



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

PREPARED BY

**REALTEC**

COMMERCIAL REAL ESTATE SERVICES

Jamie Globelnik

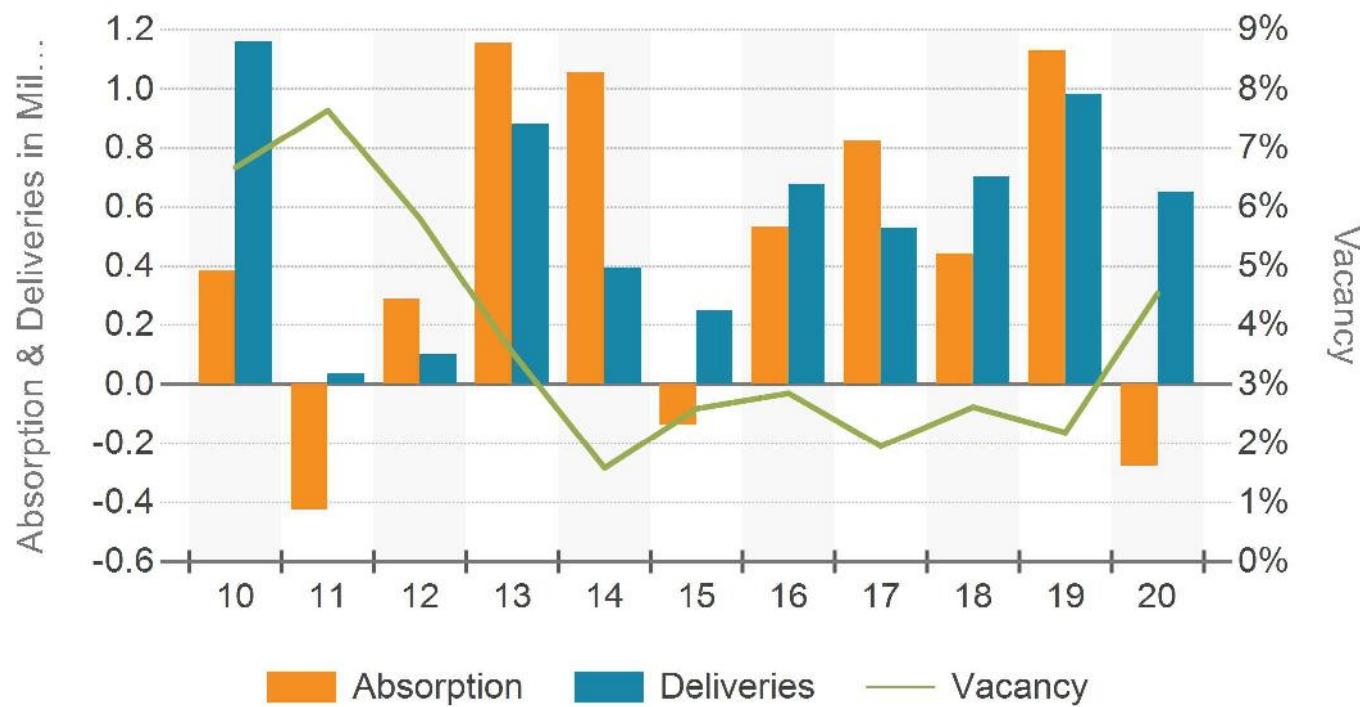
Associate Broker

 CoStar™

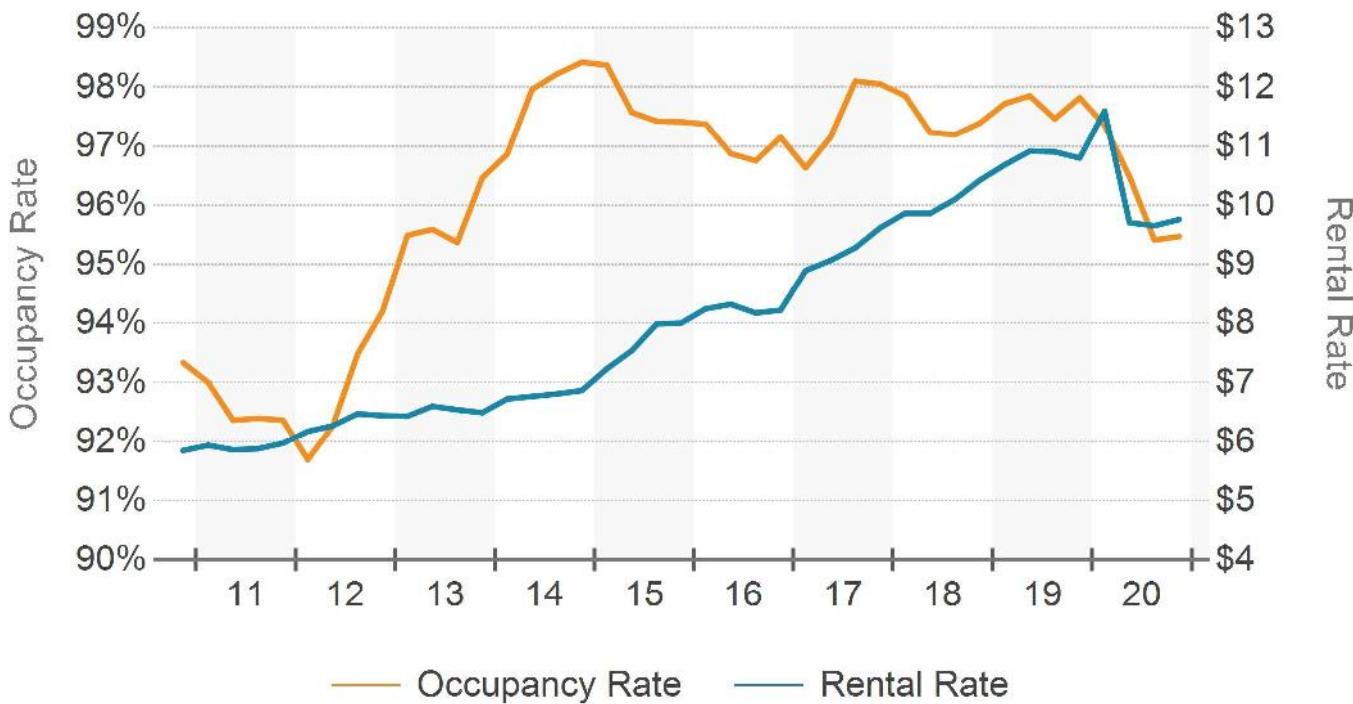
# Overview

Custom Market Report

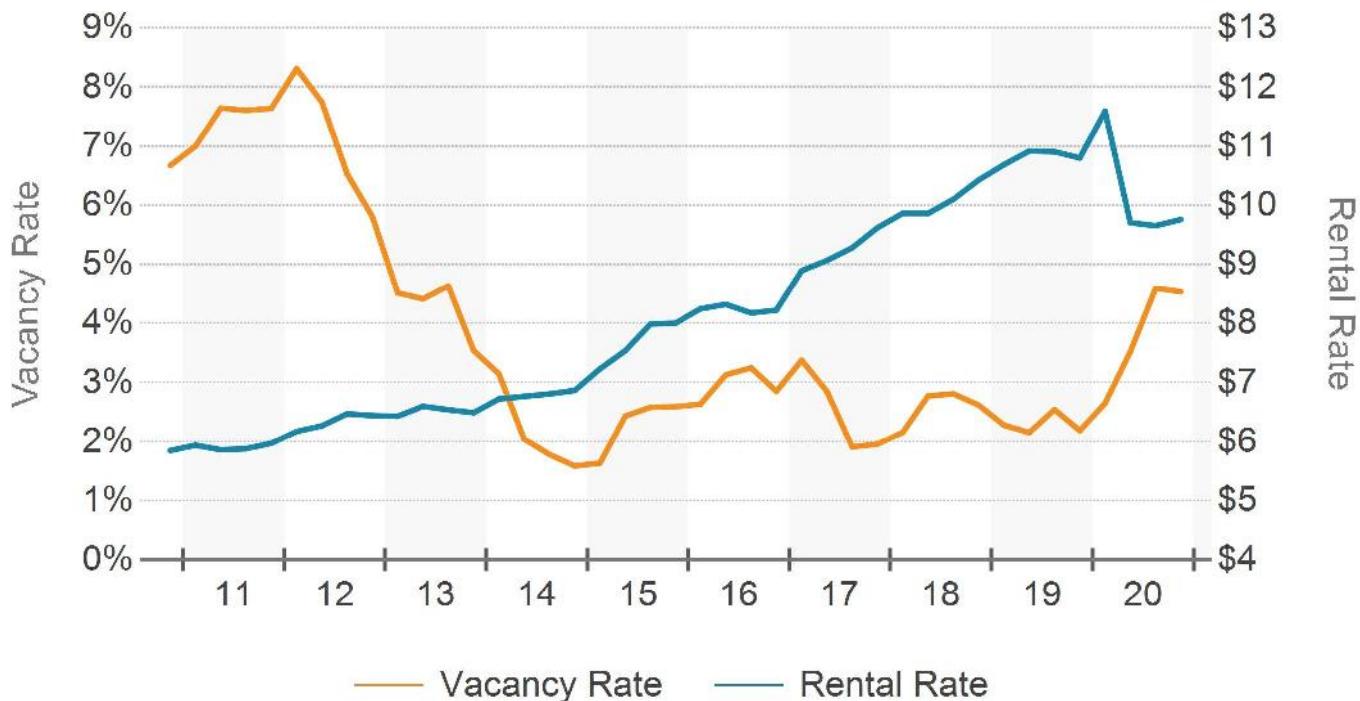
## ABSORPTION, DELIVERIES, VACANCY



## OCCUPANCY & RENTAL RATES



## VACANCY & RENTAL RATES



## SUMMARY STATISTICS

Availability	Survey	5-Year Avg
Rent Per SF	\$9.76	\$9.56
Vacancy Rate	4.5%	2.7%
Vacant SF	1,747,393	1,006,359
Availability Rate	8.5%	4.7%
Available SF	3,358,548	1,772,717
Sublet SF	110,917	201,357
Months on Market	4.8	4.2

Inventory	Survey	5-Year Avg
Existing Buildings	1,832	1,766
Existing SF	38,563,308	36,665,858
12 Mo. Const. Starts	1,174,266	758,782
Under Construction	1,099,932	722,190
12 Mo. Deliveries	700,889	704,530

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	-120,502	504,137
12 Mo. Leasing SF	1,192,580	1,047,804

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$135	\$101
Asking Price Per SF	\$191	\$161
Sales Volume (Mil.)	\$211	\$132
Cap Rate	8.2%	8.0%

# Rental Rates

Custom Market Report

## ASKING RENT PER SF



## DIRECT & SUBLET RENTAL RATES



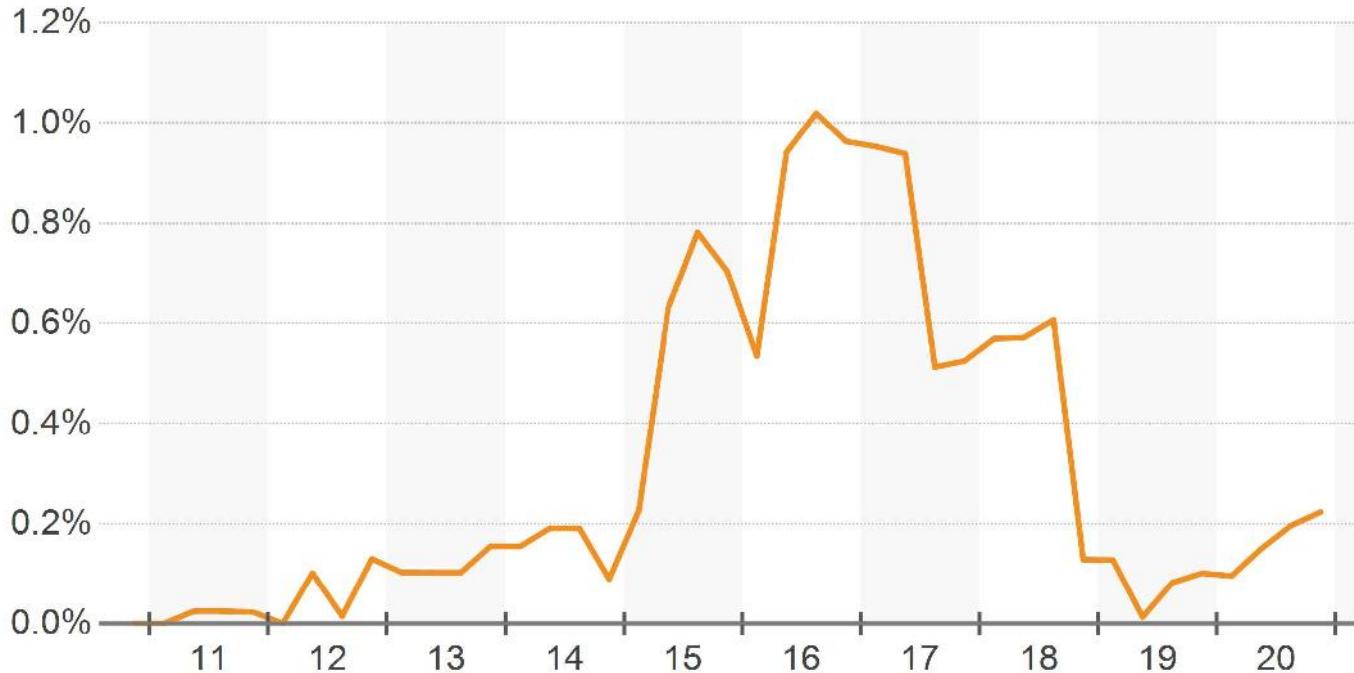
# Vacancy & Availability

Custom Market Report

## VACANCY RATE



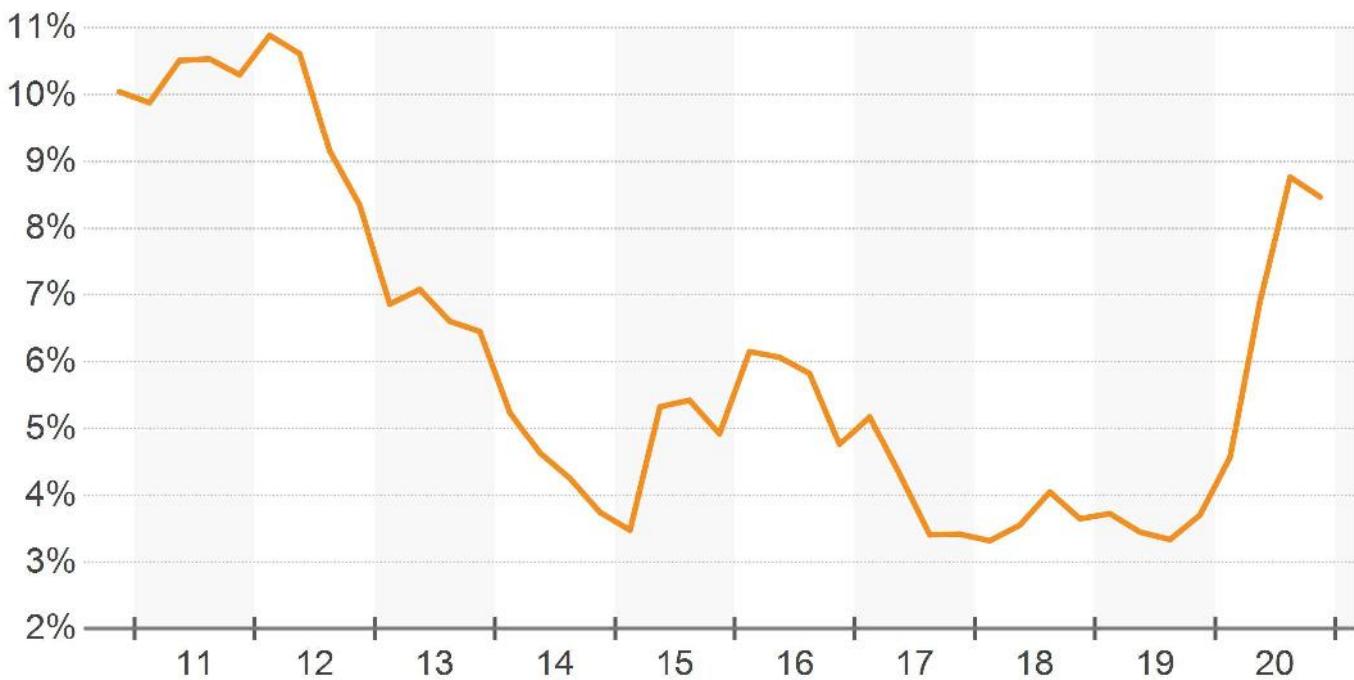
## SUBLEASE VACANCY RATE



# Vacancy & Availability

Custom Market Report

## AVAILABILITY RATE



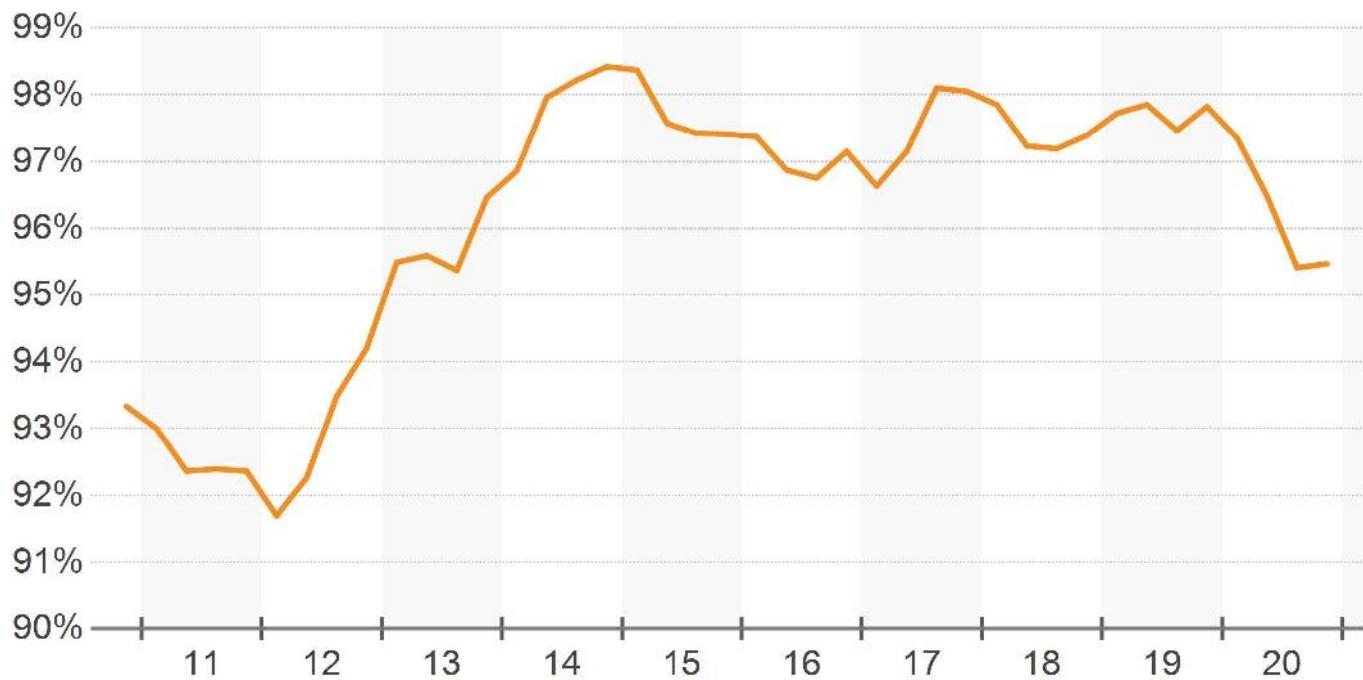
## AVAILABILITY & VACANCY RATE



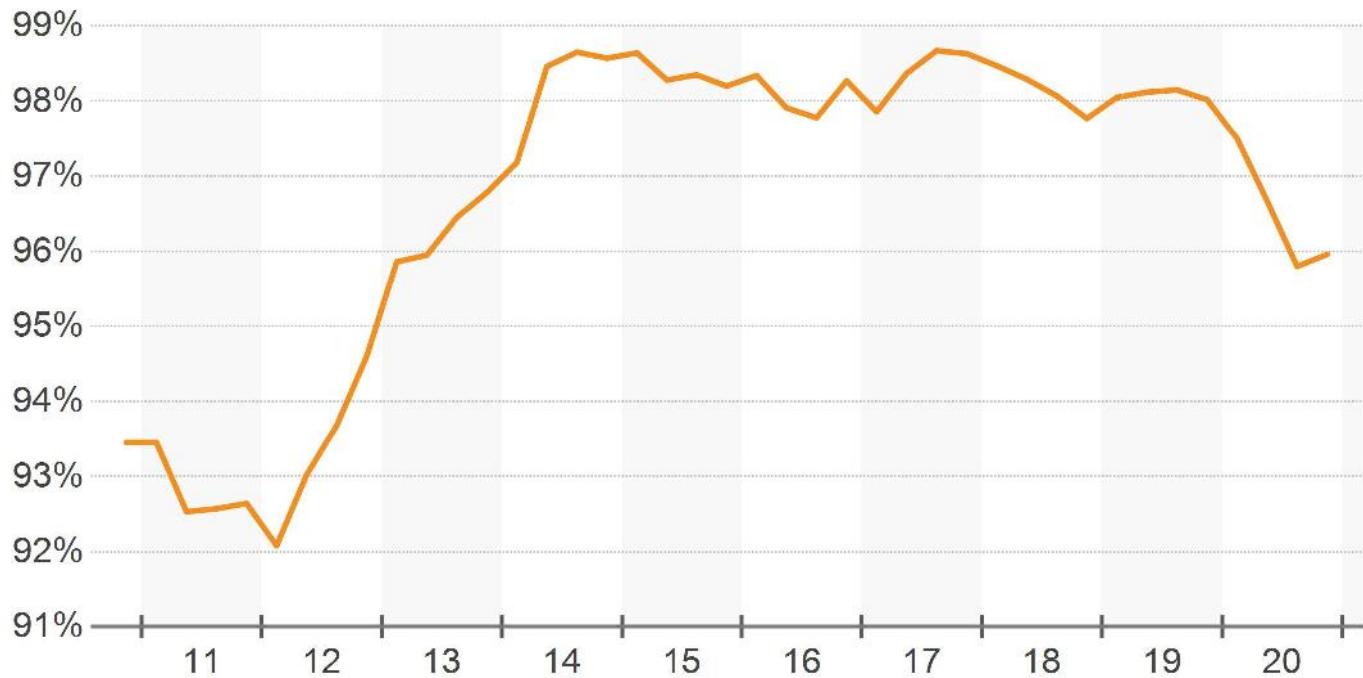
# Vacancy & Availability

Custom Market Report

## OCCUPANCY RATE



## PERCENT LEASED RATE



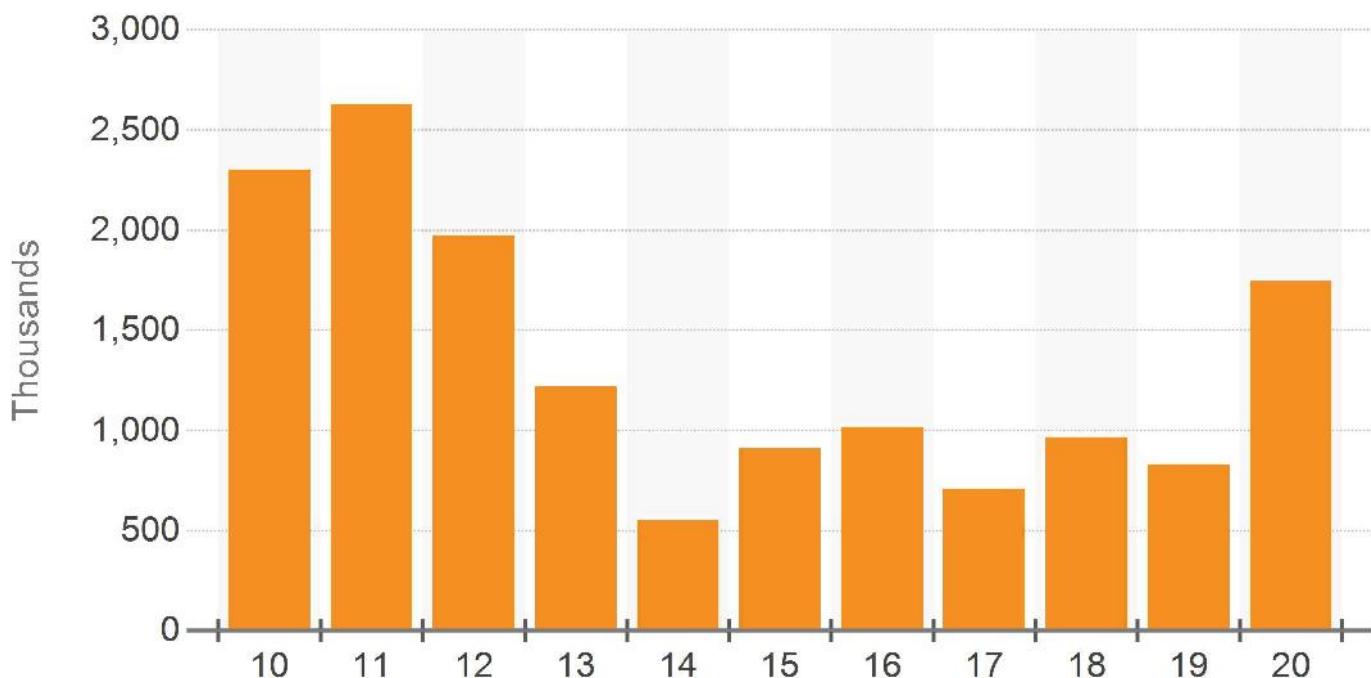
# Vacancy & Availability

Custom Market Report

## OCCUPANCY & PERCENT LEASED



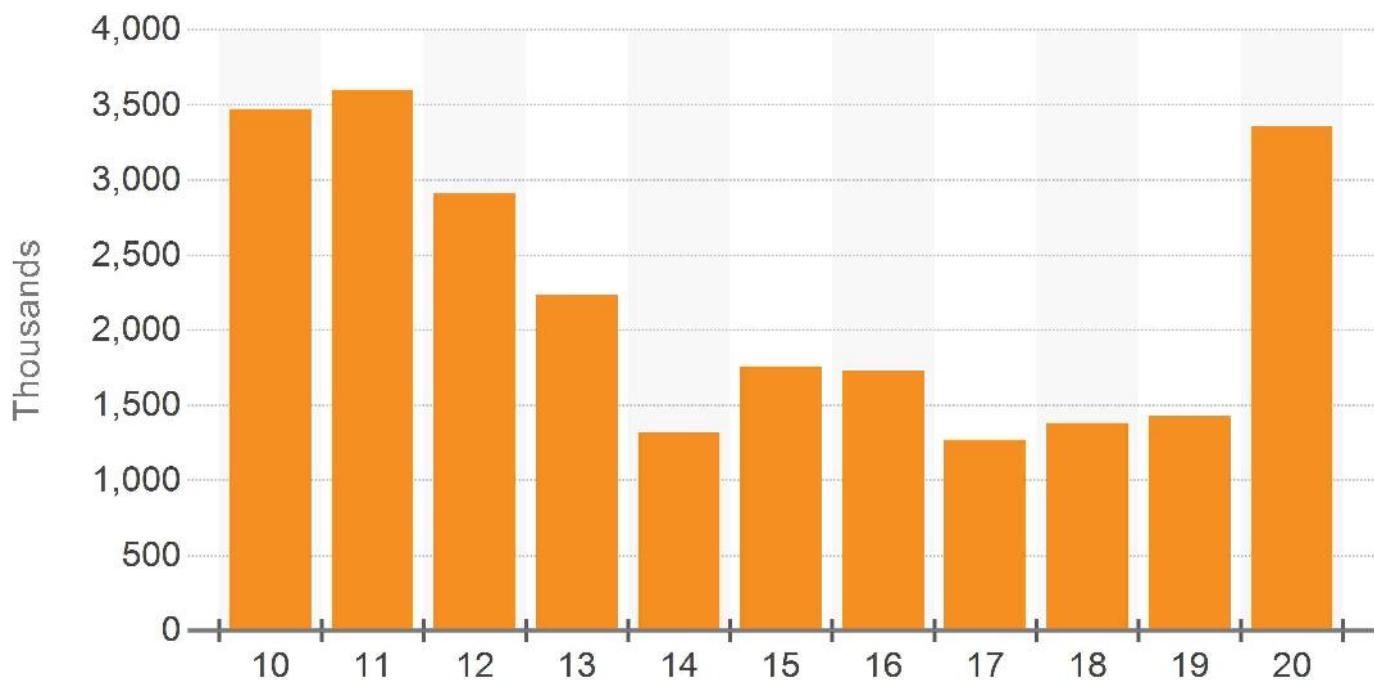
## VACANT SF



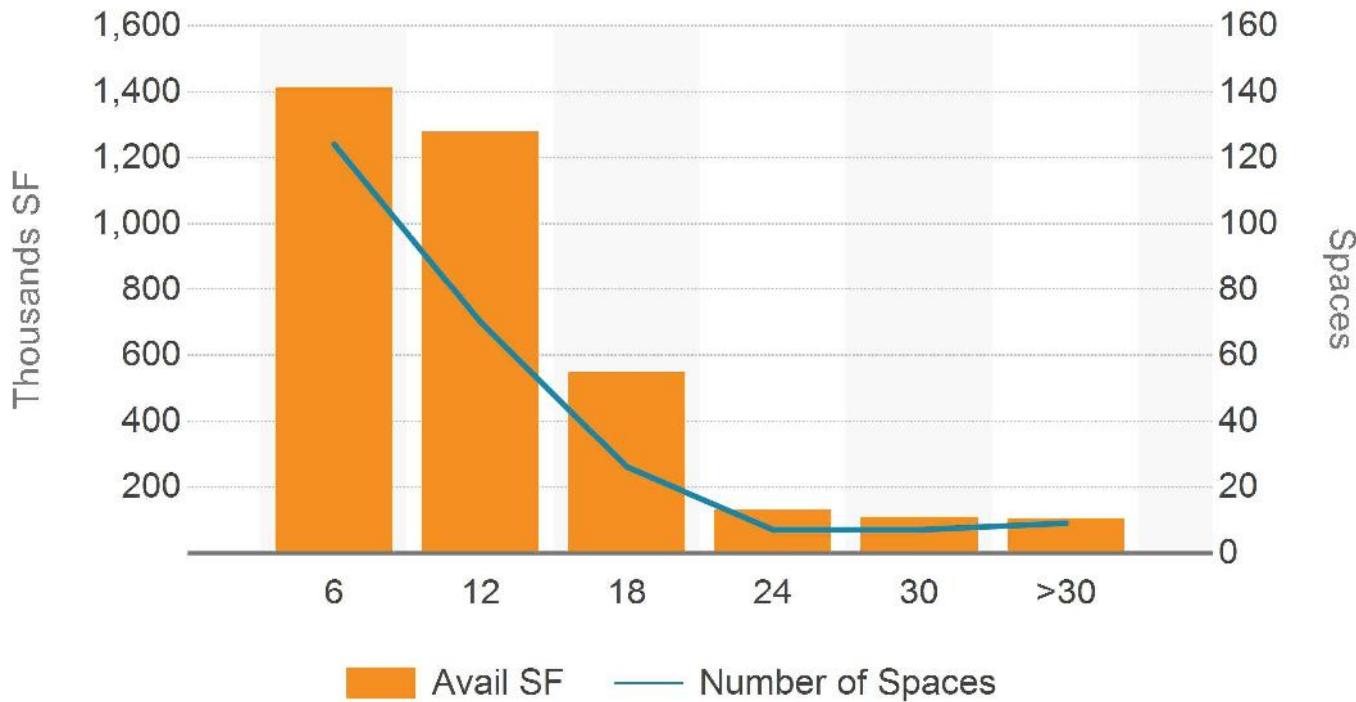
# Vacancy & Availability

Custom Market Report

## AVAILABLE SF



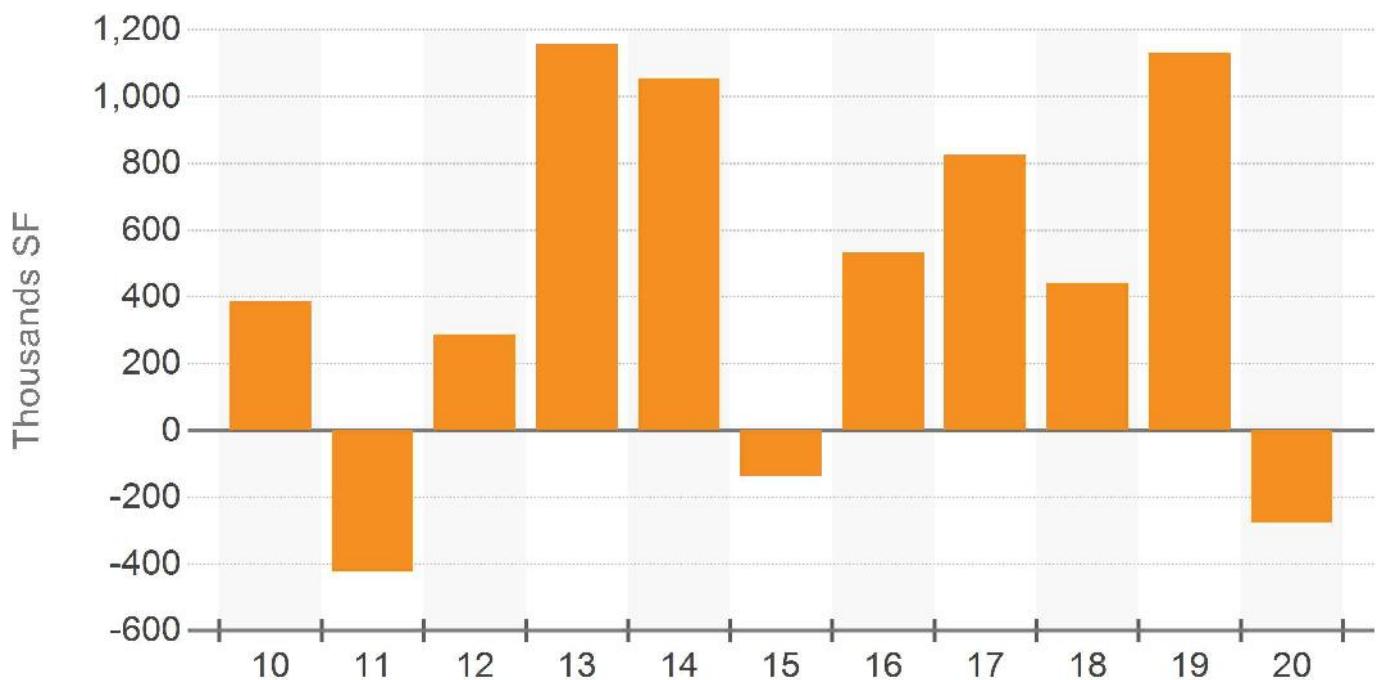
## MONTHS ON MARKET DISTRIBUTION



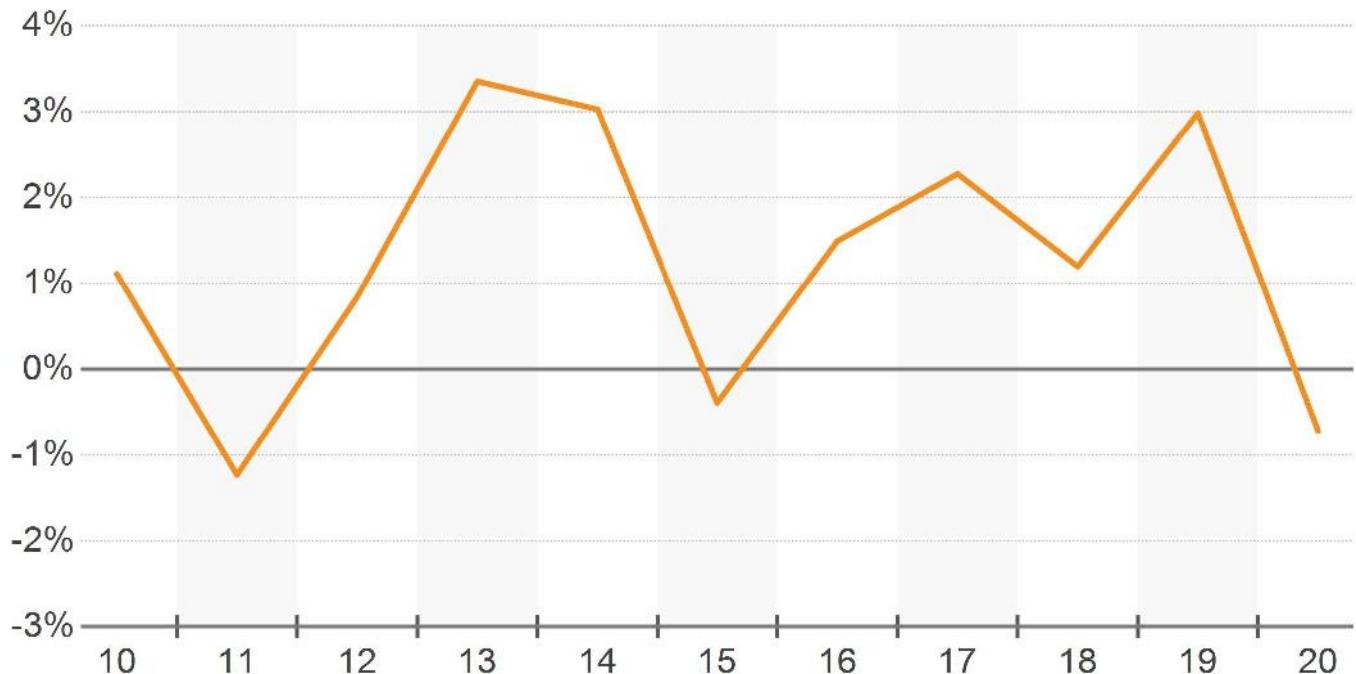
# Leasing Demand

Custom Market Report

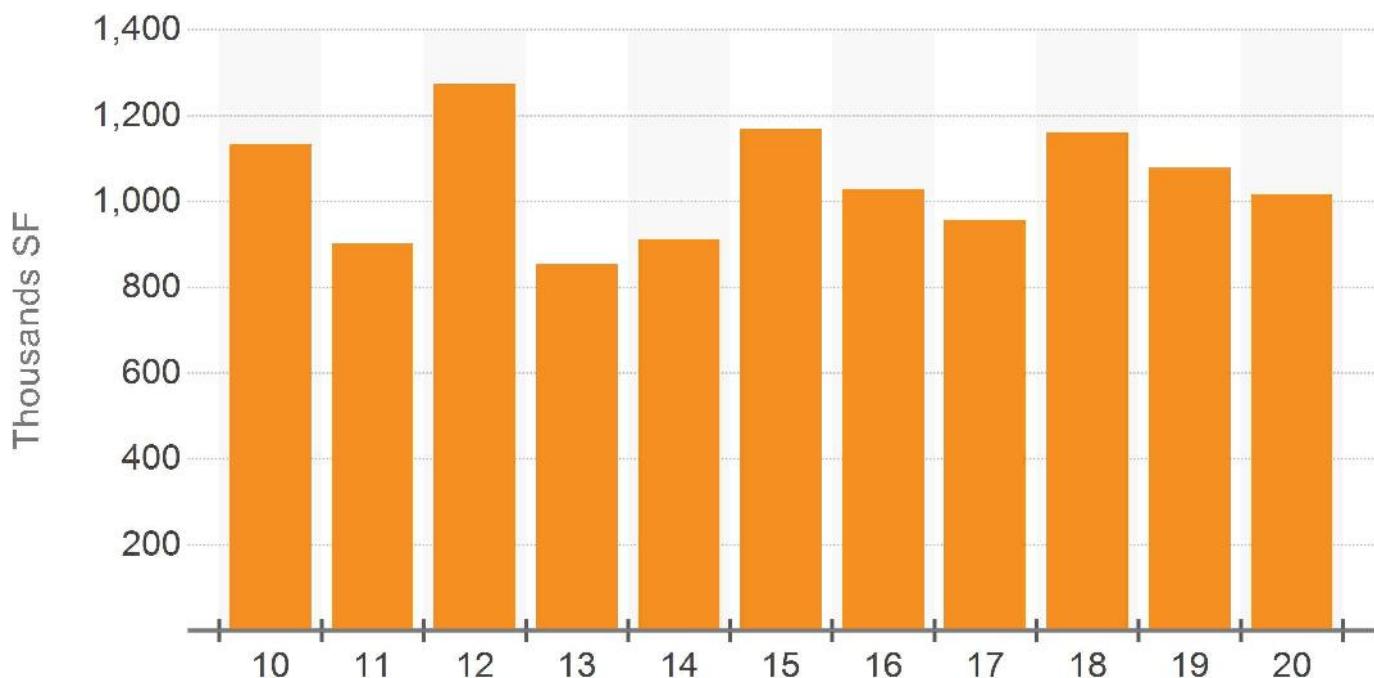
## NET ABSORPTION



## NET ABSORPTION AS % OF INVENTORY



## LEASING ACTIVITY



## MONTHS ON MARKET



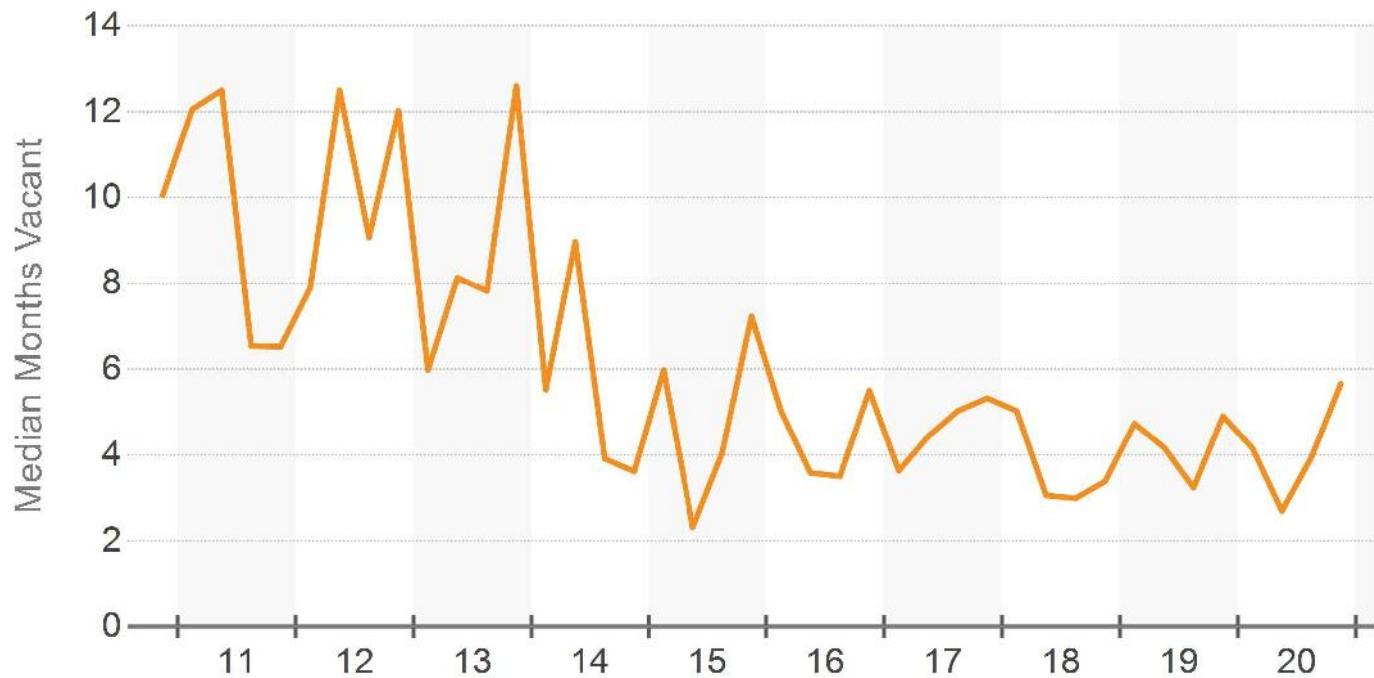
# Leasing Demand

Custom Market Report

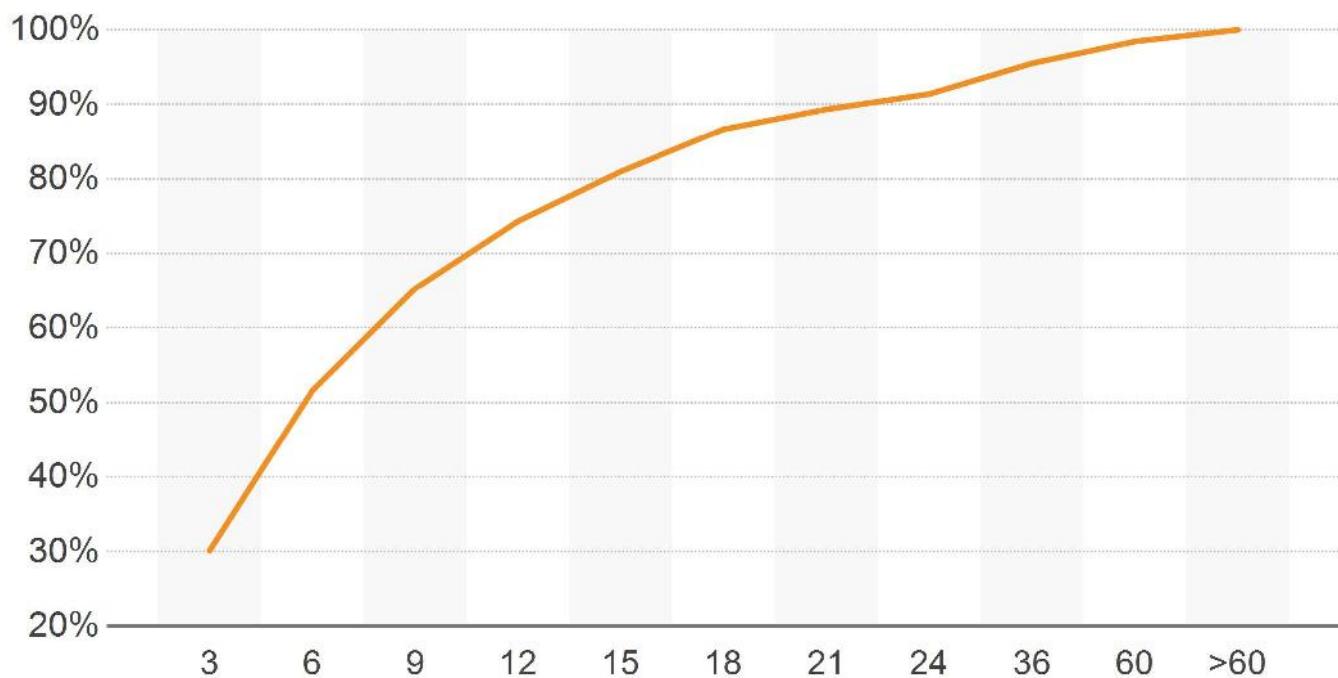
## MONTHS TO LEASE



## MONTHS VACANT



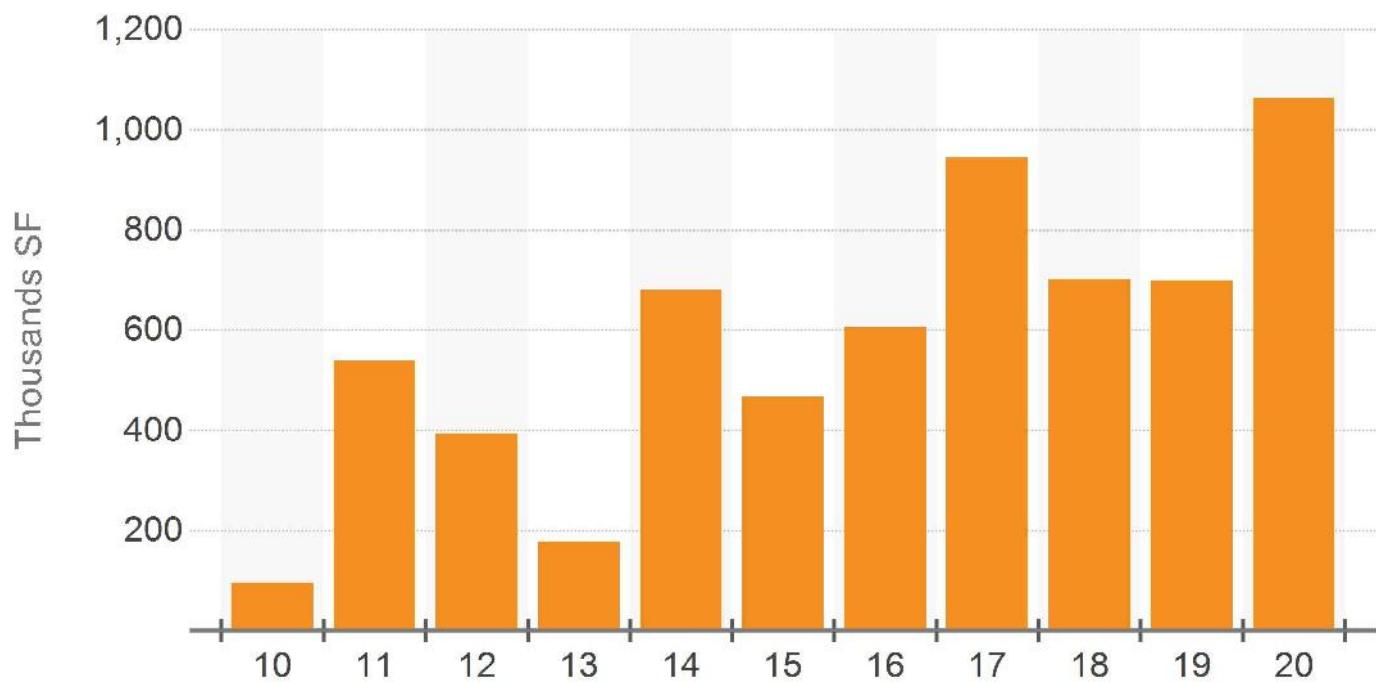
## PROBABILITY OF LEASING IN MONTHS



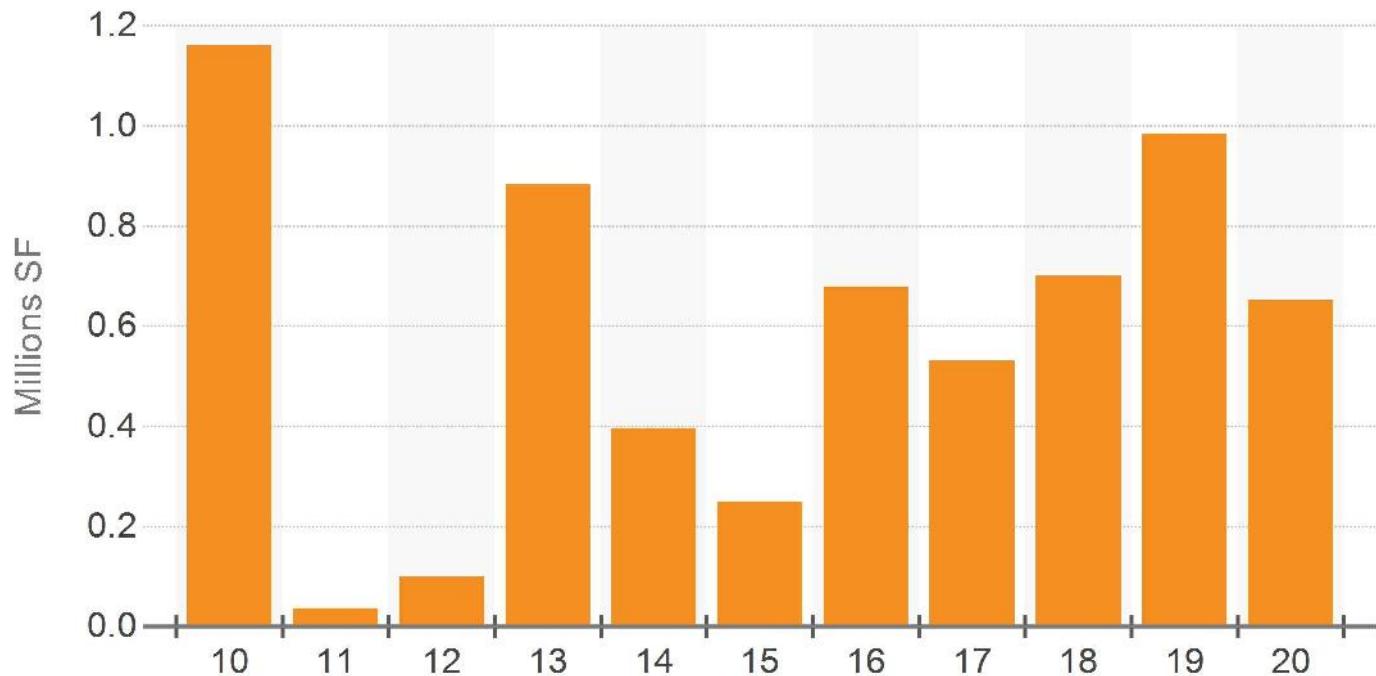
# Construction Activity

Custom Market Report

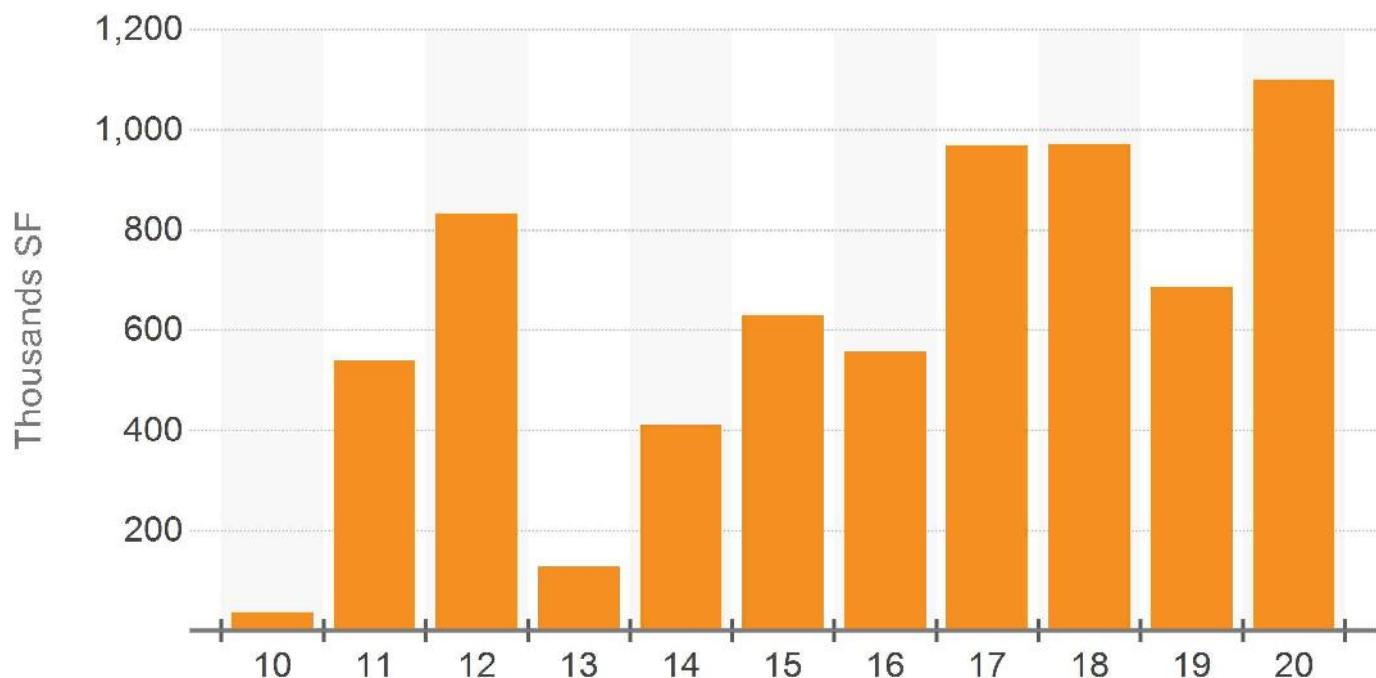
## CONSTRUCTION STARTS



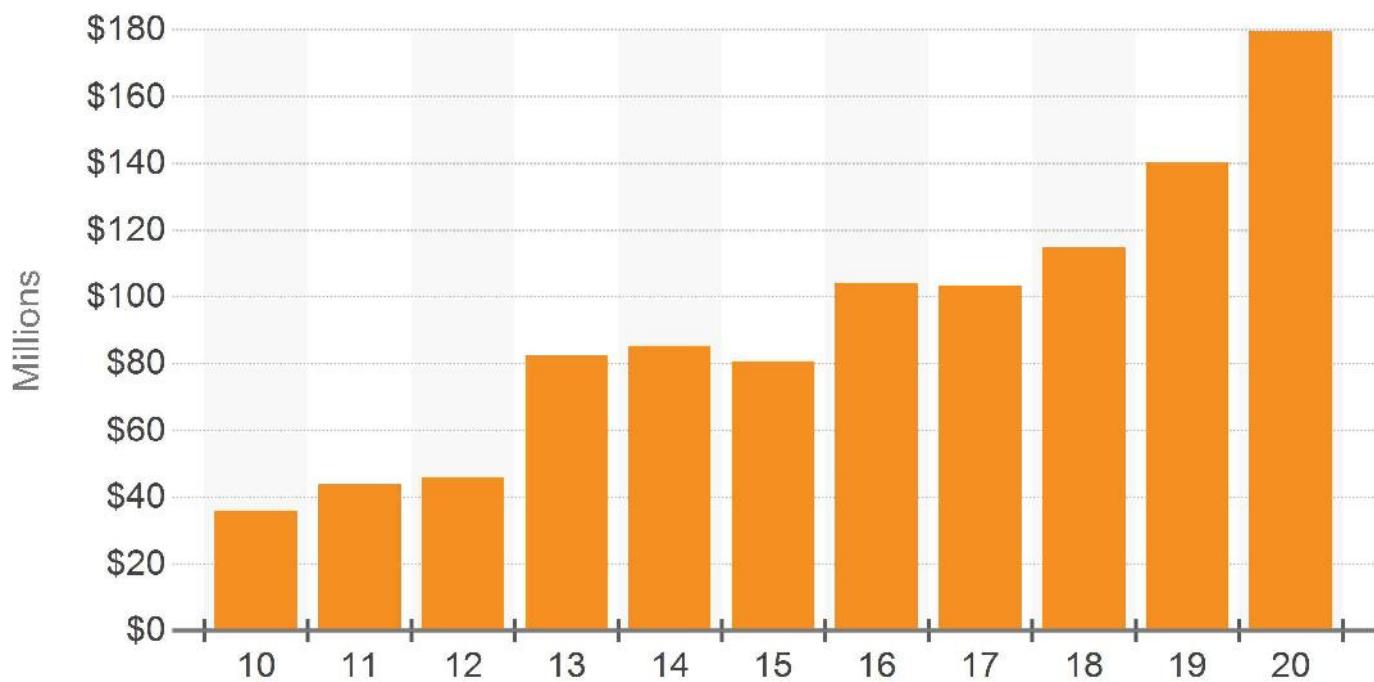
## CONSTRUCTION DELIVERIES



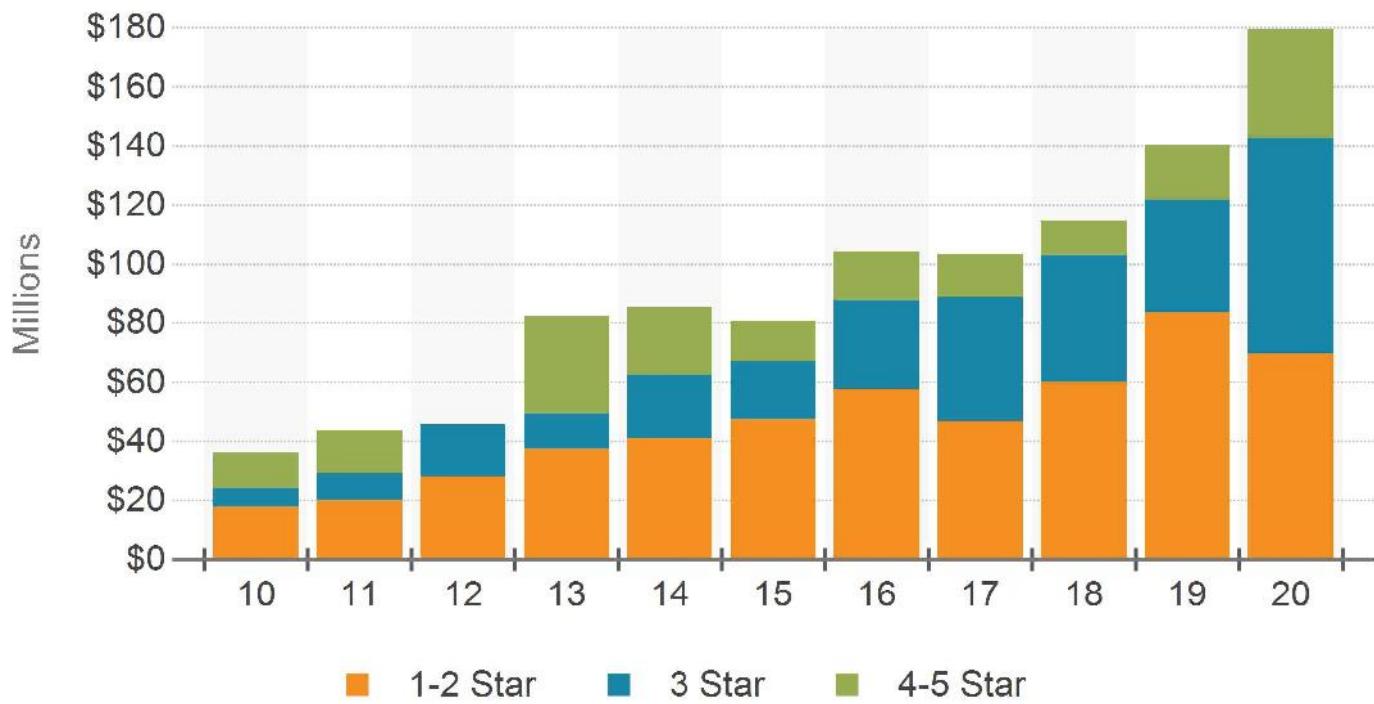
## UNDER CONSTRUCTION



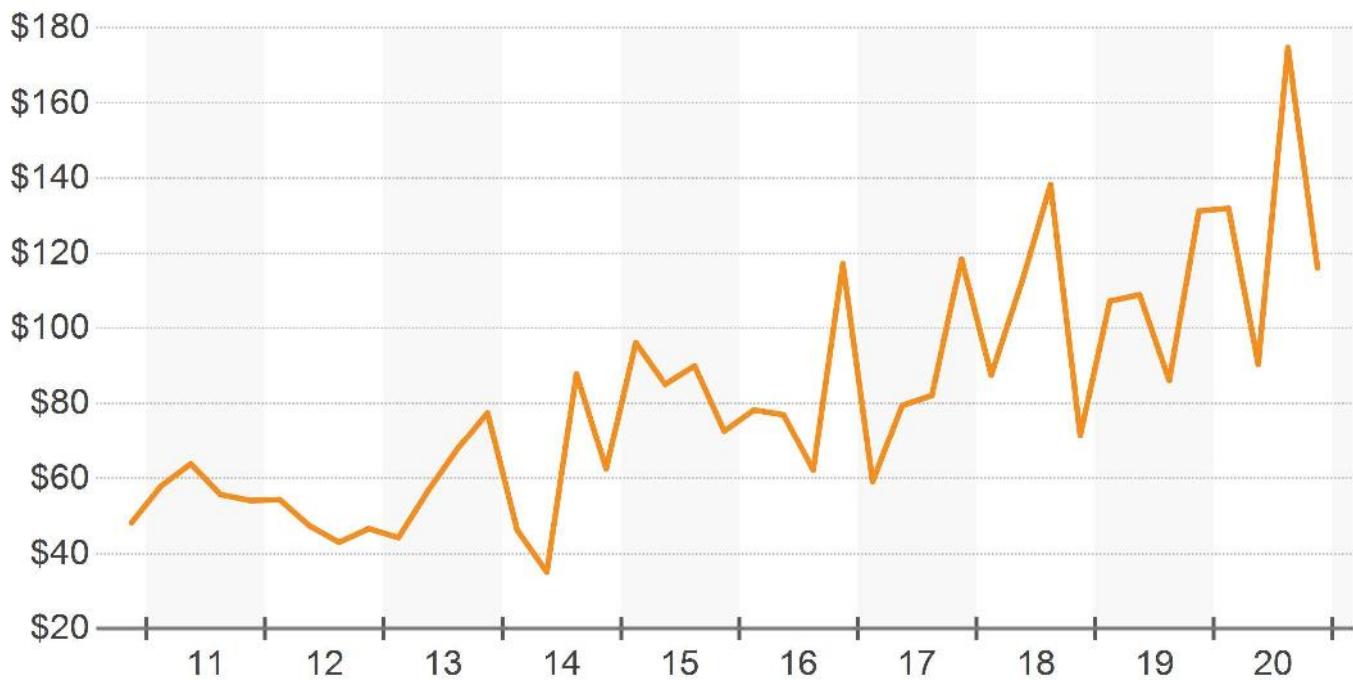
### SALES VOLUME



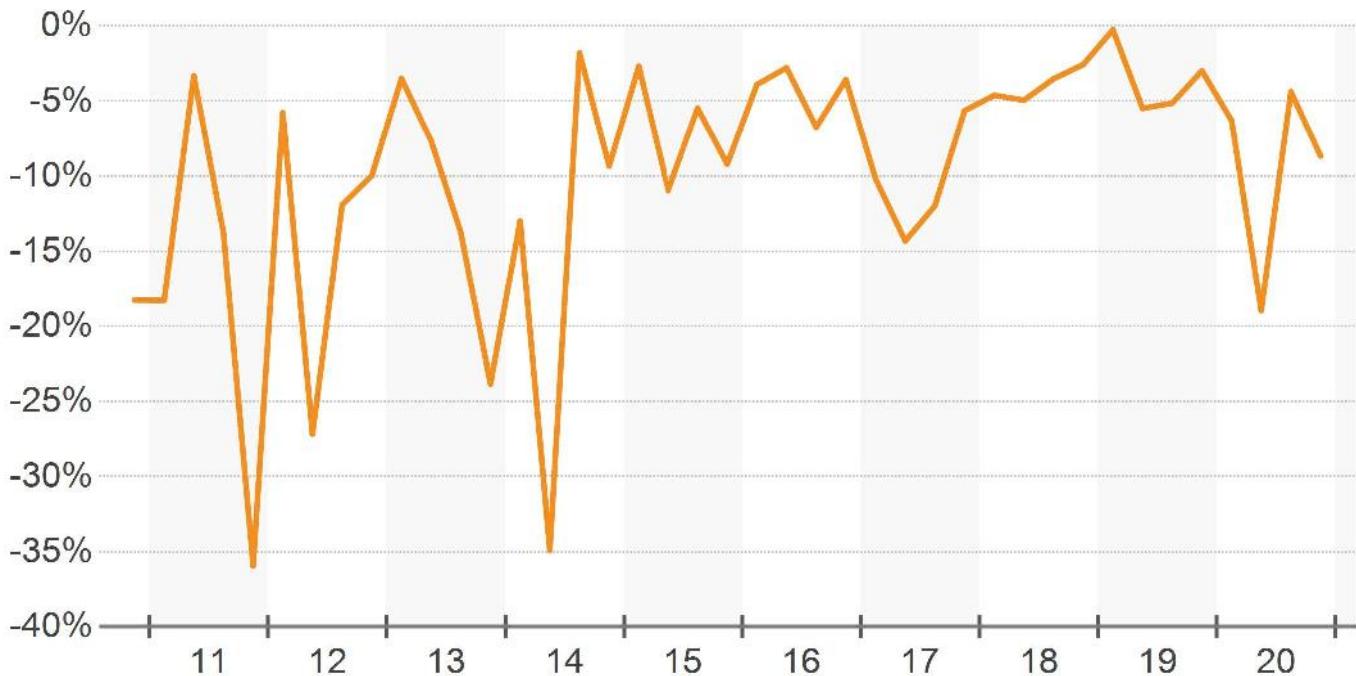
### SALES VOLUME BY STAR RATING



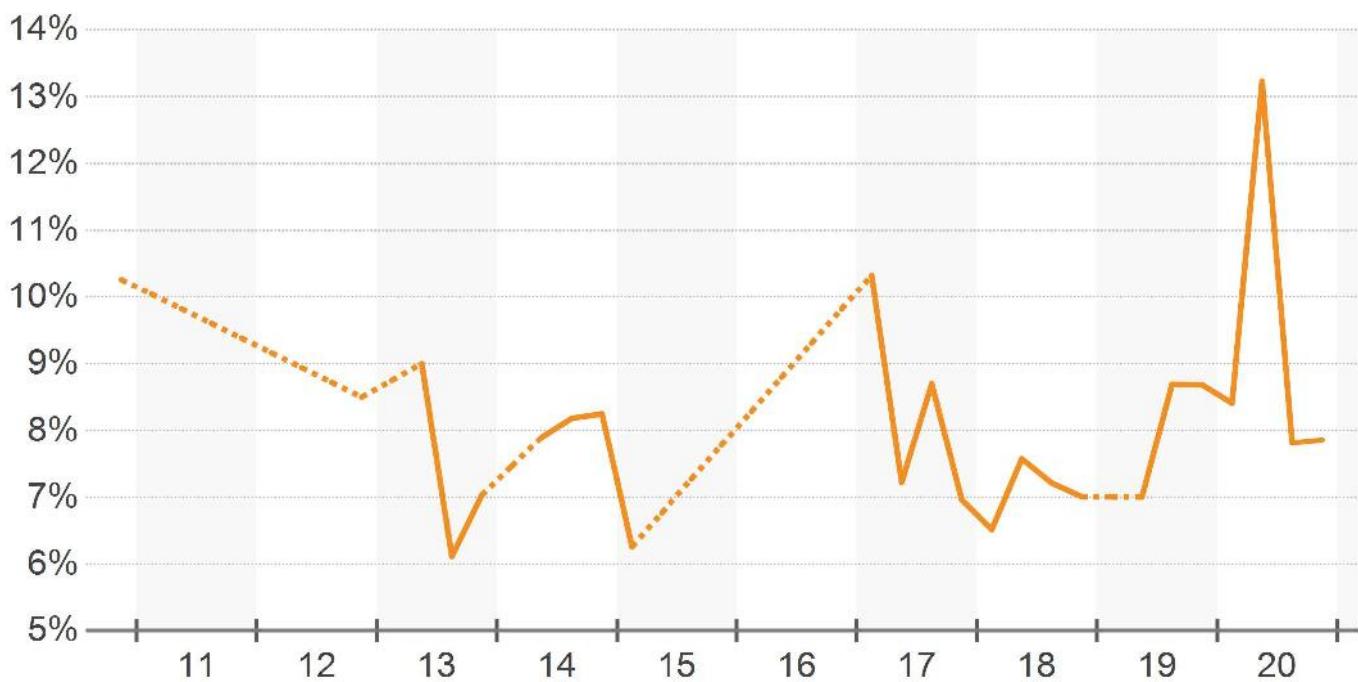
### AVERAGE SALE PRICE PER SF



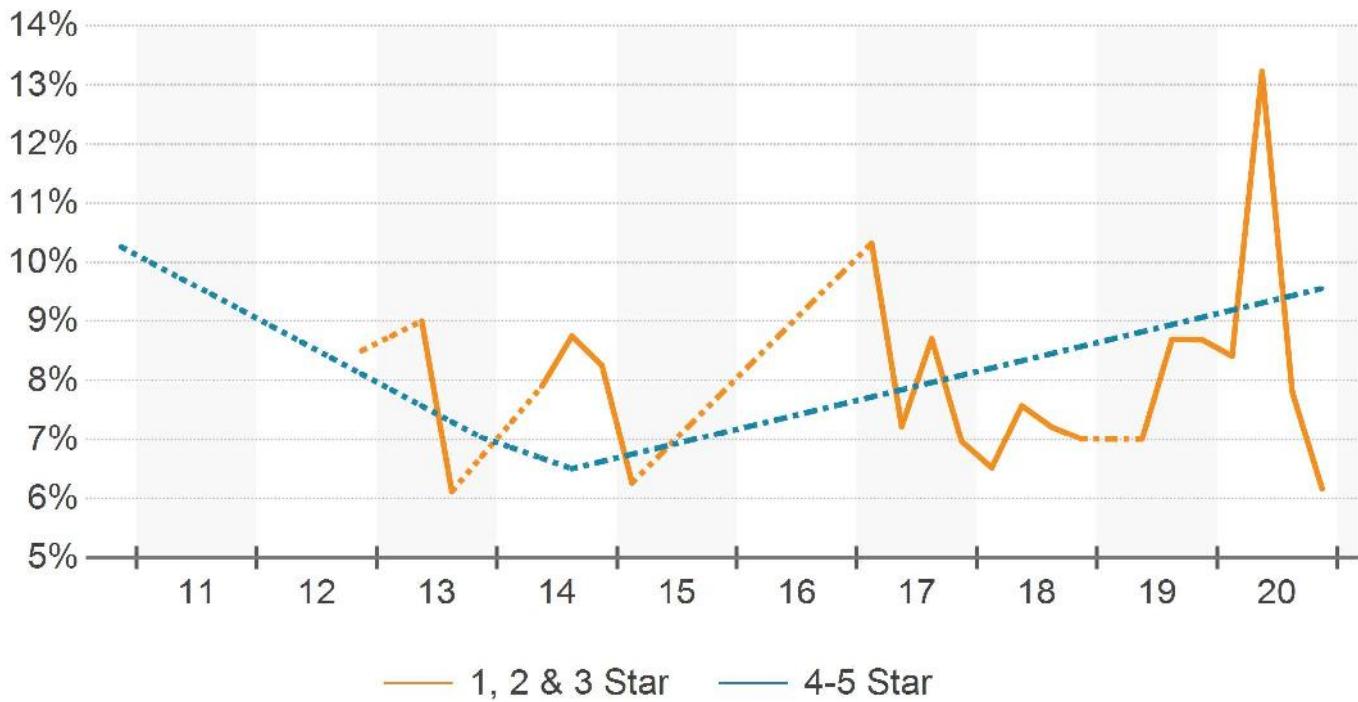
### SALE TO ASKING PRICE DIFFERENTIAL



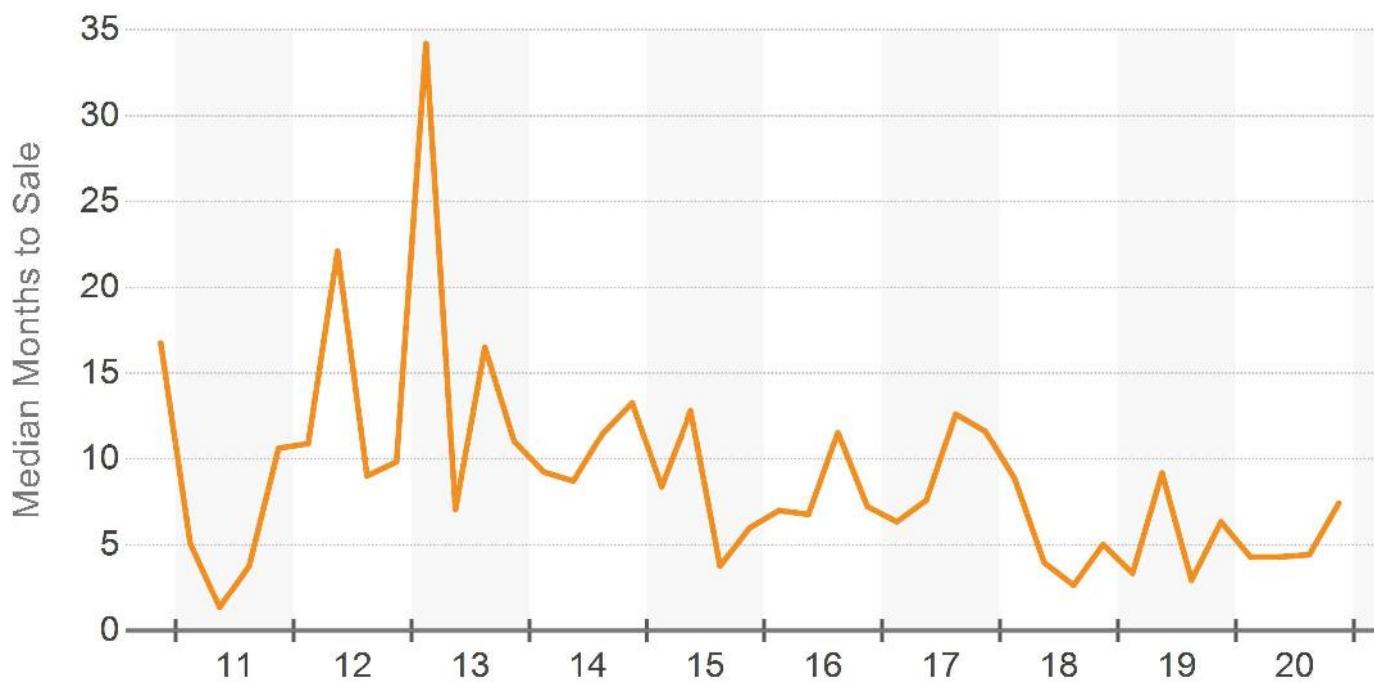
## CAP RATE



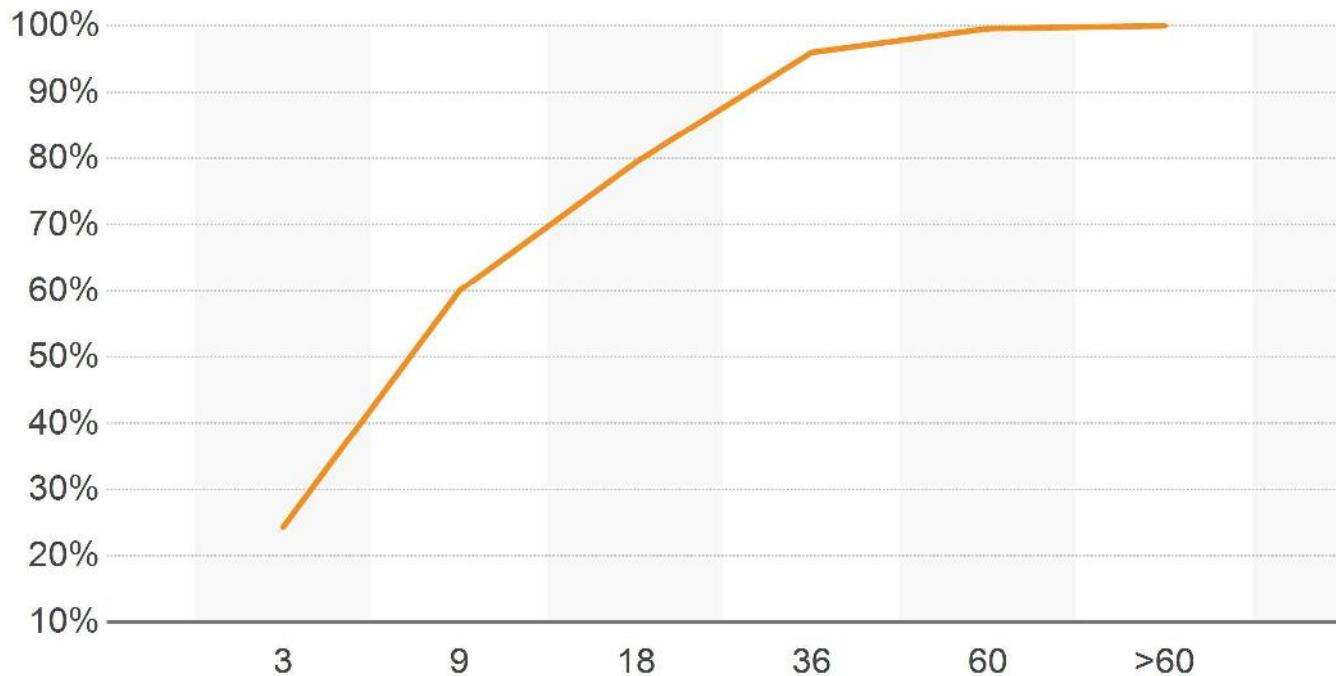
## CAP RATE BY STAR RATING



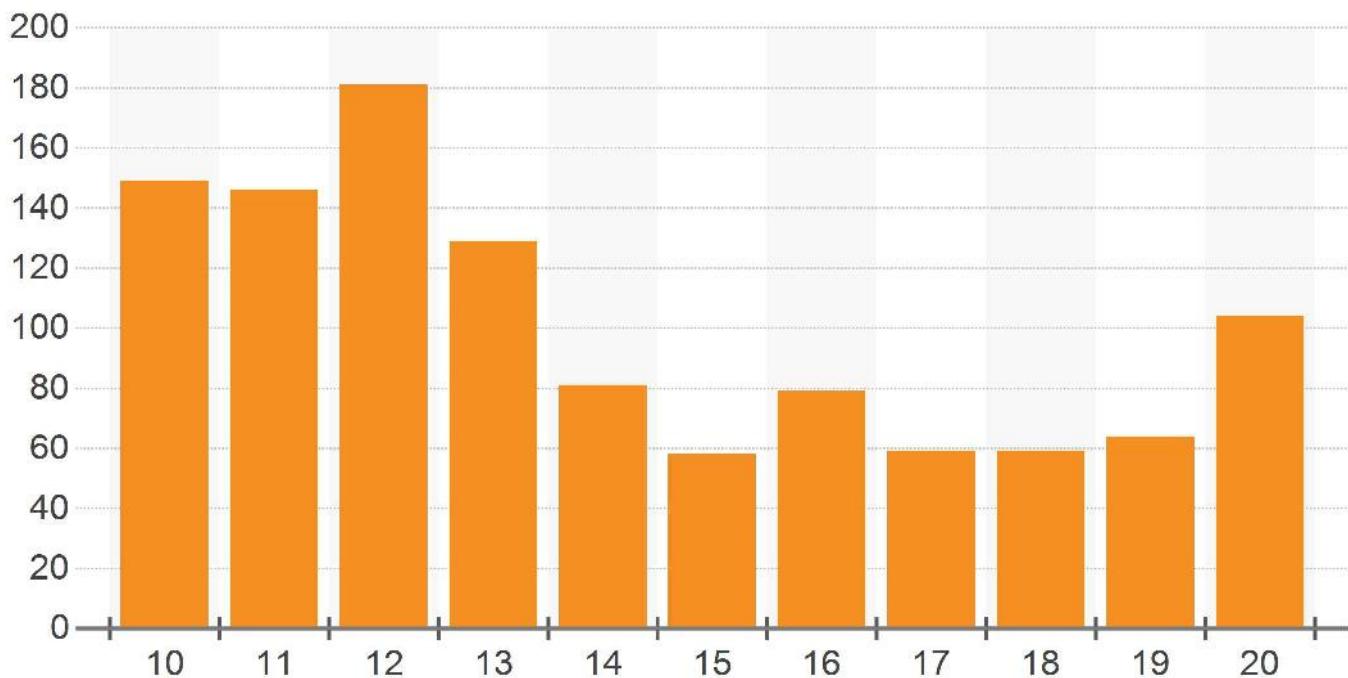
### MONTHS TO SALE



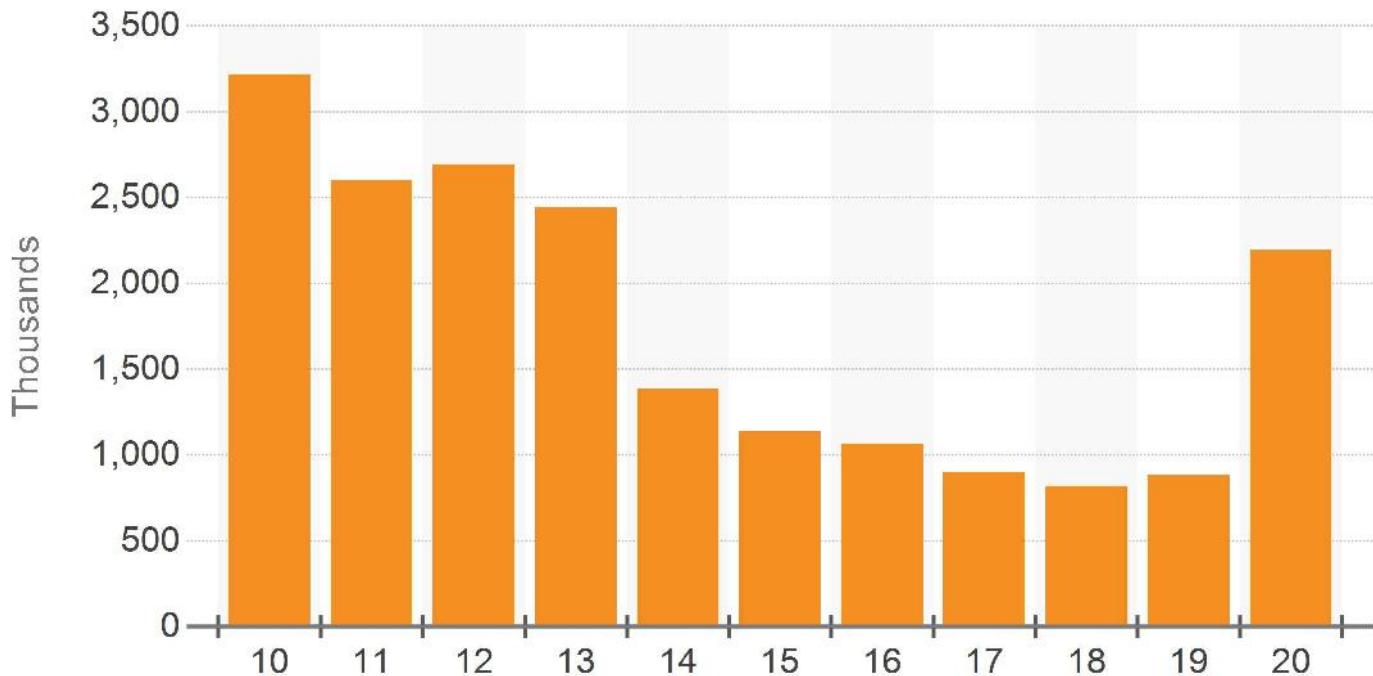
### PROBABILITY OF SELLING IN MONTHS



### FOR SALE TOTAL LISTINGS



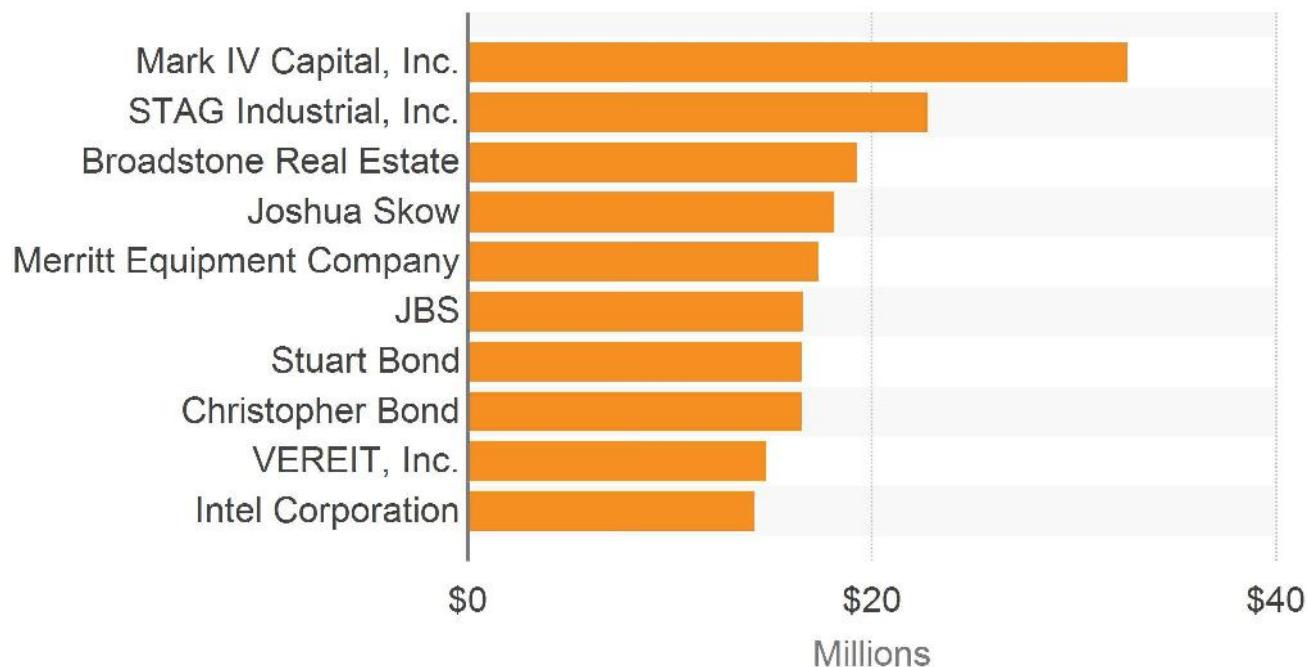
### FOR SALE TOTAL SF



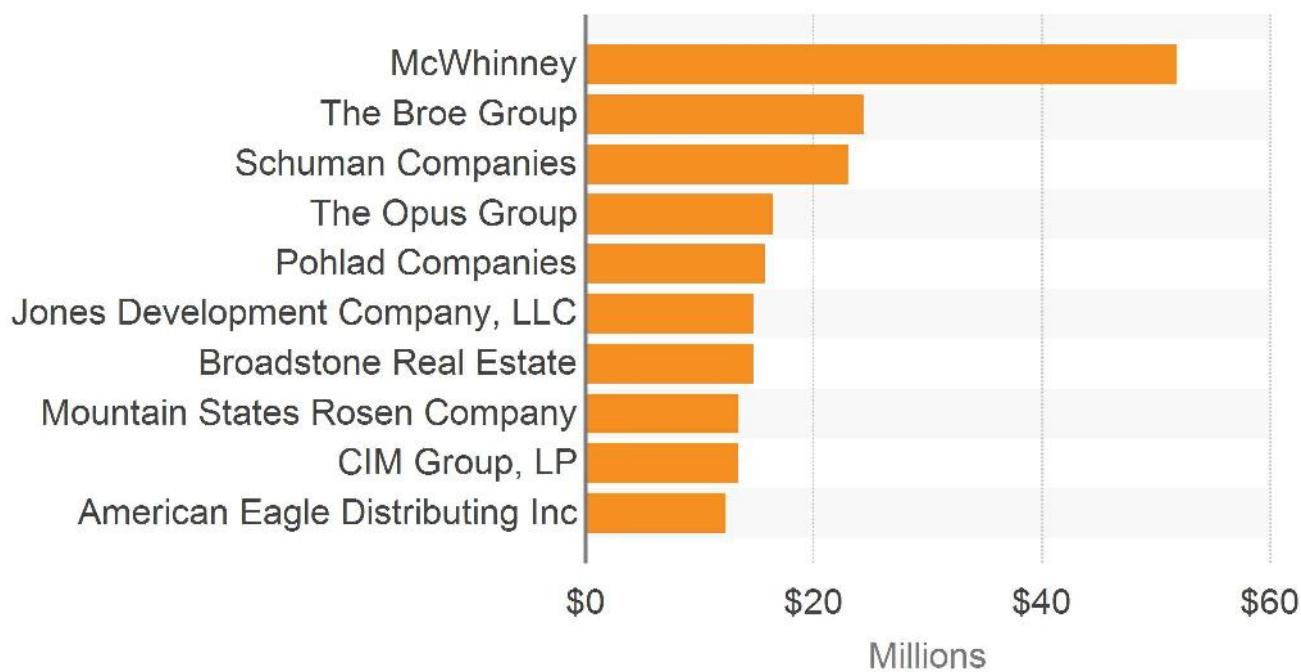
### ASKING PRICE PER SF



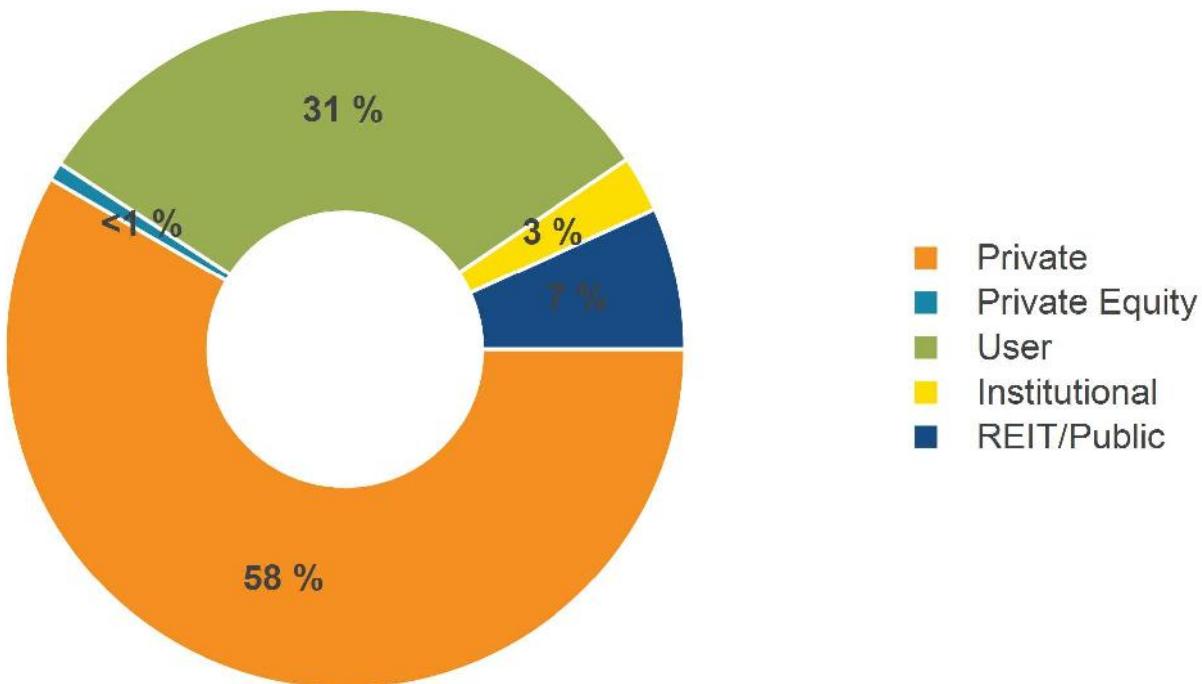
### TOP BUYERS



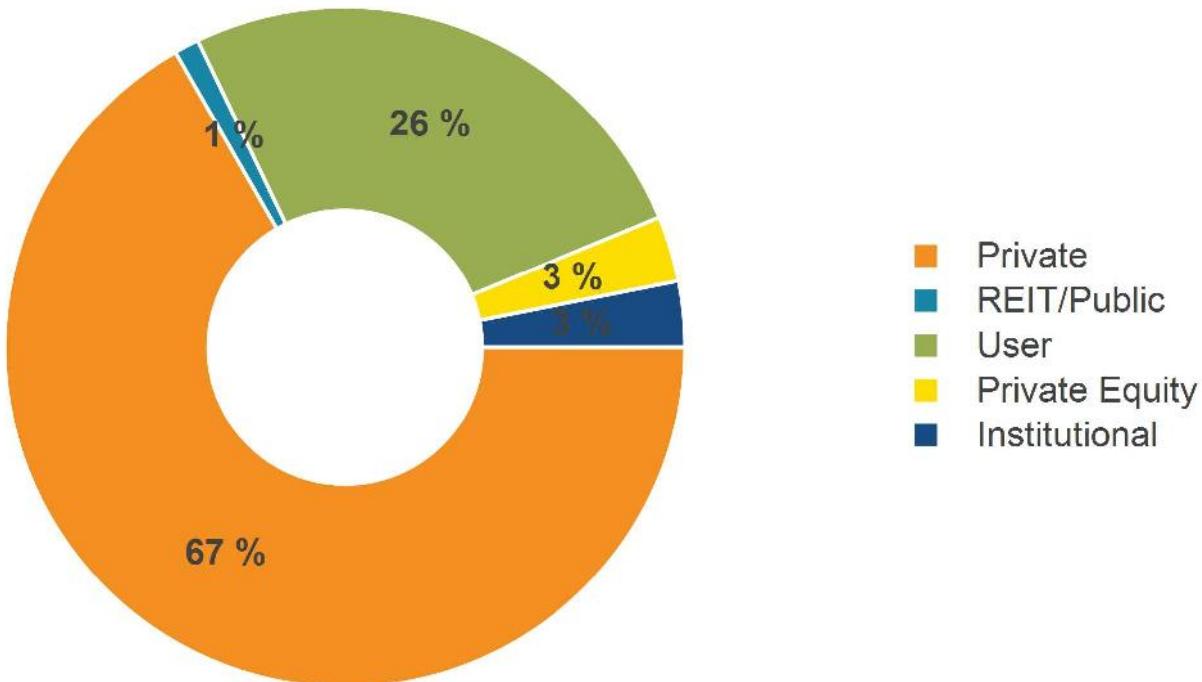
### TOP SELLERS



### SALES VOLUME BY BUYER TYPE



### SALES VOLUME BY SELLER TYPE



### TOP BUYER BROKERS



### TOP SELLER BROKERS

