



Industrial Report – Larimer & Weld County

Q4 2025

PREPARED BY

REALTEC
COMMERCIAL REAL ESTATE SERVICES

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Broker



Overview

Industrial - Larimer/Weld County Q4 2025

ABSORPTION, DELIVERIES, VACANCY



OCCUPANCY & RENTAL RATES



VACANCY & RENTAL RATES



SUMMARY STATISTICS

Availability	Survey	5-Year Avg
Rent Per SF	\$12.19	\$11.61
Vacancy Rate	5.5%	4.3%
Vacant SF	3,385,804	2,469,907
Availability Rate	6.9%	6.7%
Available SF	4,285,756	3,978,418
Sublet SF	87,147	93,690
Months on Market	6.3	4.9

Inventory	Survey	5-Year Avg
Existing Buildings	2,586	2,521
Existing SF	62,003,461	57,520,278
12 Mo. Const. Starts	39,004	1,525,251
Under Construction	438,643	1,990,974
12 Mo. Deliveries	307,002	1,787,037

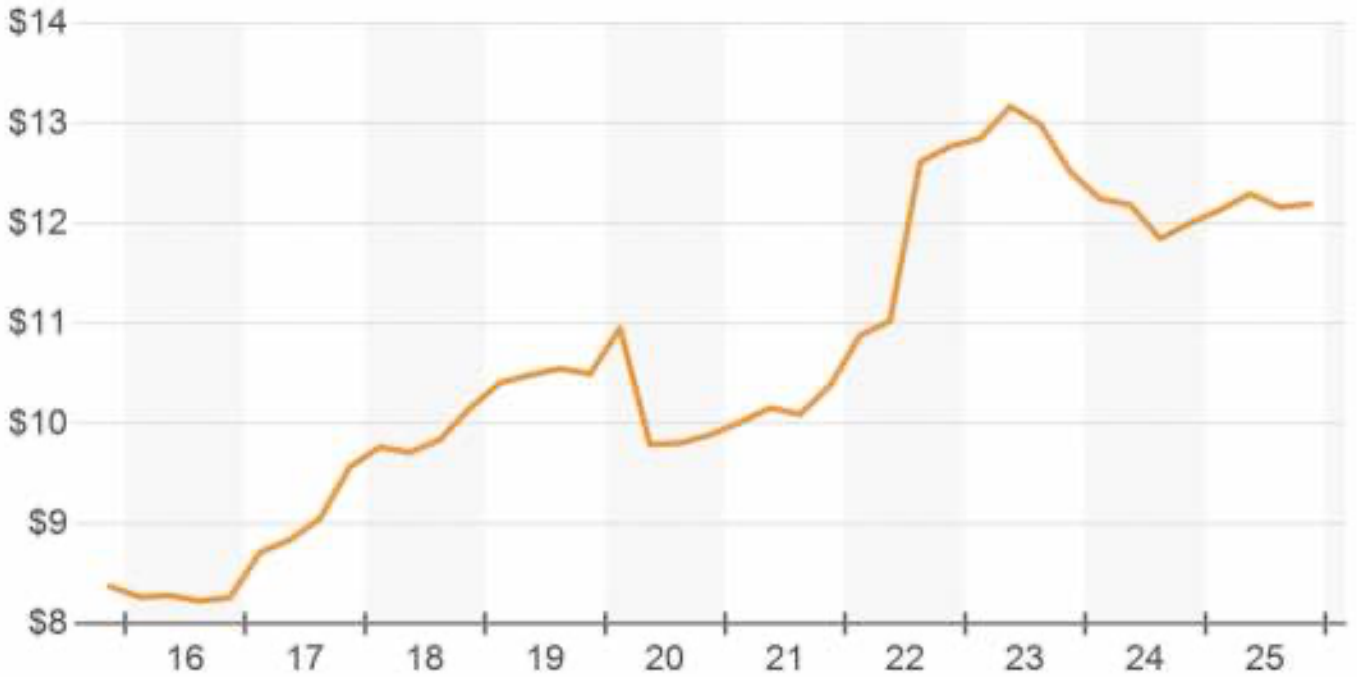
Demand	Survey	5-Year Avg
12 Mo. Absorption SF	236,894	1,483,008
12 Mo. Leasing SF	1,356,836	1,931,131

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$137	\$141
Asking Price Per SF	\$279	\$228
Sales Volume (Mil.)	\$314	\$315
Cap Rate	5.5%	6.9%

Rental Rates

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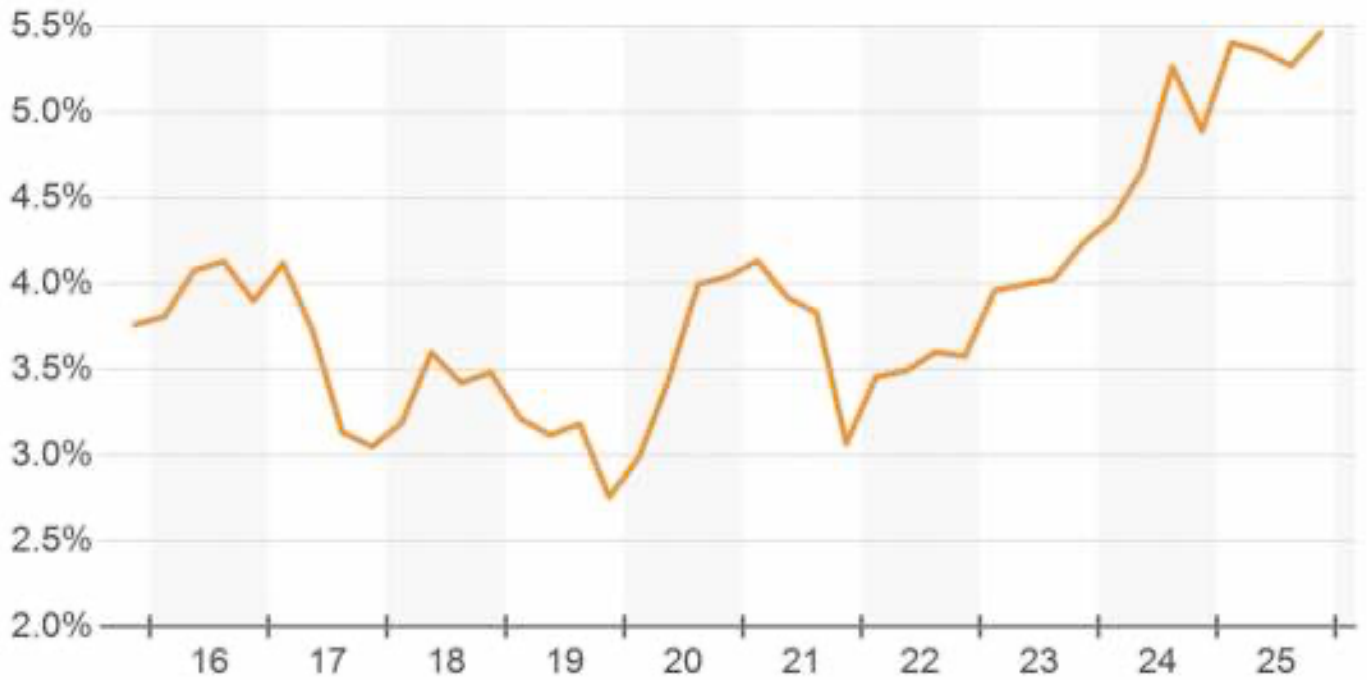
ASKING RENT PER SF



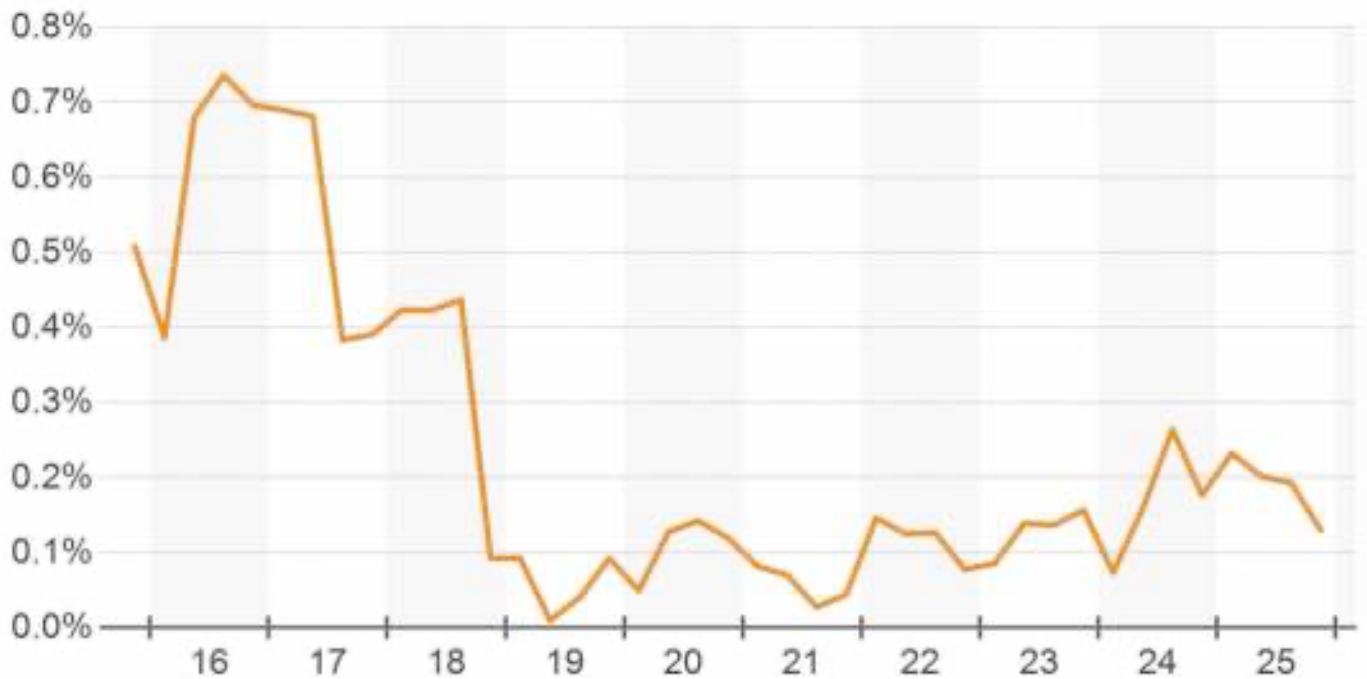
DIRECT & SUBLET RENTAL RATES



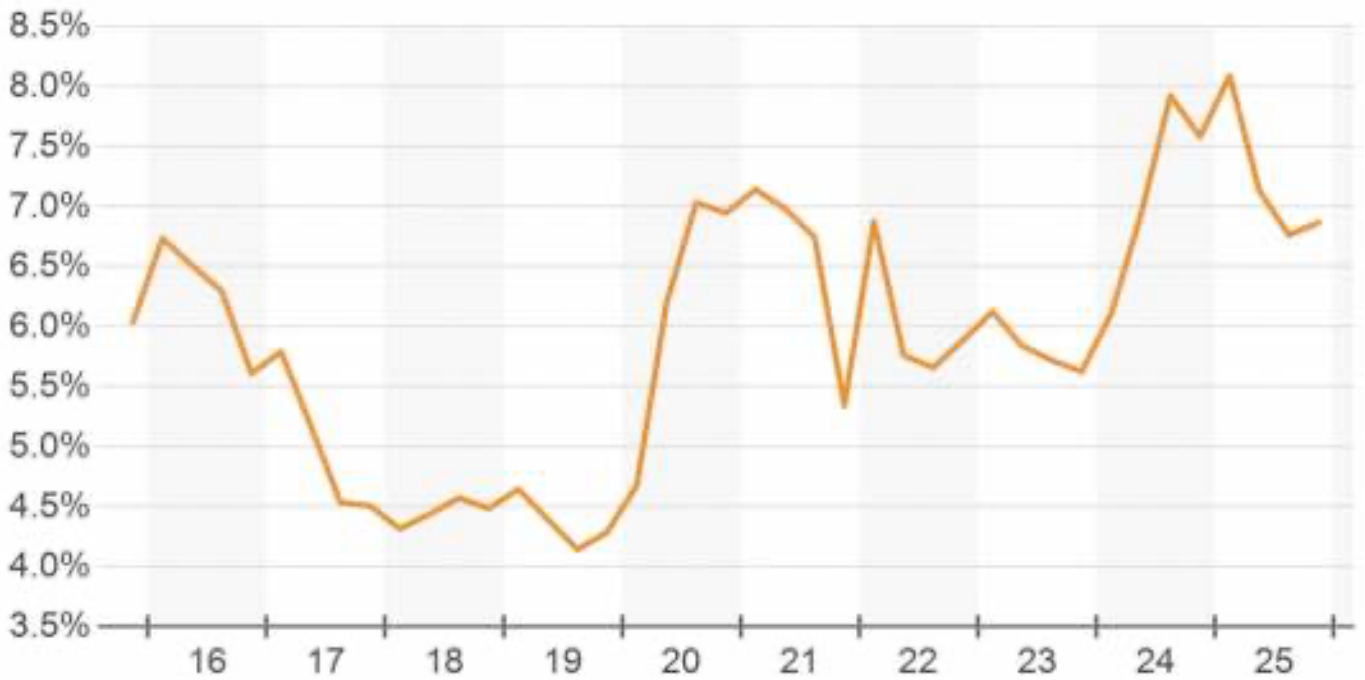
VACANCY RATE



SUBLEASE VACANCY RATE



AVAILABILITY RATE



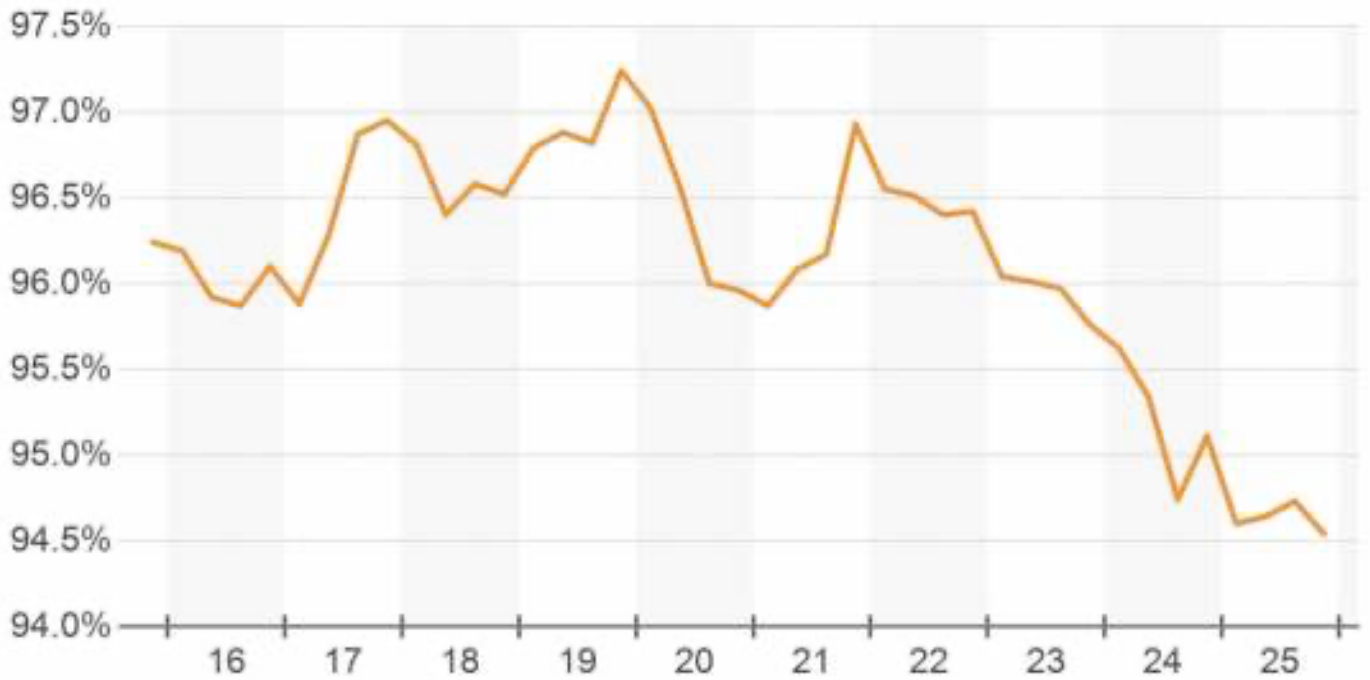
AVAILABILITY & VACANCY RATE



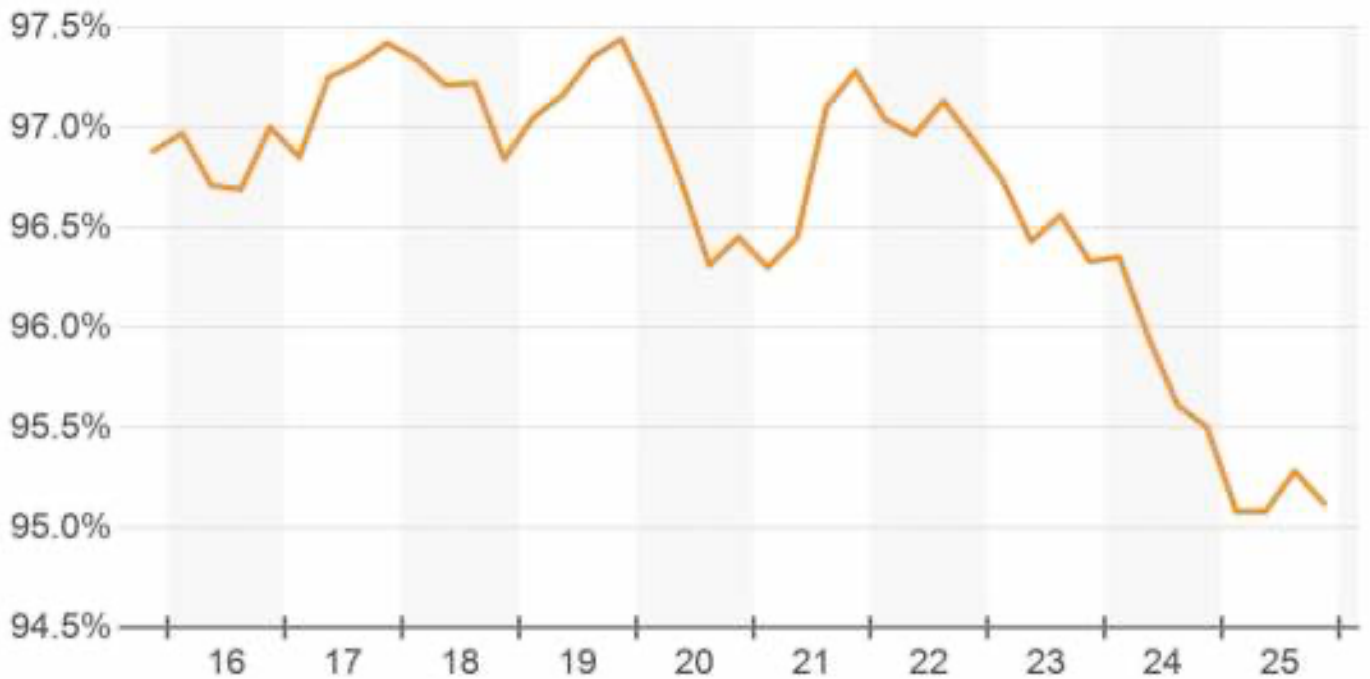
Vacancy & Availability

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OCCUPANCY RATE



PERCENT LEASED RATE



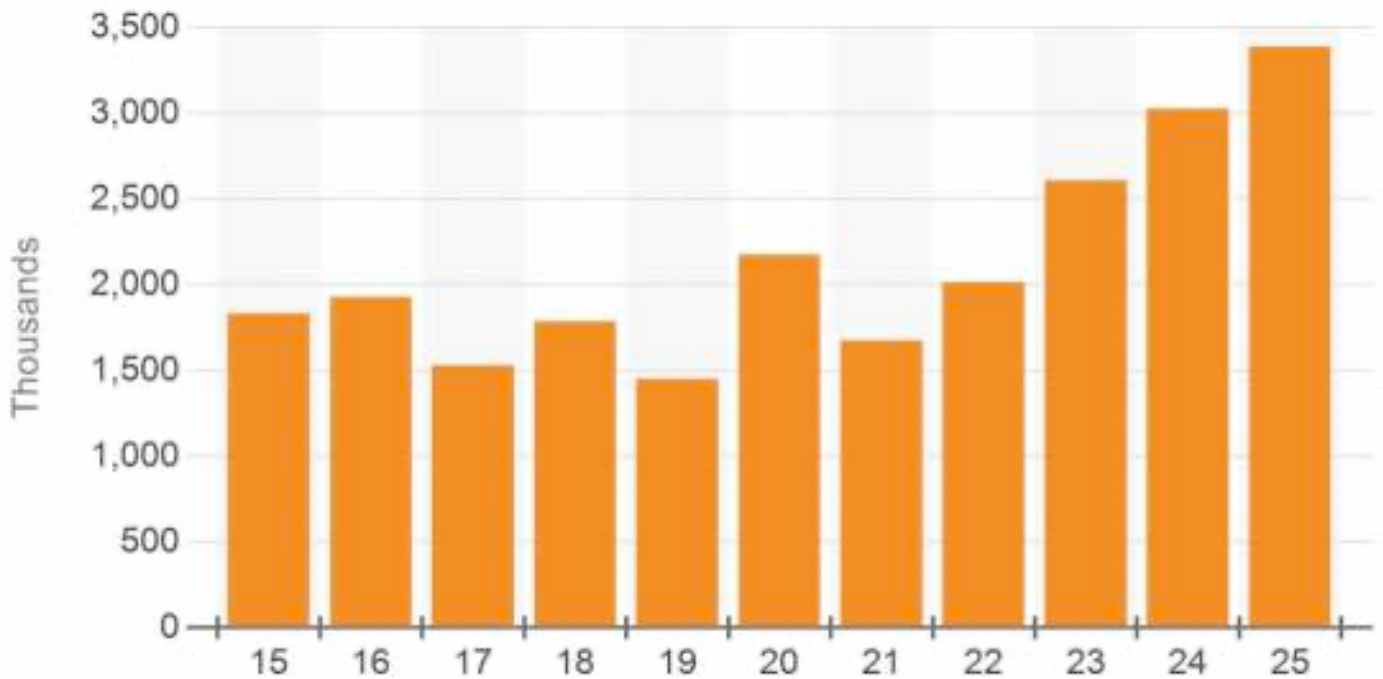
Vacancy & Availability

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OCCUPANCY & PERCENT LEASED



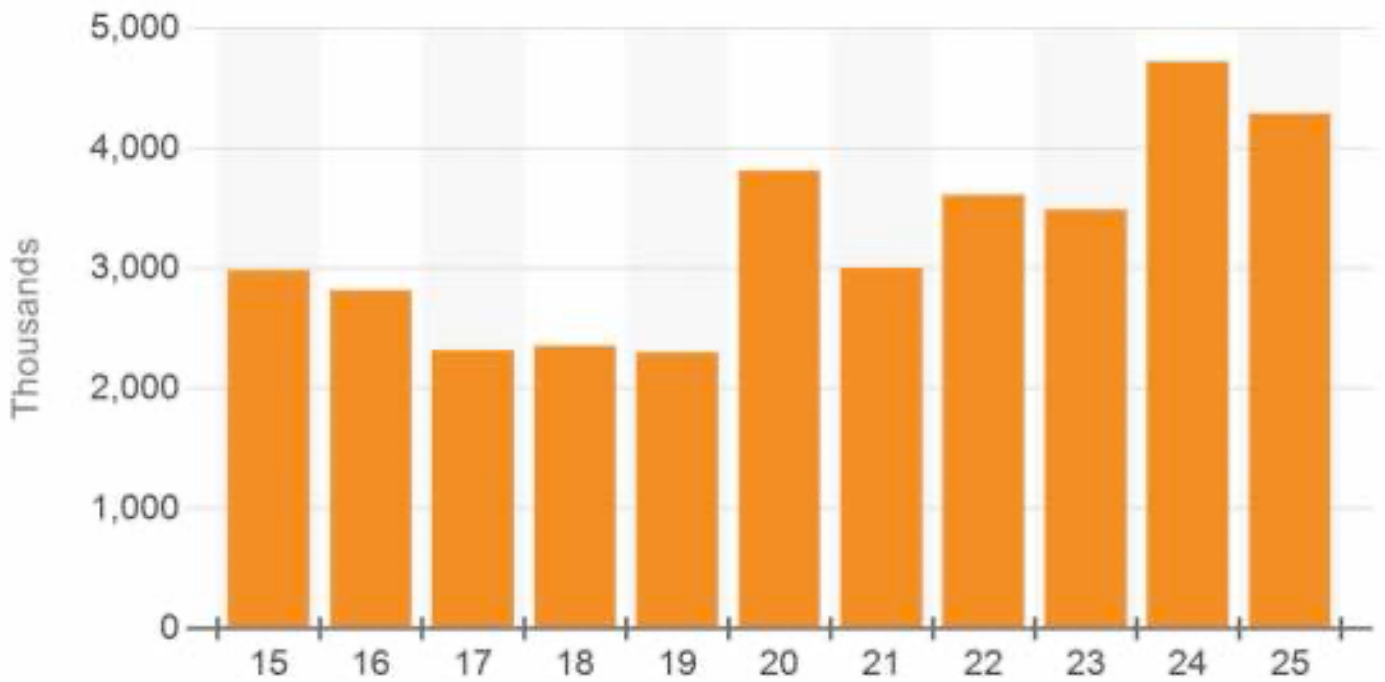
VACANT SF



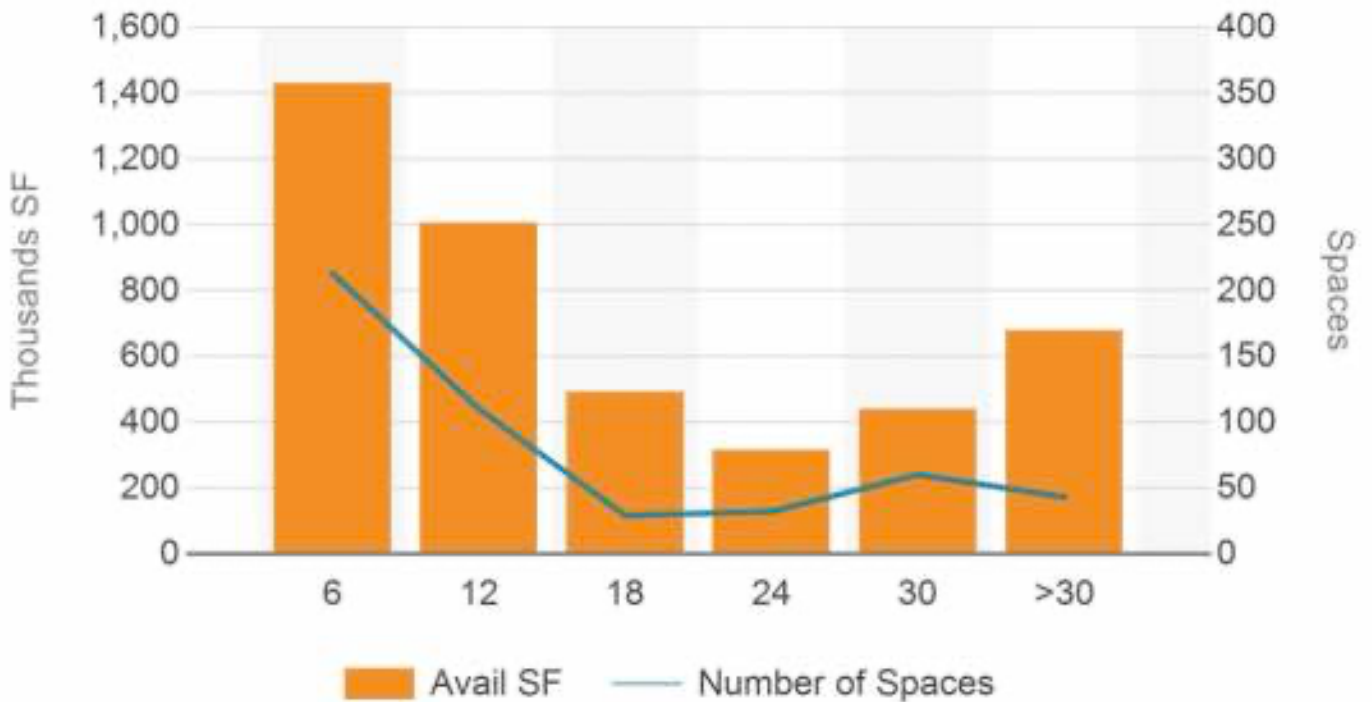
Vacancy & Availability

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AVAILABLE SF



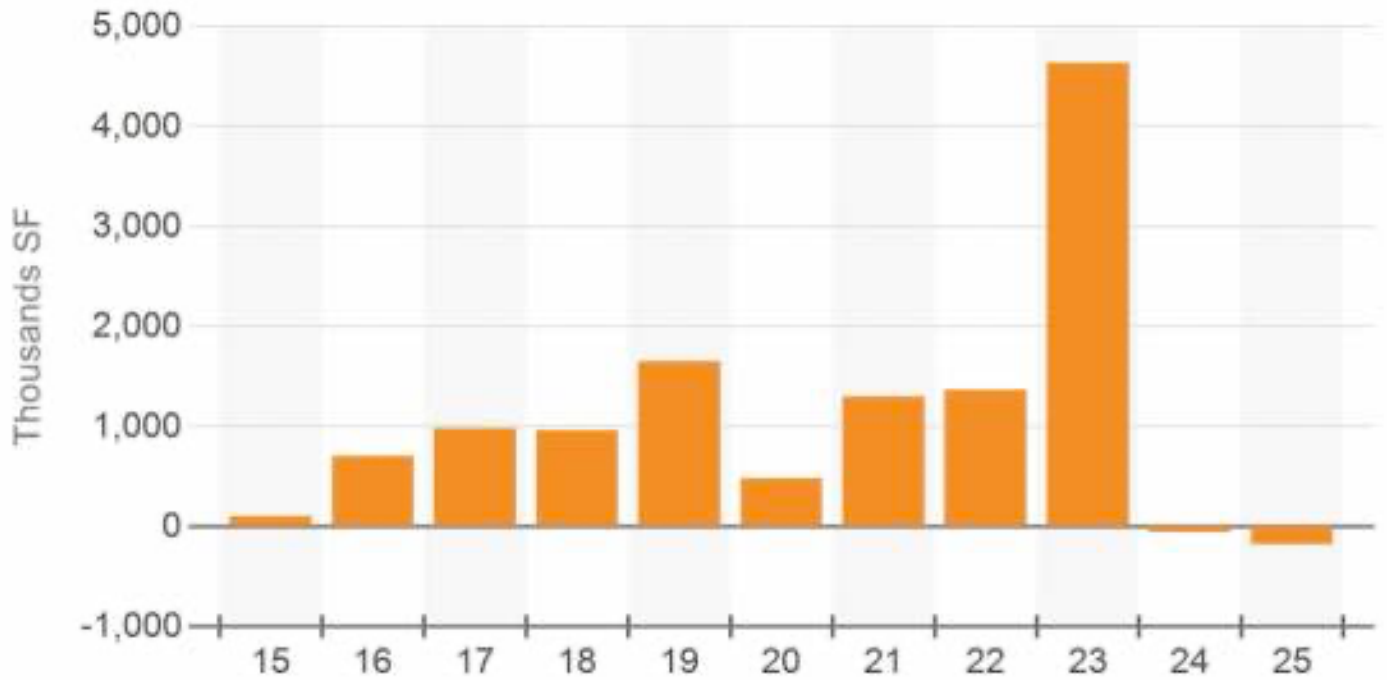
MONTHS ON MARKET DISTRIBUTION



Leasing Demand

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NET ABSORPTION



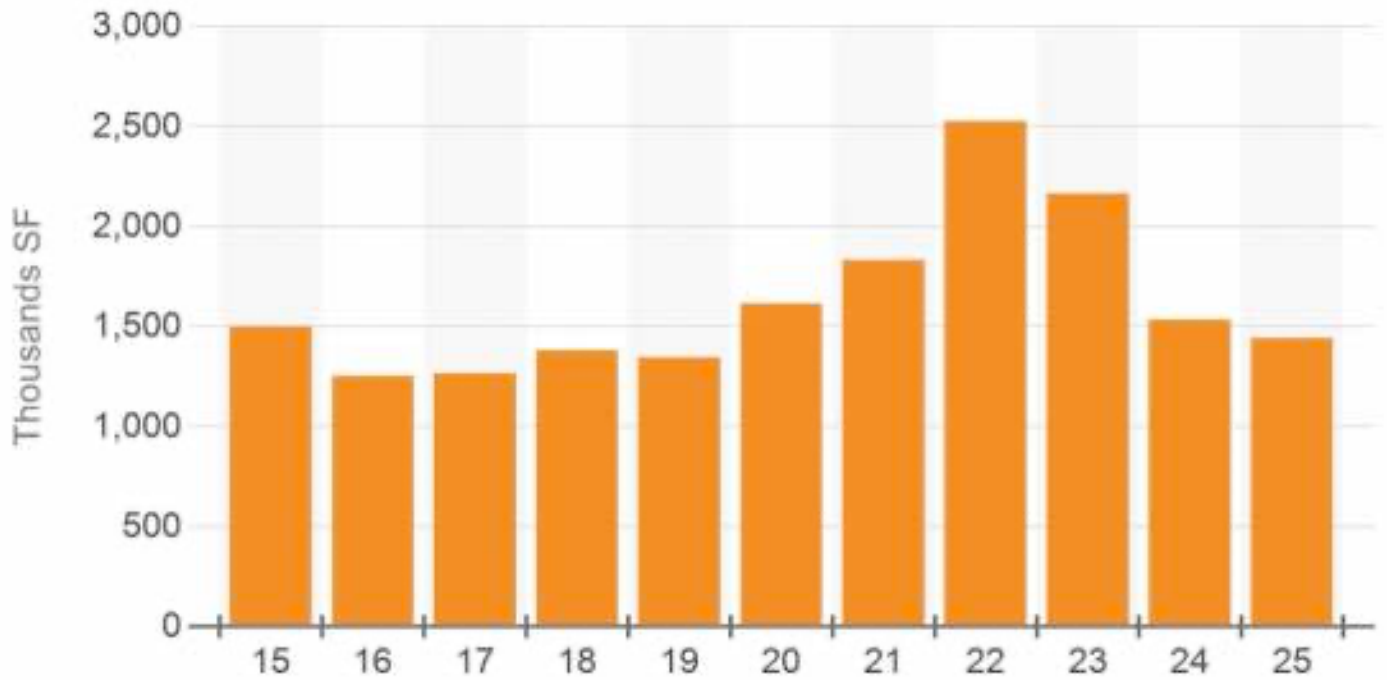
NET ABSORPTION AS % OF INVENTORY



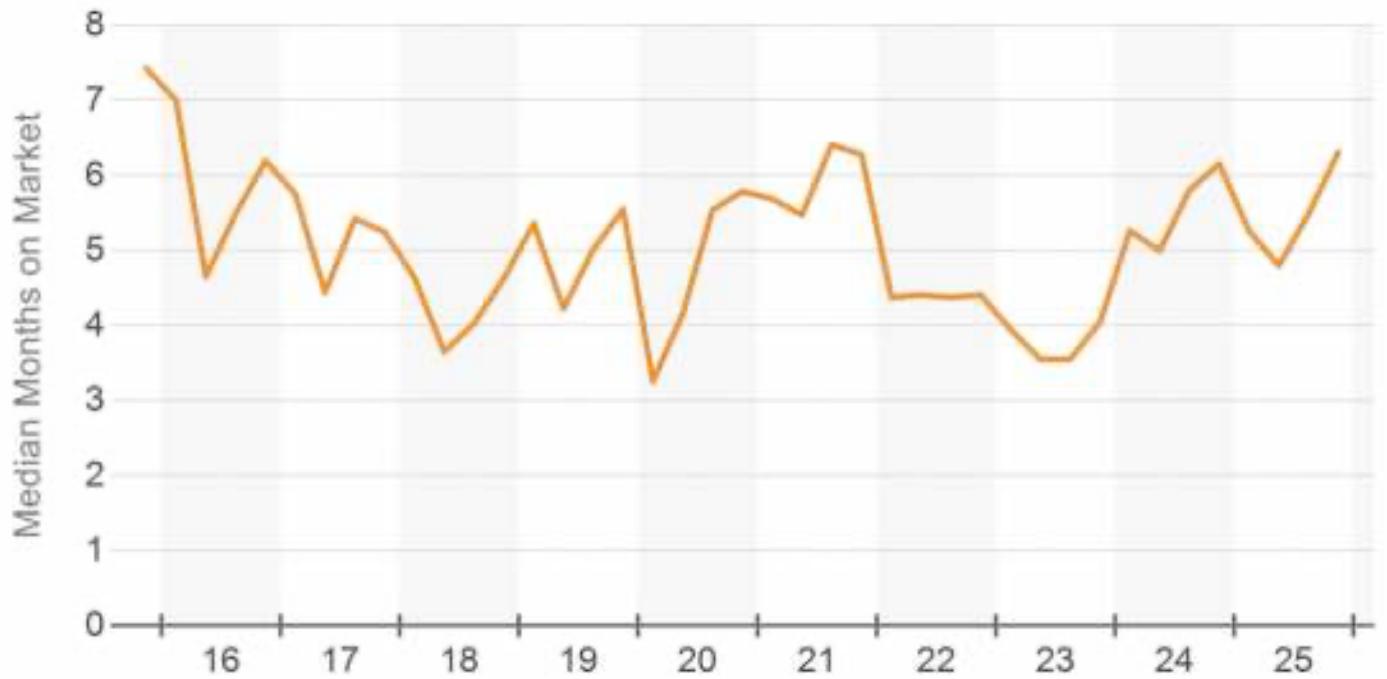
Leasing Demand

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LEASING ACTIVITY



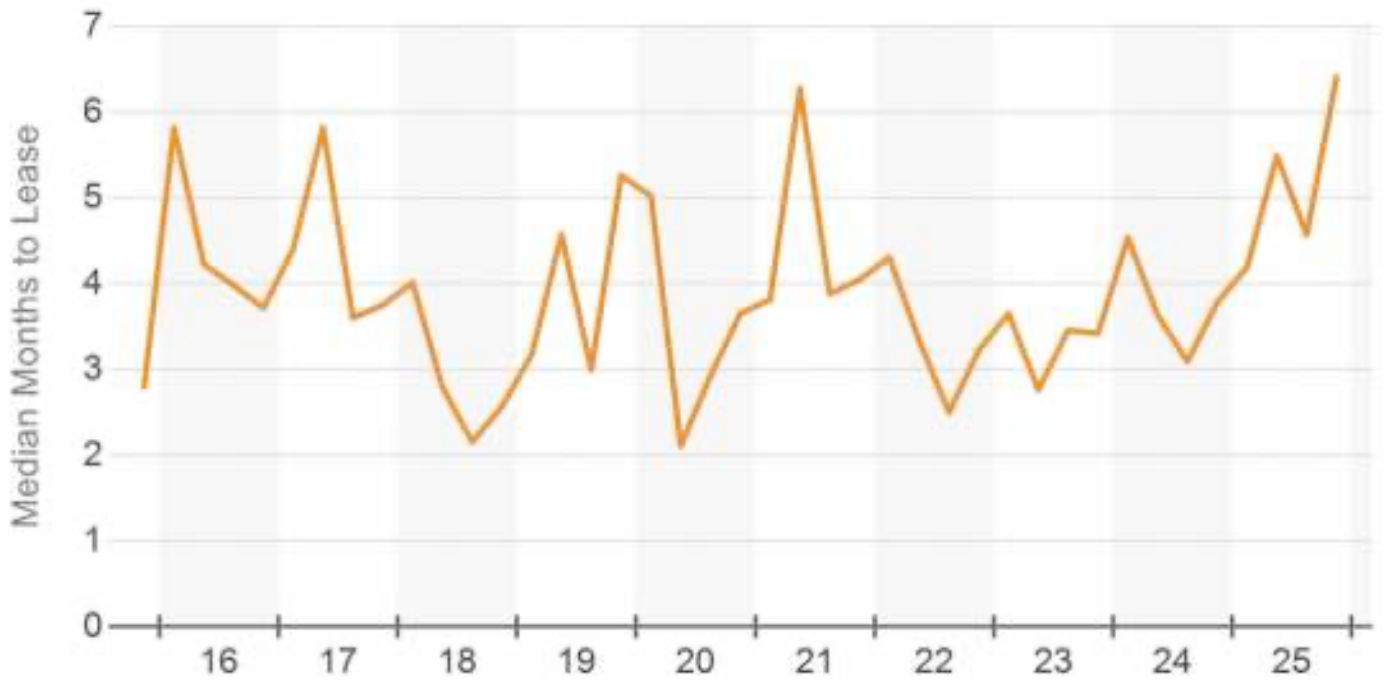
MONTHS ON MARKET



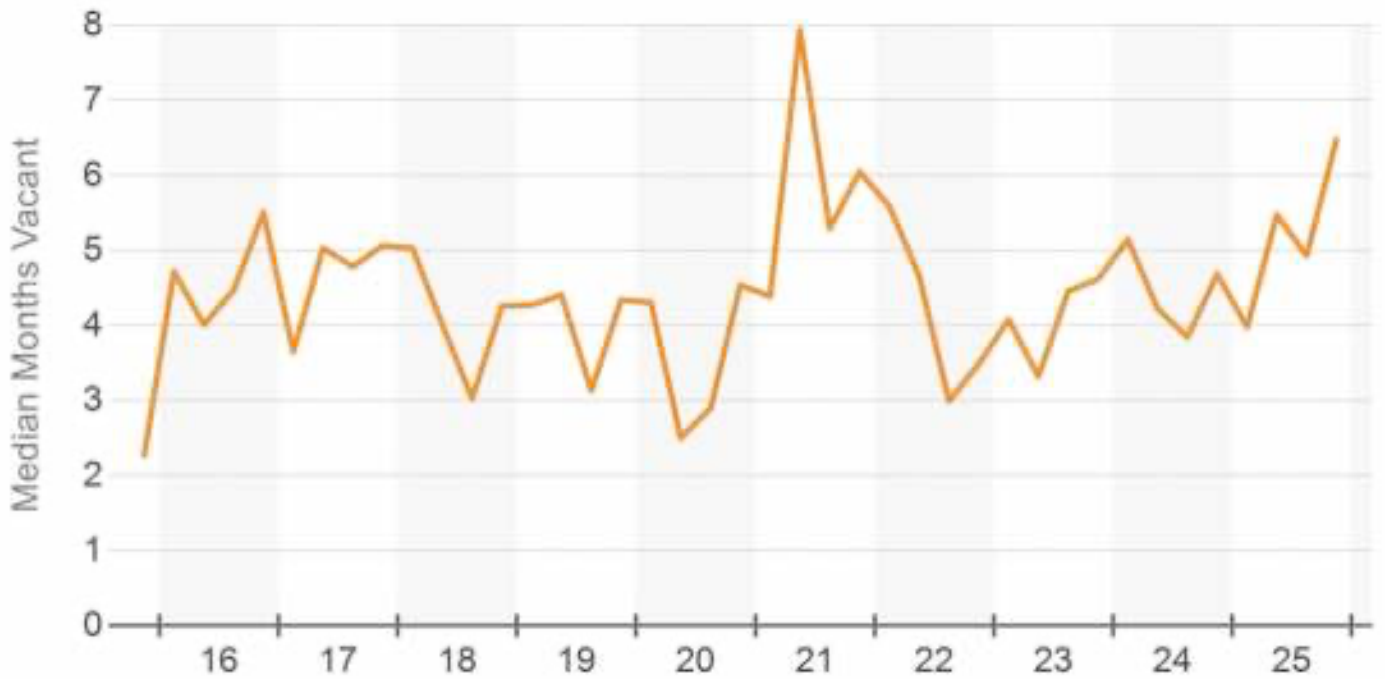
Leasing Demand

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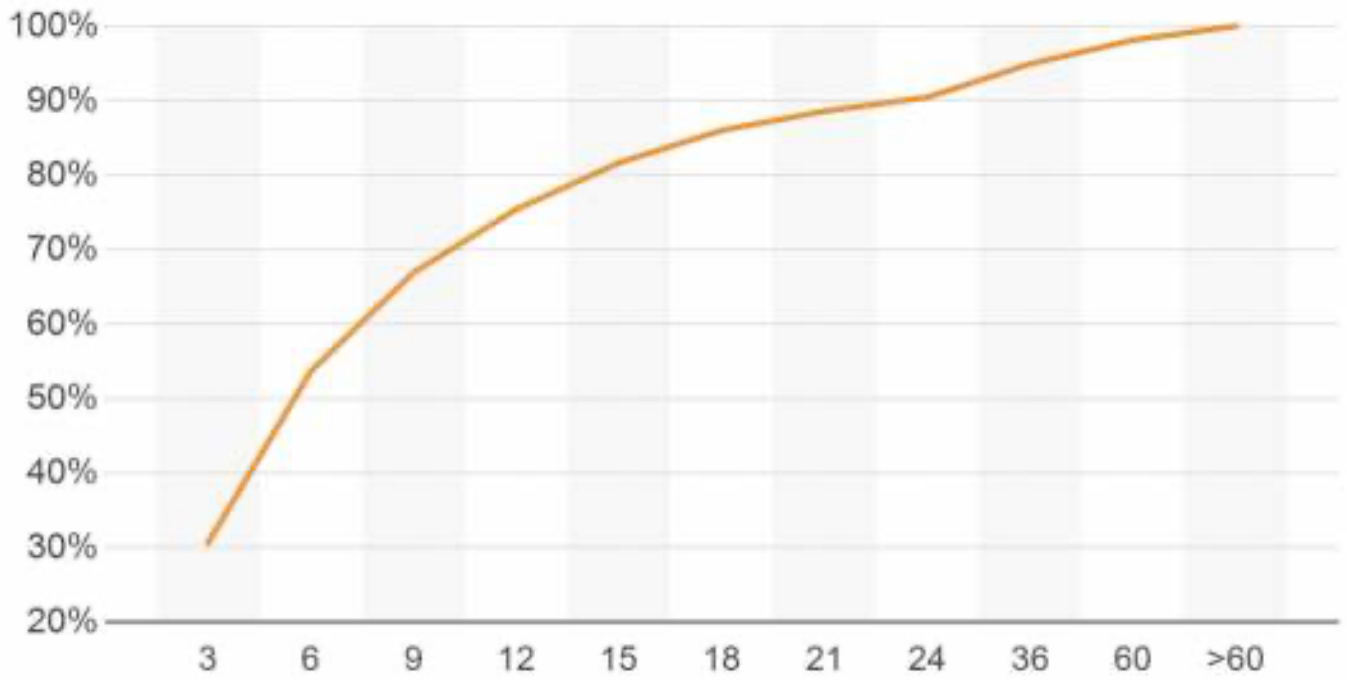
MONTHS TO LEASE



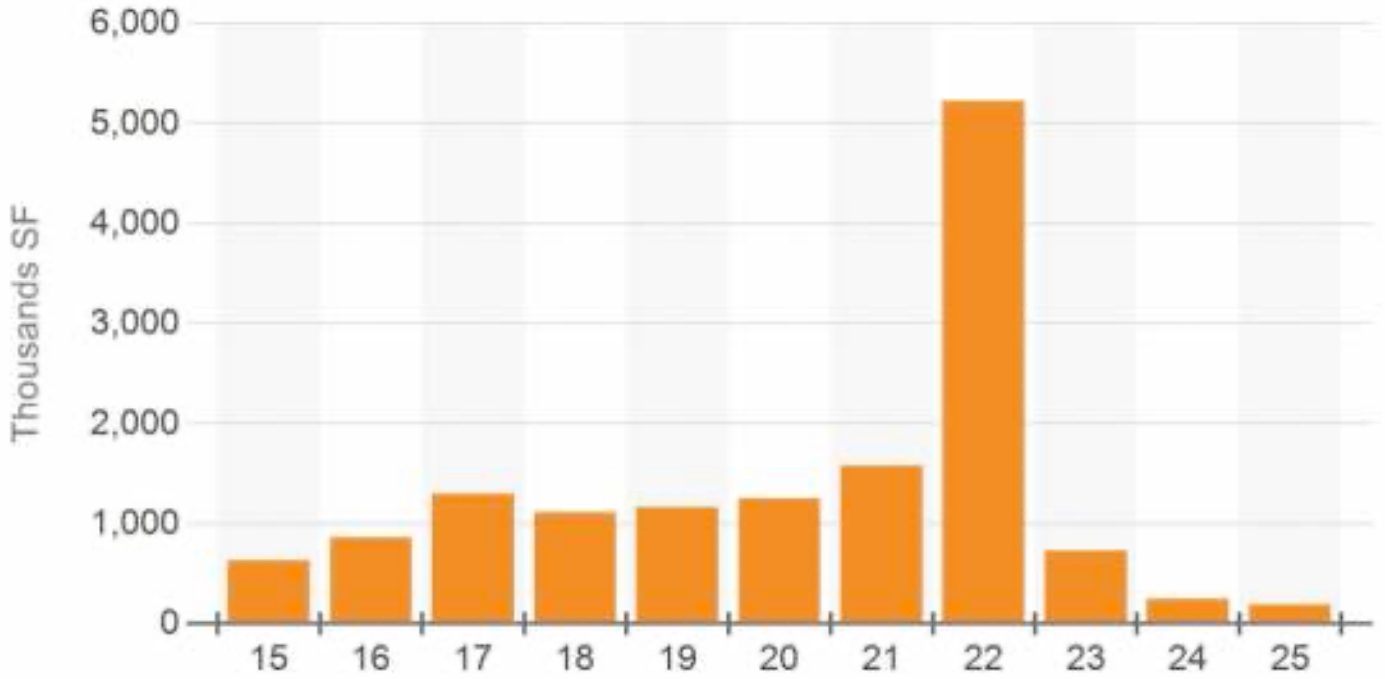
MONTHS VACANT



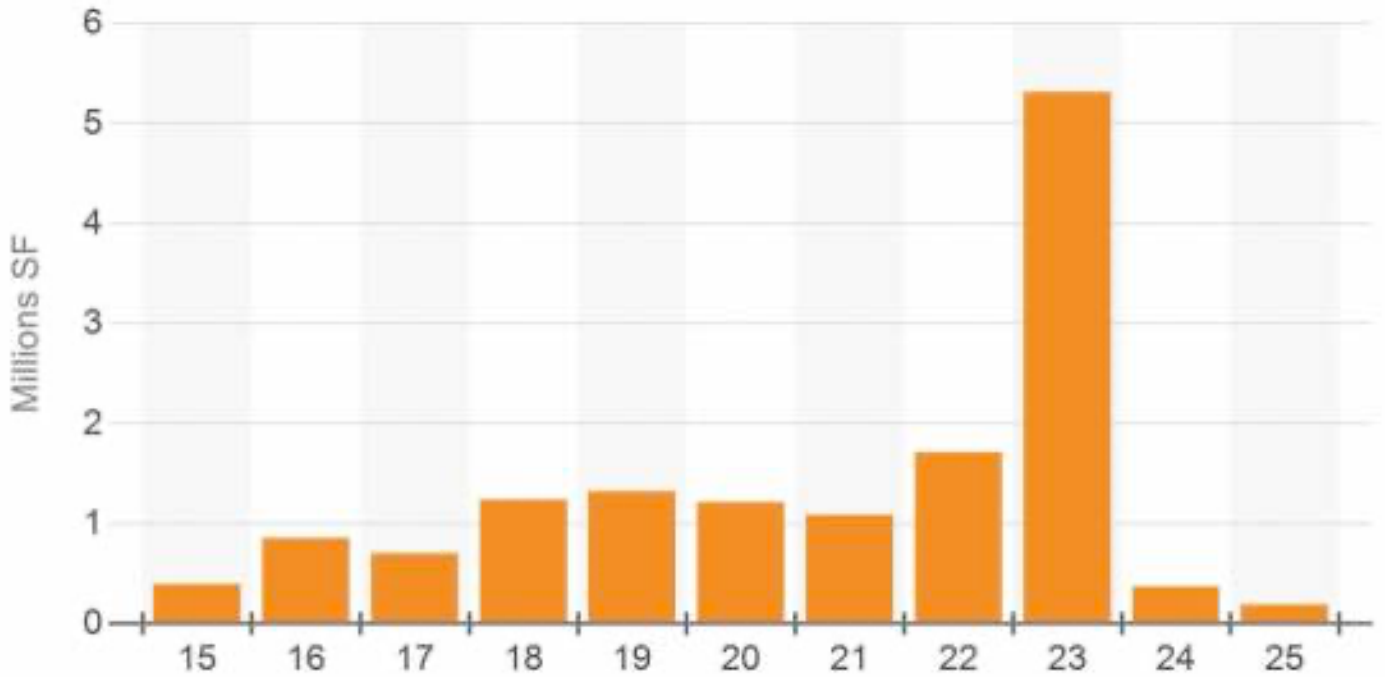
PROBABILITY OF LEASING IN MONTHS



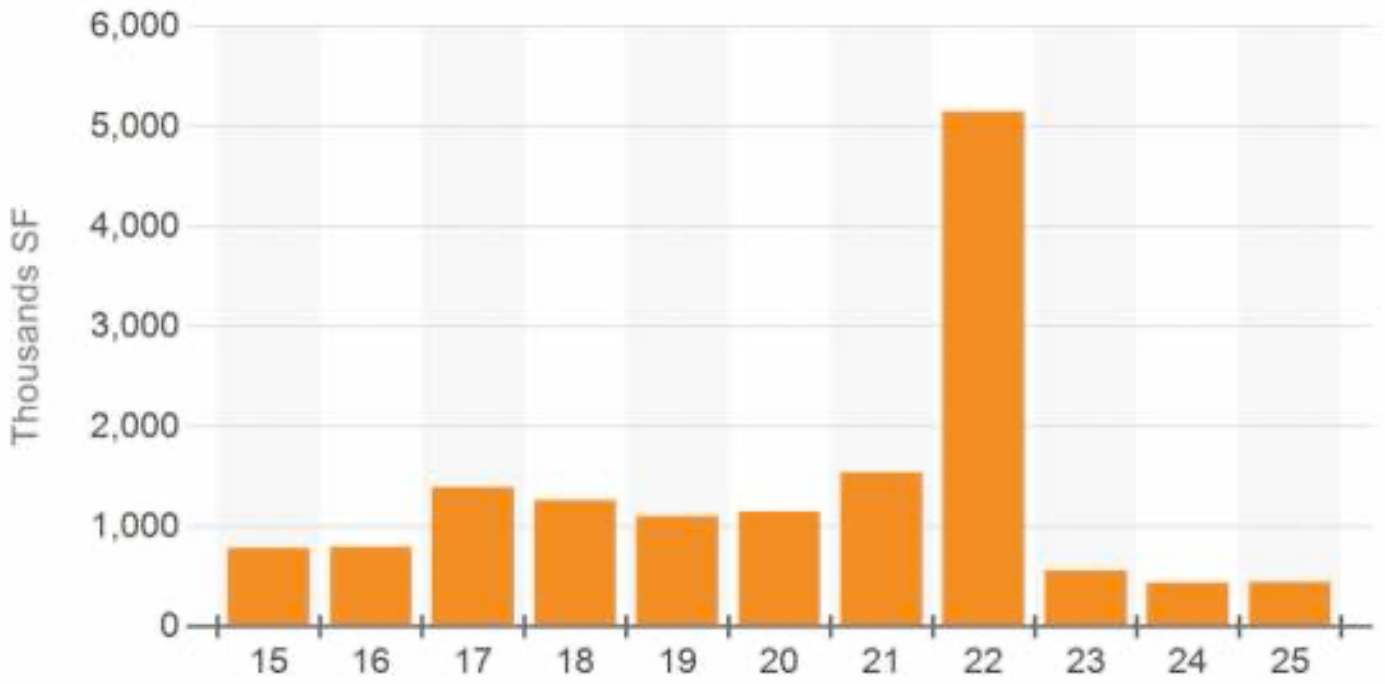
CONSTRUCTION STARTS



CONSTRUCTION DELIVERIES



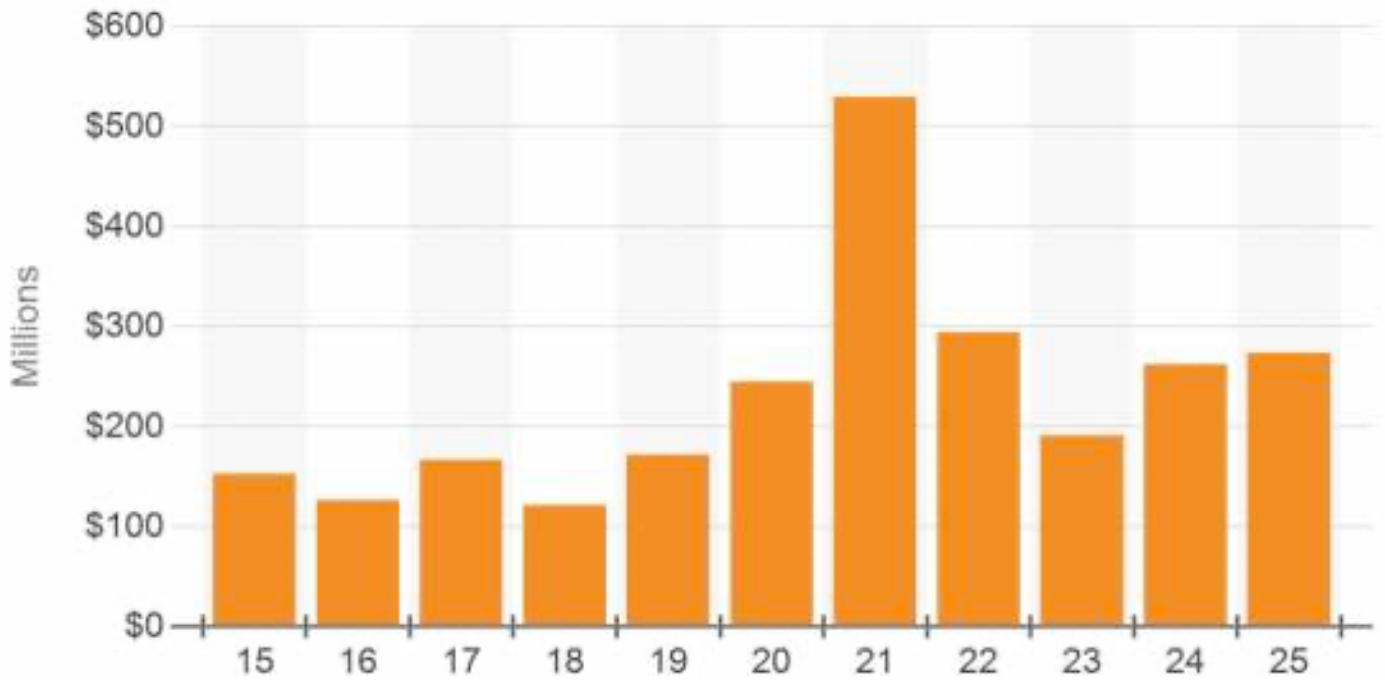
UNDER CONSTRUCTION



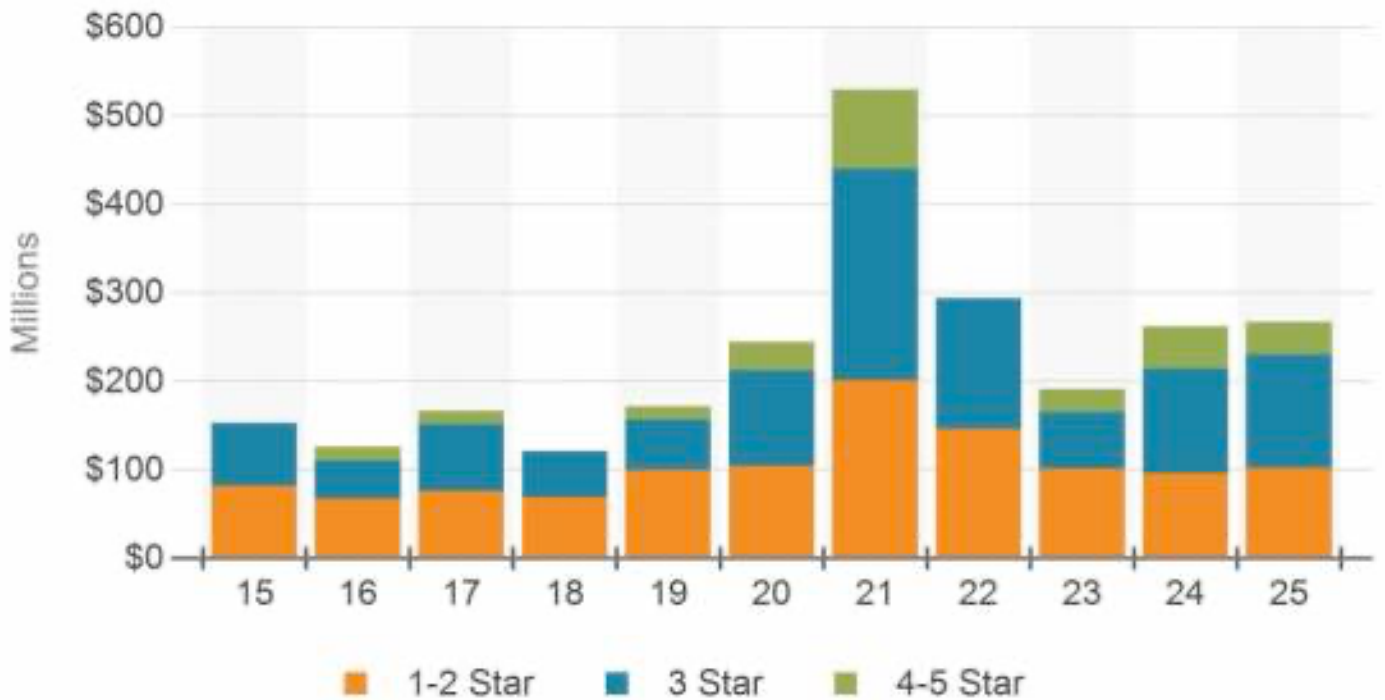
Sales Volume

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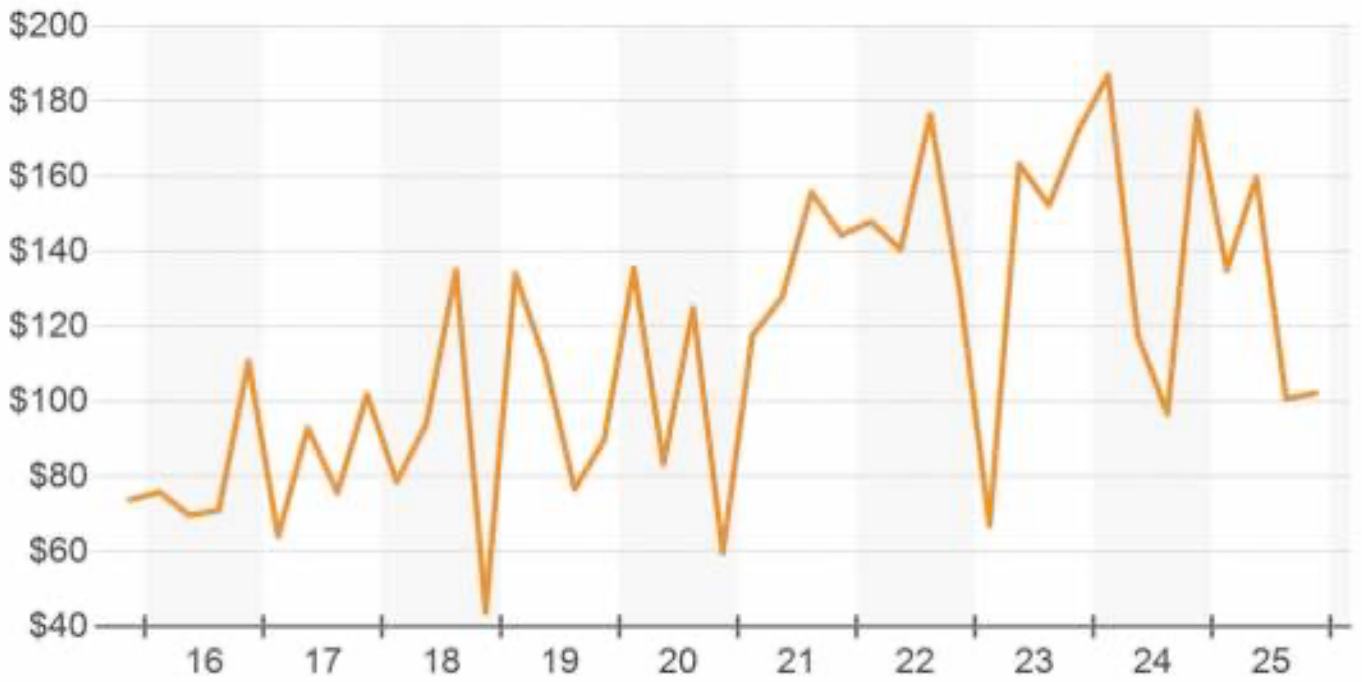
SALES VOLUME



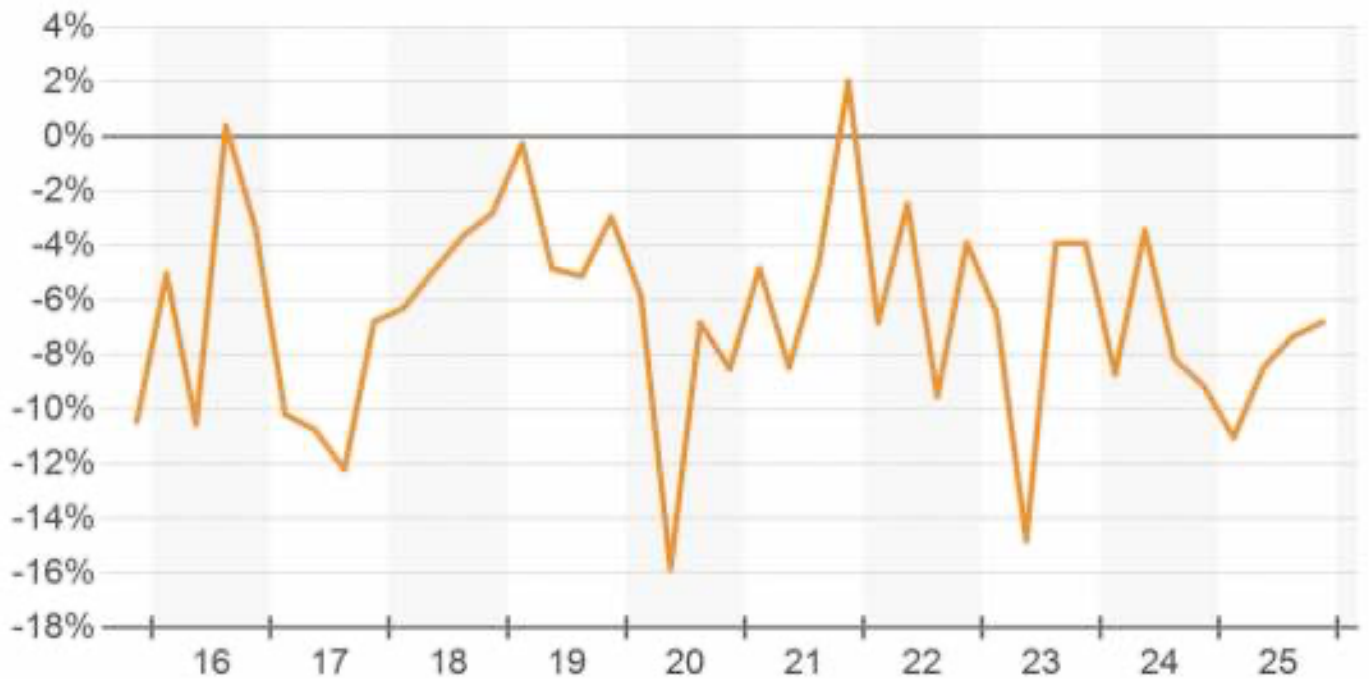
SALES VOLUME BY STAR RATING



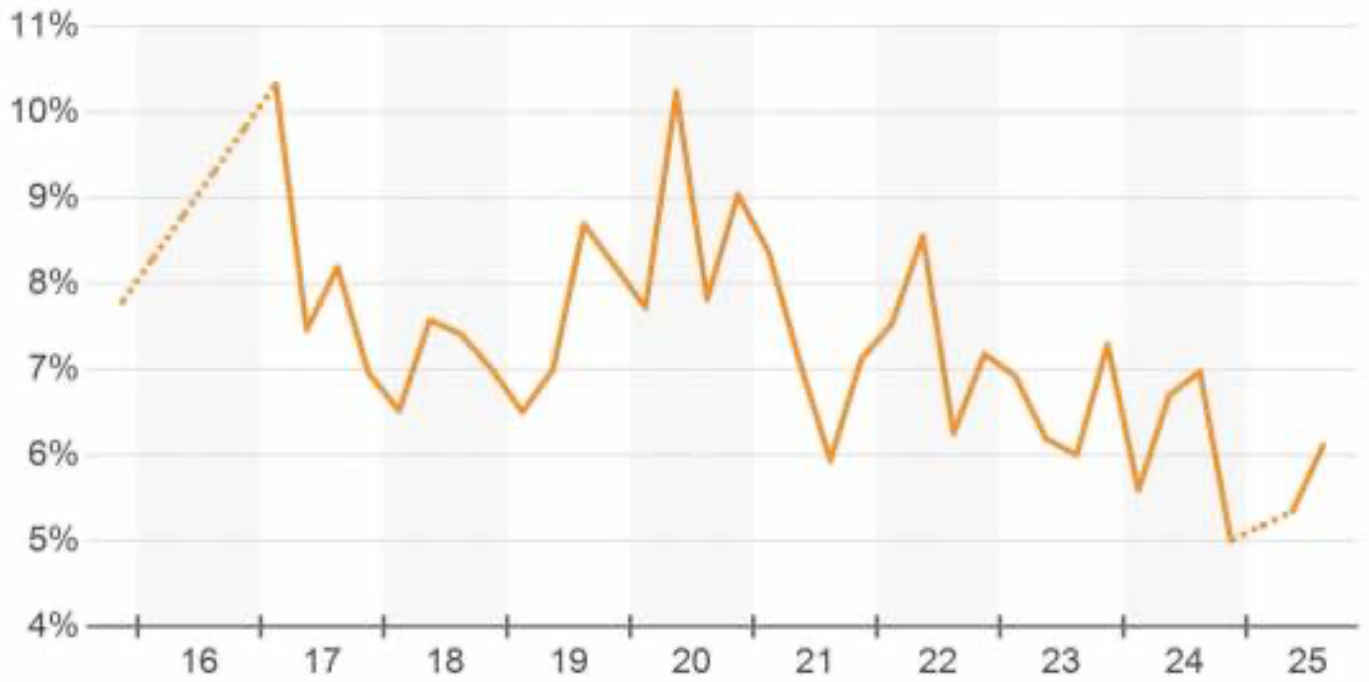
AVERAGE SALE PRICE PER SF



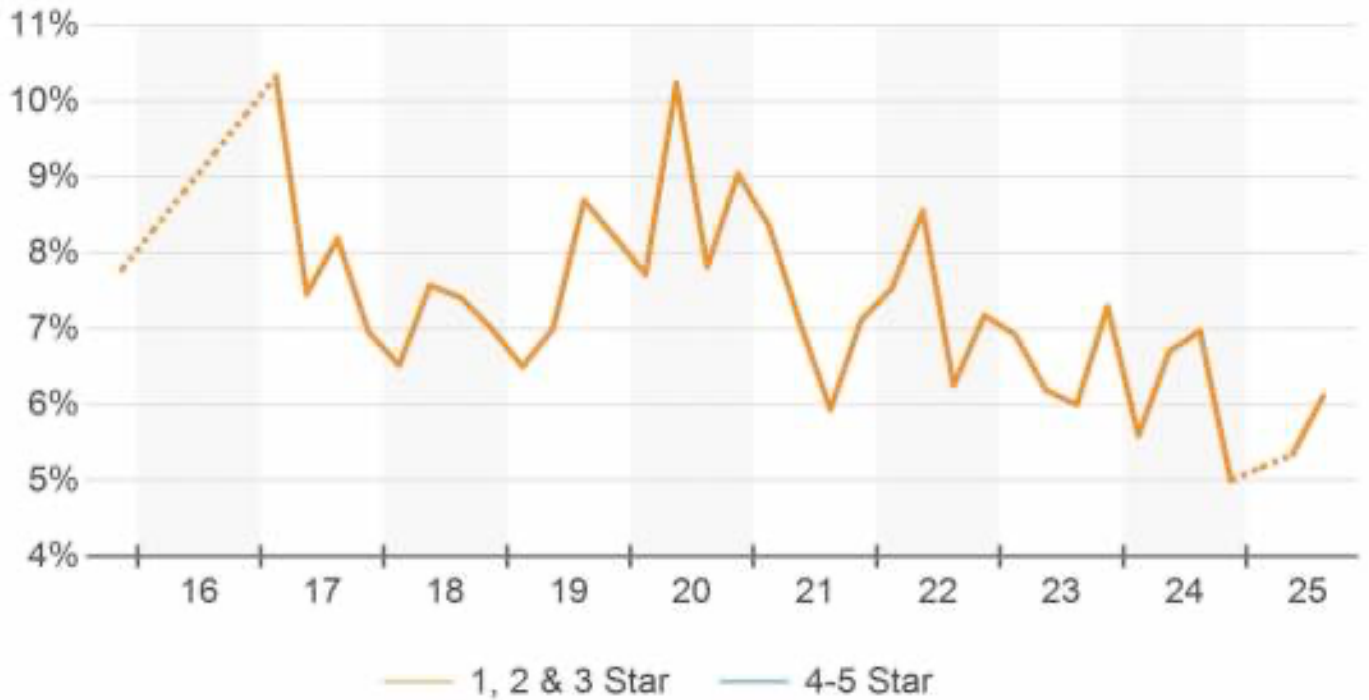
SALE TO ASKING PRICE DIFFERENTIAL



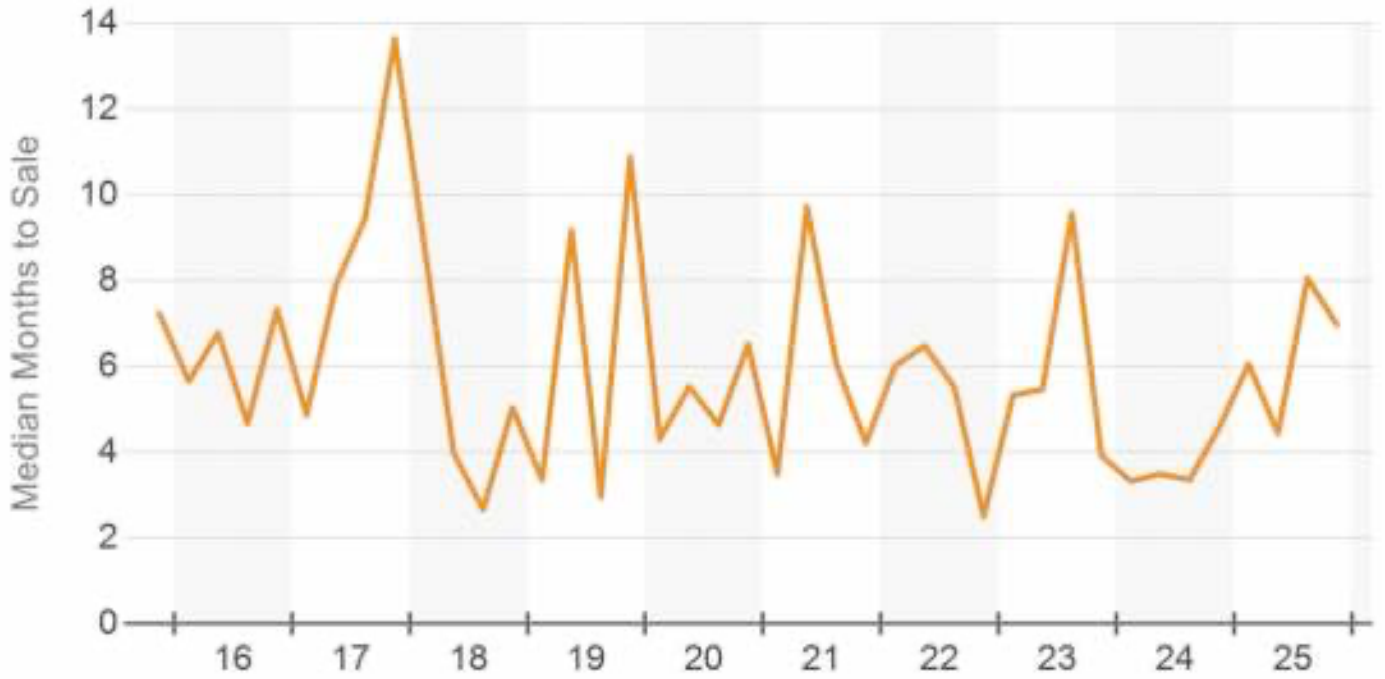
CAP RATE



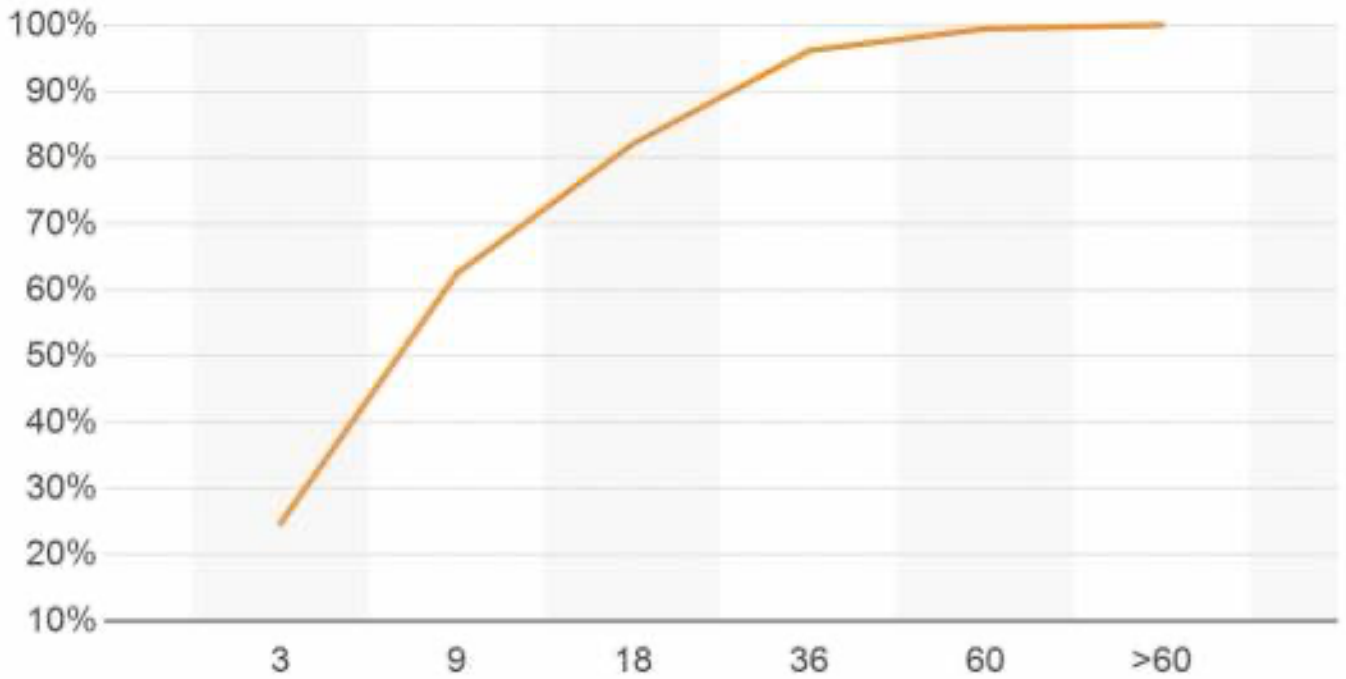
CAP RATE BY STAR RATING



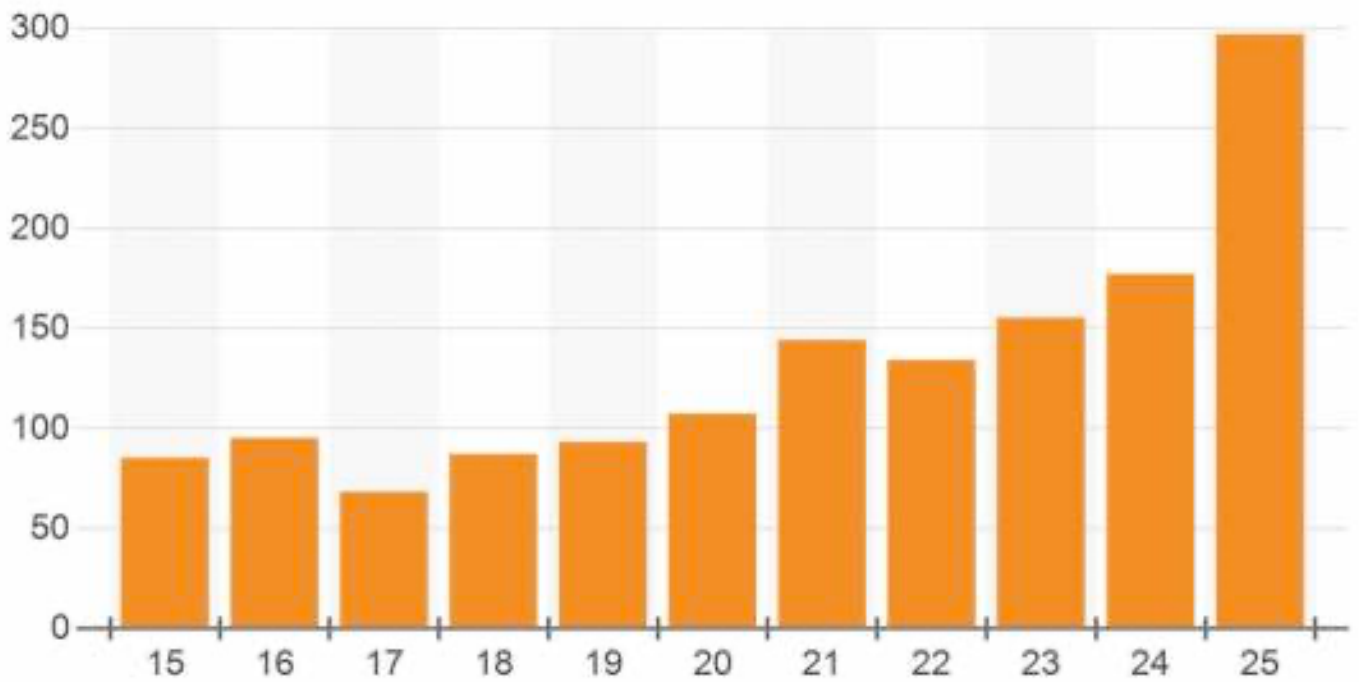
MONTHS TO SALE



PROBABILITY OF SELLING IN MONTHS



FOR SALE TOTAL LISTINGS



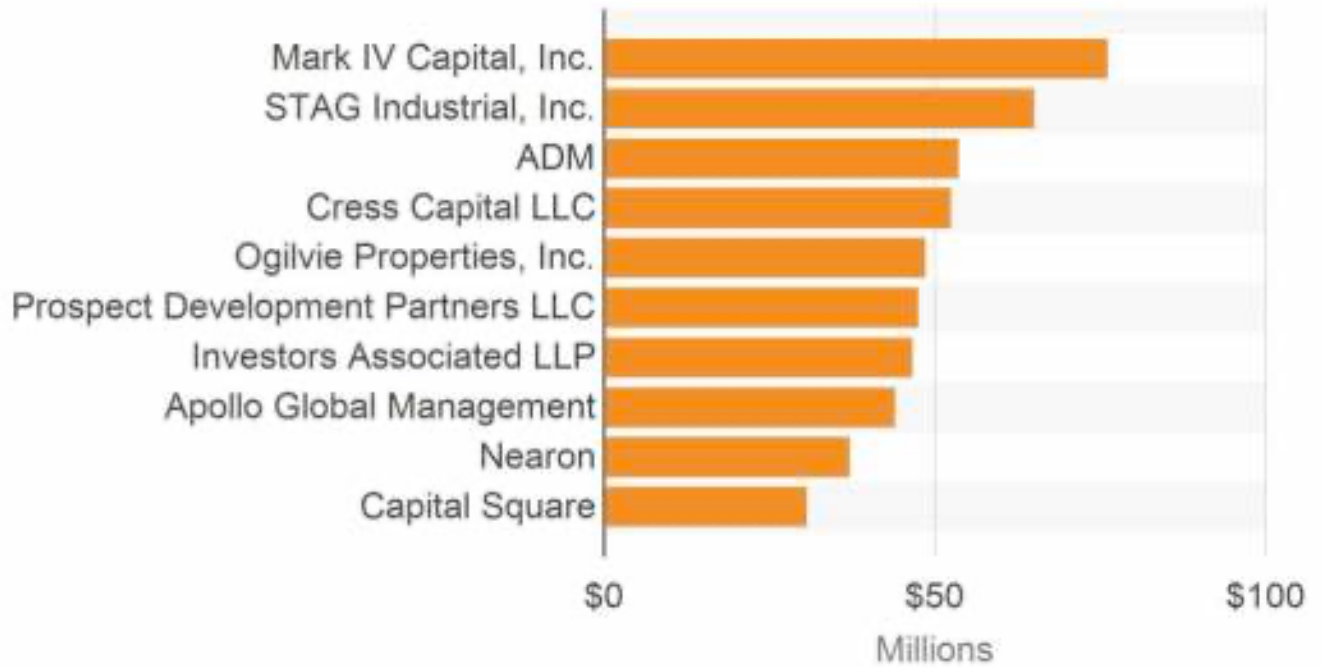
FOR SALE TOTAL SF



ASKING PRICE PER SF



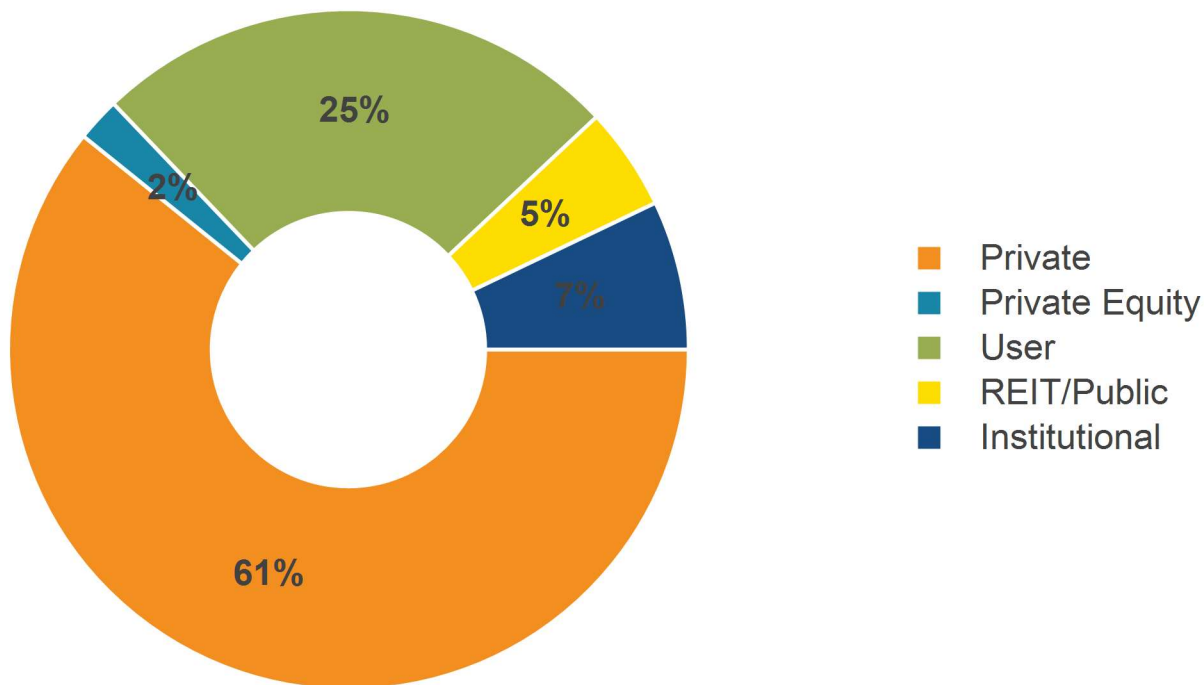
TOP BUYERS



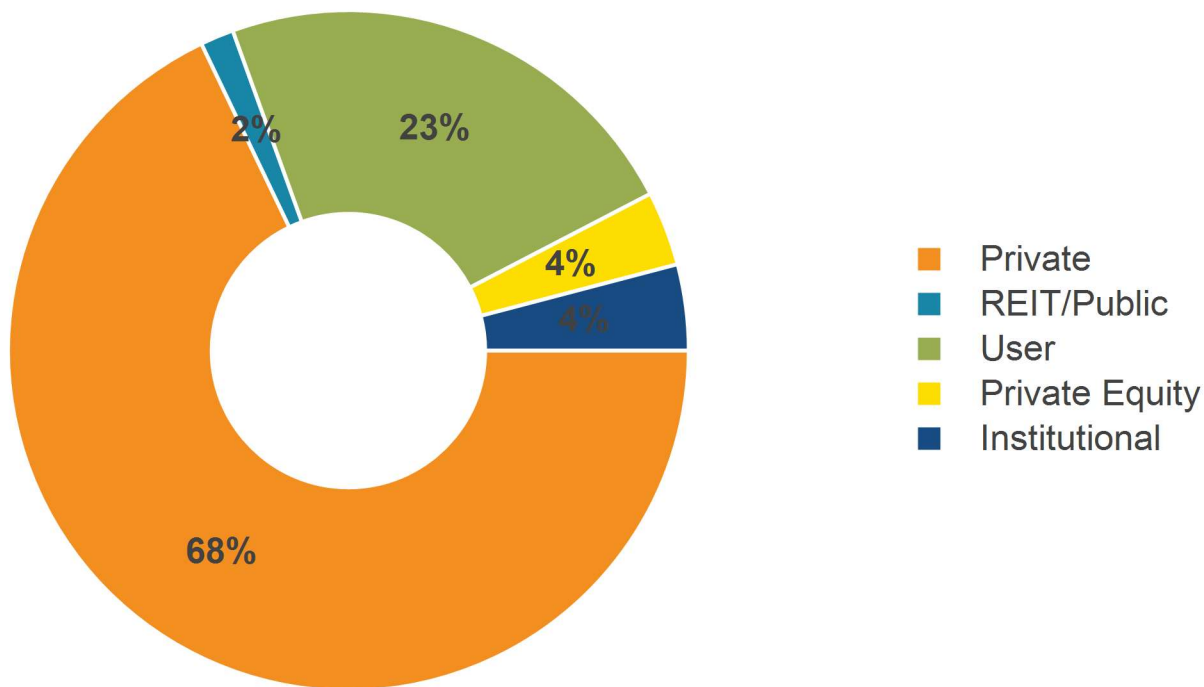
TOP SELLERS



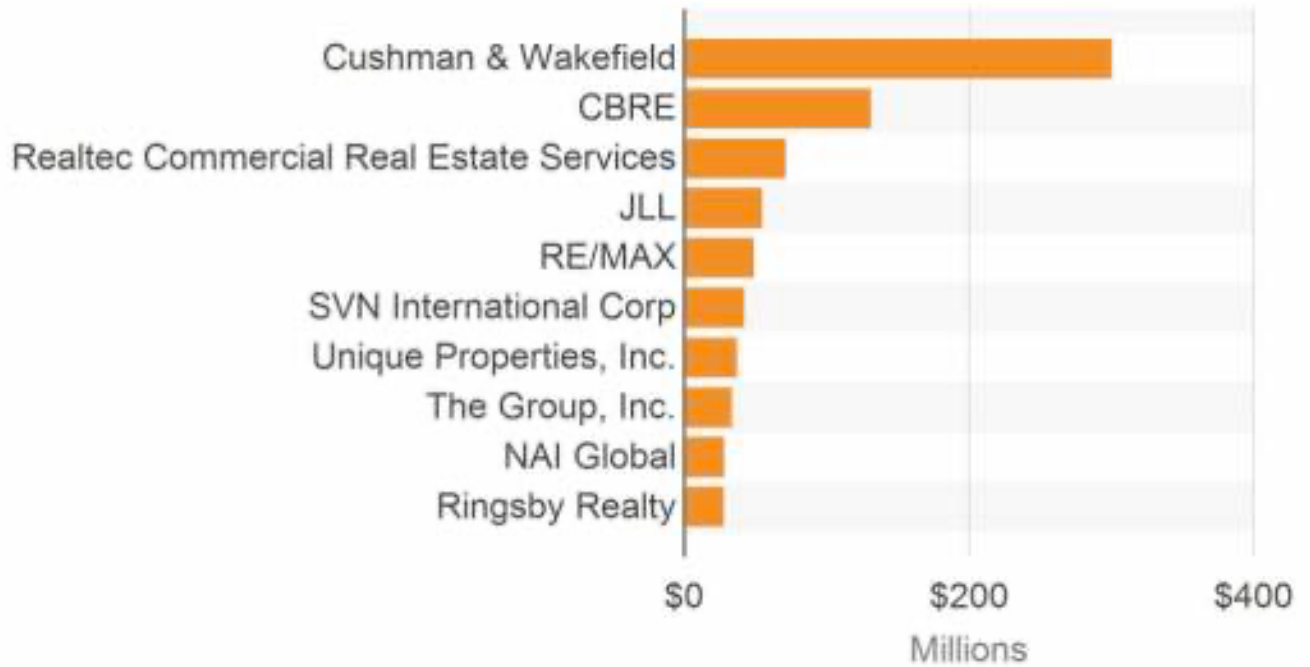
SALES VOLUME BY BUYER TYPE



SALES VOLUME BY SELLER TYPE



TOP BUYER BROKERS



TOP SELLER BROKERS

