



Industrial/Flex Report – Larimer & Weld County

Q2 2024

PREPARED BY

REALTEC
COMMERCIAL REAL ESTATE SERVICES

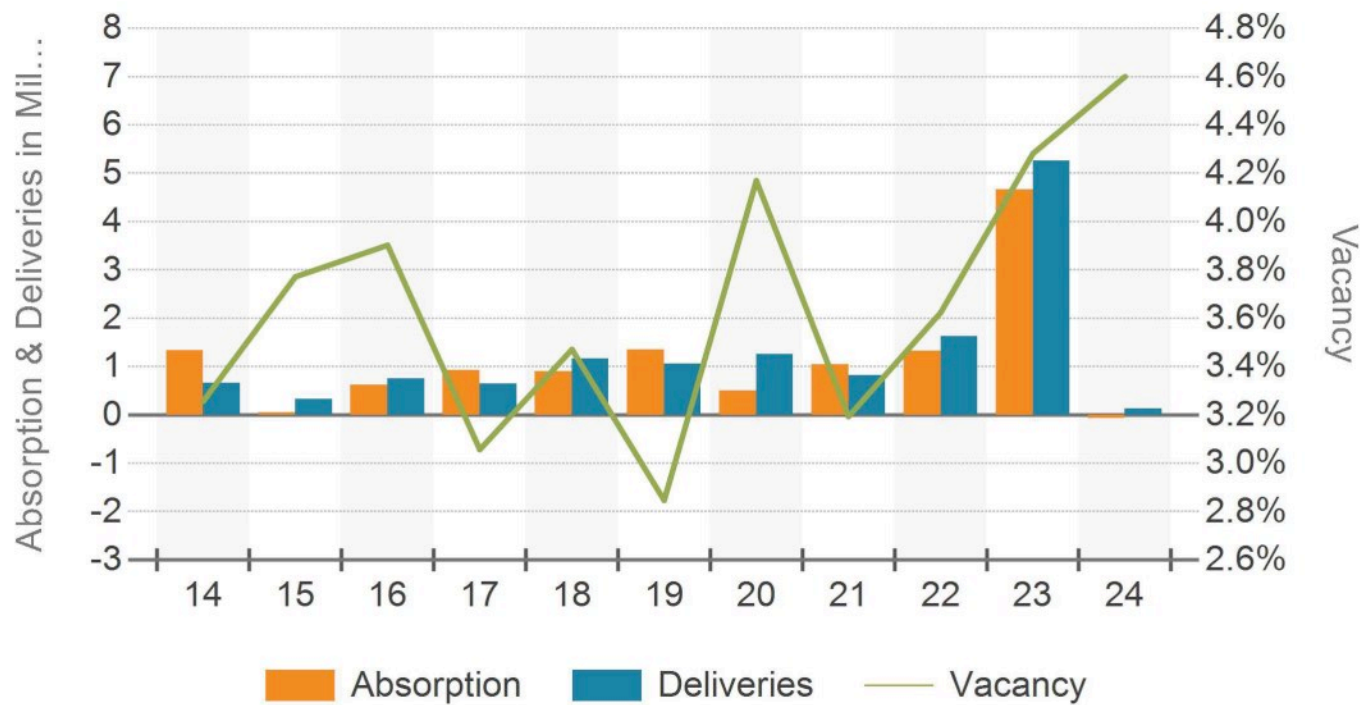
Jamie Globelnik
Broker



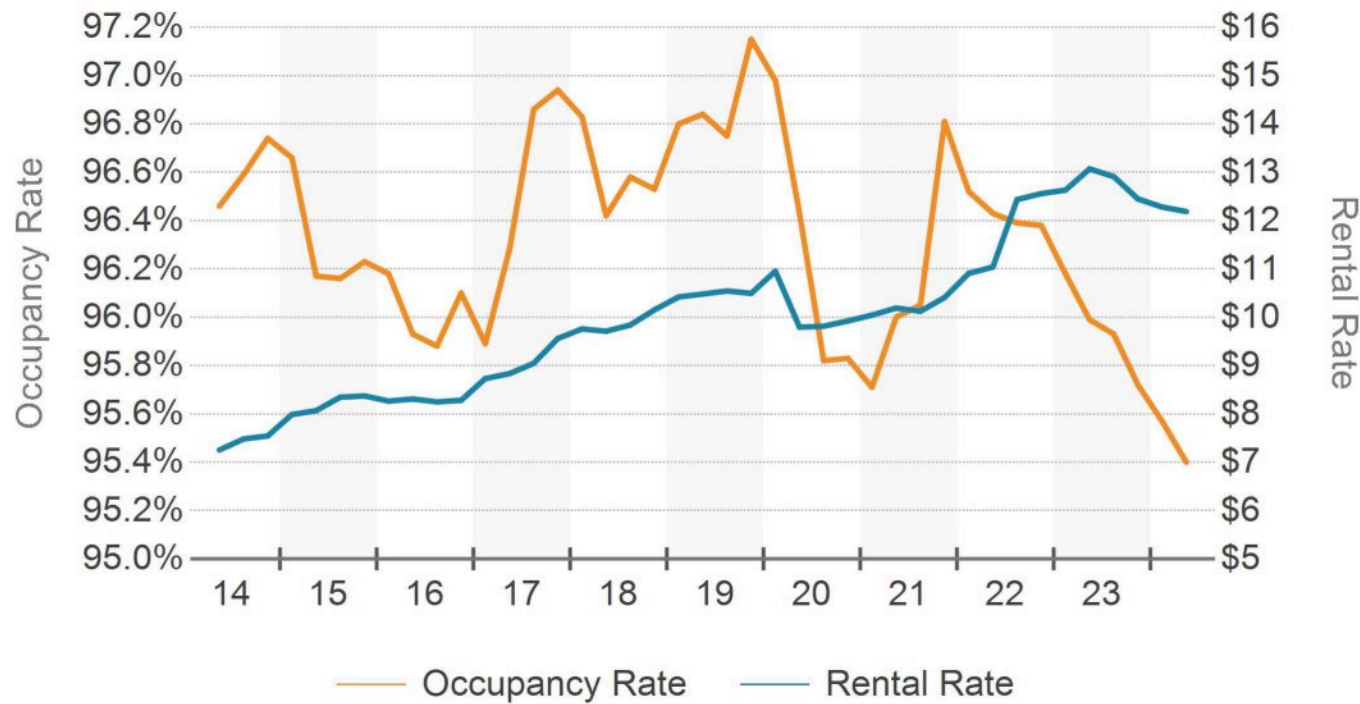
Overview

Industrial/Flex - Larimer/Weld County Q2 2024

ABSORPTION, DELIVERIES, VACANCY



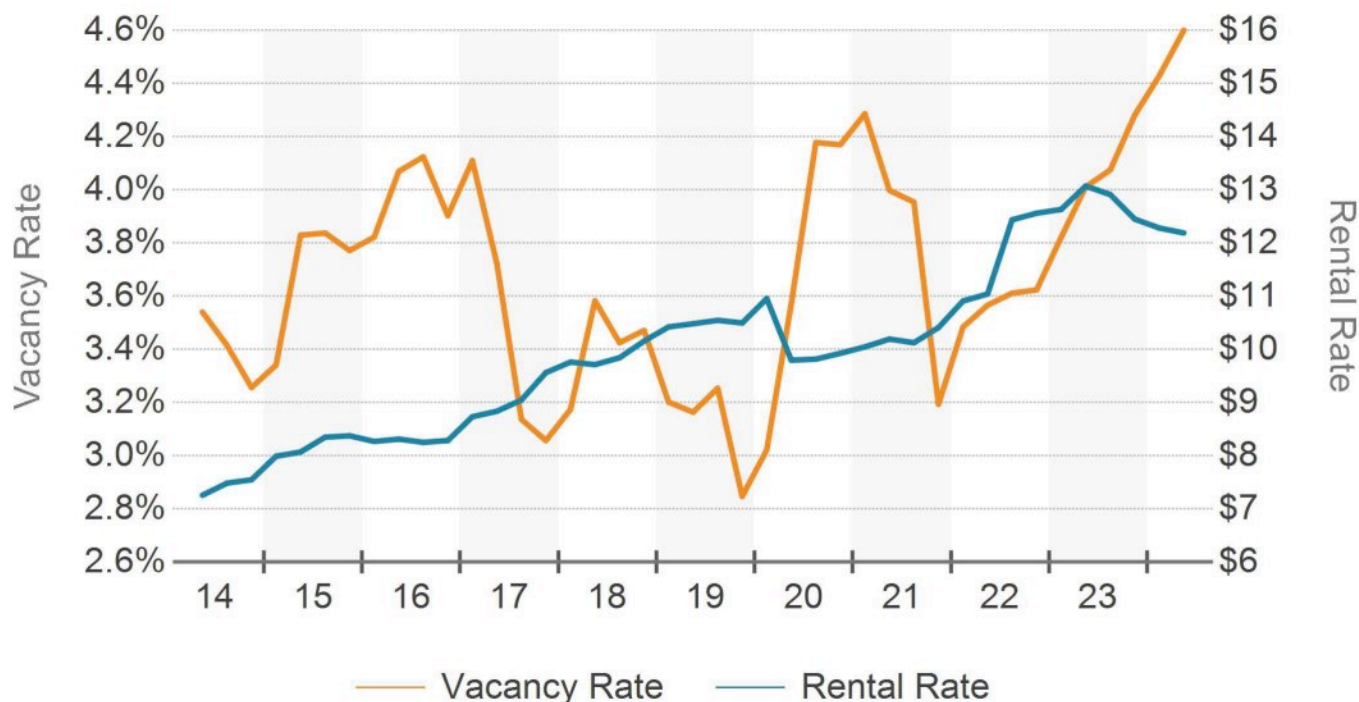
OCCUPANCY & RENTAL RATES



Overview

Industrial/Flex - Larimer/Weld County Q2 2024

VACANCY & RENTAL RATES



SUMMARY STATISTICS

Availability	Survey	5-Year Avg
Rent Per SF	\$12.19	\$11.03
Vacancy Rate	4.6%	3.8%
Vacant SF	2,790,555	2,047,067
Availability Rate	6.7%	6.1%
Available SF	4,118,954	3,466,217
Sublet SF	72,077	91,149
Months on Market	4.4	4.7

Inventory	Survey	5-Year Avg
Existing Buildings	2,476	2,401
Existing SF	60,664,833	54,367,667
12 Mo. Const. Starts	597,380	1,829,523
Under Construction	524,300	2,137,340
12 Mo. Deliveries	4,961,415	1,957,136

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	4,316,749	1,666,118
12 Mo. Leasing SF	1,712,442	1,757,791

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$169	\$128
Asking Price Per SF	\$246	\$206
Sales Volume (Mil.)	\$290	\$305
Cap Rate	6.6%	7.4%

Rental Rates

Industrial/Flex - Larimer/Weld County Q2 2024

ASKING RENT PER SF



DIRECT & SUBLET RENTAL RATES



VACANCY RATE



SUBLEASE VACANCY RATE



Vacancy & Availability

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AVAILABILITY RATE



AVAILABILITY & VACANCY RATE



OCCUPANCY RATE



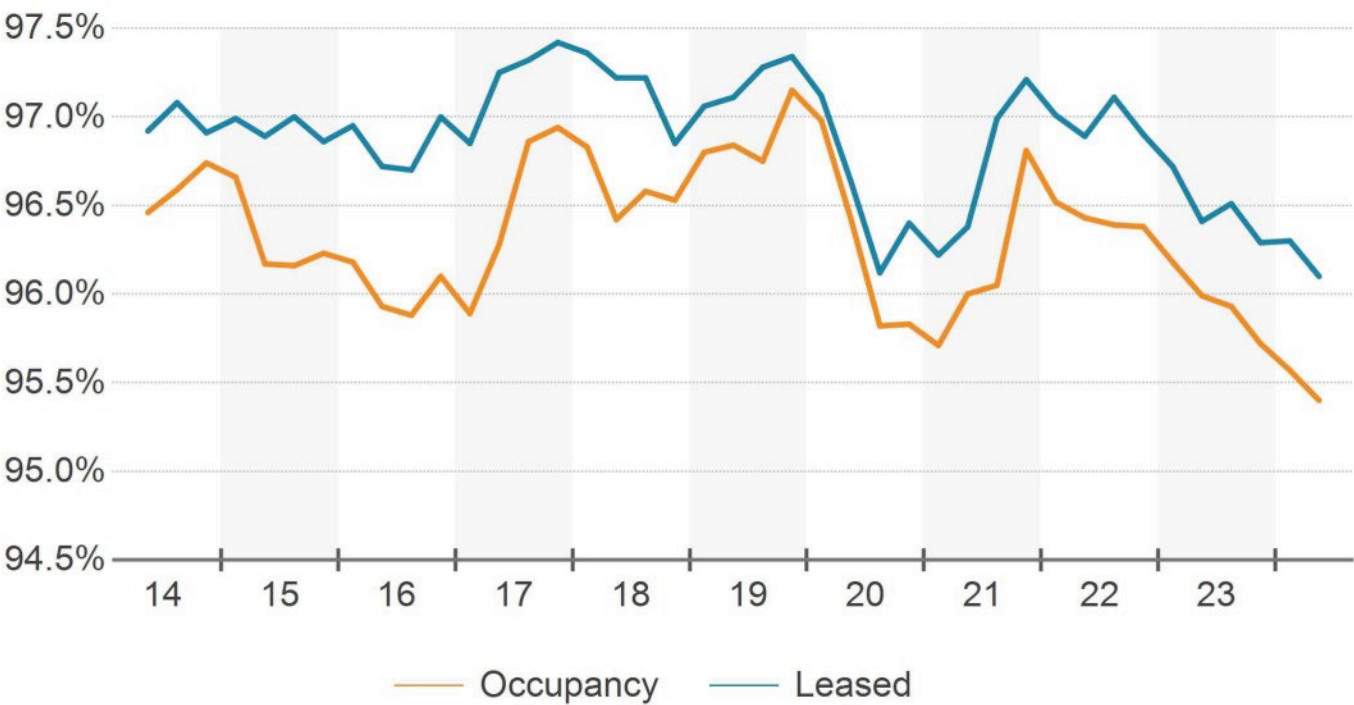
PERCENT LEASED RATE



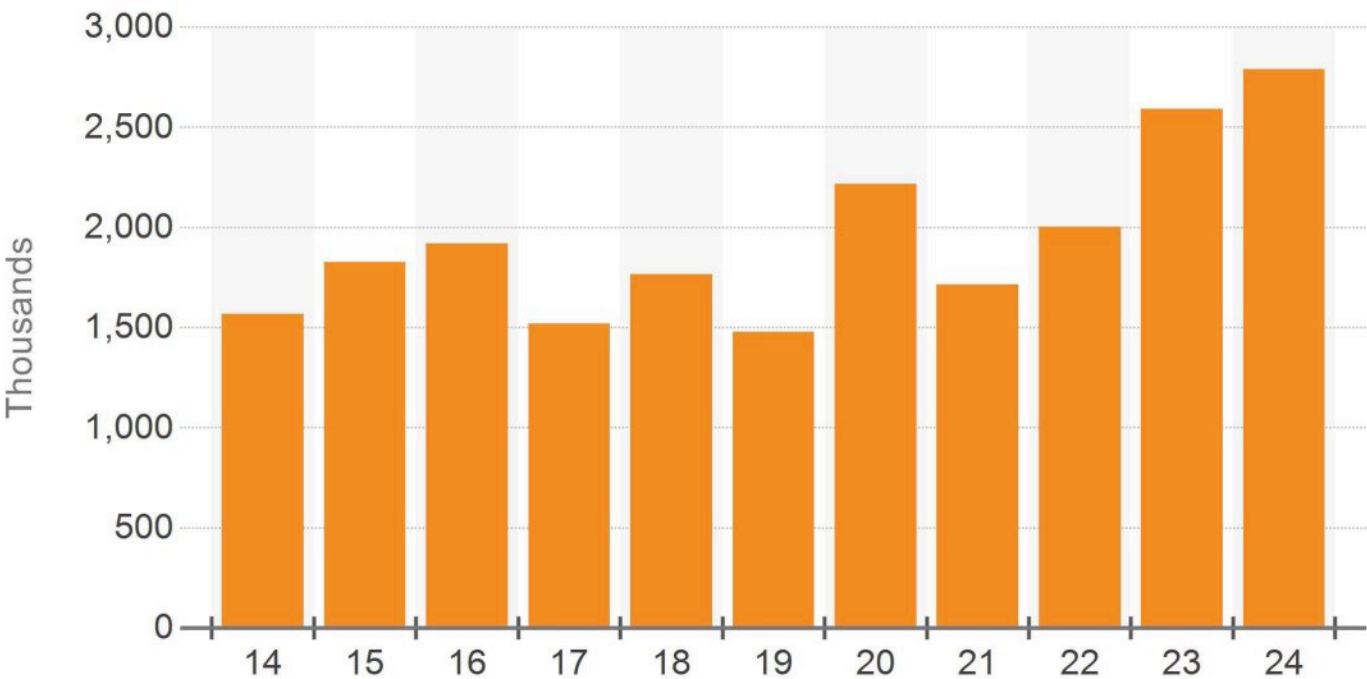
Vacancy & Availability

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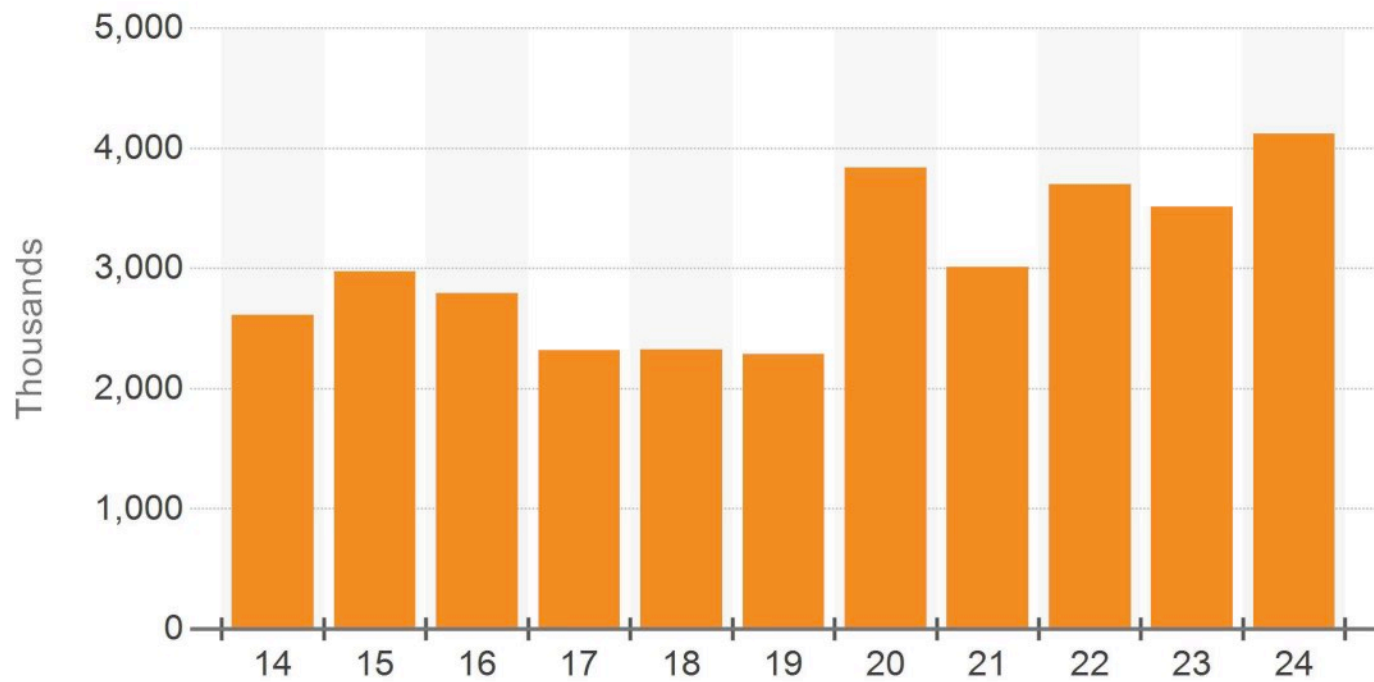
OCCUPANCY & PERCENT LEASED



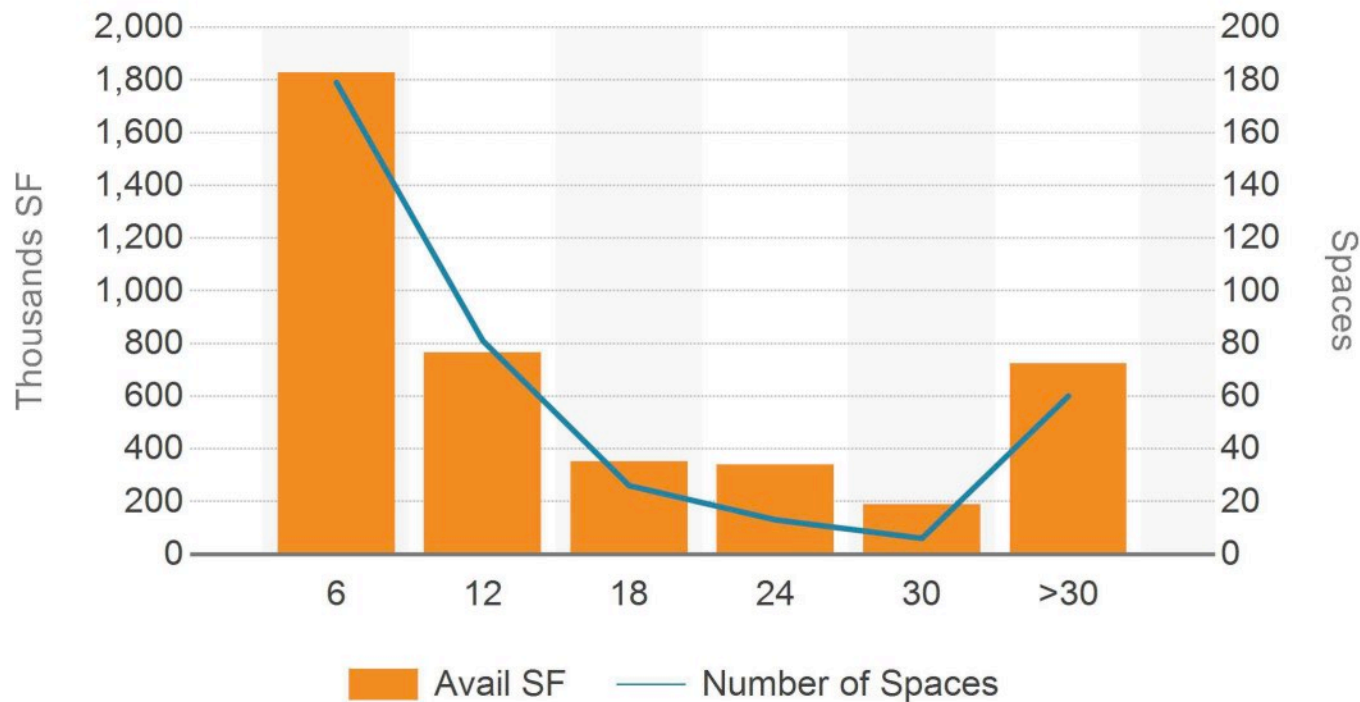
VACANT SF



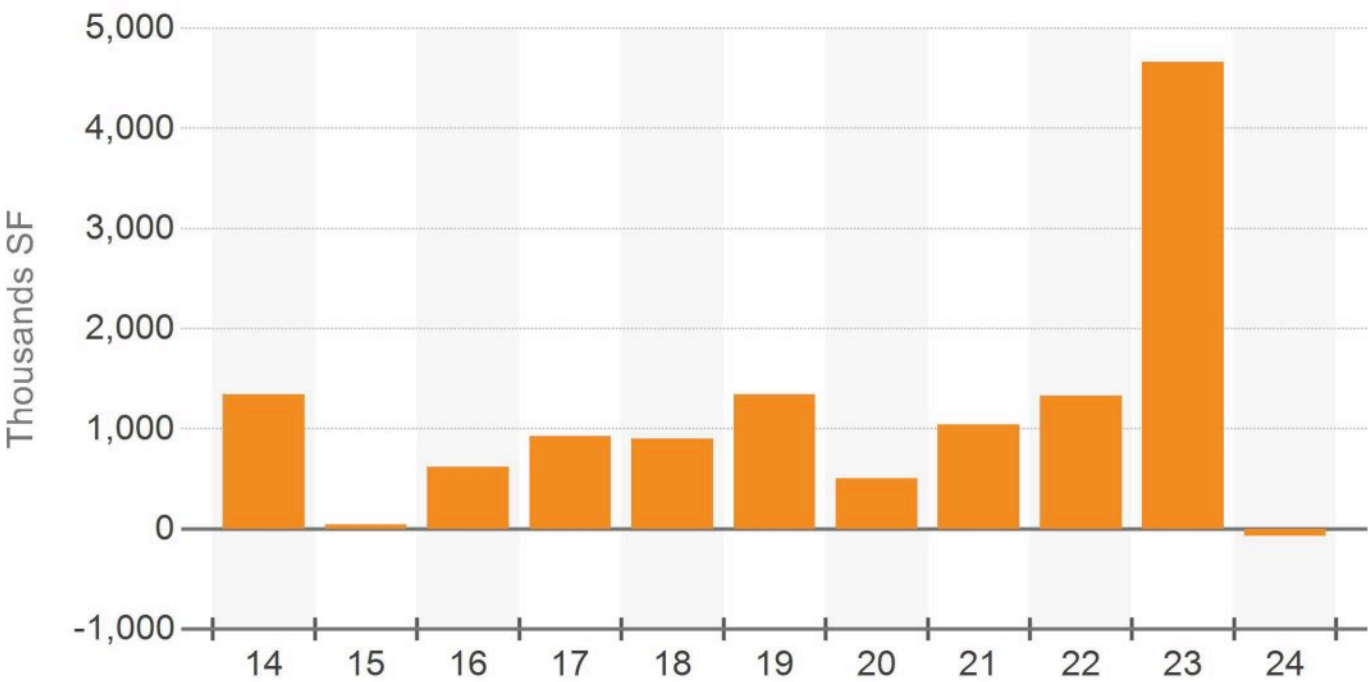
AVAILABLE SF



MONTHS ON MARKET DISTRIBUTION



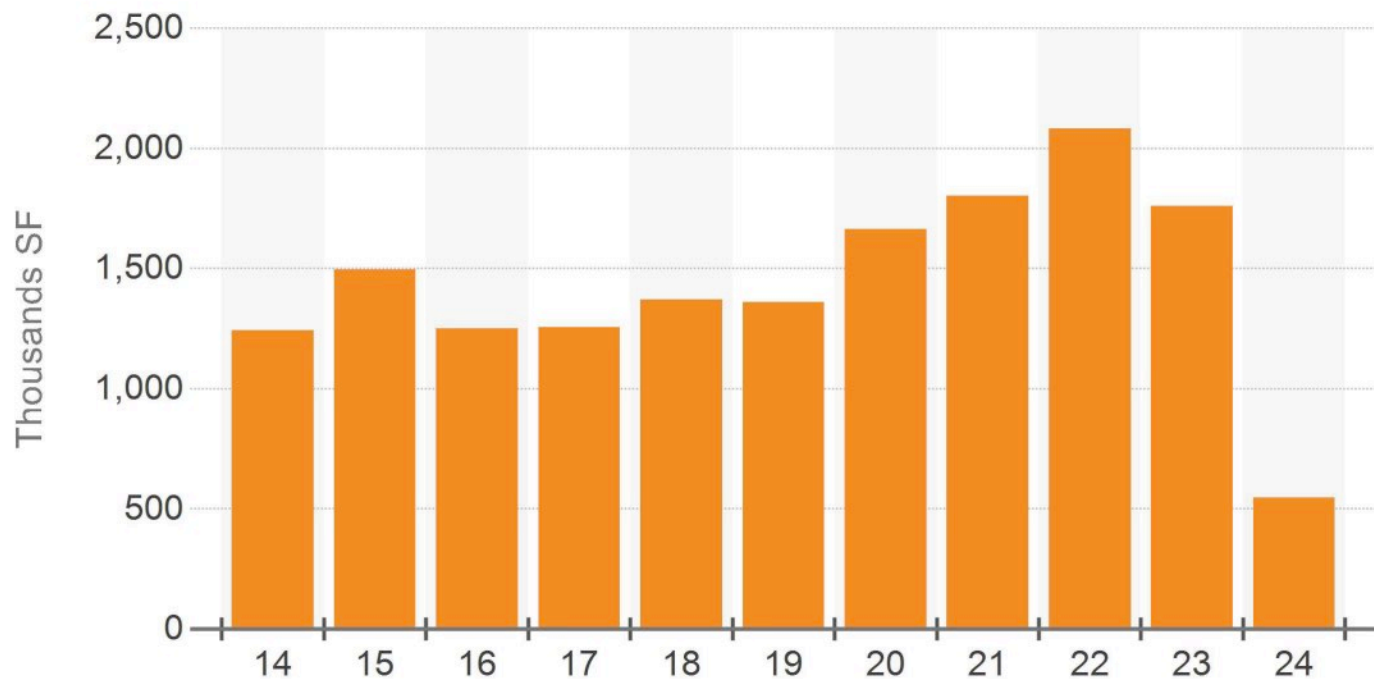
NET ABSORPTION



NET ABSORPTION AS % OF INVENTORY



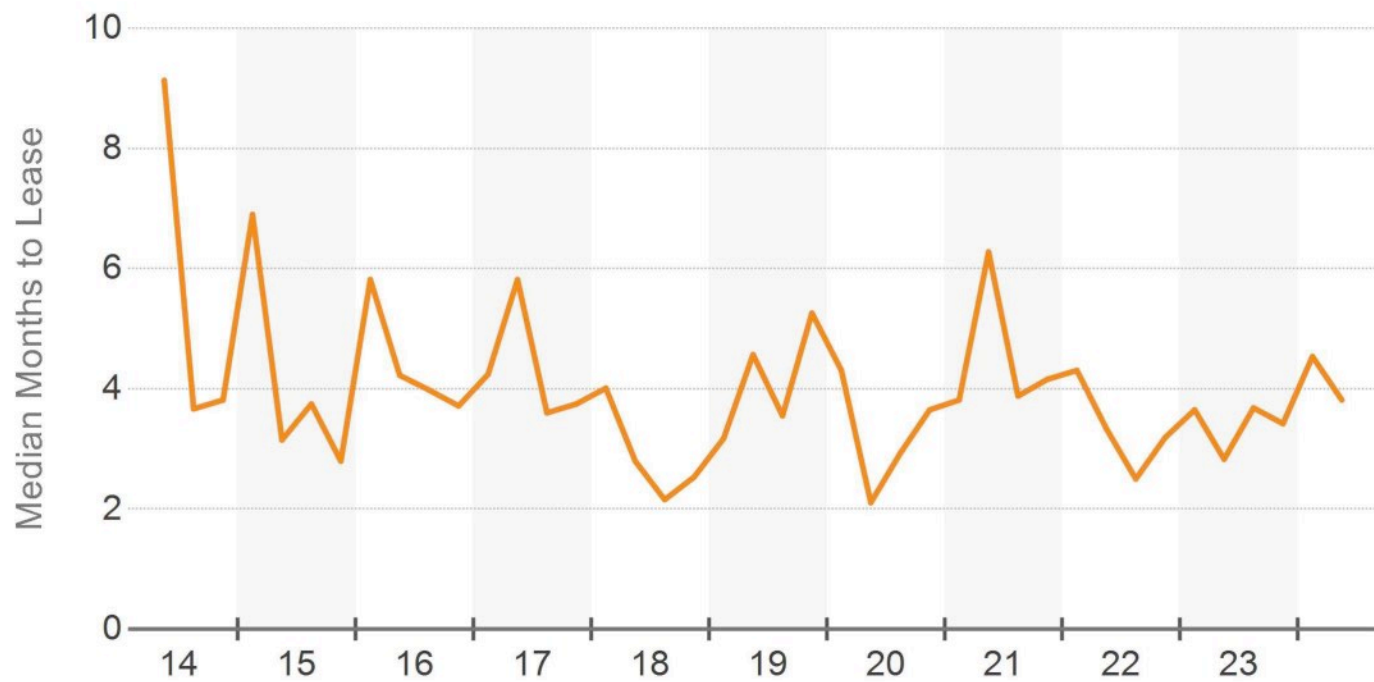
LEASING ACTIVITY



MONTHS ON MARKET



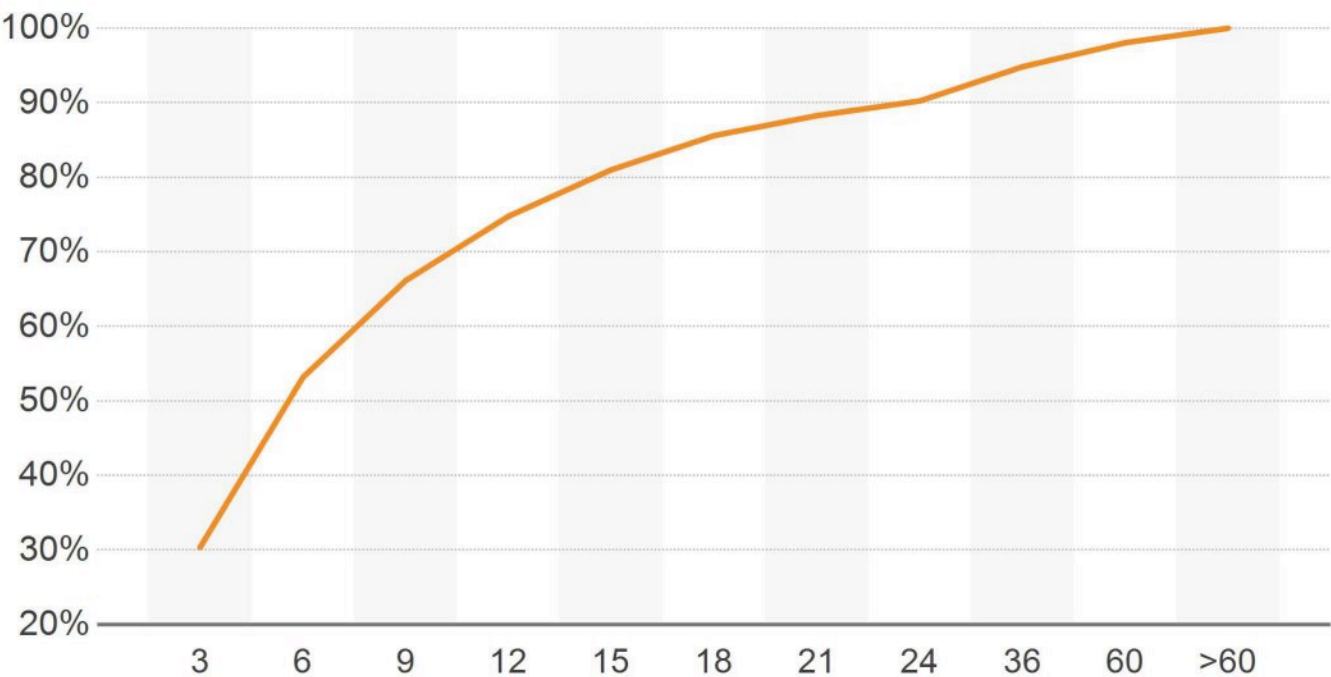
MONTHS TO LEASE



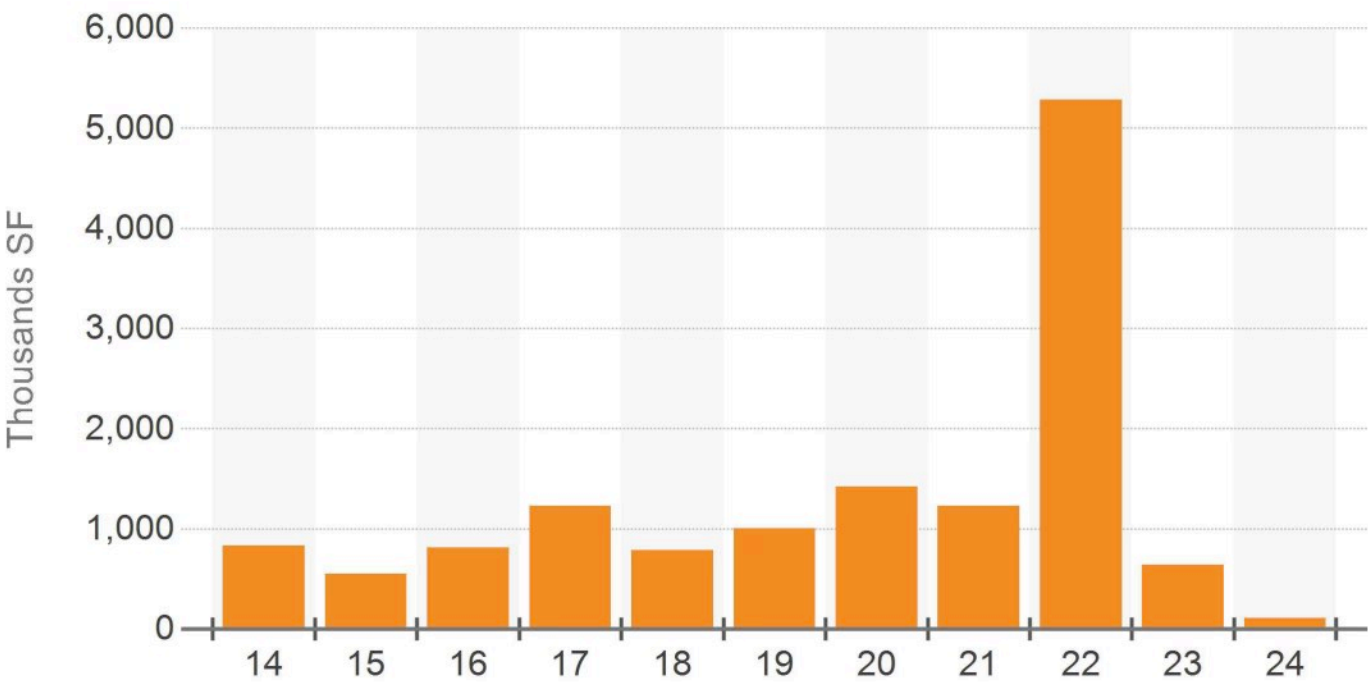
MONTHS VACANT



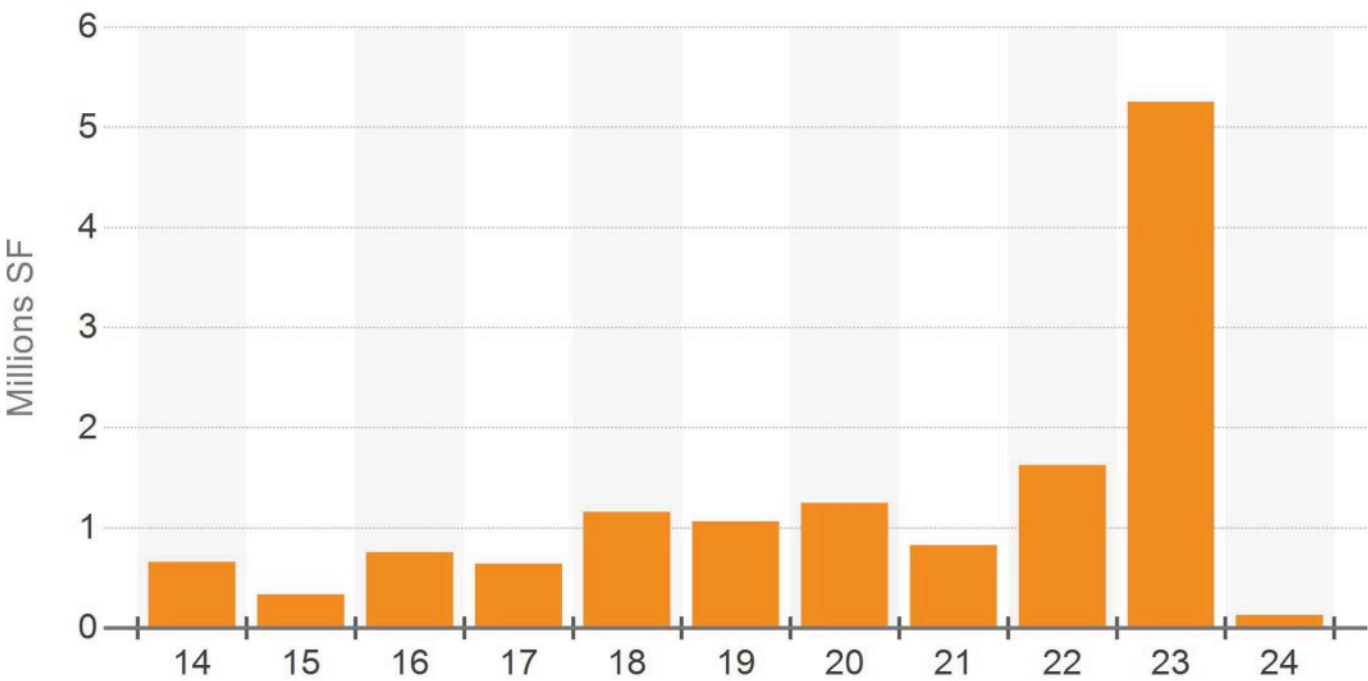
PROBABILITY OF LEASING IN MONTHS



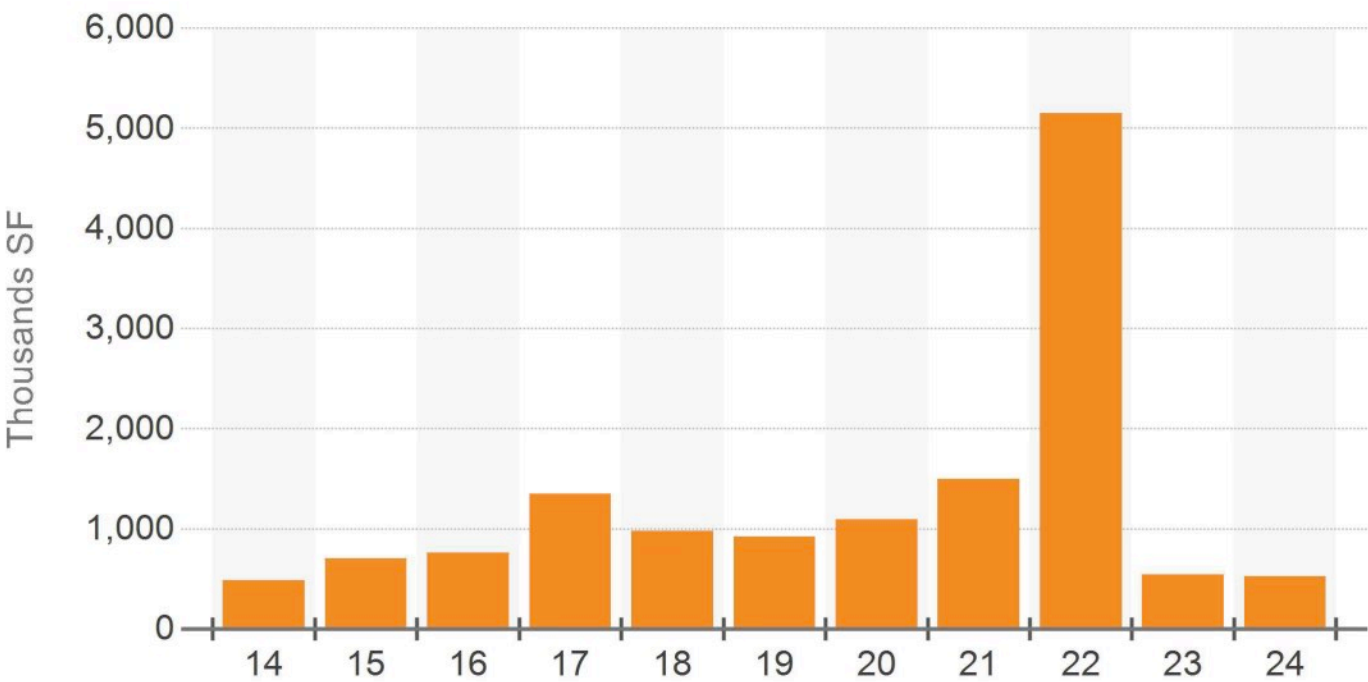
CONSTRUCTION STARTS



CONSTRUCTION DELIVERIES



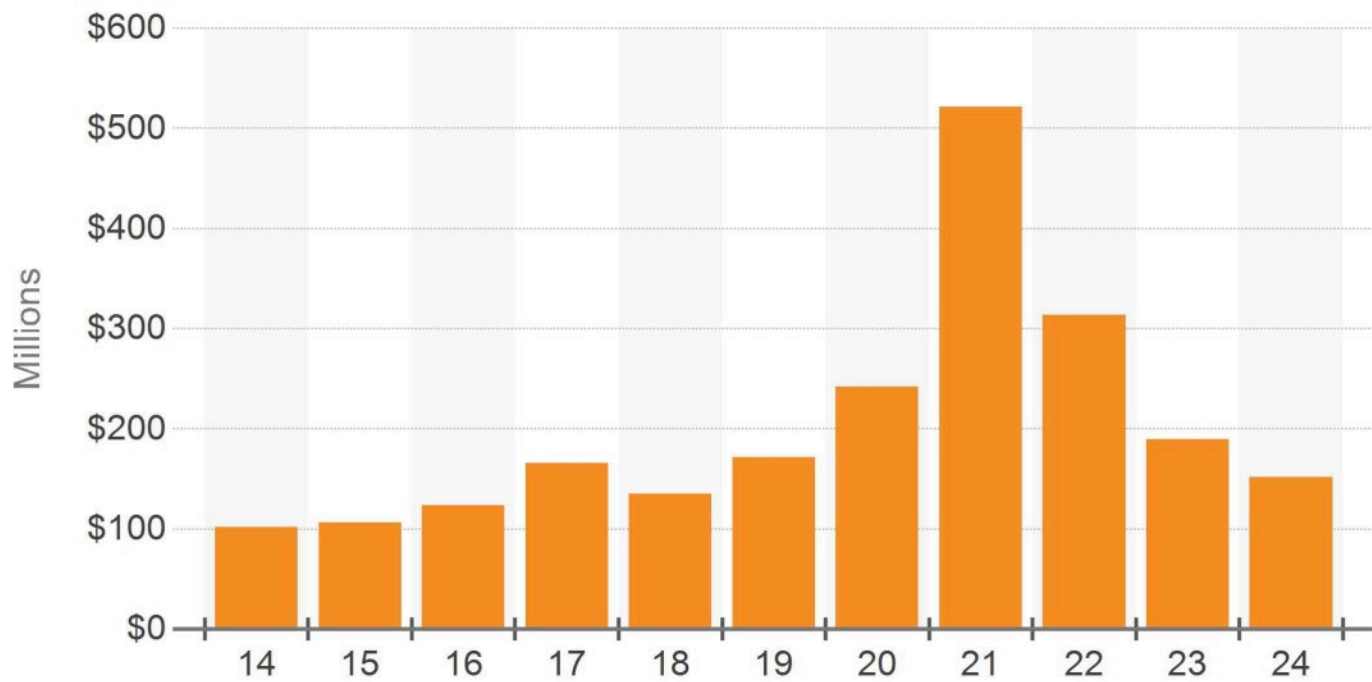
UNDER CONSTRUCTION



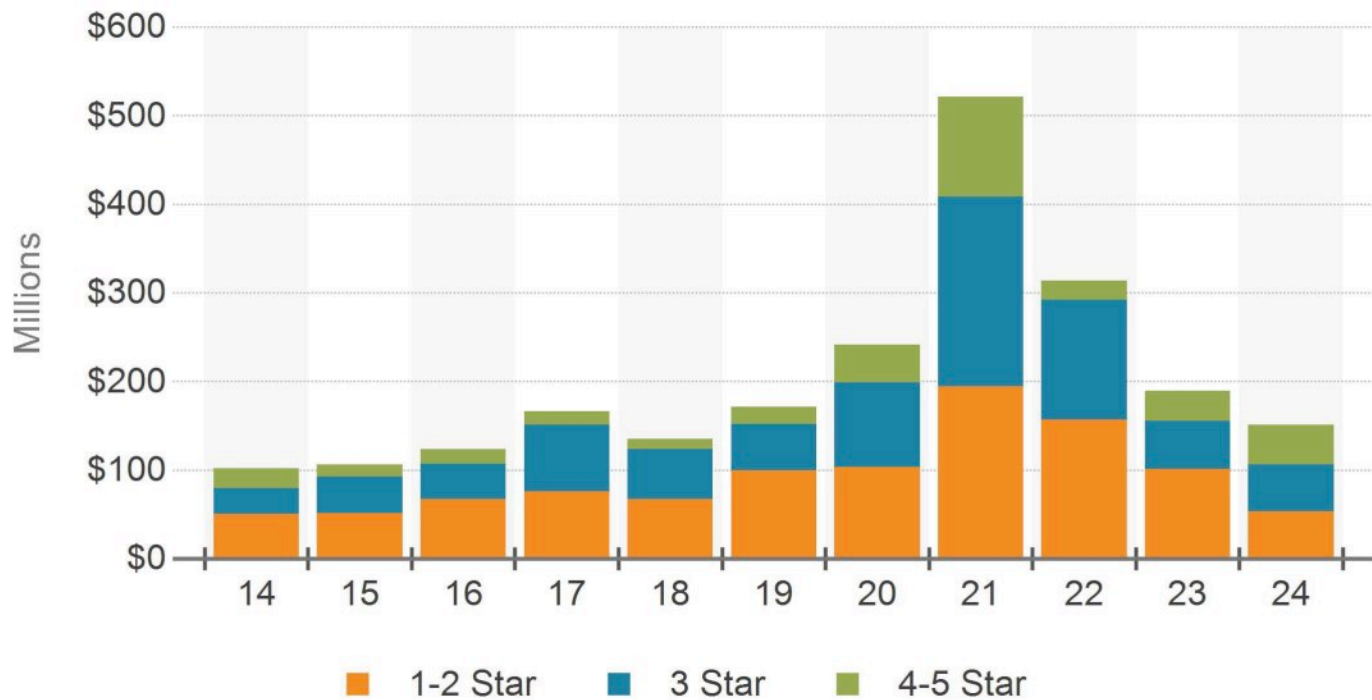
Sales Volume

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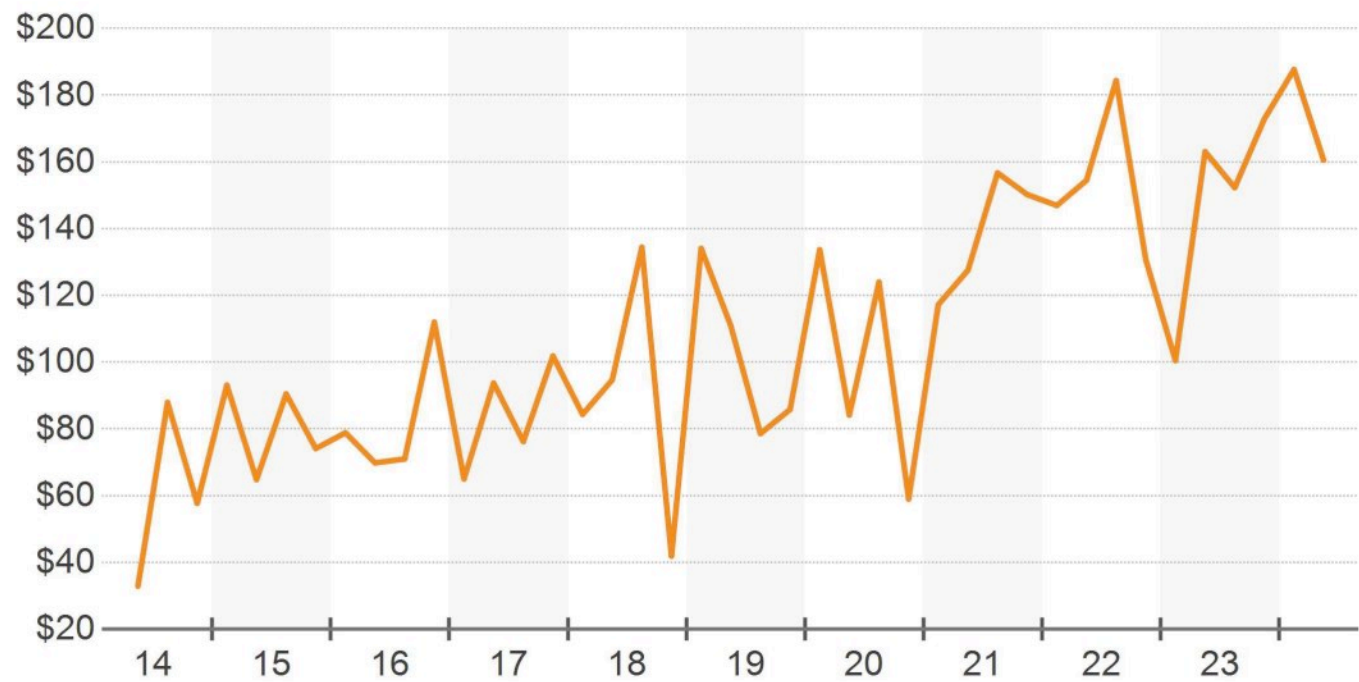
SALES VOLUME



SALES VOLUME BY STAR RATING



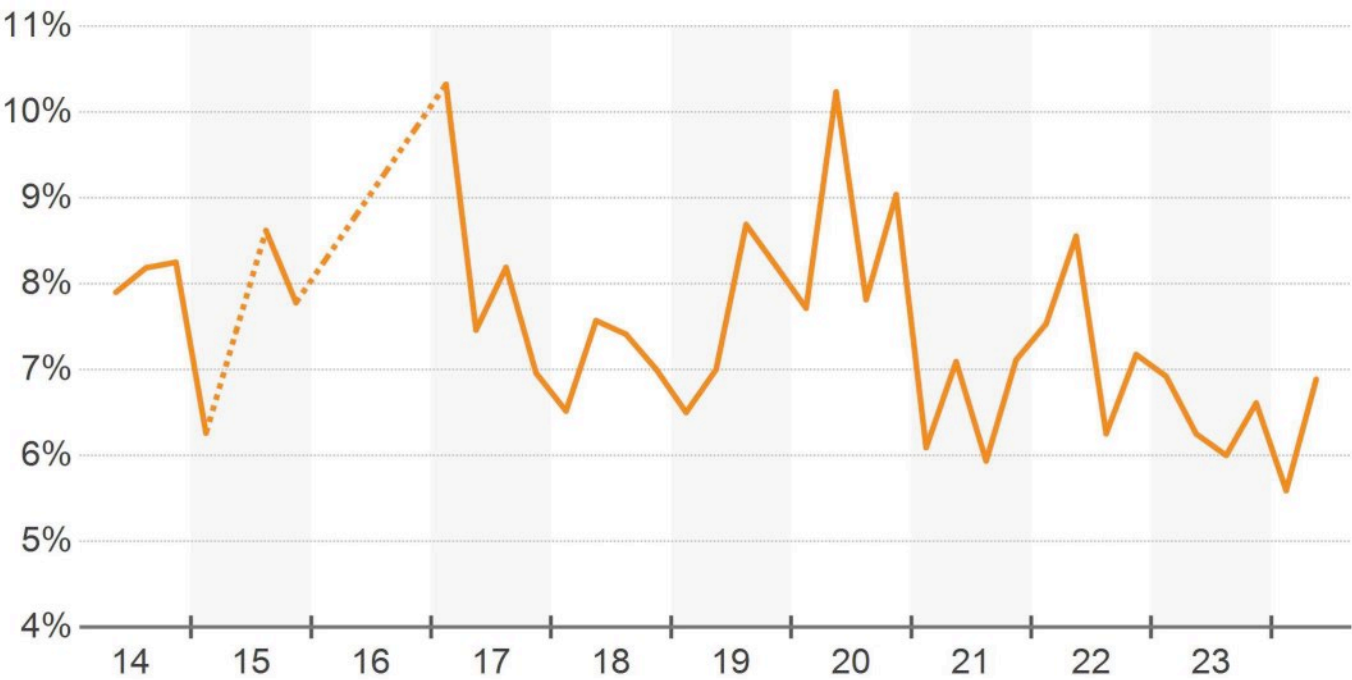
AVERAGE SALE PRICE PER SF



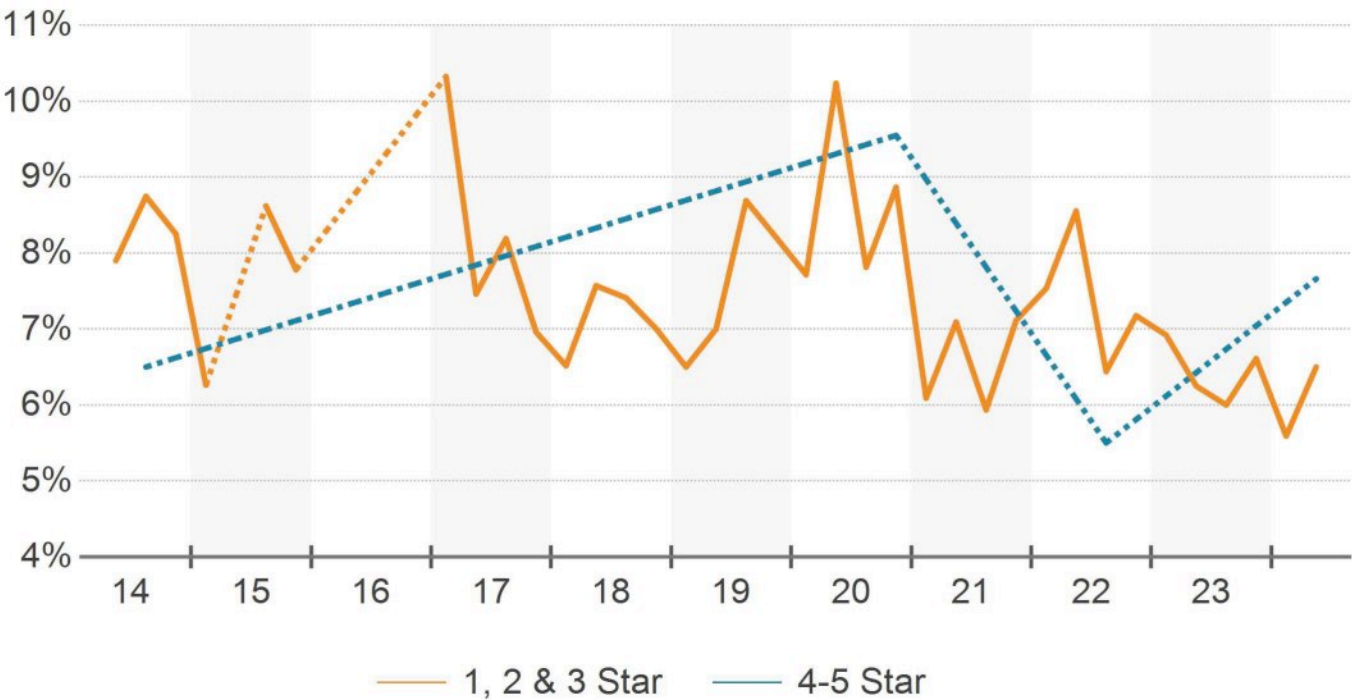
SALE TO ASKING PRICE DIFFERENTIAL



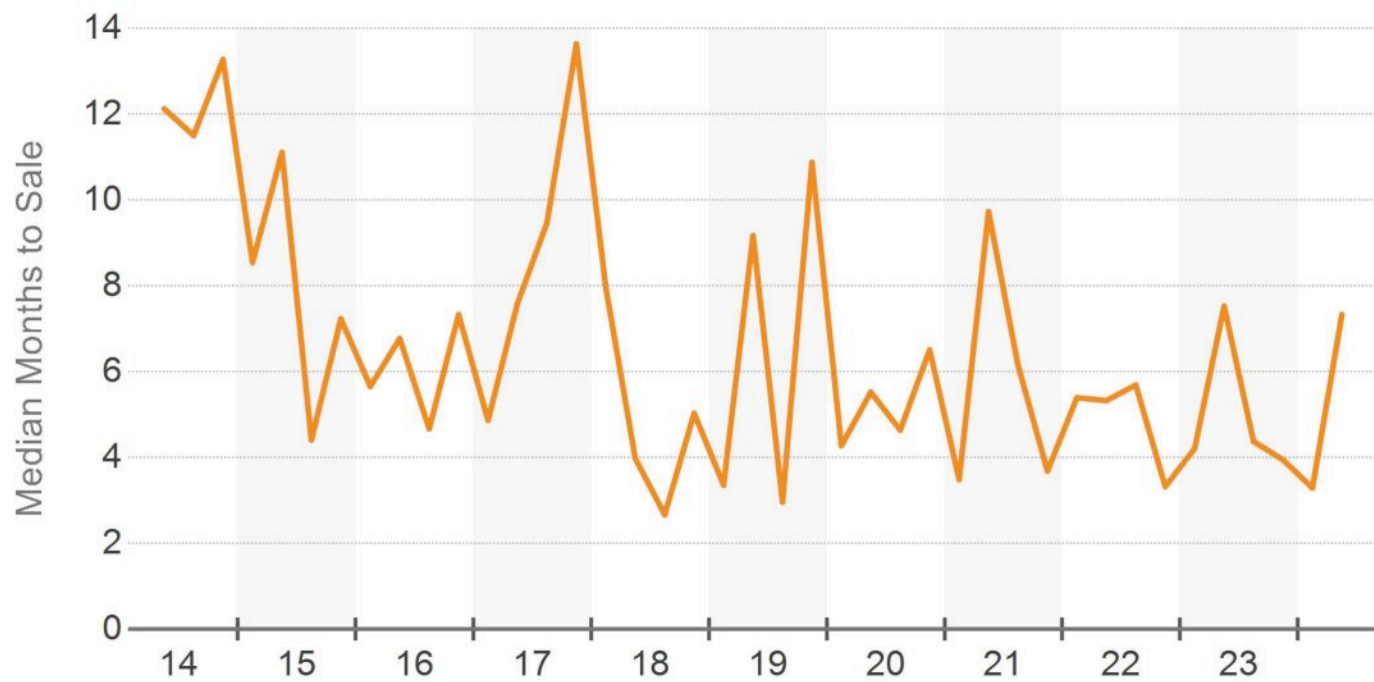
CAP RATE



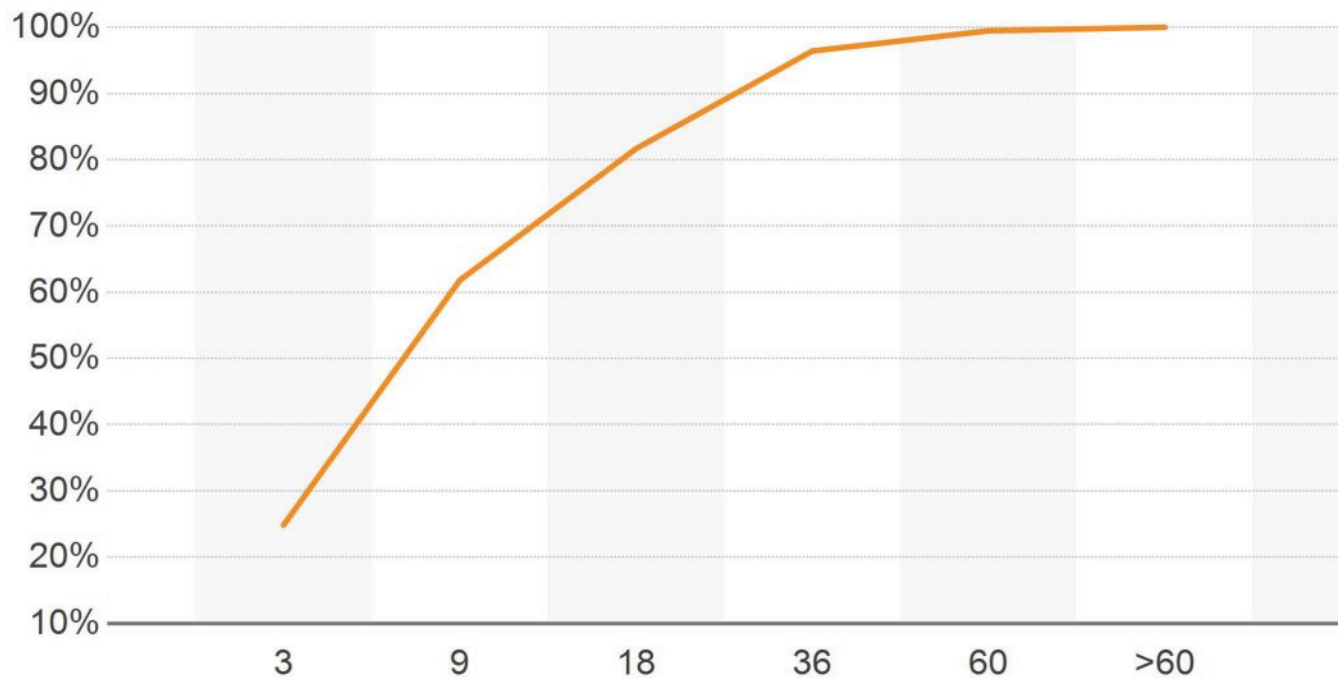
CAP RATE BY STAR RATING



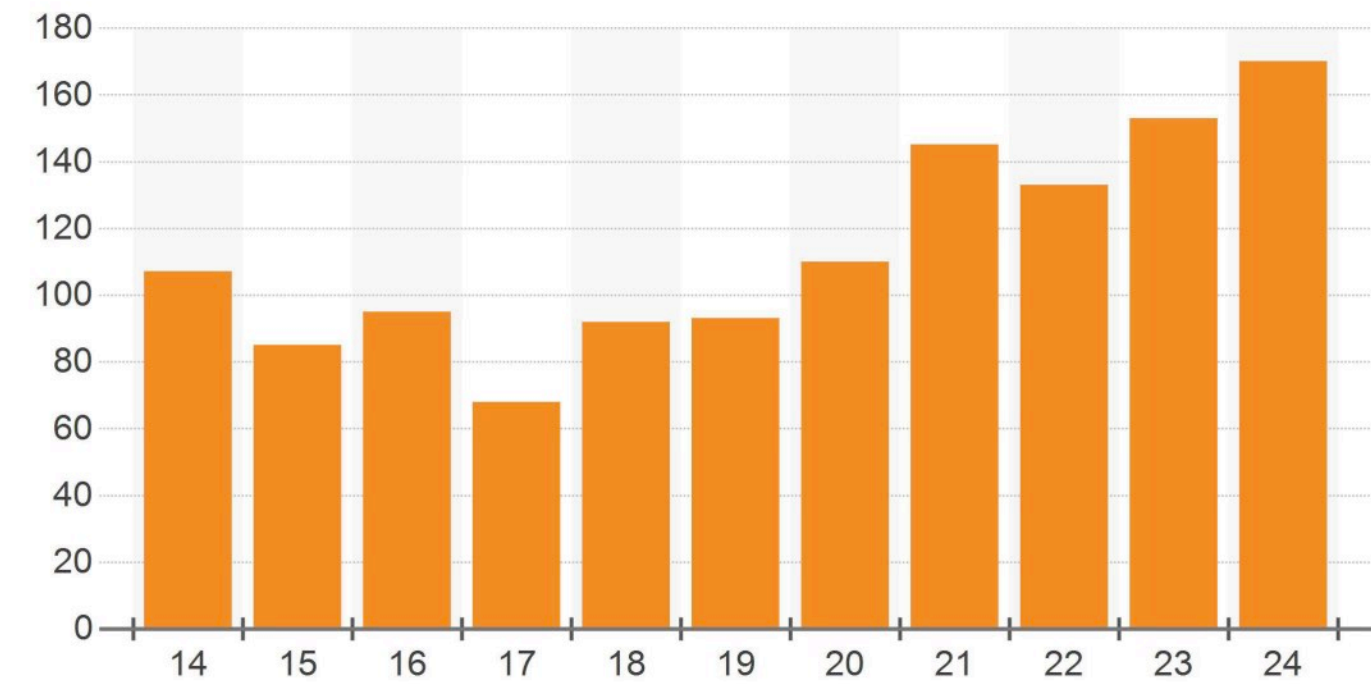
MONTHS TO SALE



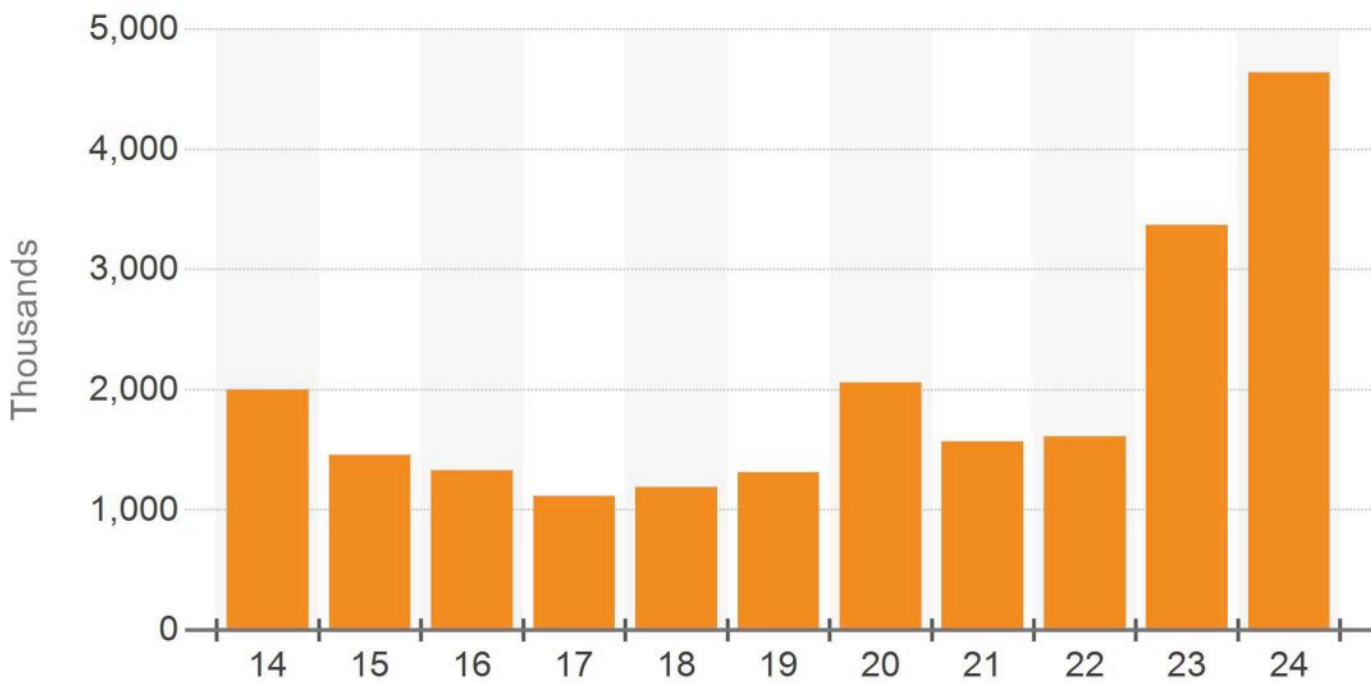
PROBABILITY OF SELLING IN MONTHS



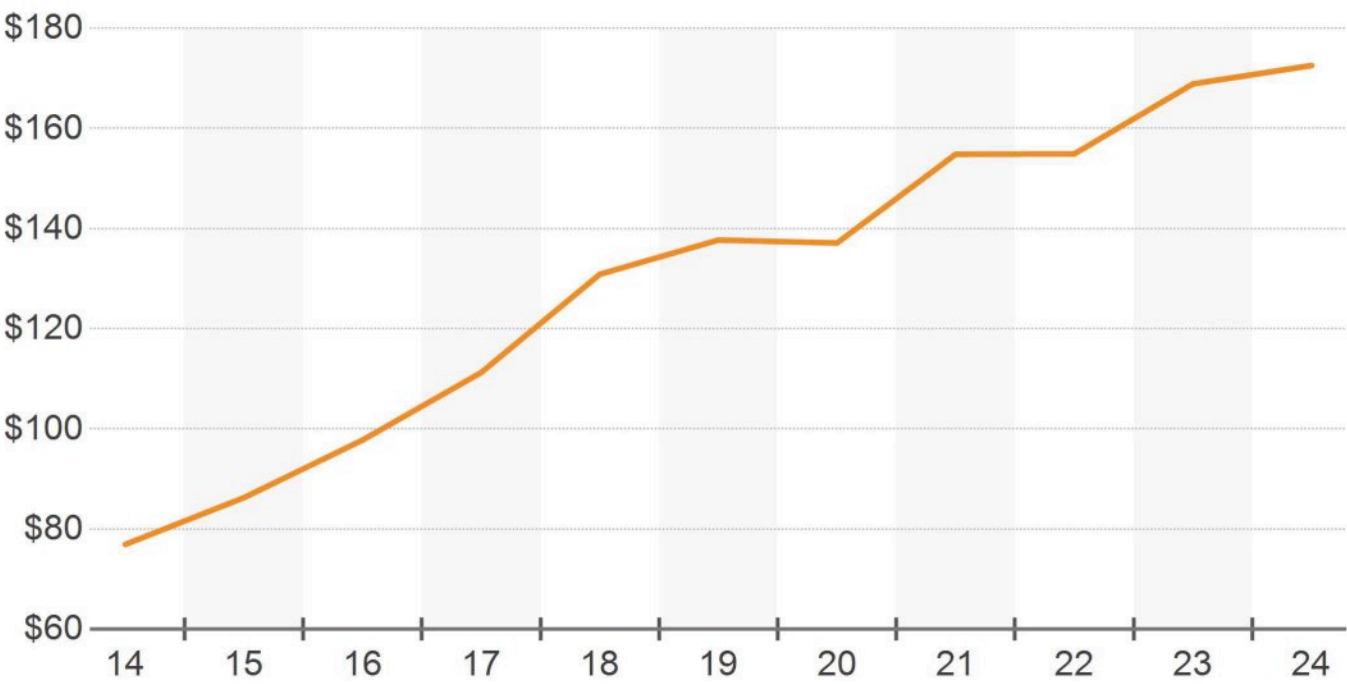
FOR SALE TOTAL LISTINGS



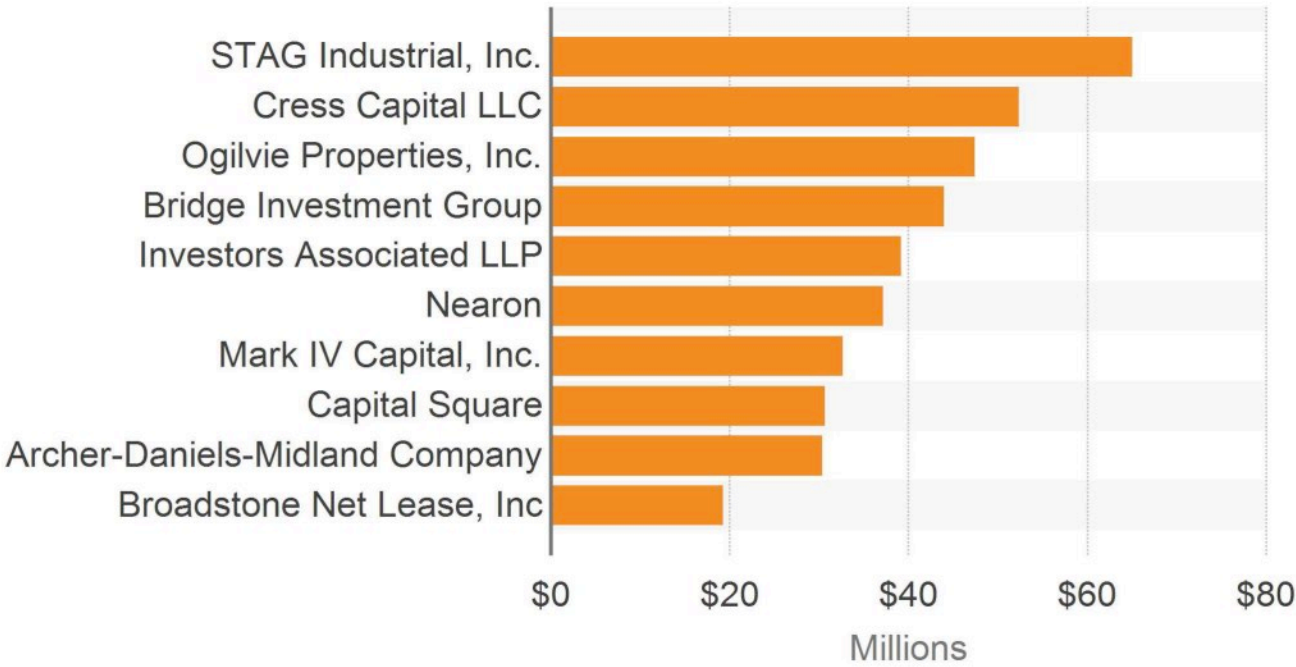
FOR SALE TOTAL SF



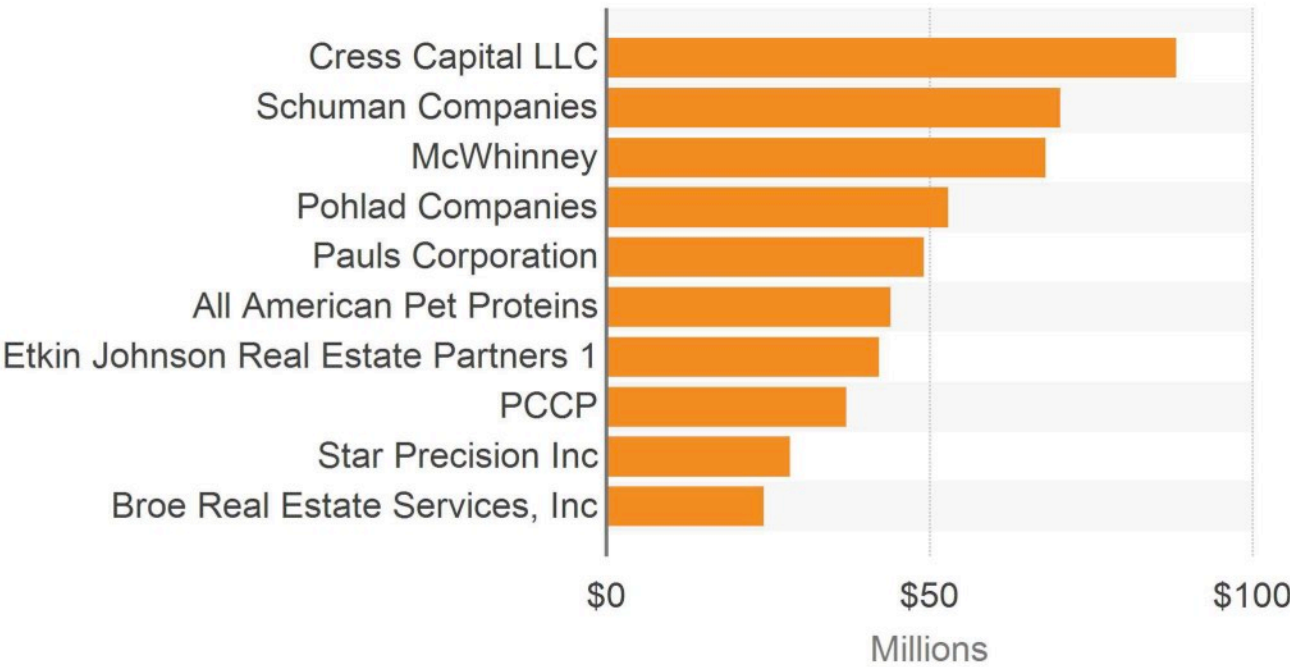
ASKING PRICE PER SF



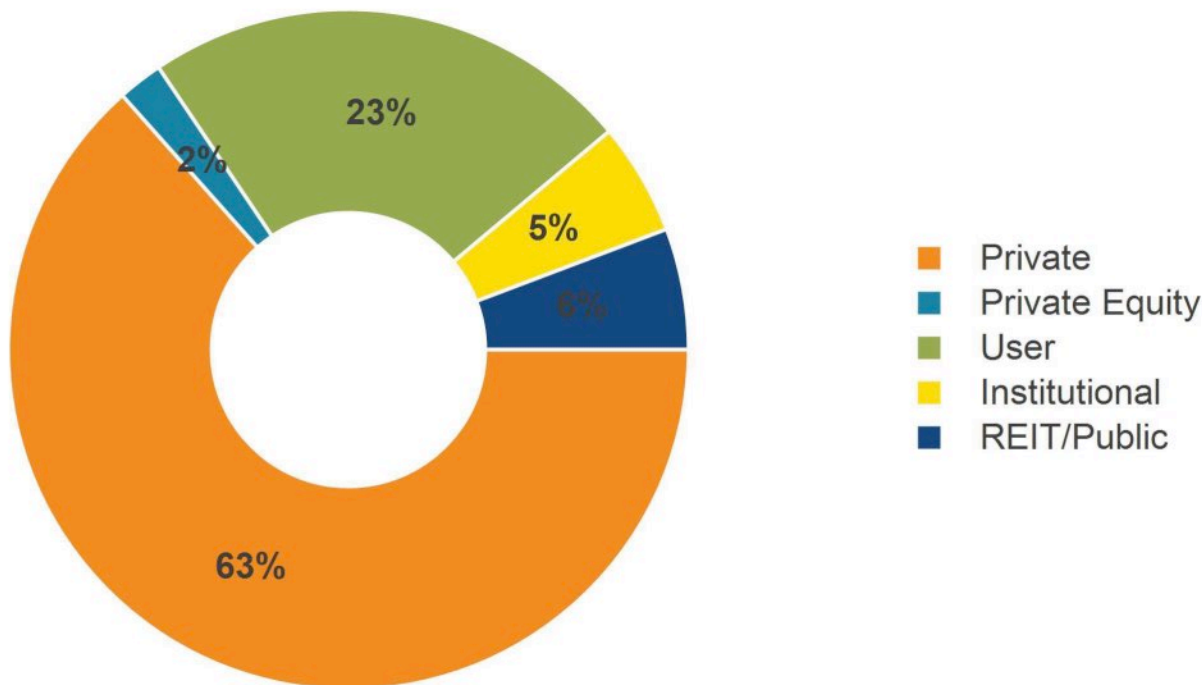
TOP BUYERS



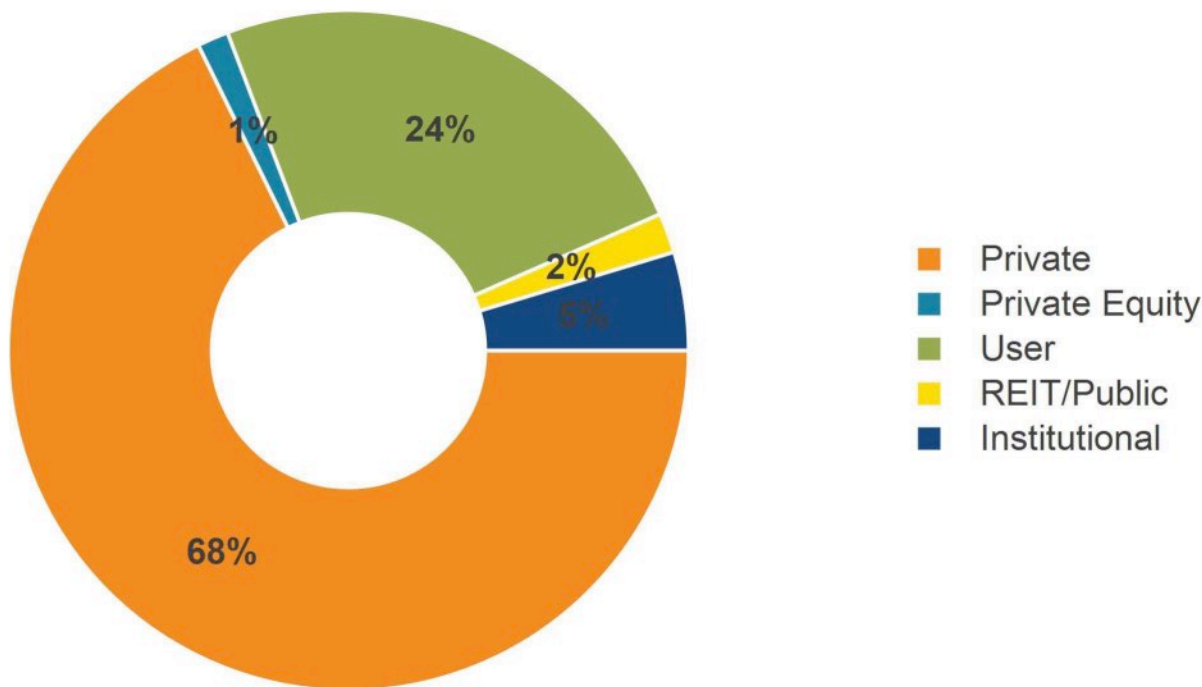
TOP SELLERS



SALES VOLUME BY BUYER TYPE



SALES VOLUME BY SELLER TYPE



TOP BUYER BROKERS



TOP SELLER BROKERS

