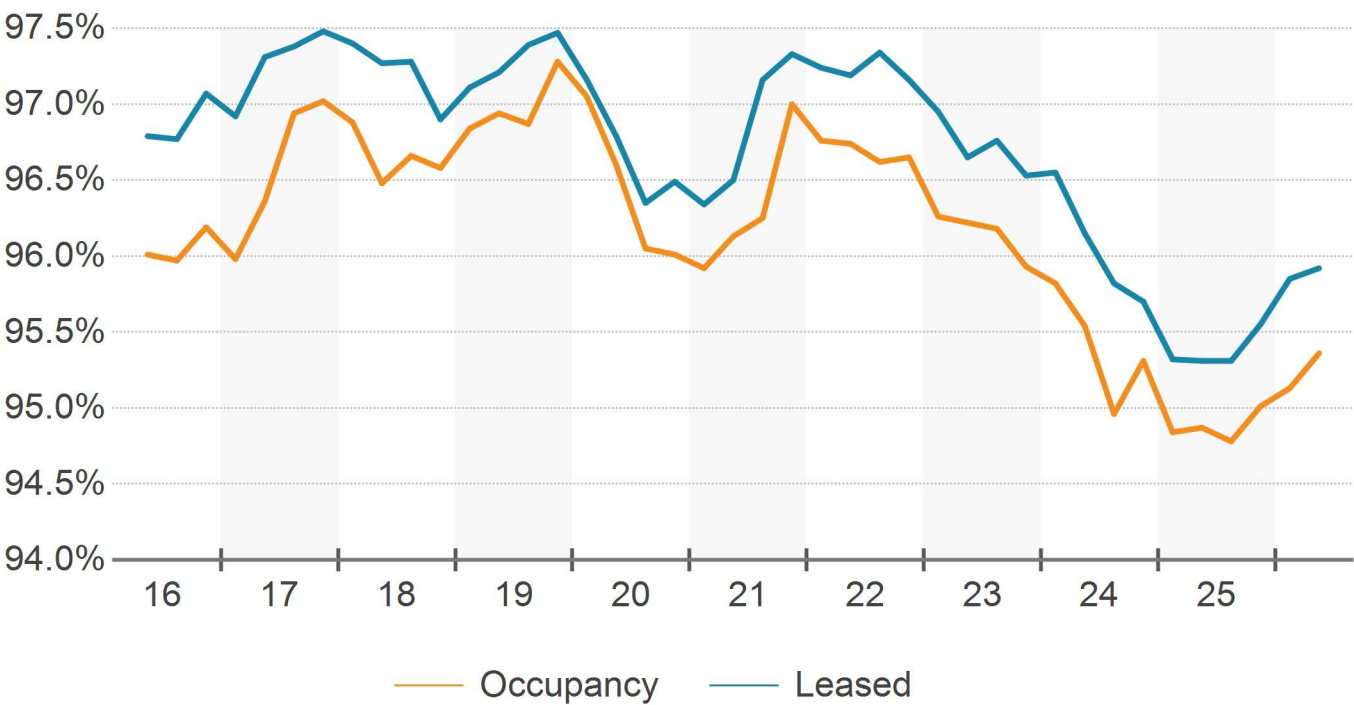
PERCENT LEASED RATE



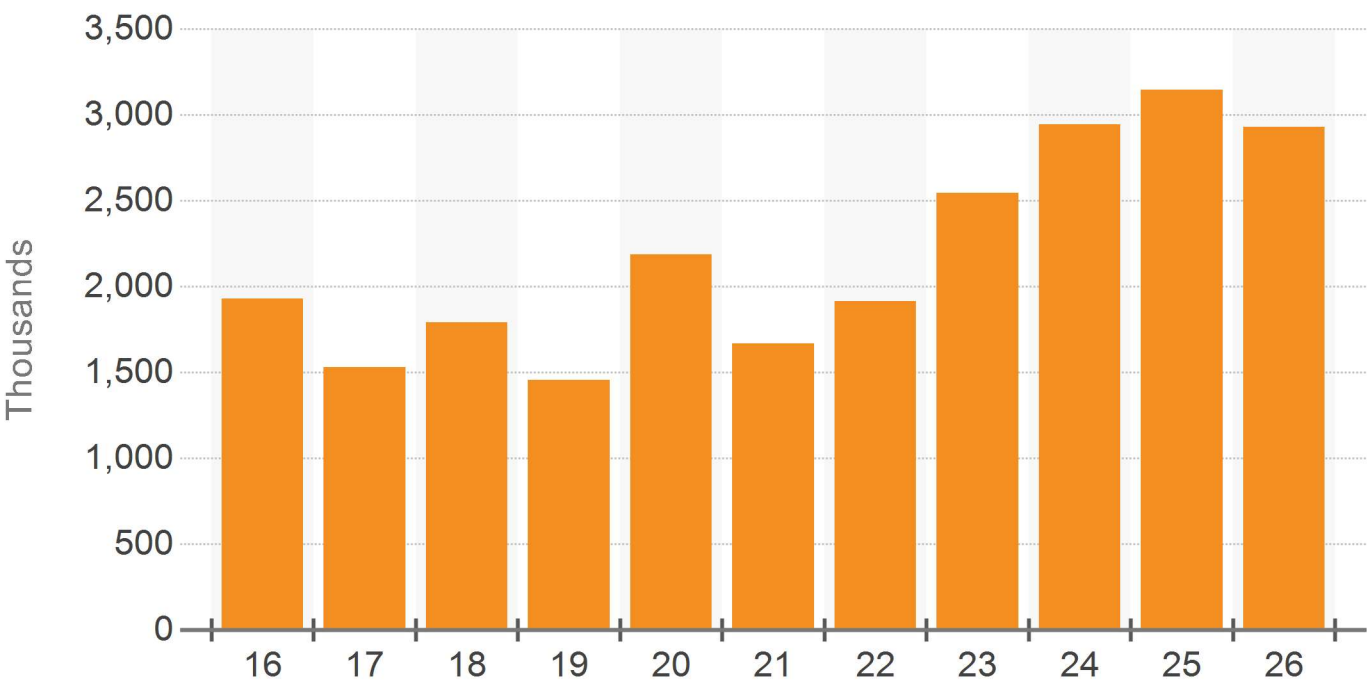
Vacancy & Availability

Industrial - Larimer/Weld County Q2 2026

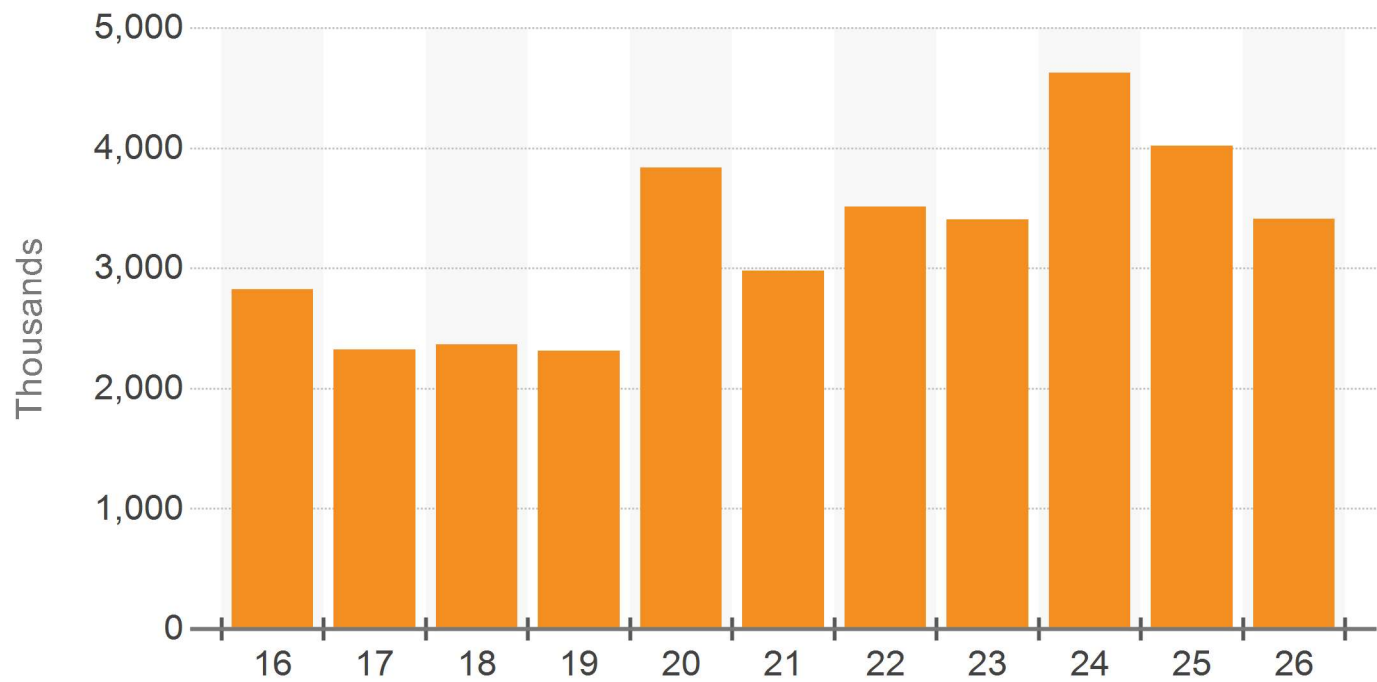
OCCUPANCY & PERCENT LEASED



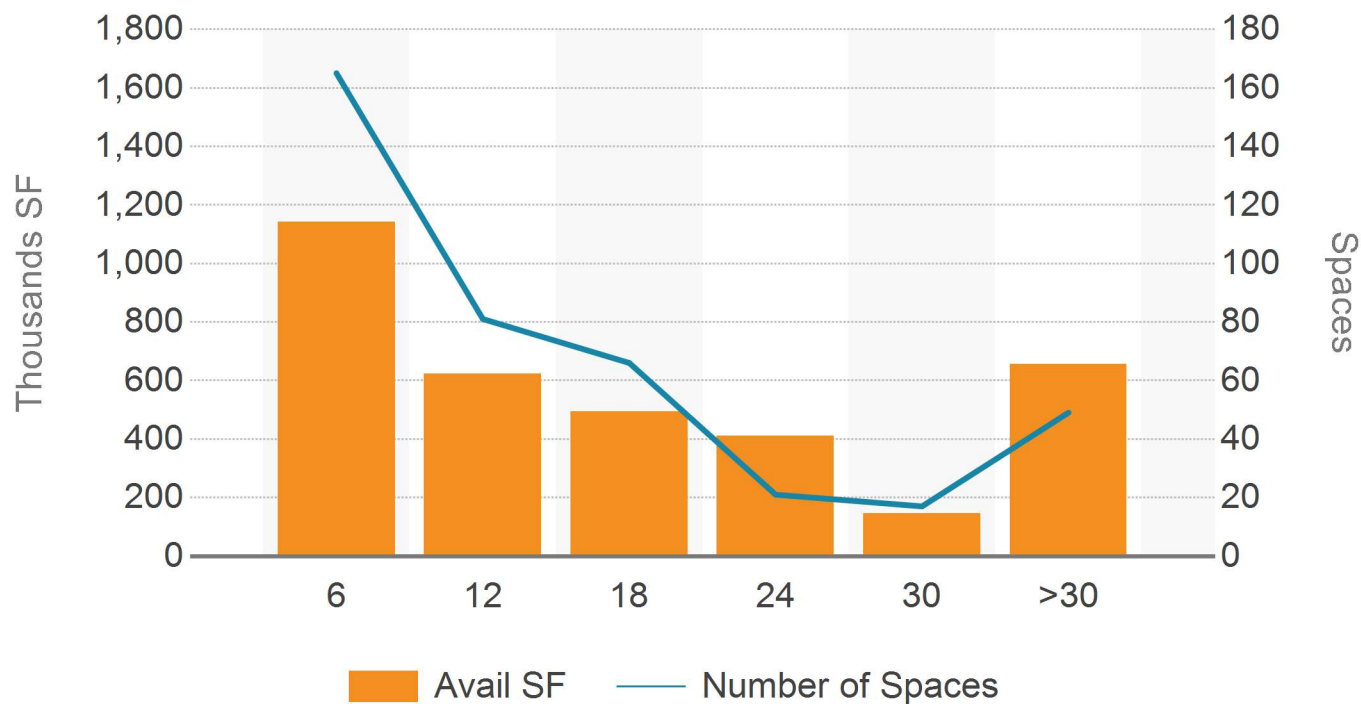
VACANT SF



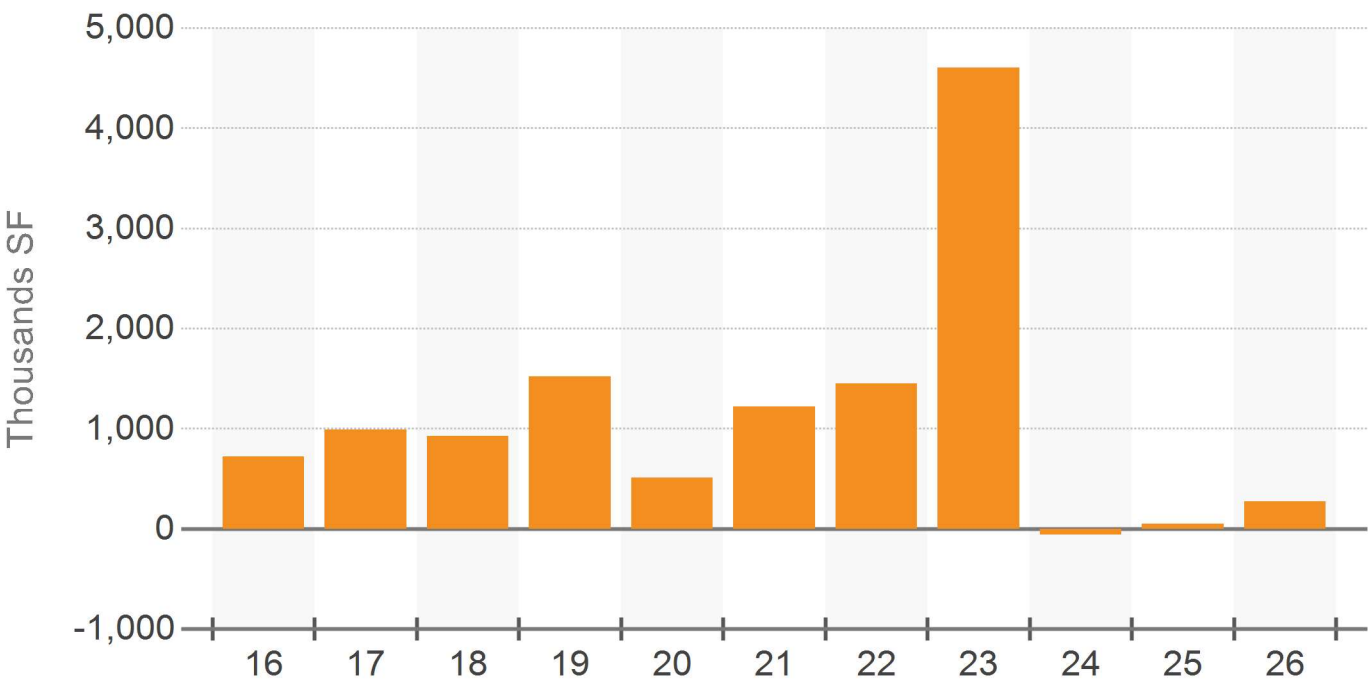
AVAILABLE SF



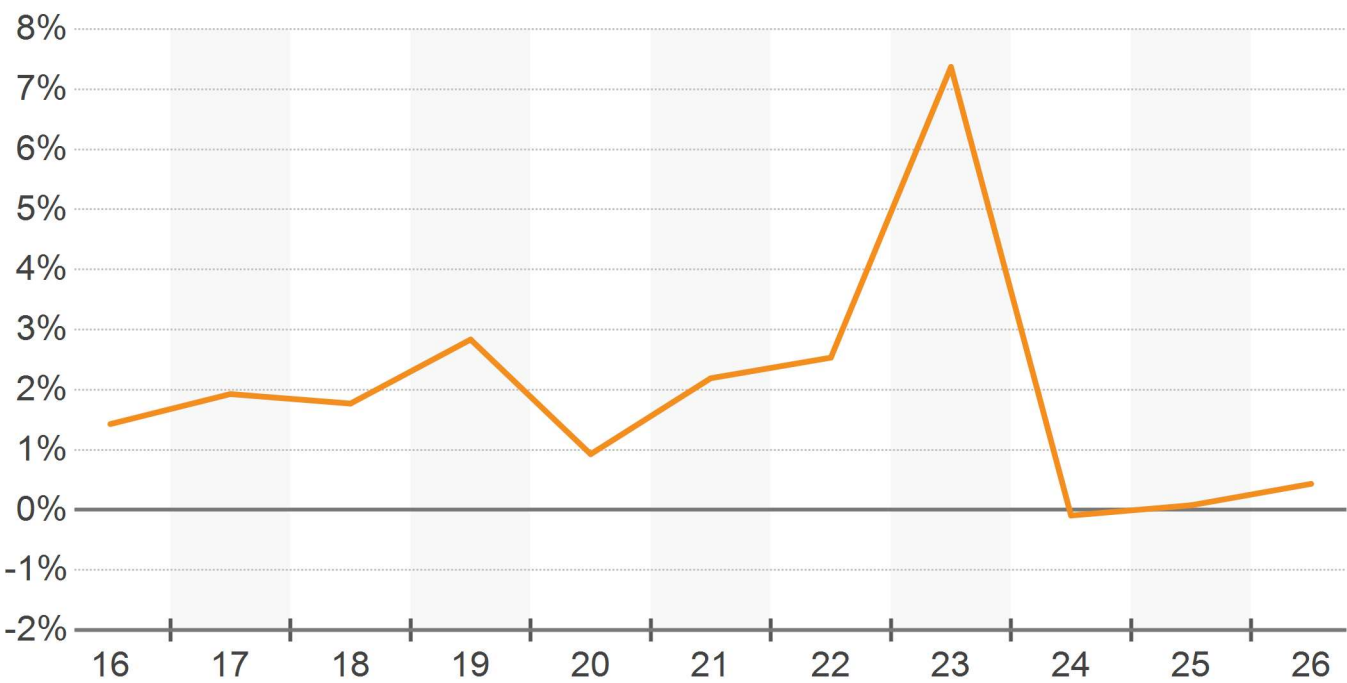
MONTHS ON MARKET DISTRIBUTION



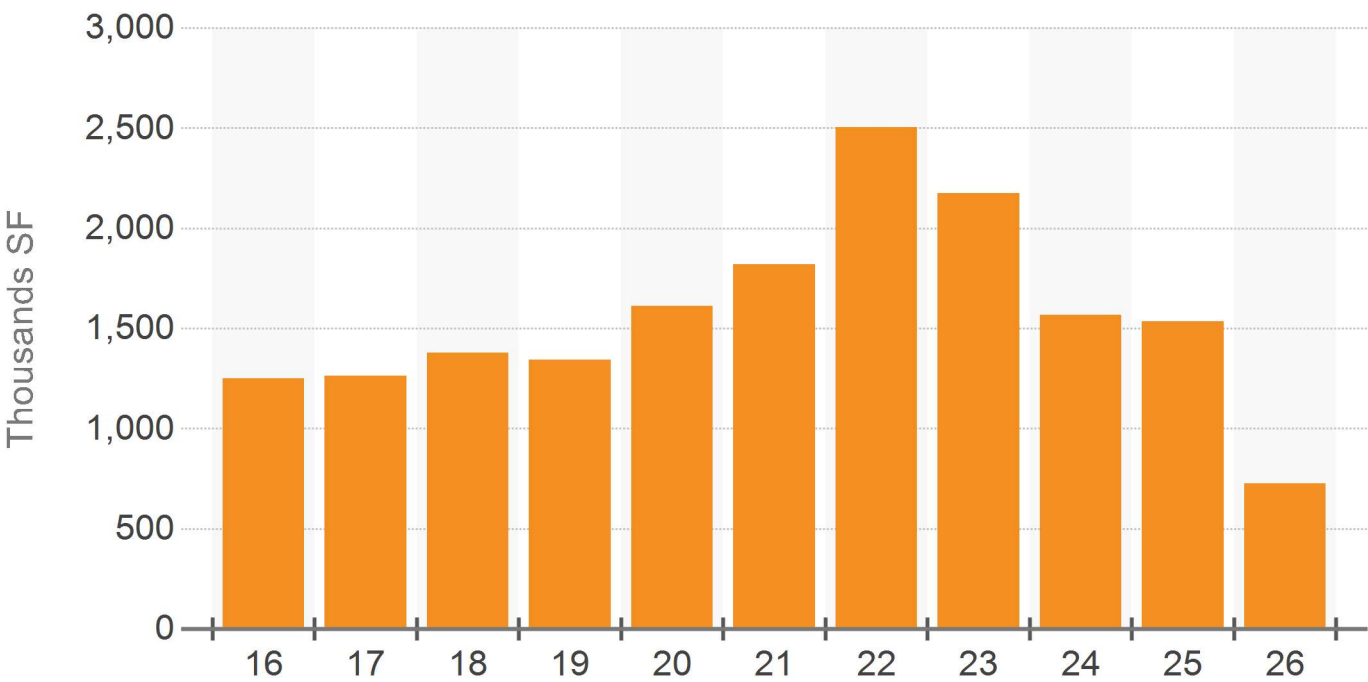
NET ABSORPTION



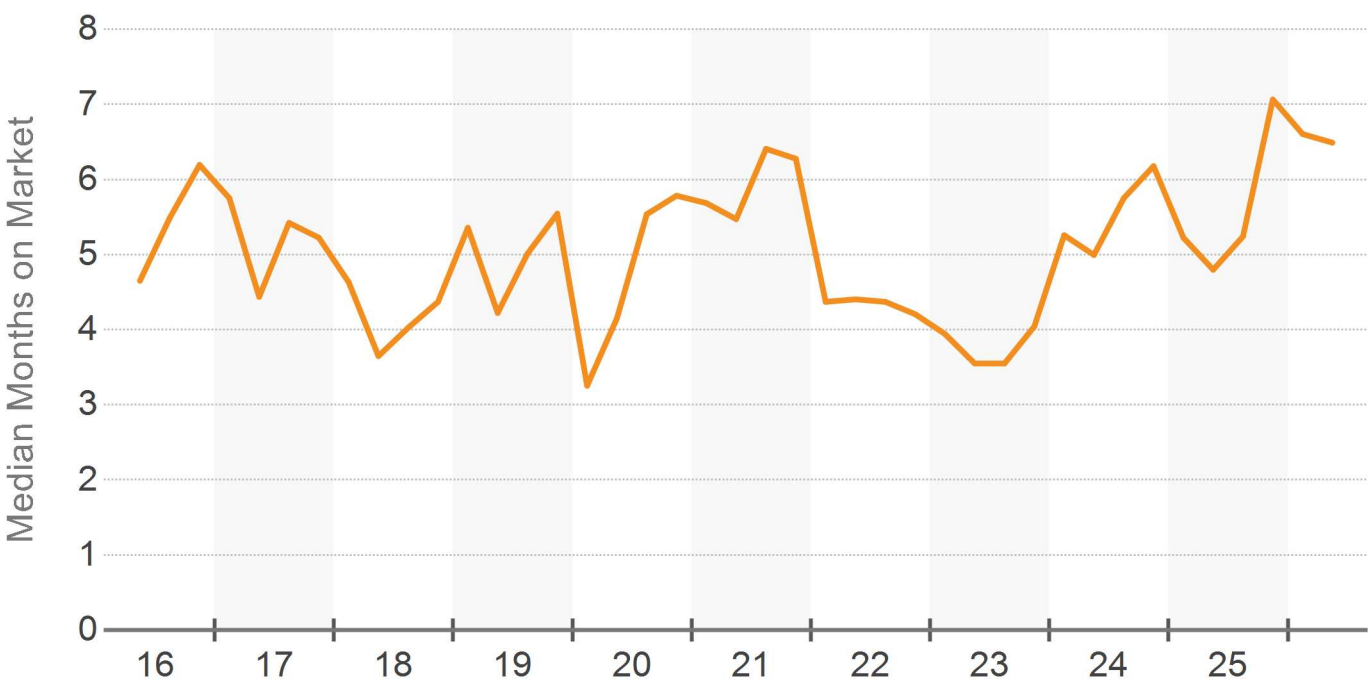
NET ABSORPTION AS % OF INVENTORY



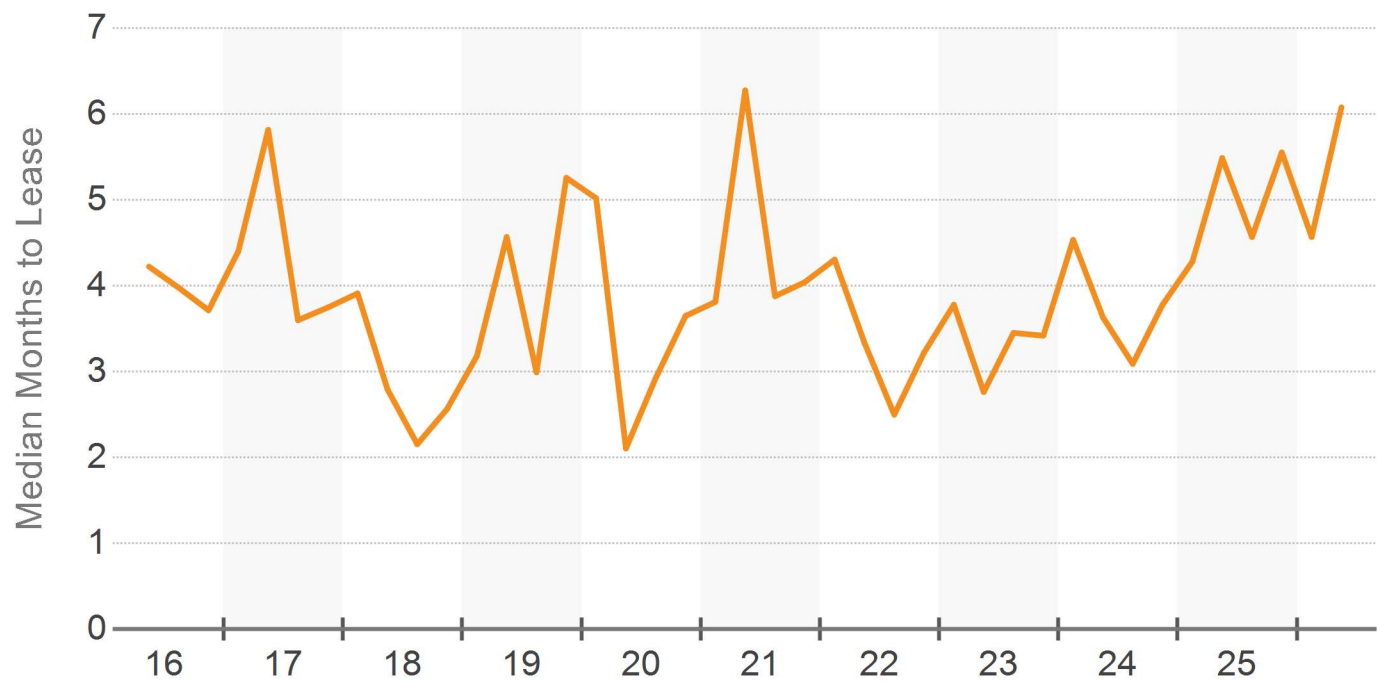
LEASING ACTIVITY



MONTHS ON MARKET



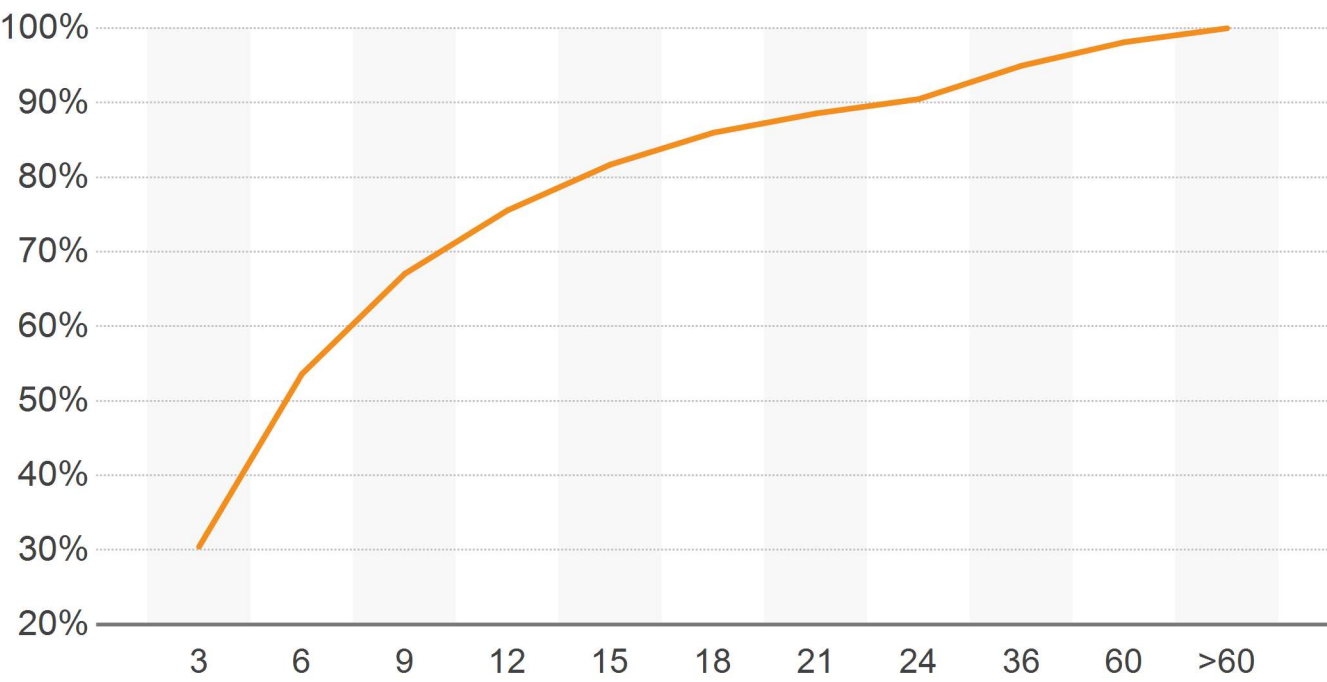
MONTHS TO LEASE



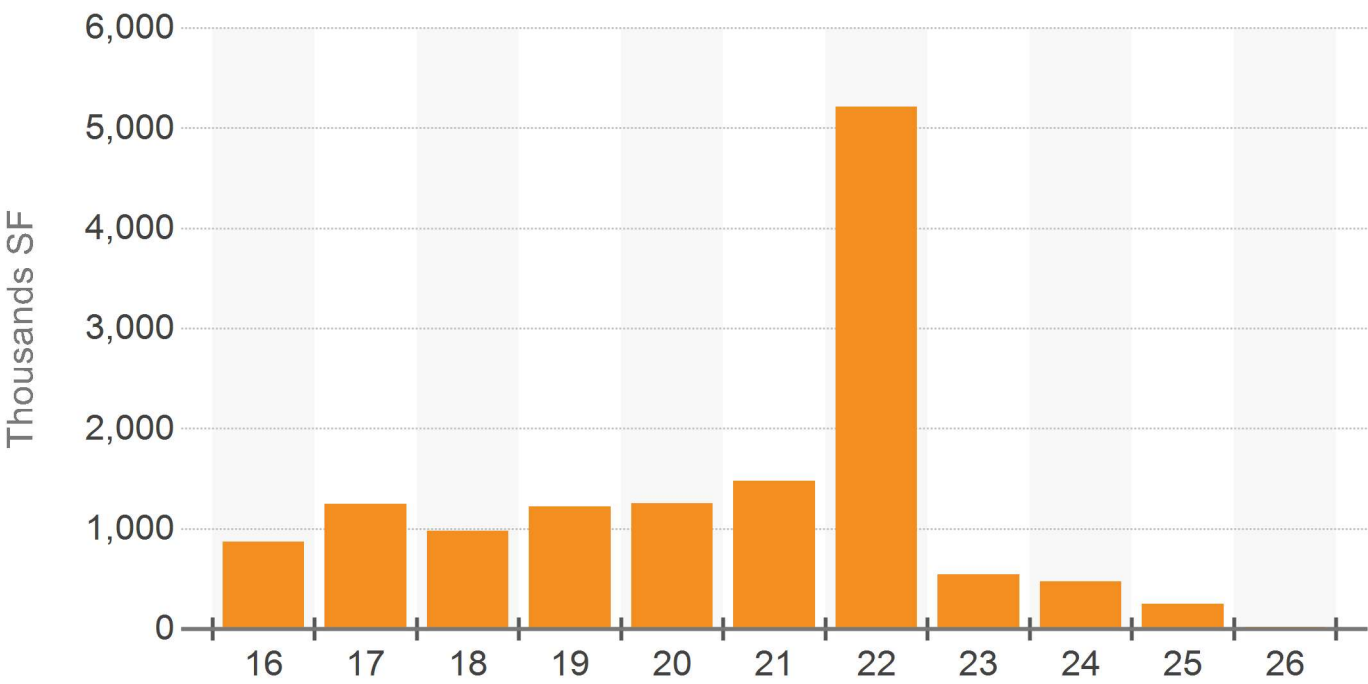
MONTHS VACANT



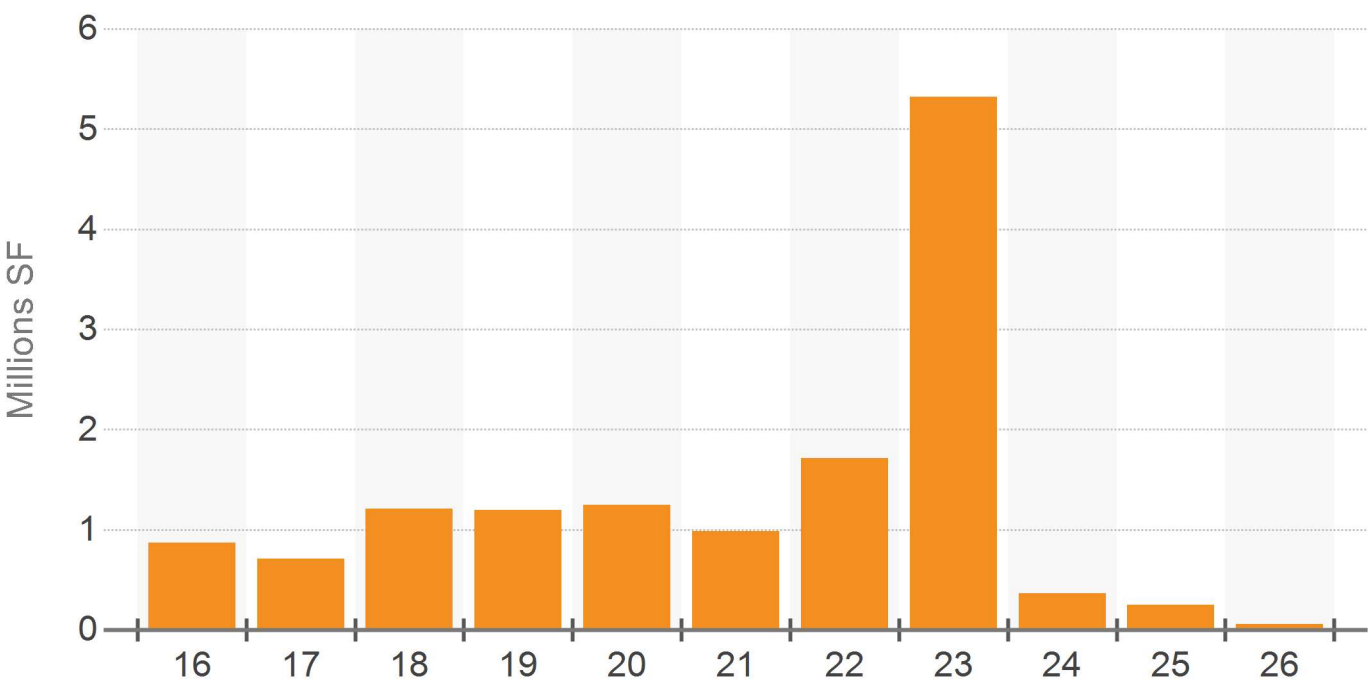
PROBABILITY OF LEASING IN MONTHS



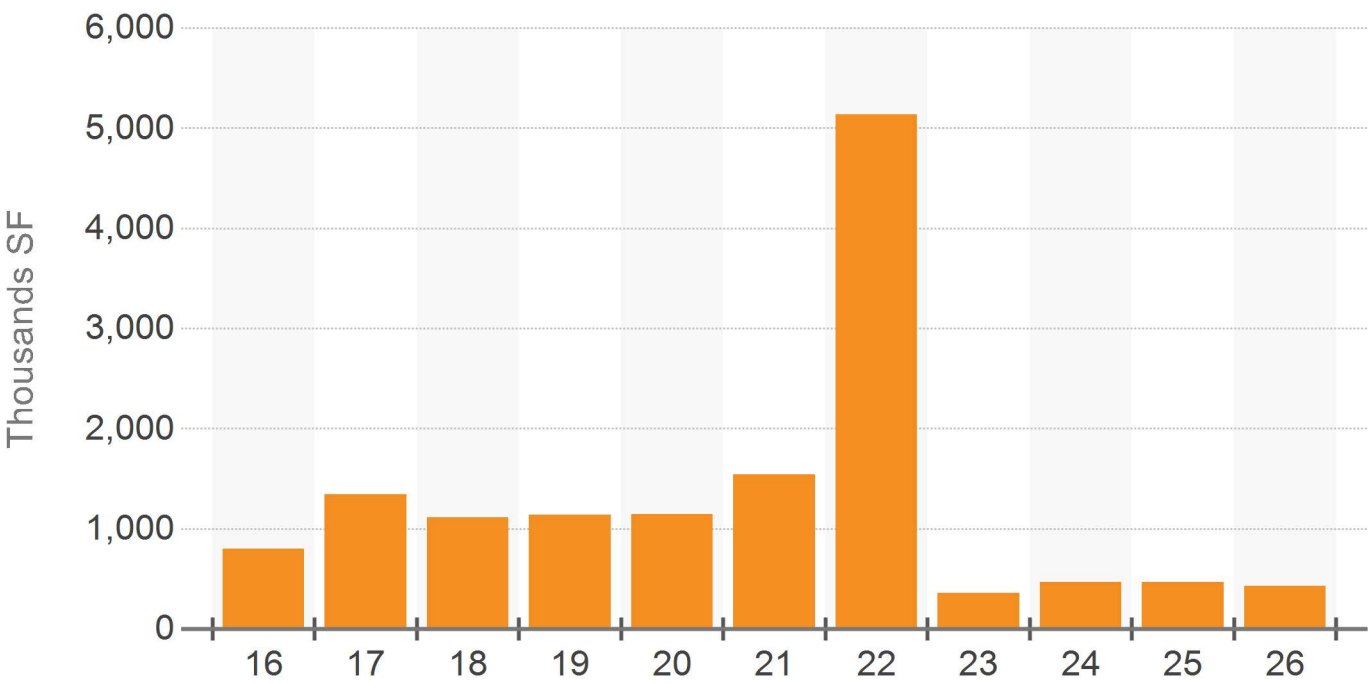
CONSTRUCTION STARTS



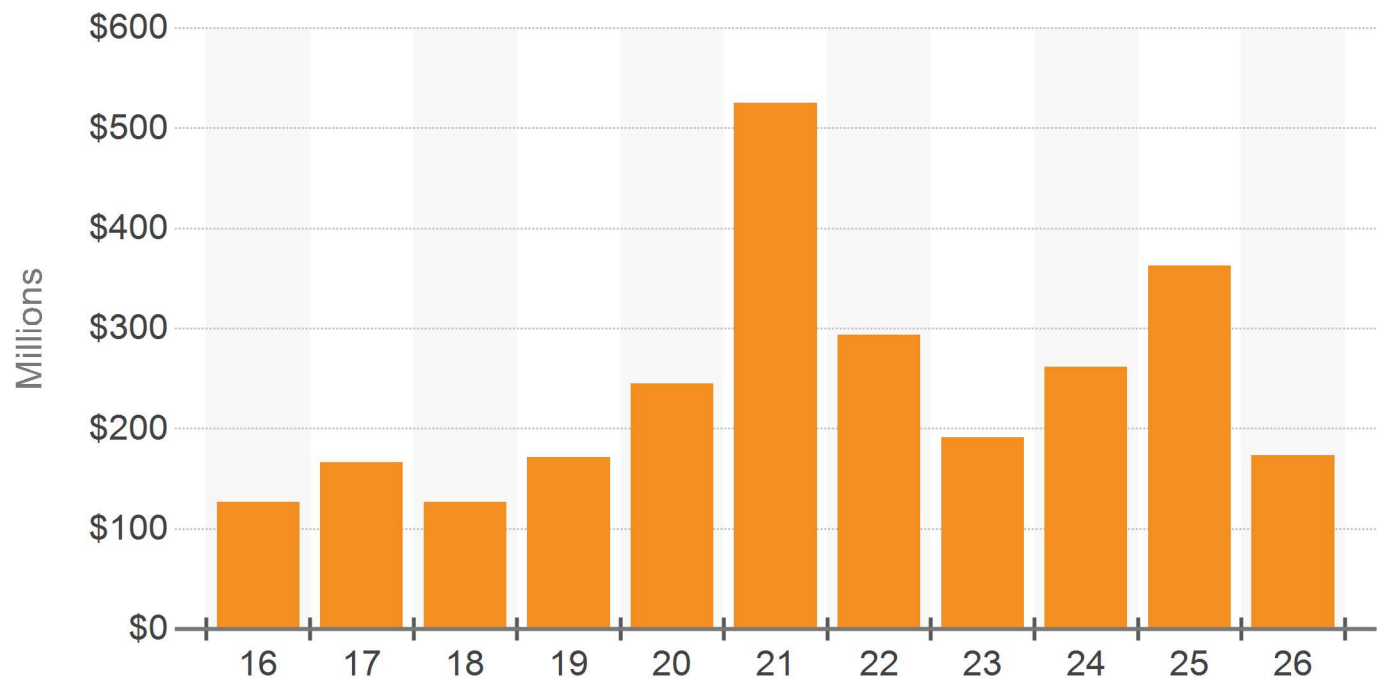
CONSTRUCTION DELIVERIES



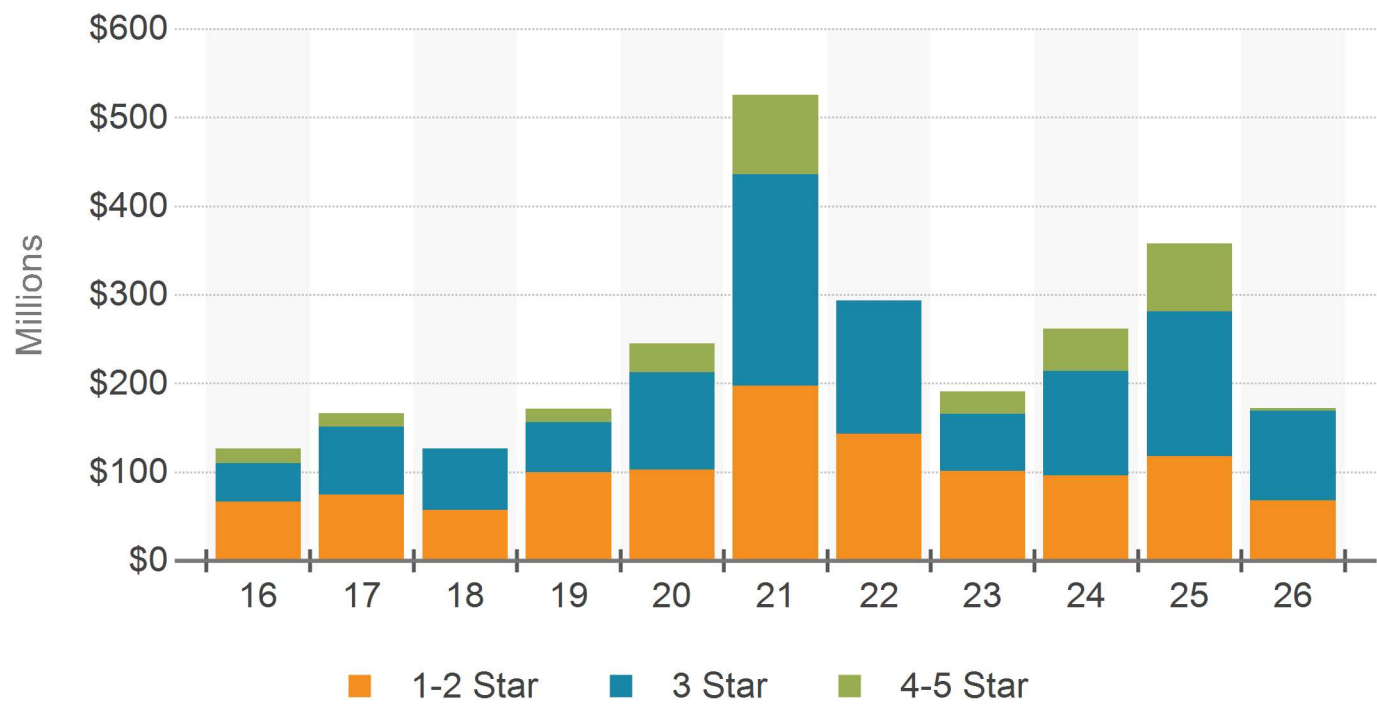
UNDER CONSTRUCTION



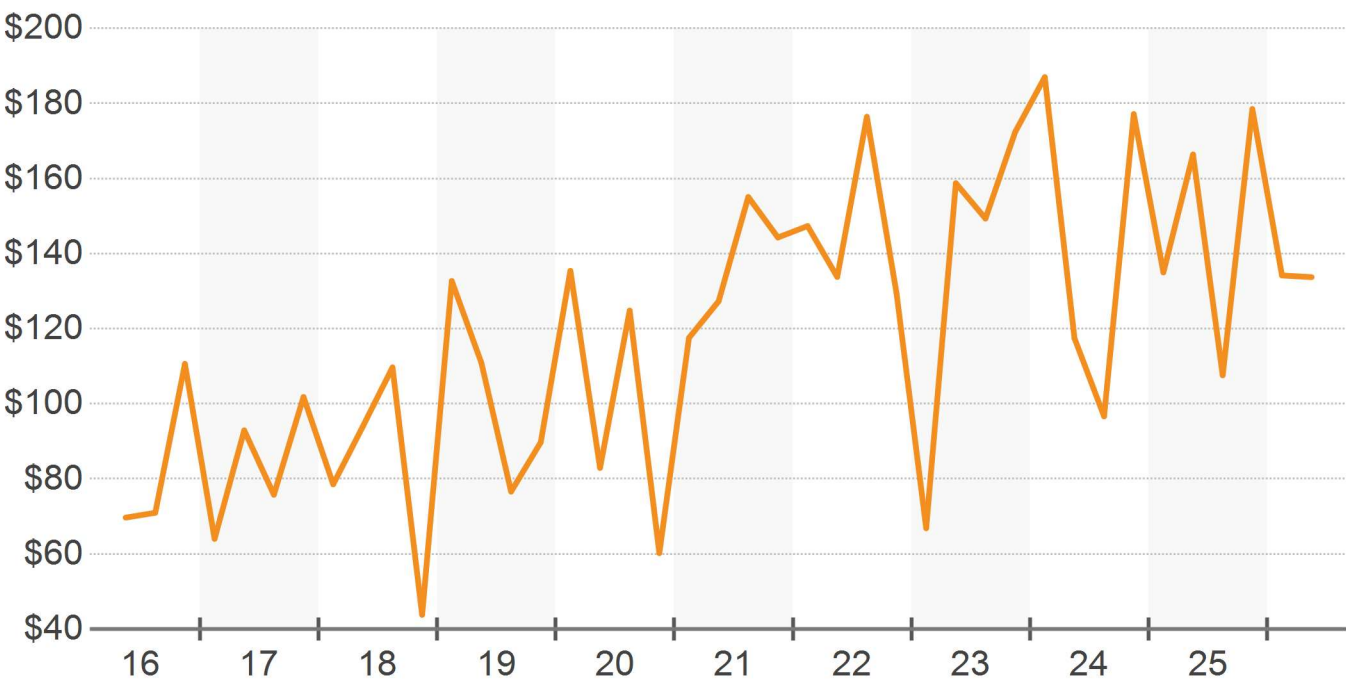
SALES VOLUME



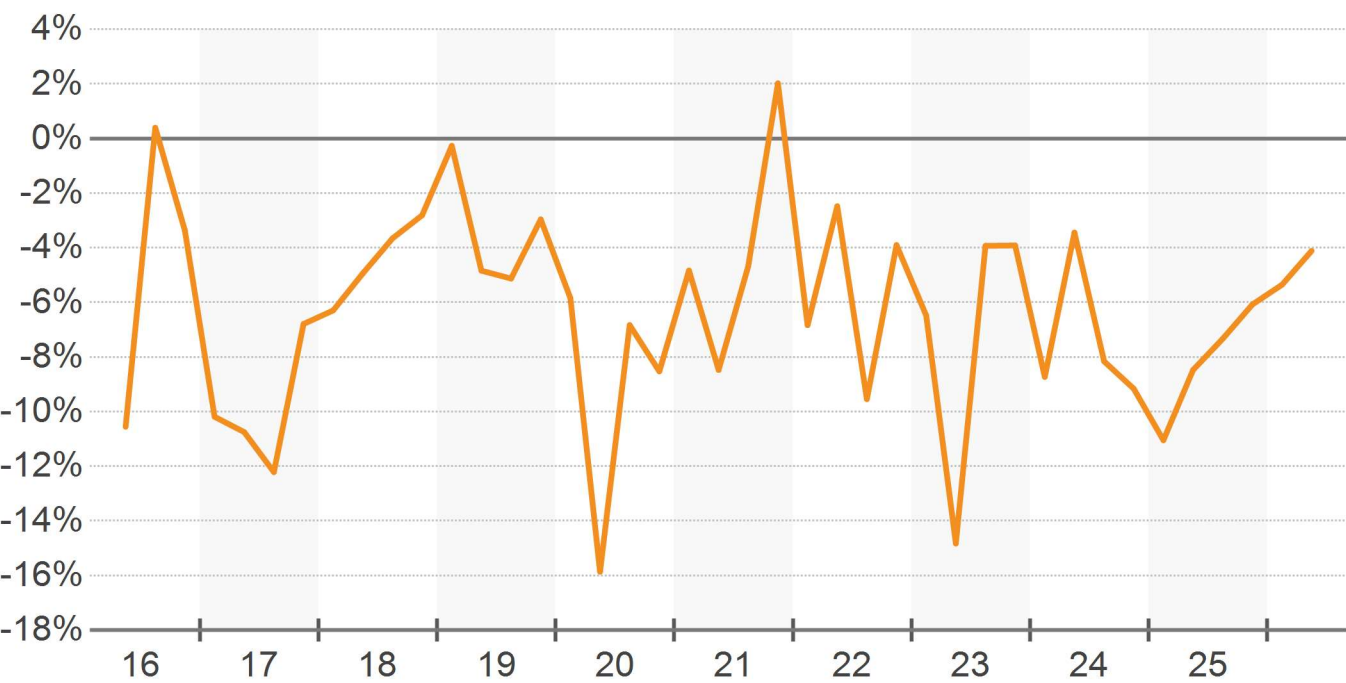
SALES VOLUME BY STAR RATING



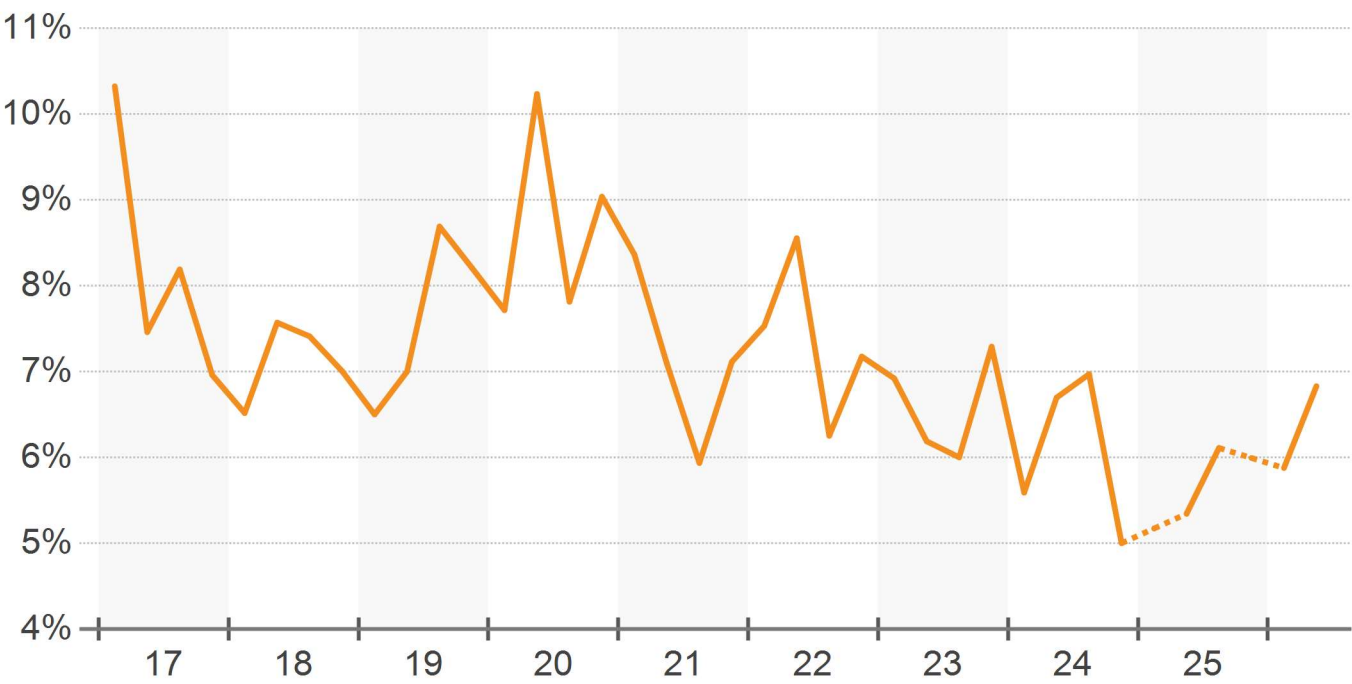
AVERAGE SALE PRICE PER SF



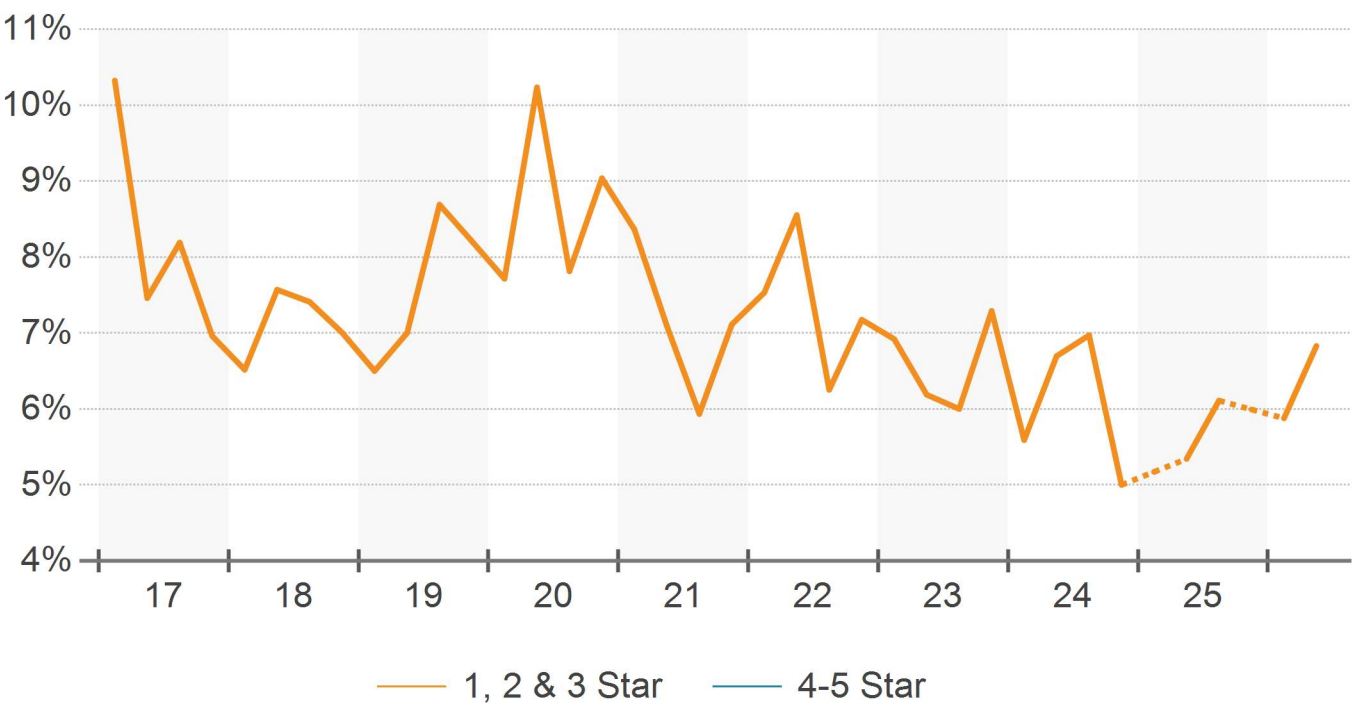
SALE TO ASKING PRICE DIFFERENTIAL



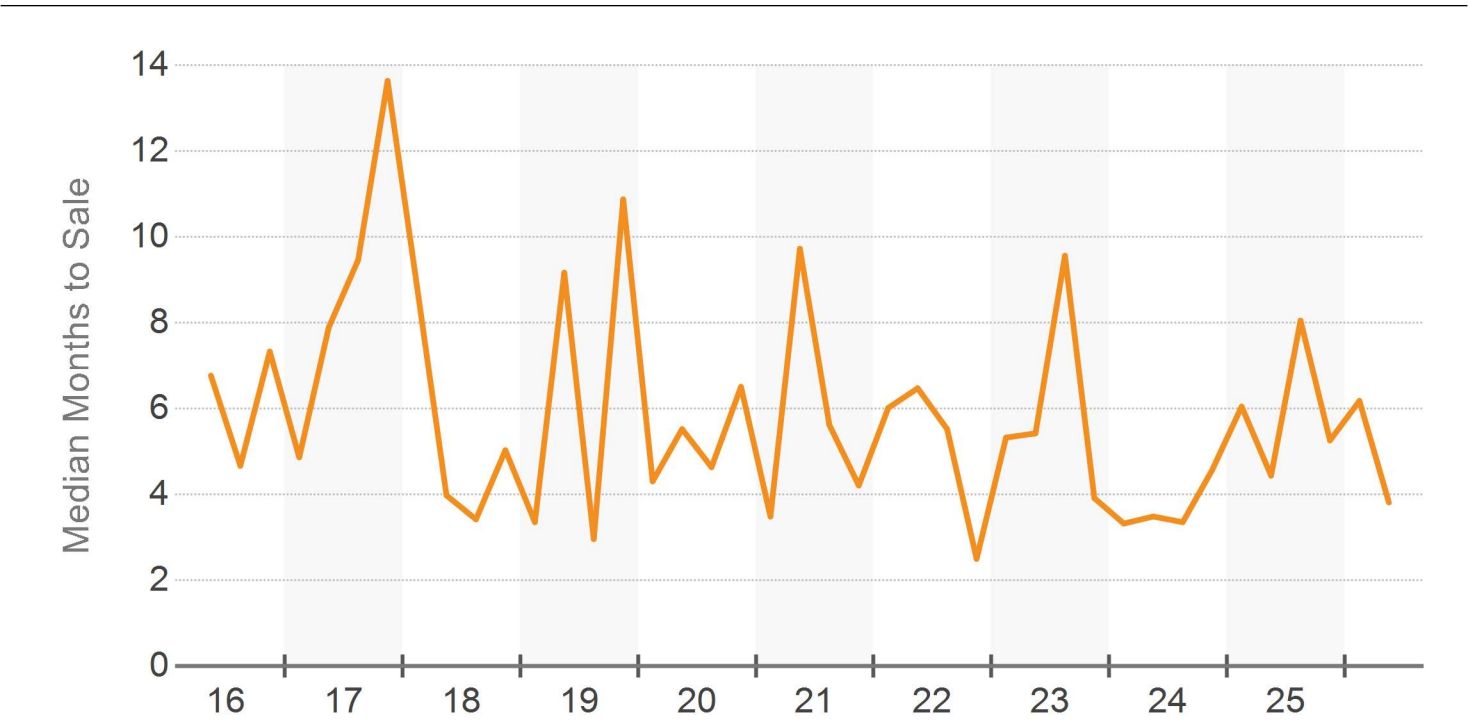
CAP RATE



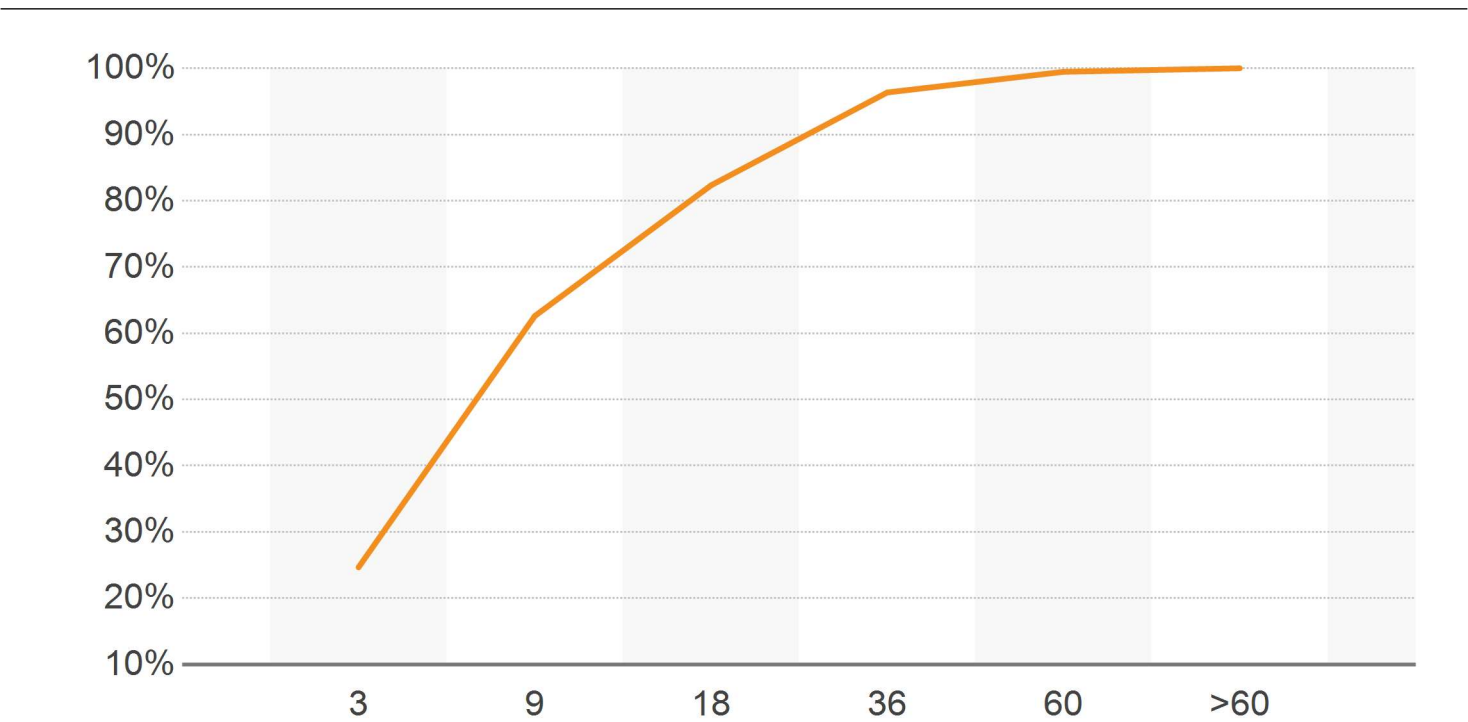
CAP RATE BY STAR RATING



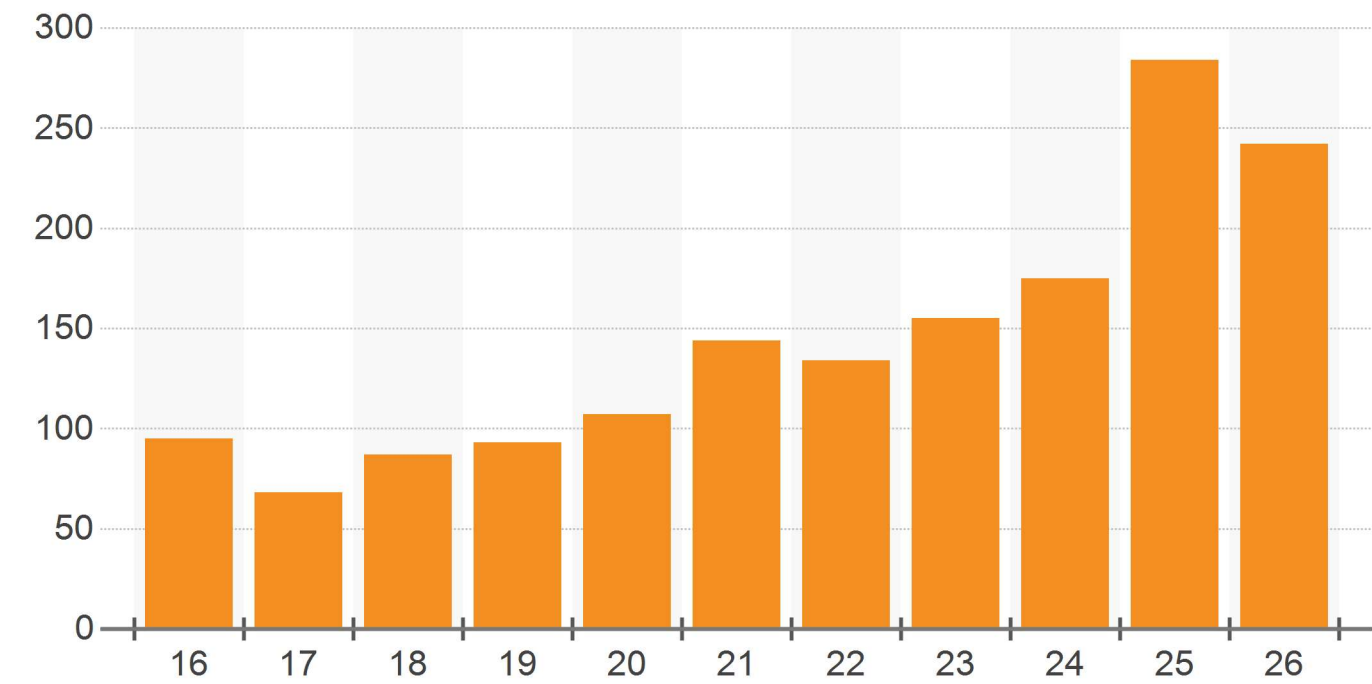
MONTHS TO SALE



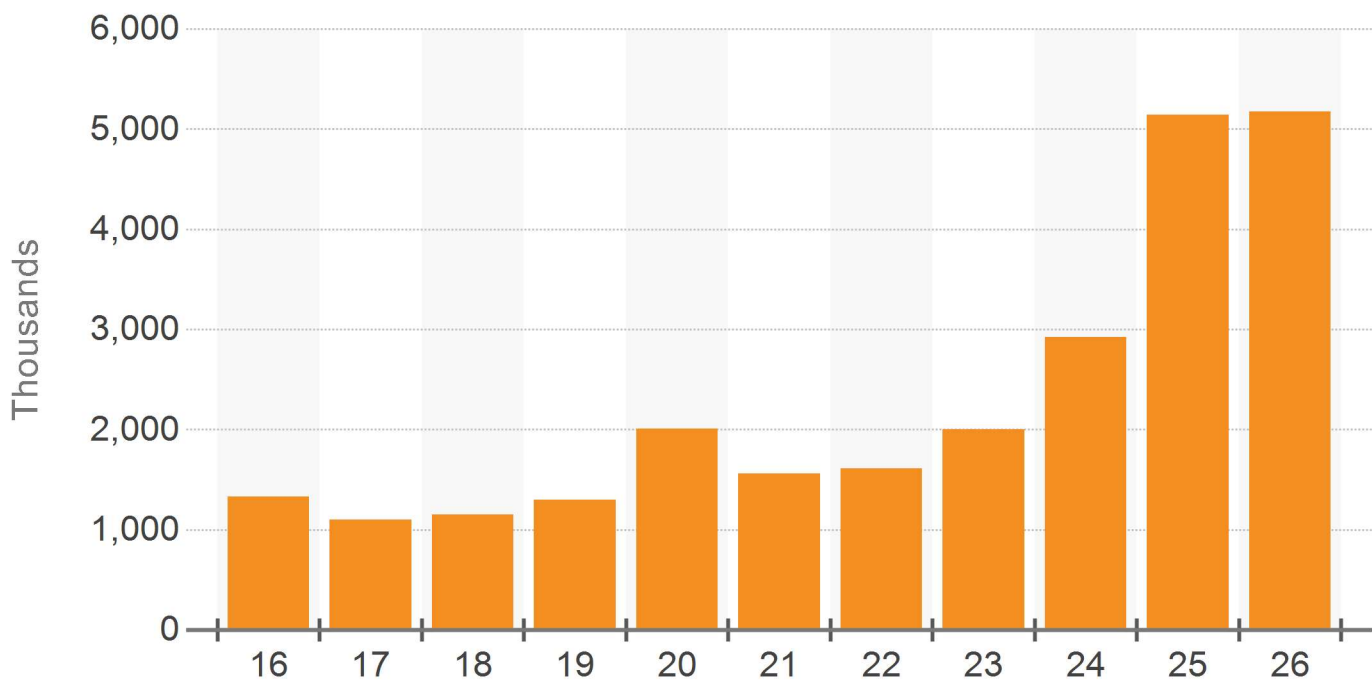
PROBABILITY OF SELLING IN MONTHS



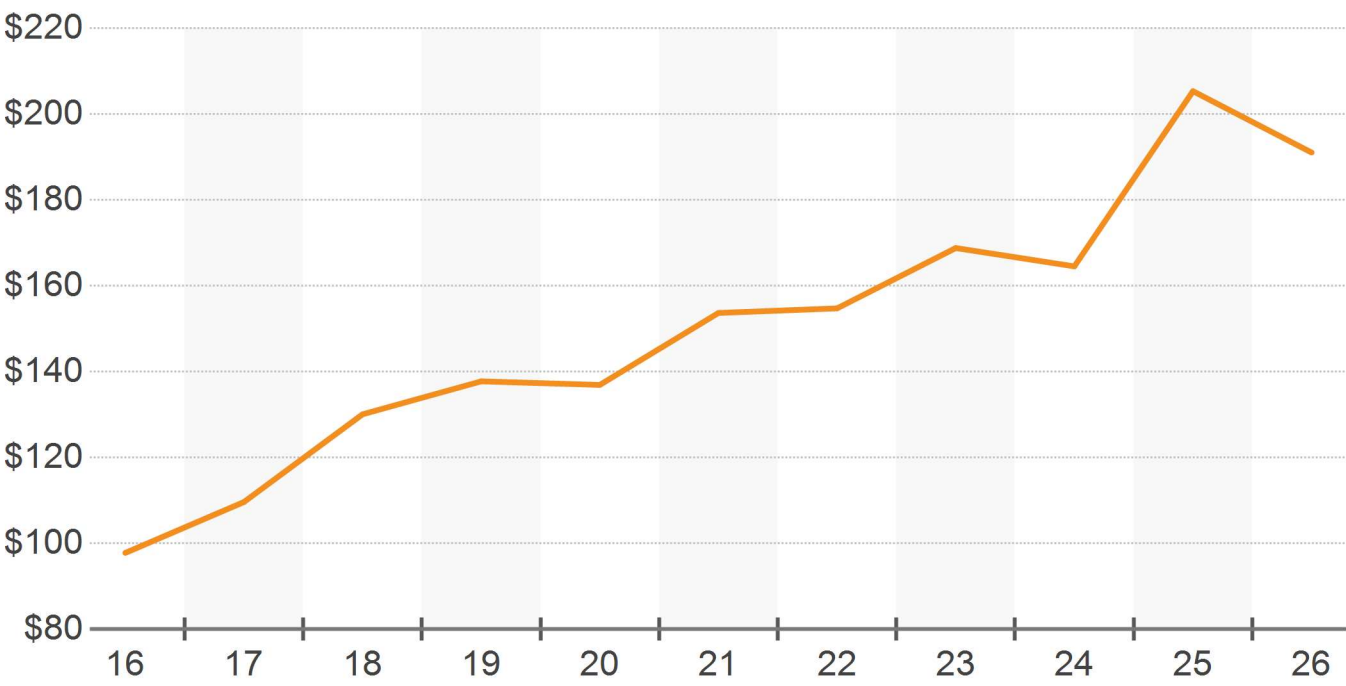
FOR SALE TOTAL LISTINGS



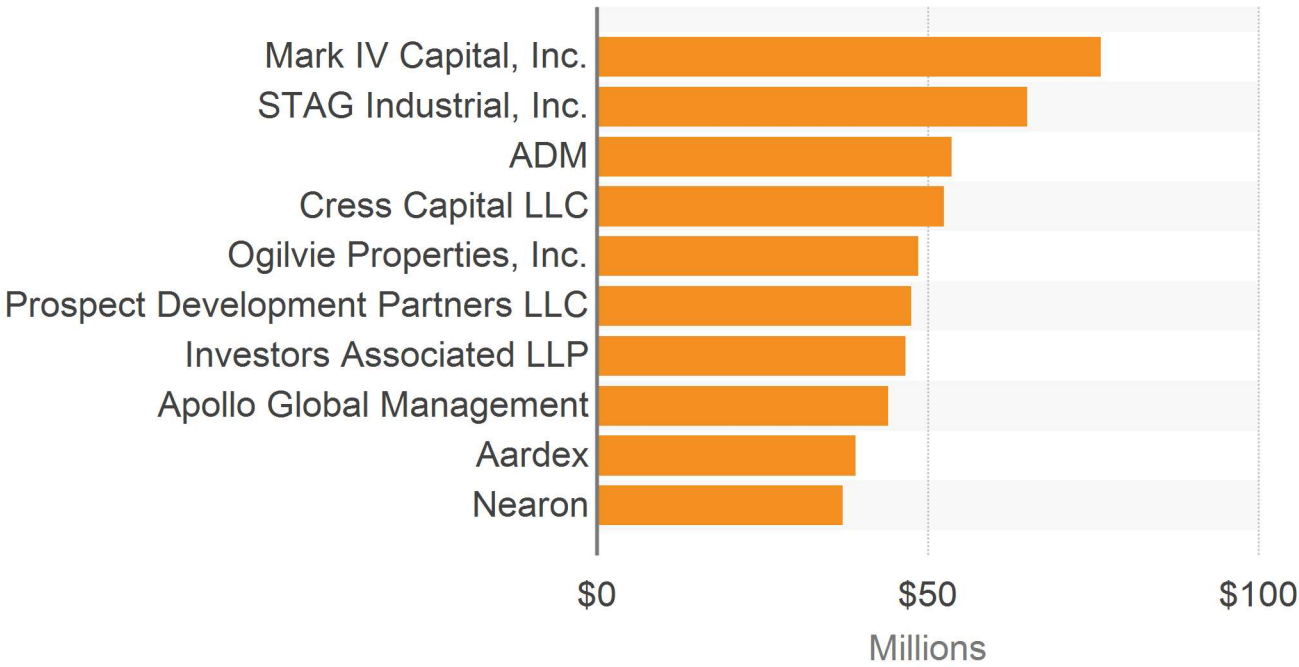
FOR SALE TOTAL SF



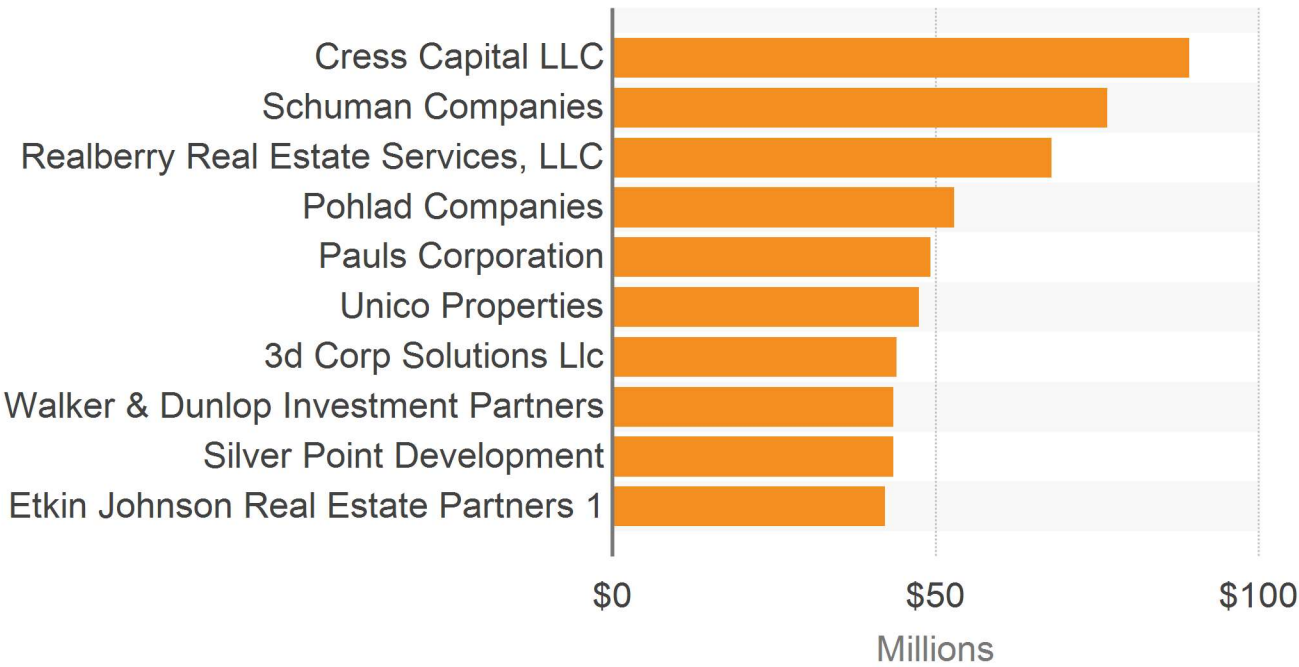
ASKING PRICE PER SF



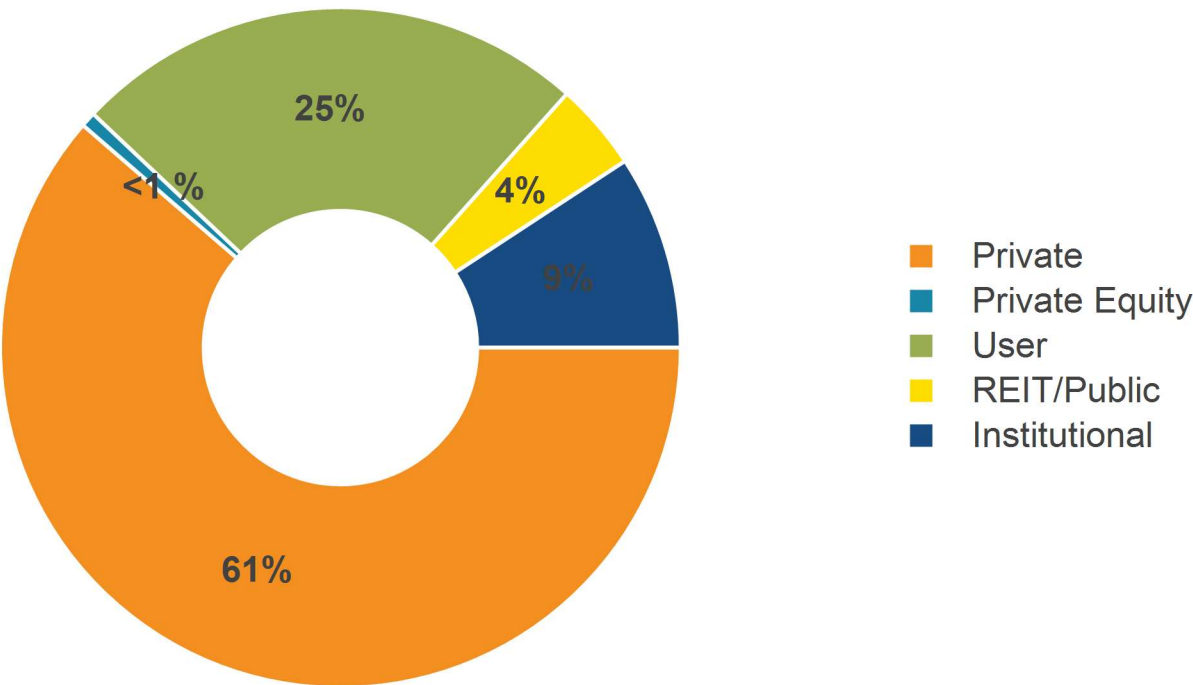
TOP BUYERS



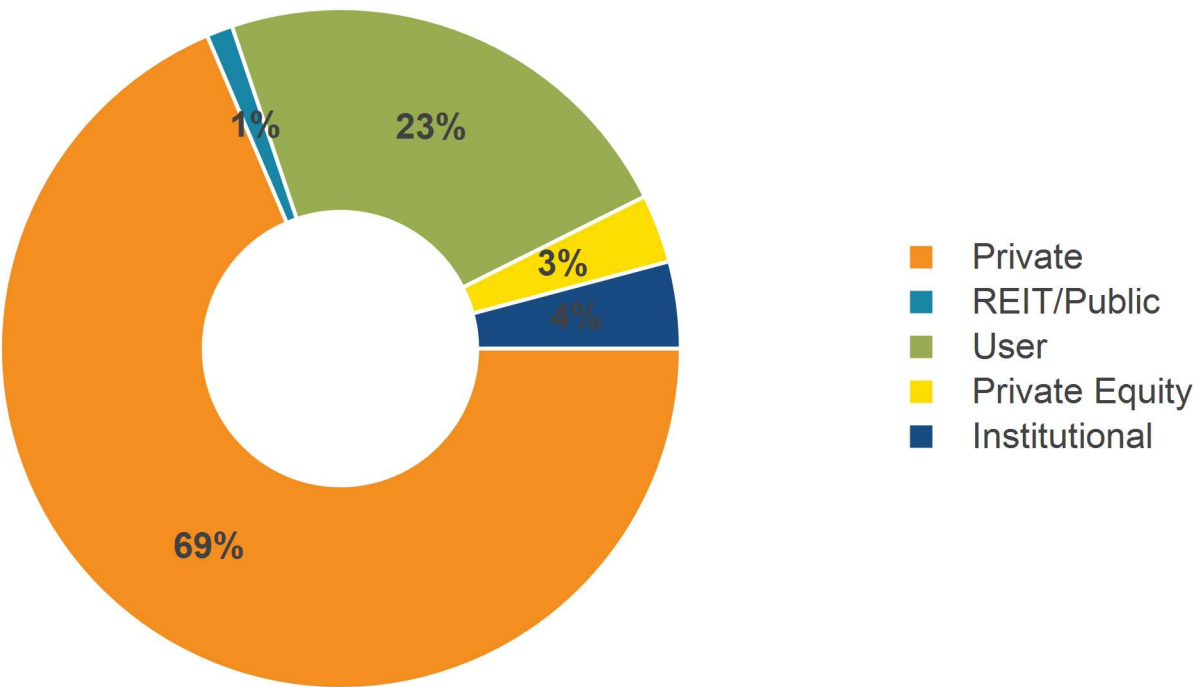
TOP SELLERS



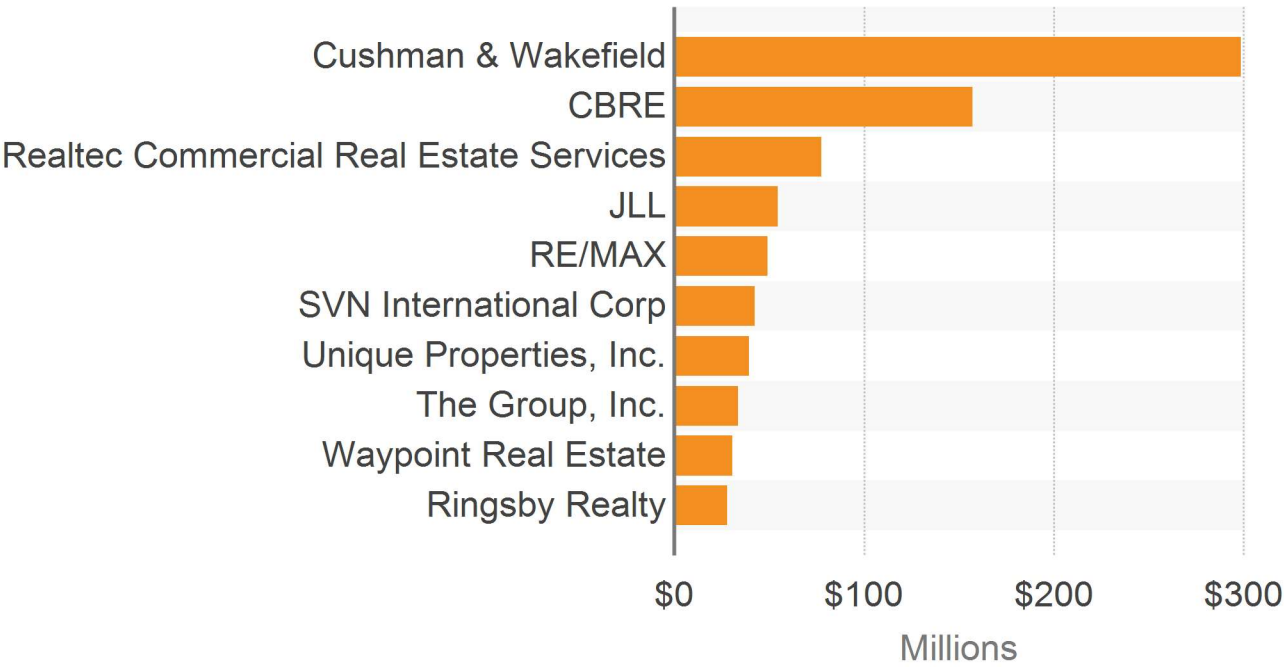
SALES VOLUME BY BUYER TYPE



SALES VOLUME BY SELLER TYPE



TOP BUYER BROKERS



TOP SELLER BROKERS

