



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

PREPARED BY

**REALTEC**

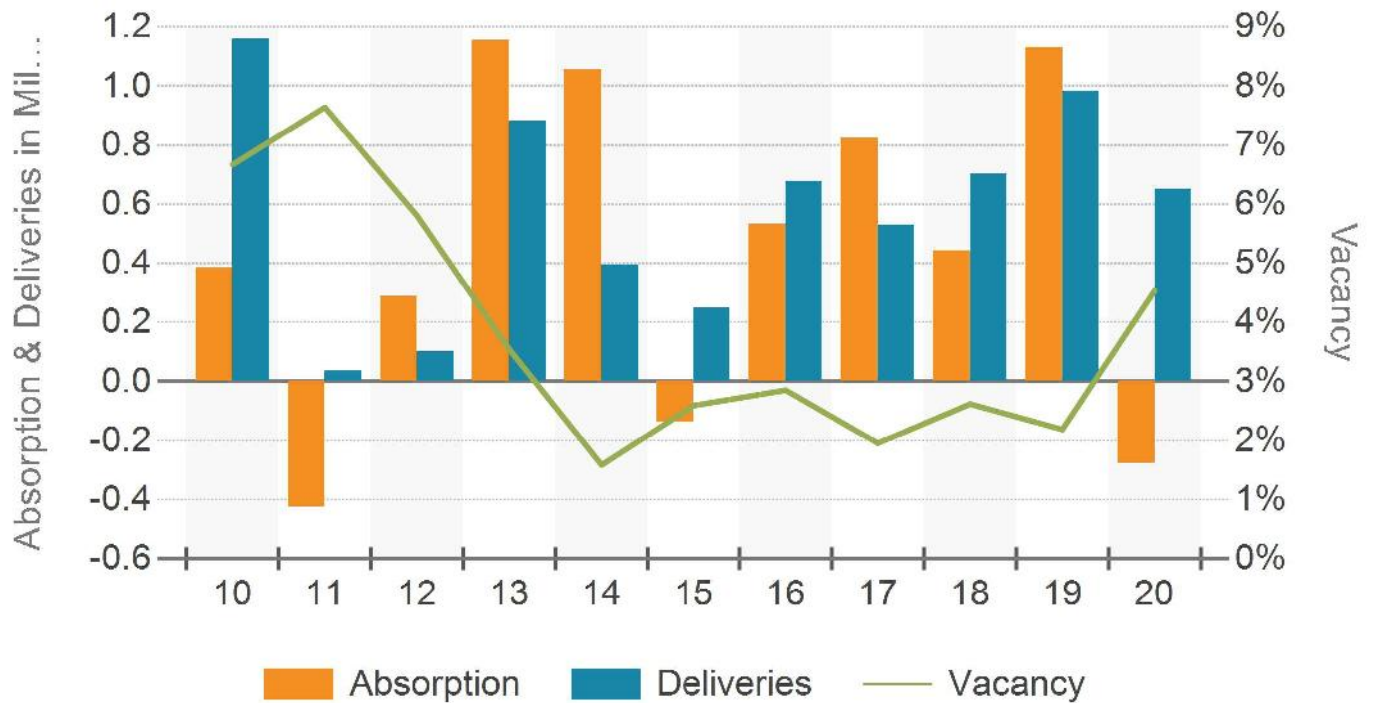
COMMERCIAL REAL ESTATE SERVICES

Jamie Globelink

Associate Broker



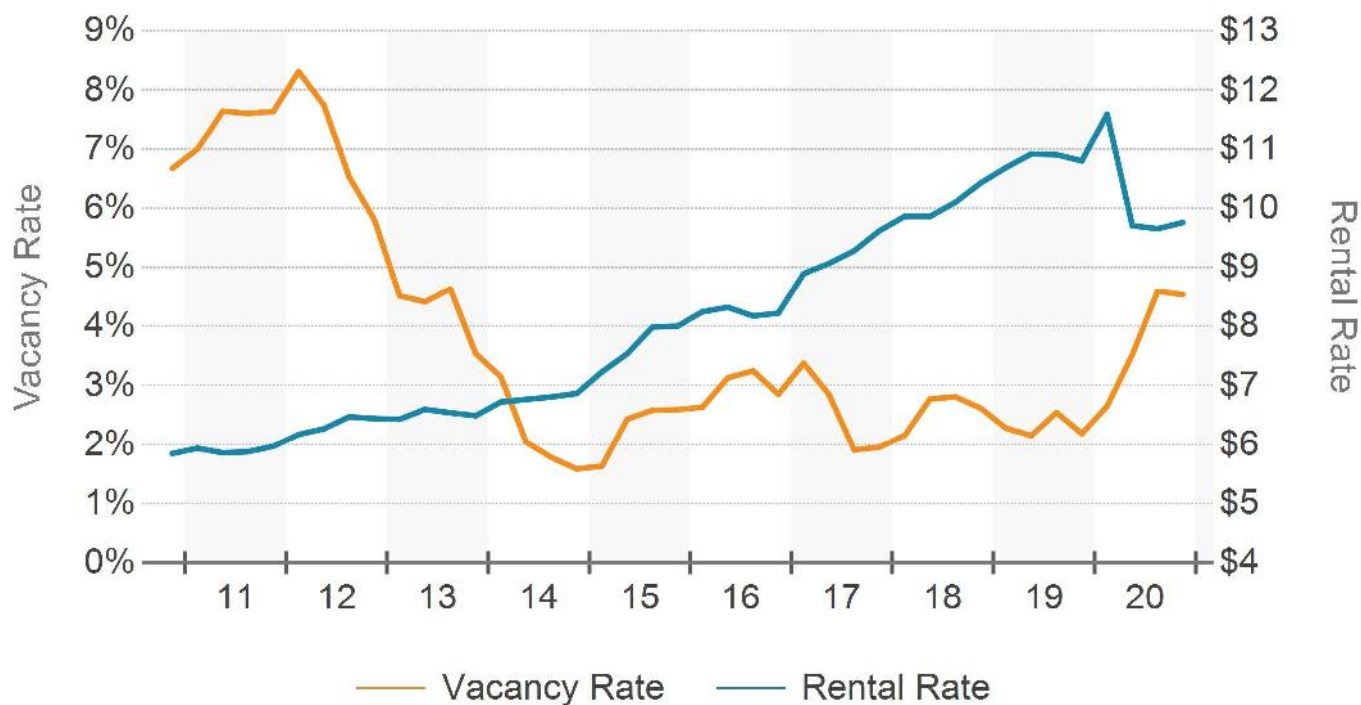
## ABSORPTION, DELIVERIES, VACANCY



## OCCUPANCY & RENTAL RATES



### VACANCY & RENTAL RATES



### SUMMARY STATISTICS

Availability	Survey	5-Year Avg
Rent Per SF	\$9.76	\$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

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

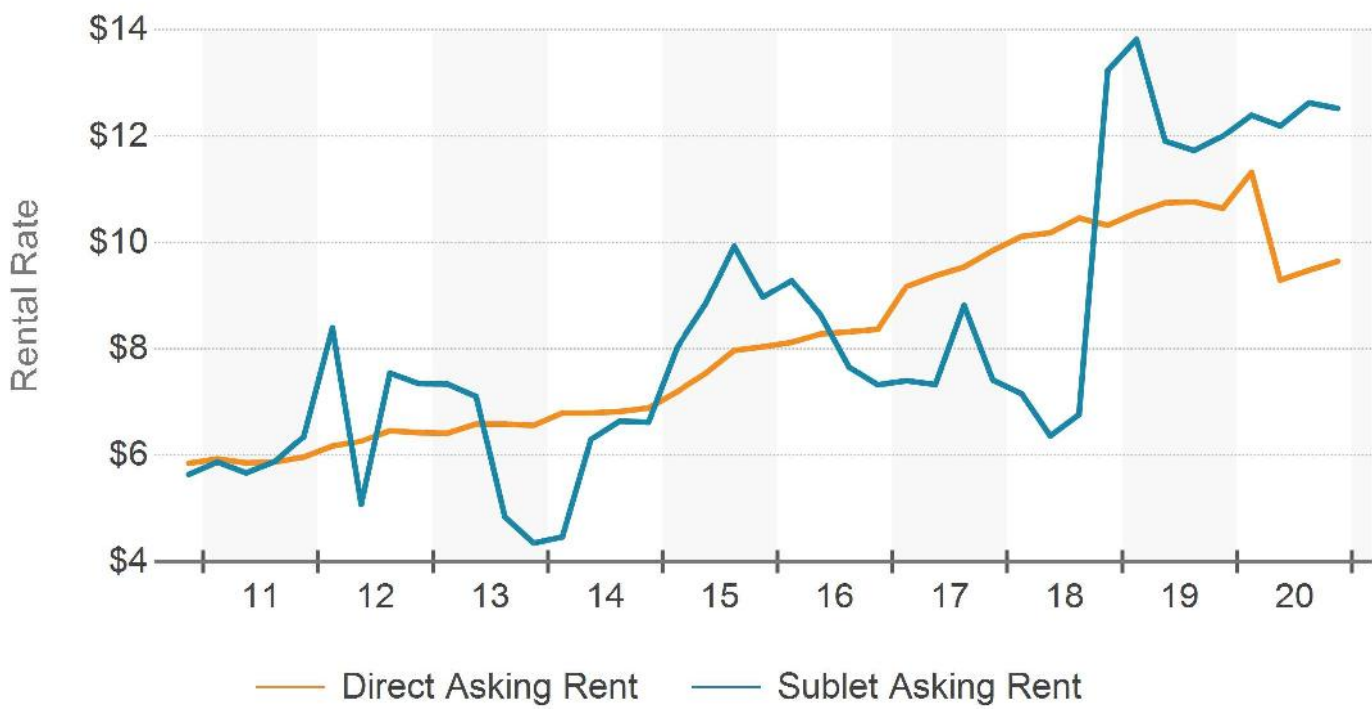
Inventory	Survey	5-Year Avg
Existing Buildings	1,832	1,766
Existing SF	38,563,308	36,665,858
12 Mo. Const. Starts	1,174,266	758,782
Under Construction	1,099,932	722,190
12 Mo. Deliveries	700,889	704,530

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%

ASKING RENT PER SF



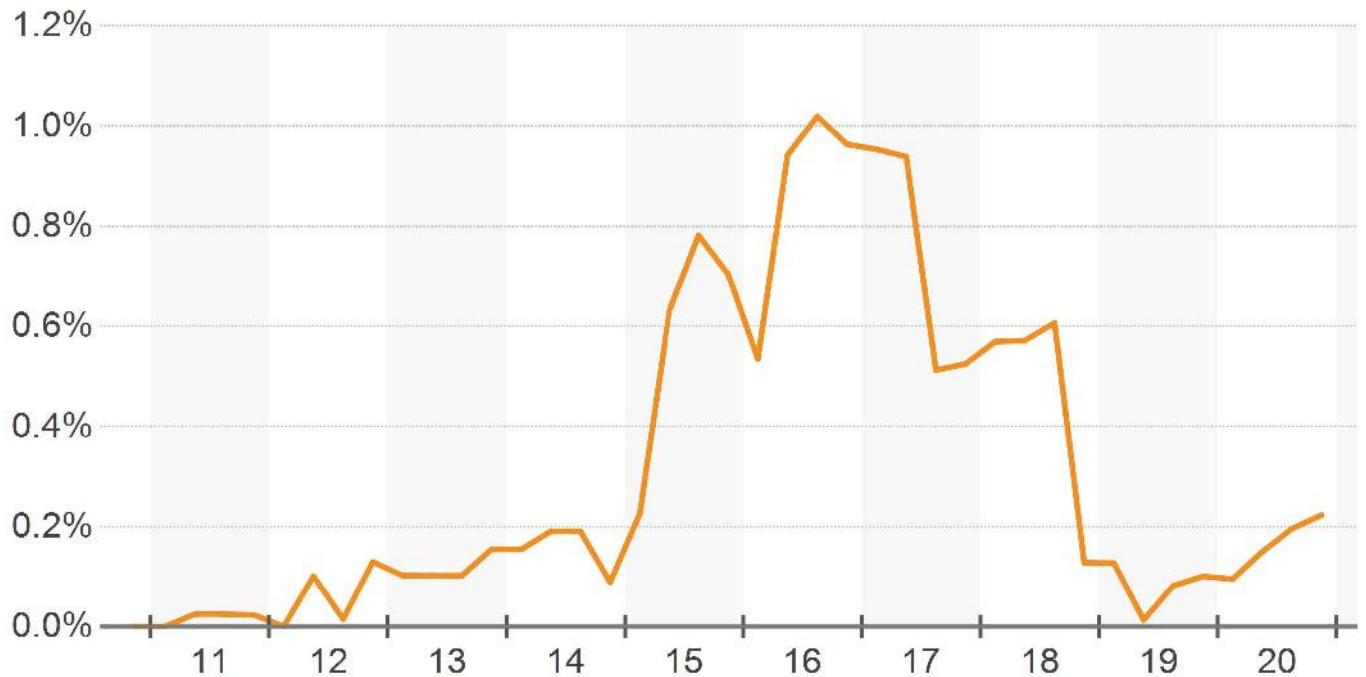
DIRECT & SUBLET RENTAL RATES



## VACANCY RATE



## SUBLEASE VACANCY RATE





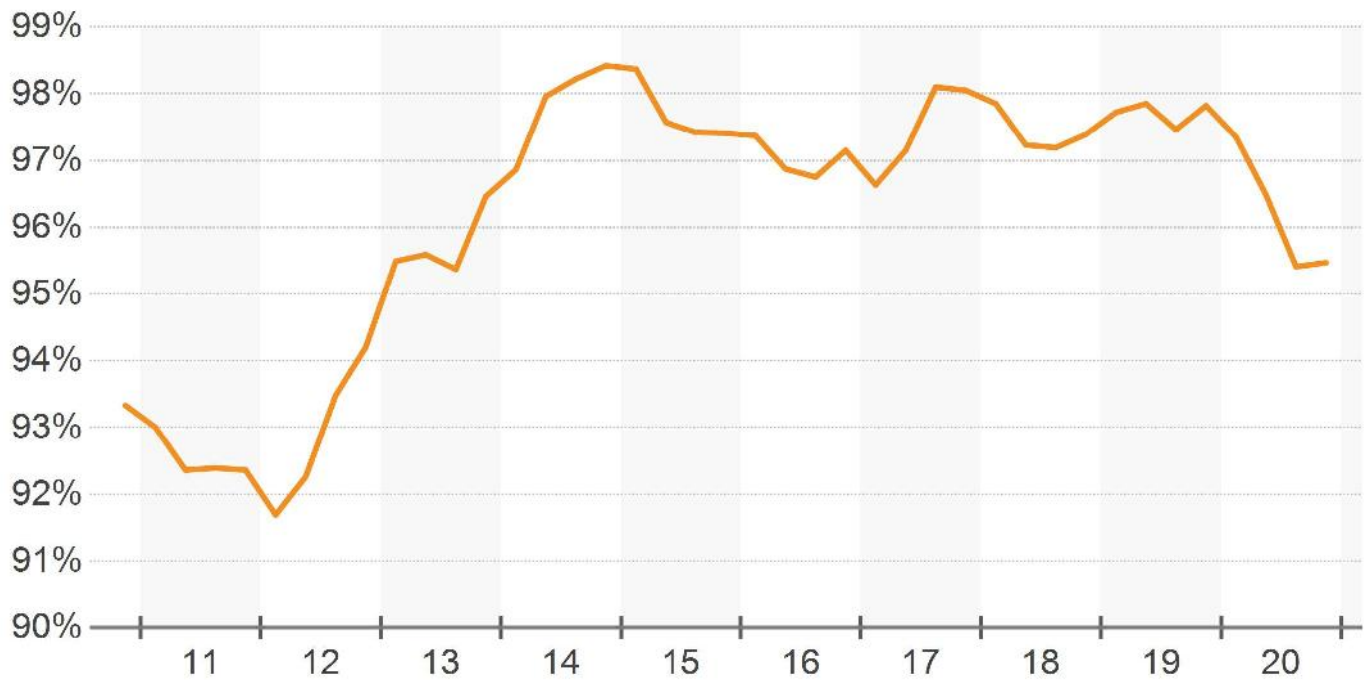
## AVAILABILITY RATE



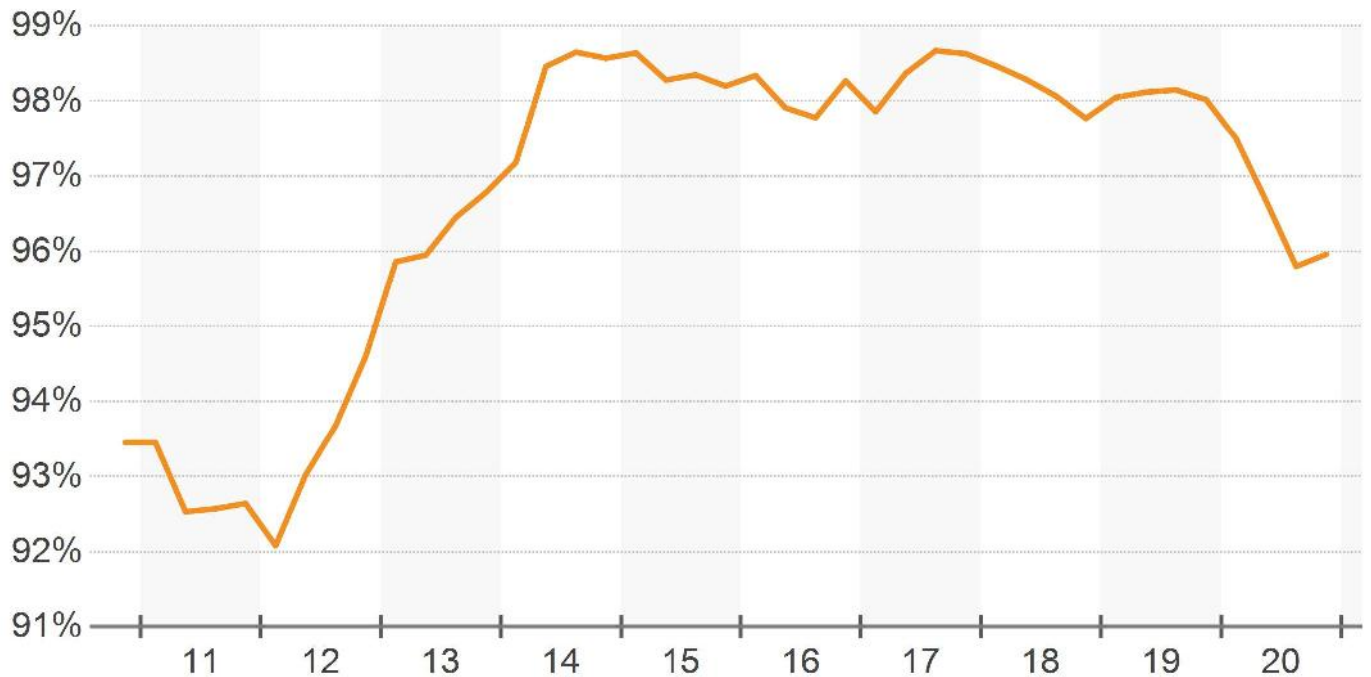
## AVAILABILITY & VACANCY RATE



## OCCUPANCY RATE



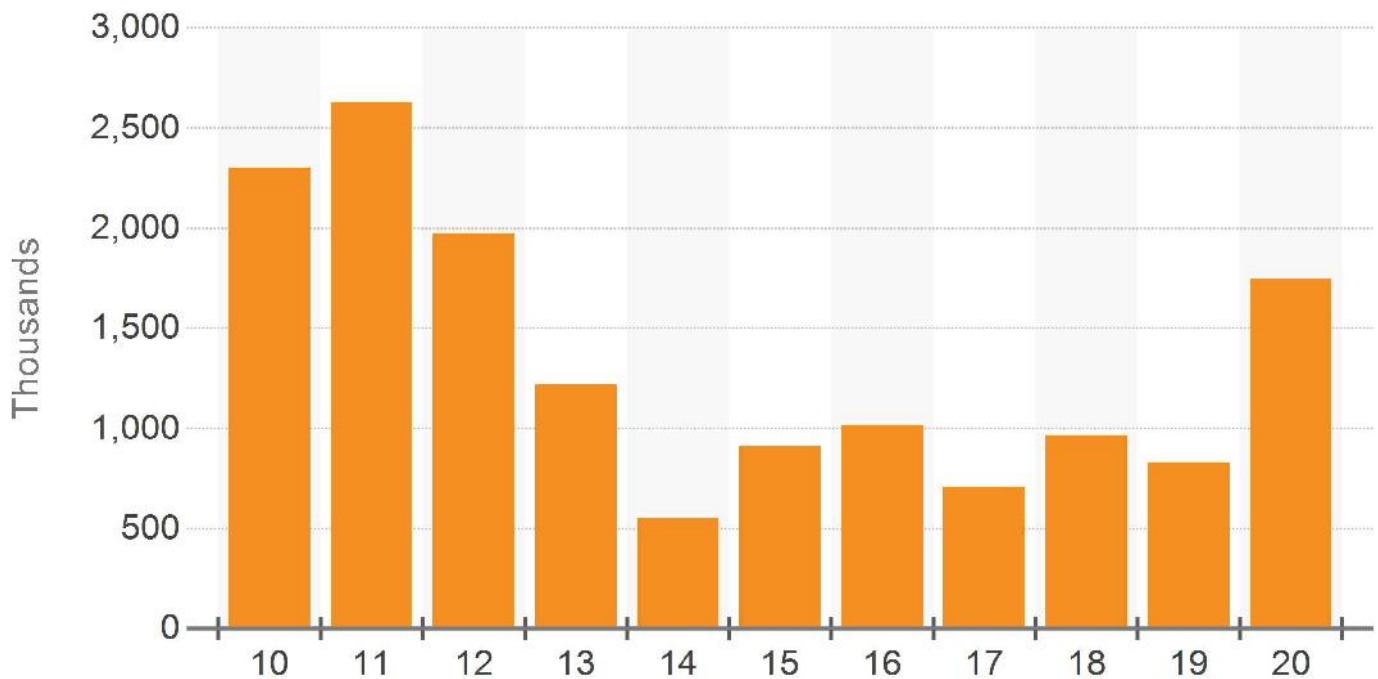
## PERCENT LEASED RATE



## OCCUPANCY & PERCENT LEASED

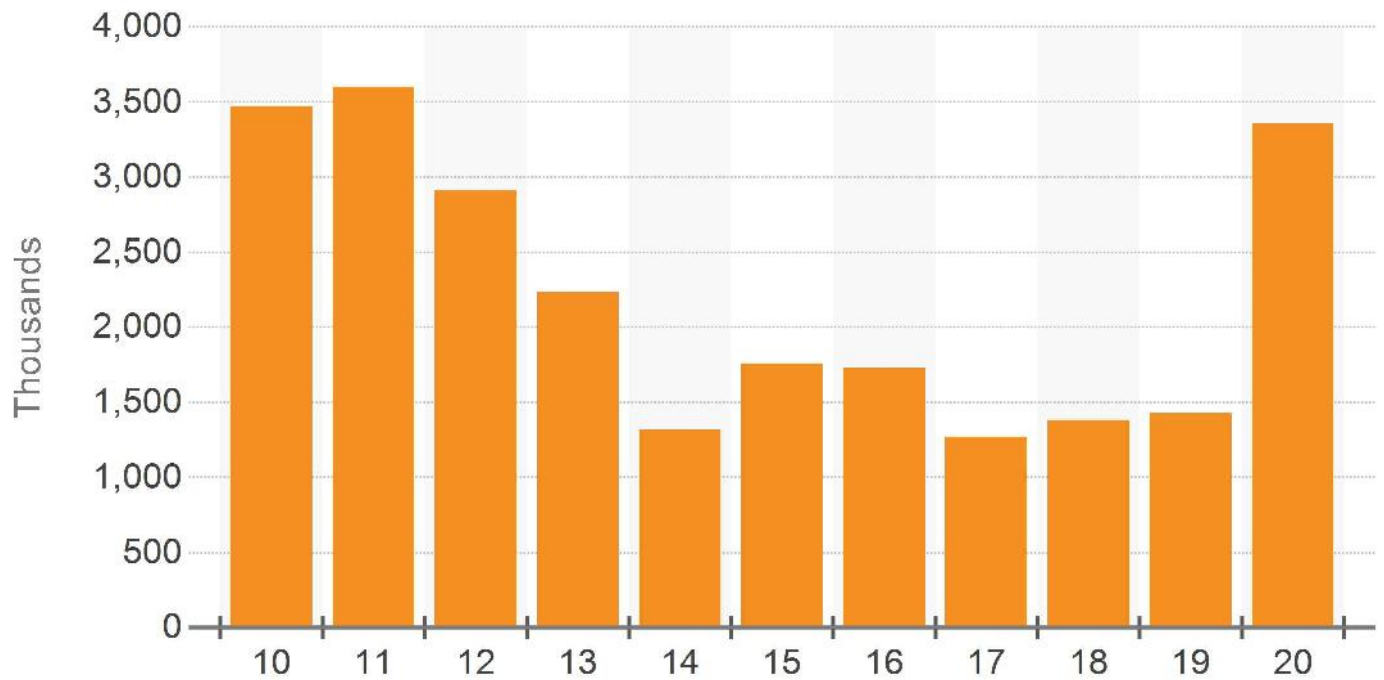


## VACANT SF

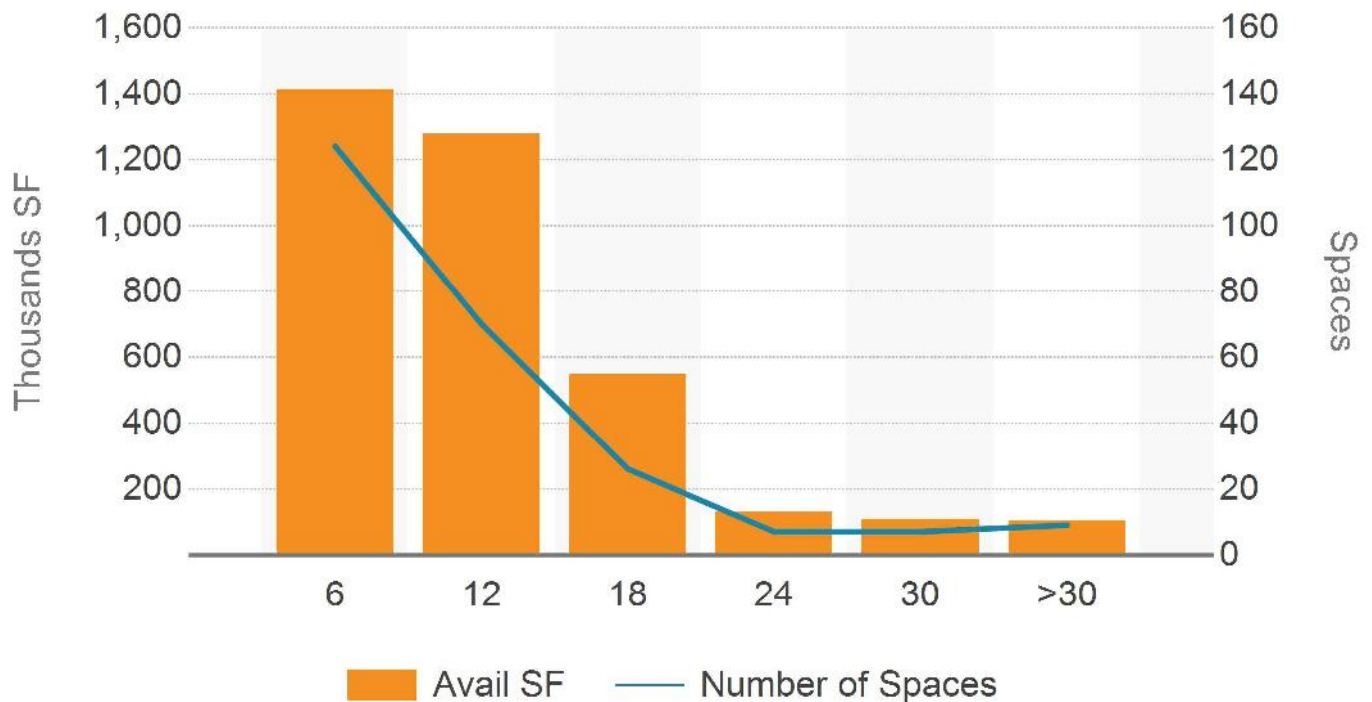




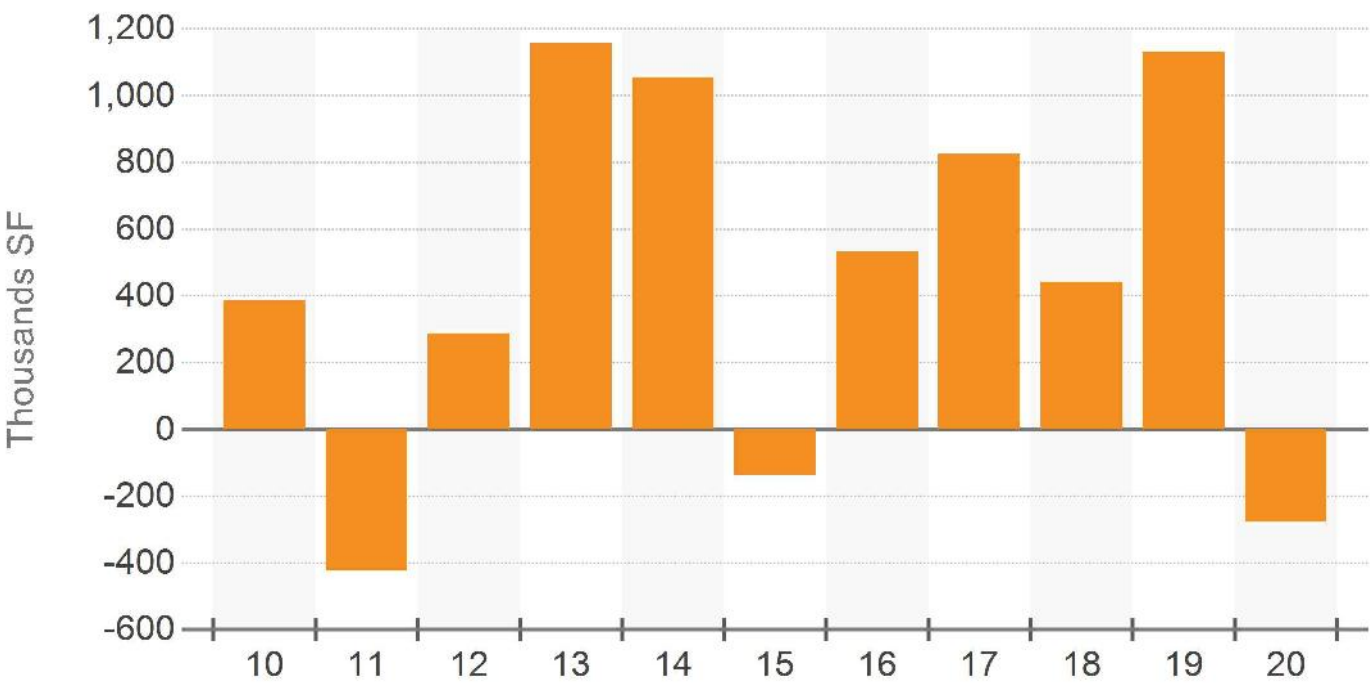
## AVAILABLE SF



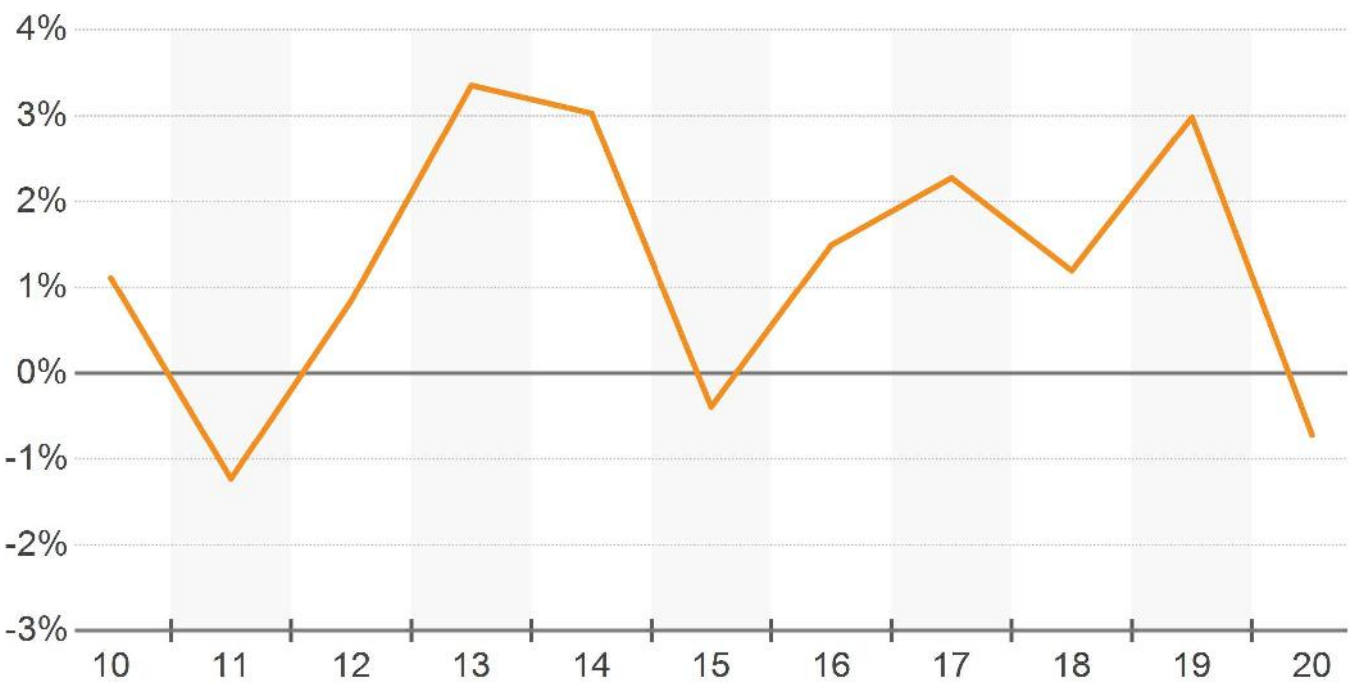
## MONTHS ON MARKET DISTRIBUTION



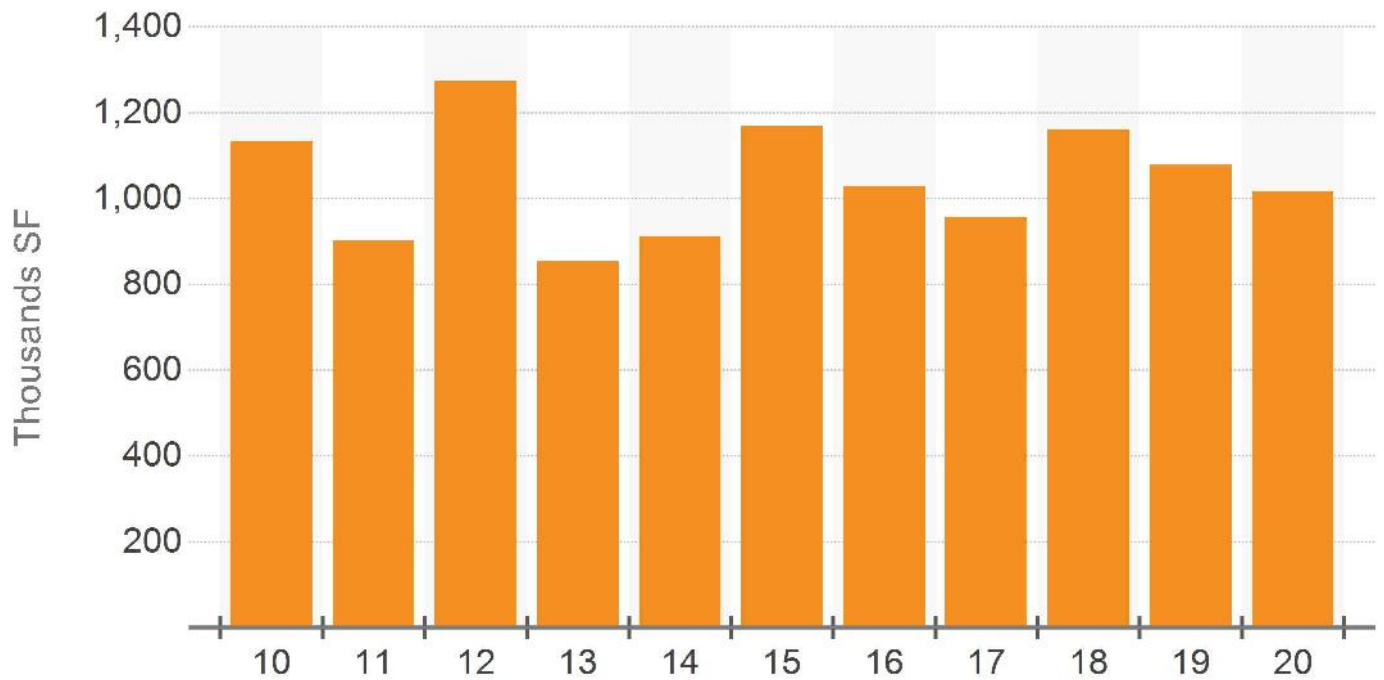
NET ABSORPTION



NET ABSORPTION AS % OF INVENTORY



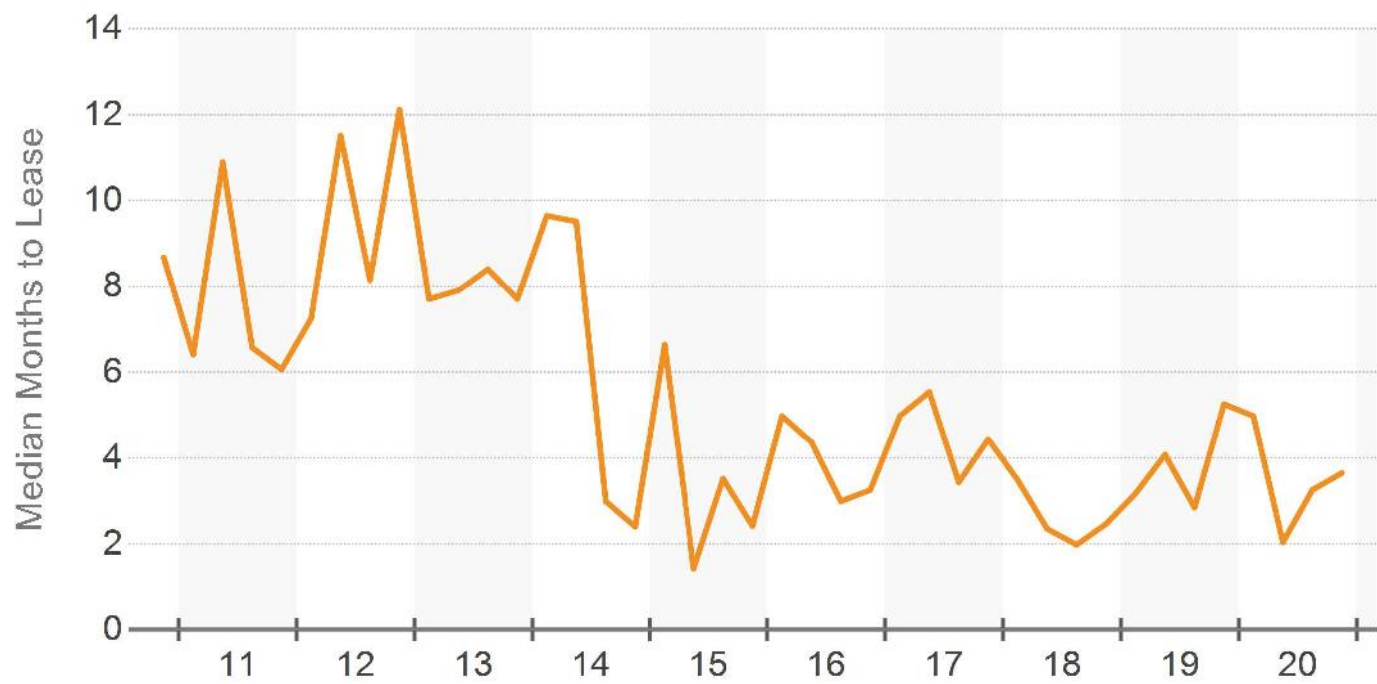
## LEASING ACTIVITY



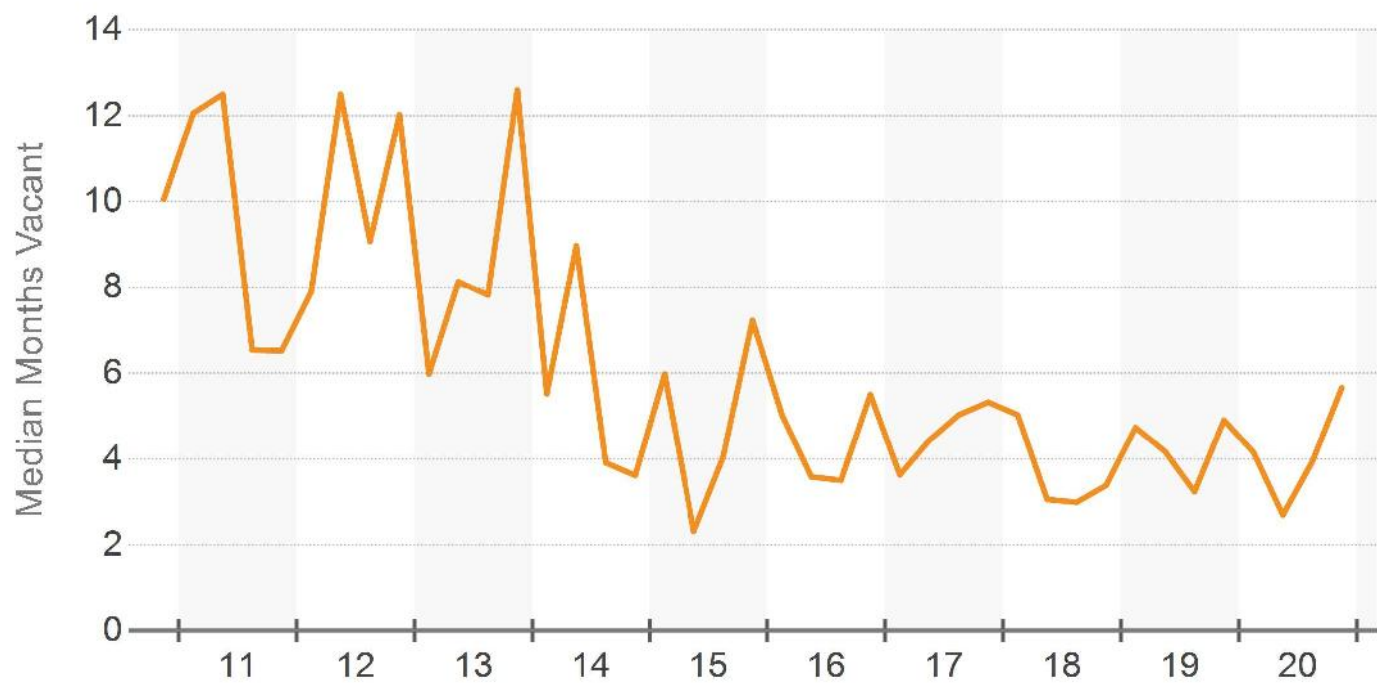
## MONTHS ON MARKET



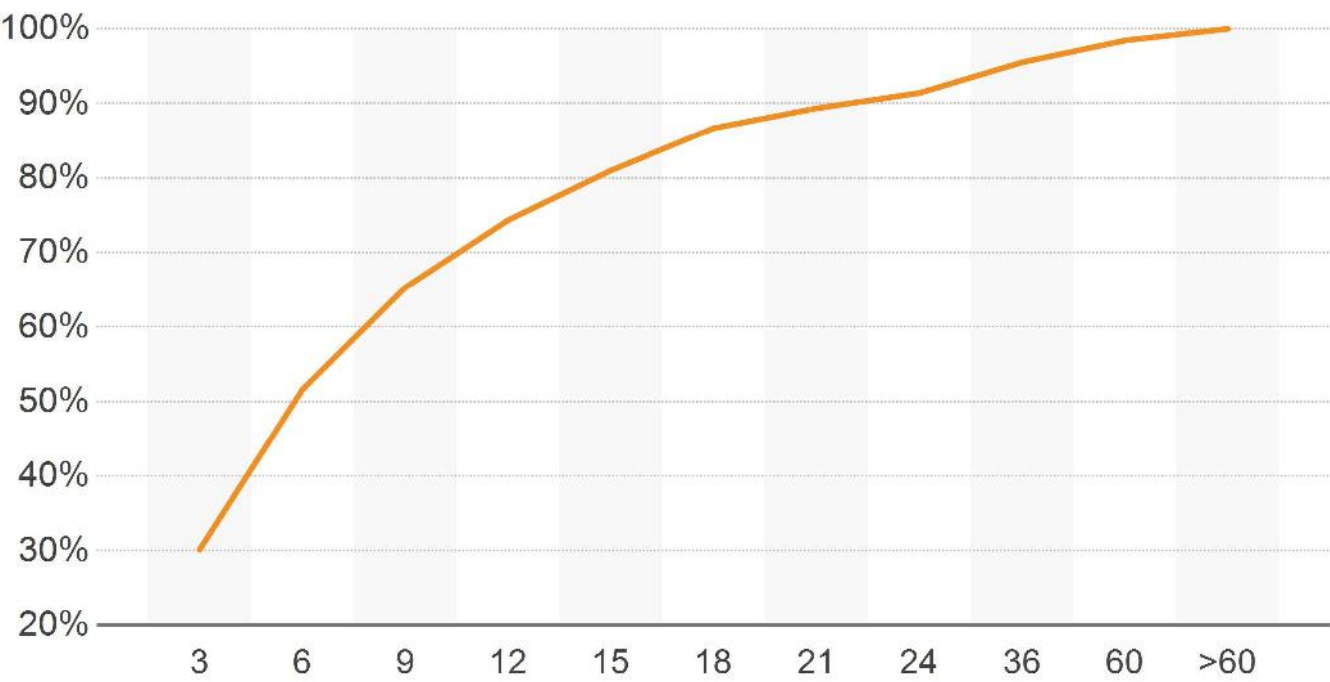
MONTHS TO LEASE



MONTHS VACANT

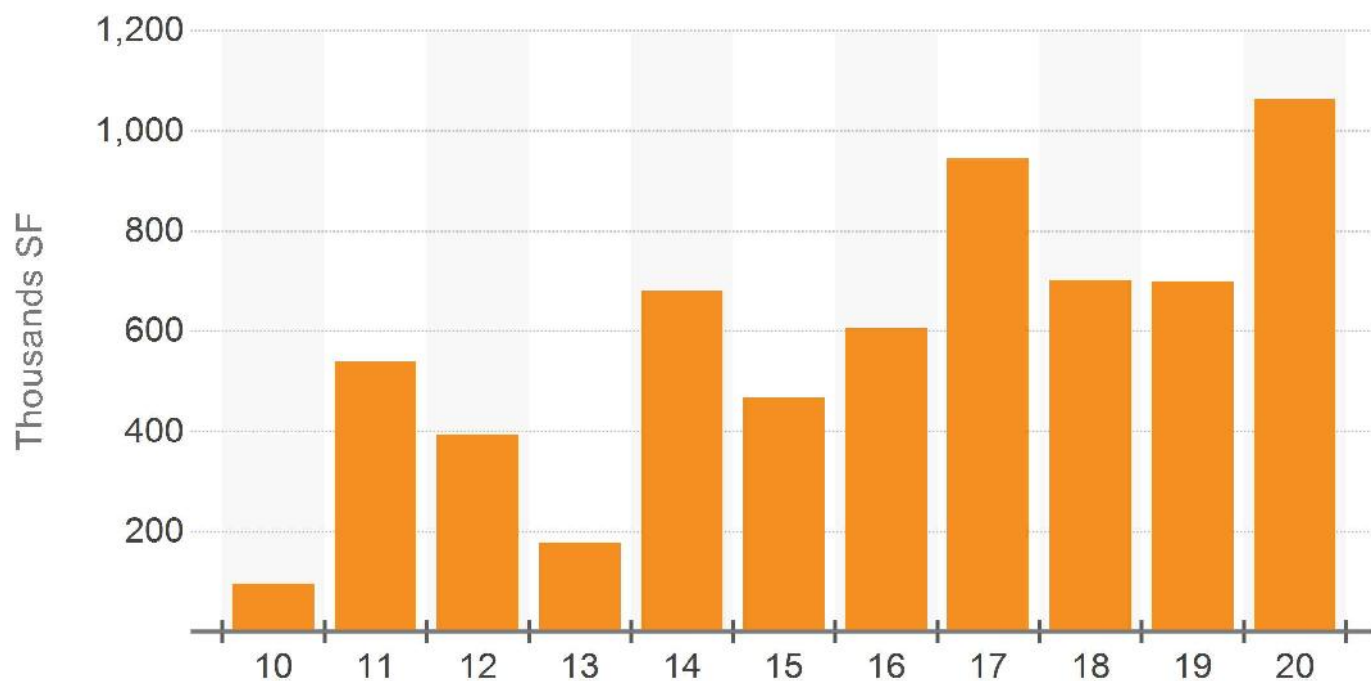


PROBABILITY OF LEASING IN MONTHS

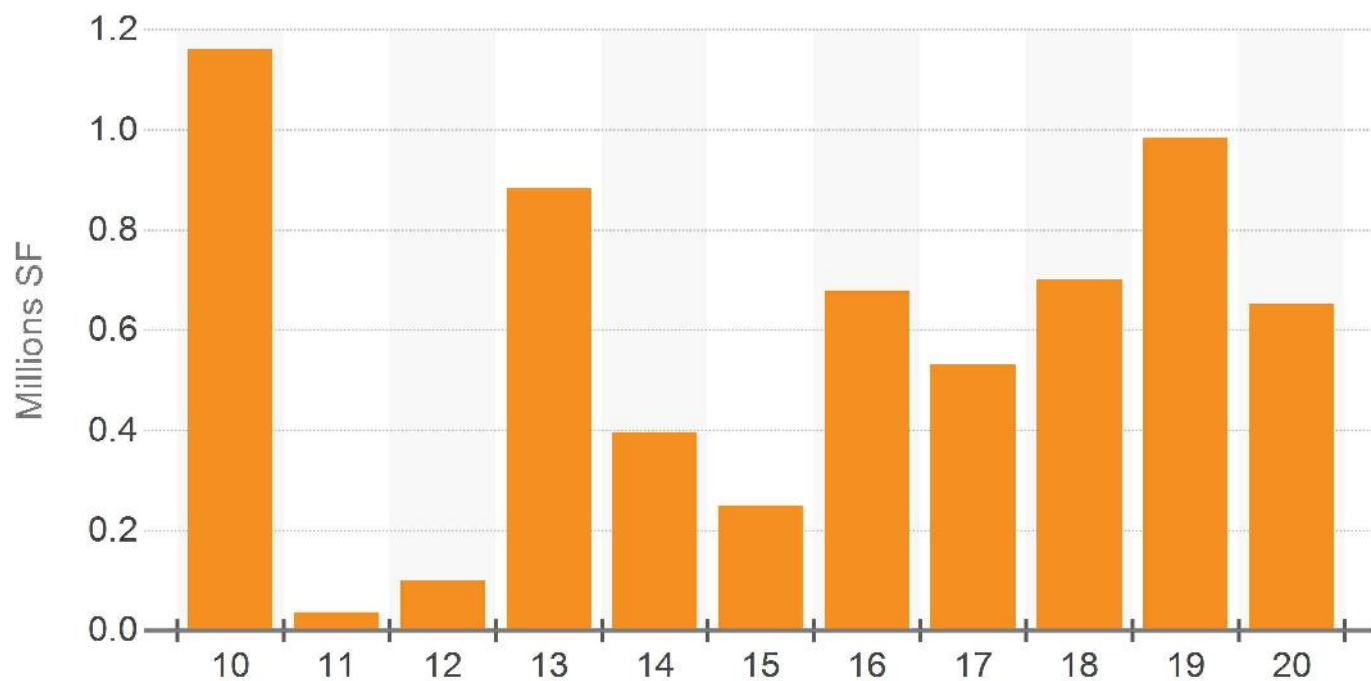




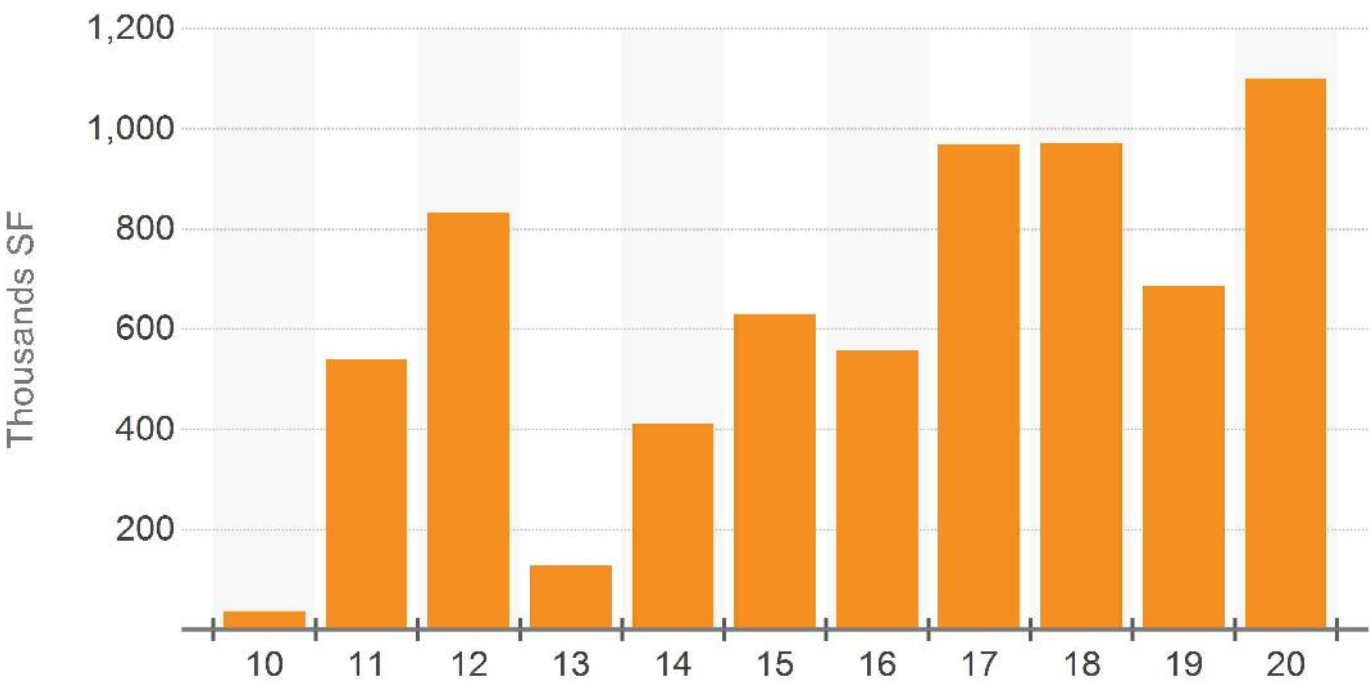
## CONSTRUCTION STARTS



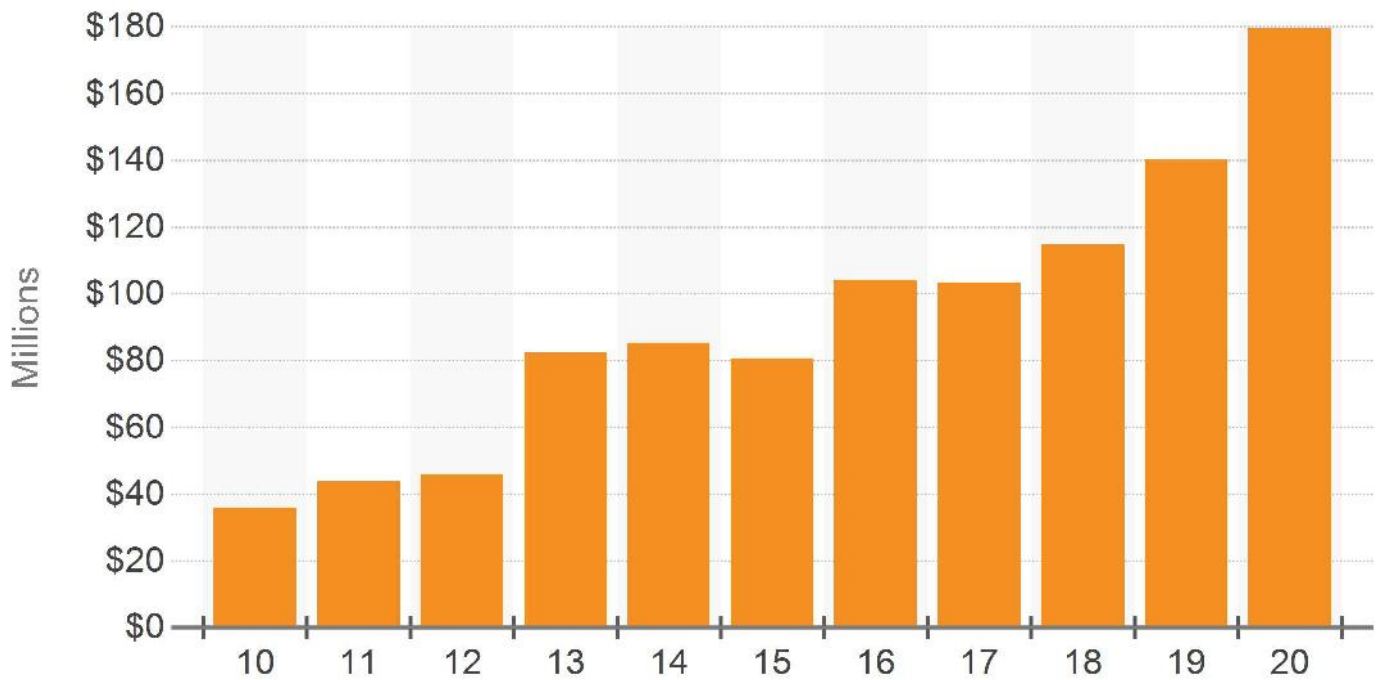
## CONSTRUCTION DELIVERIES



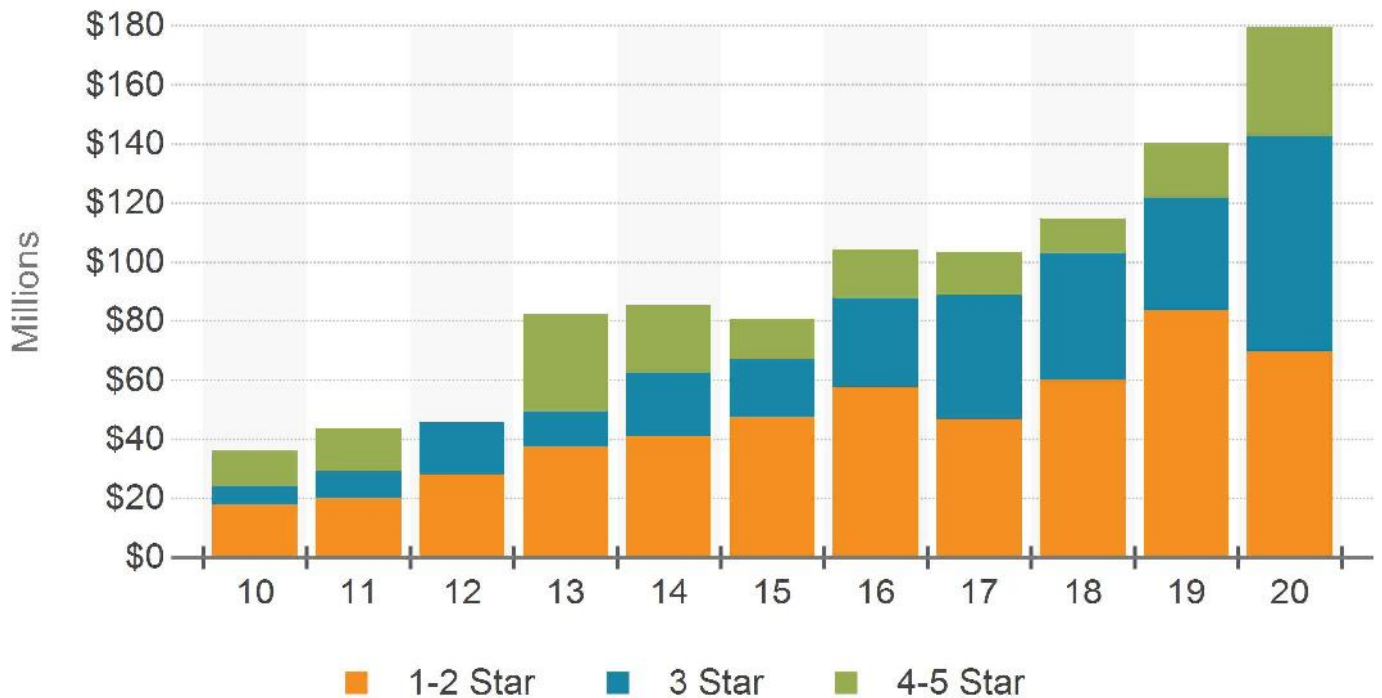
UNDER CONSTRUCTION



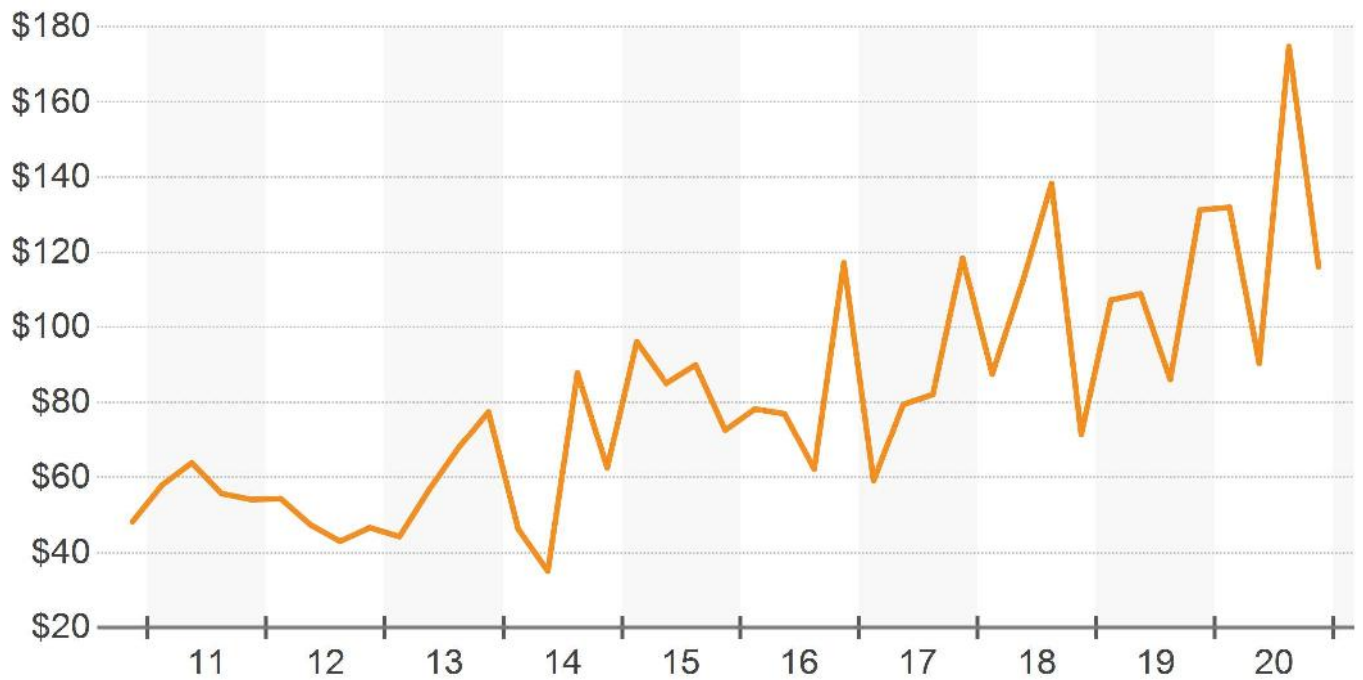
## SALES VOLUME



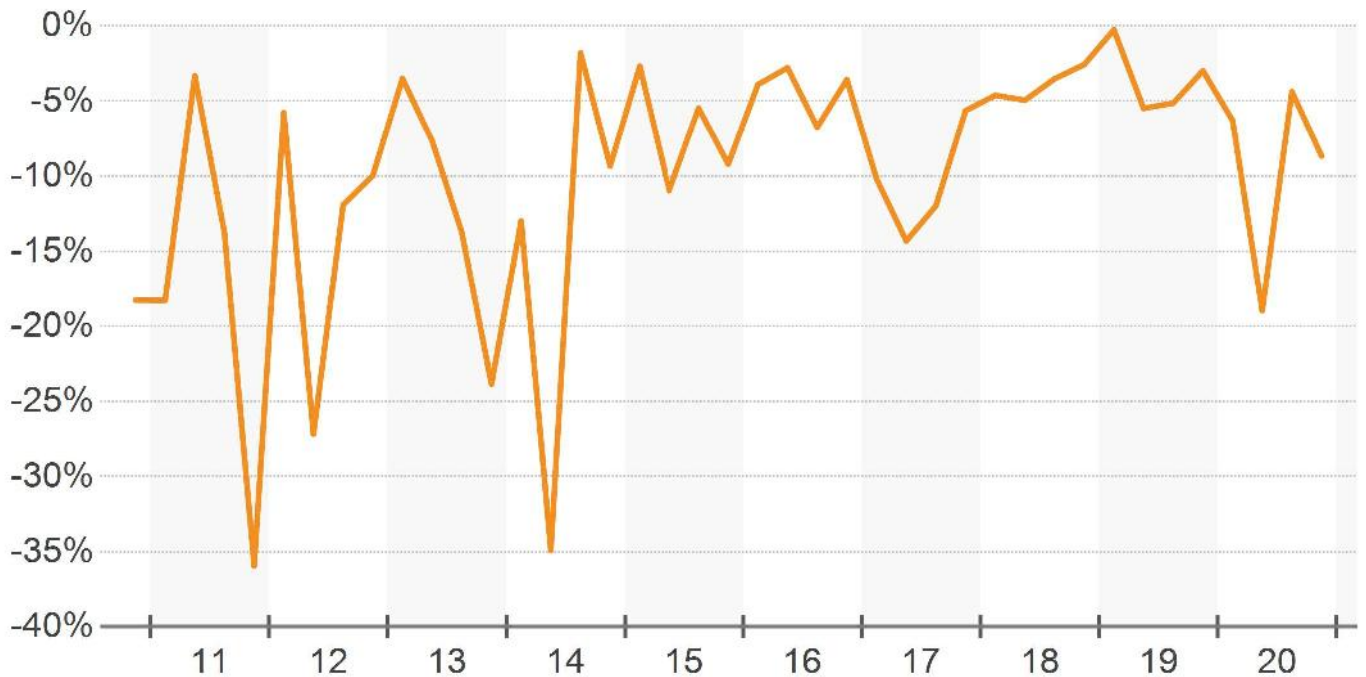
## SALES VOLUME BY STAR RATING



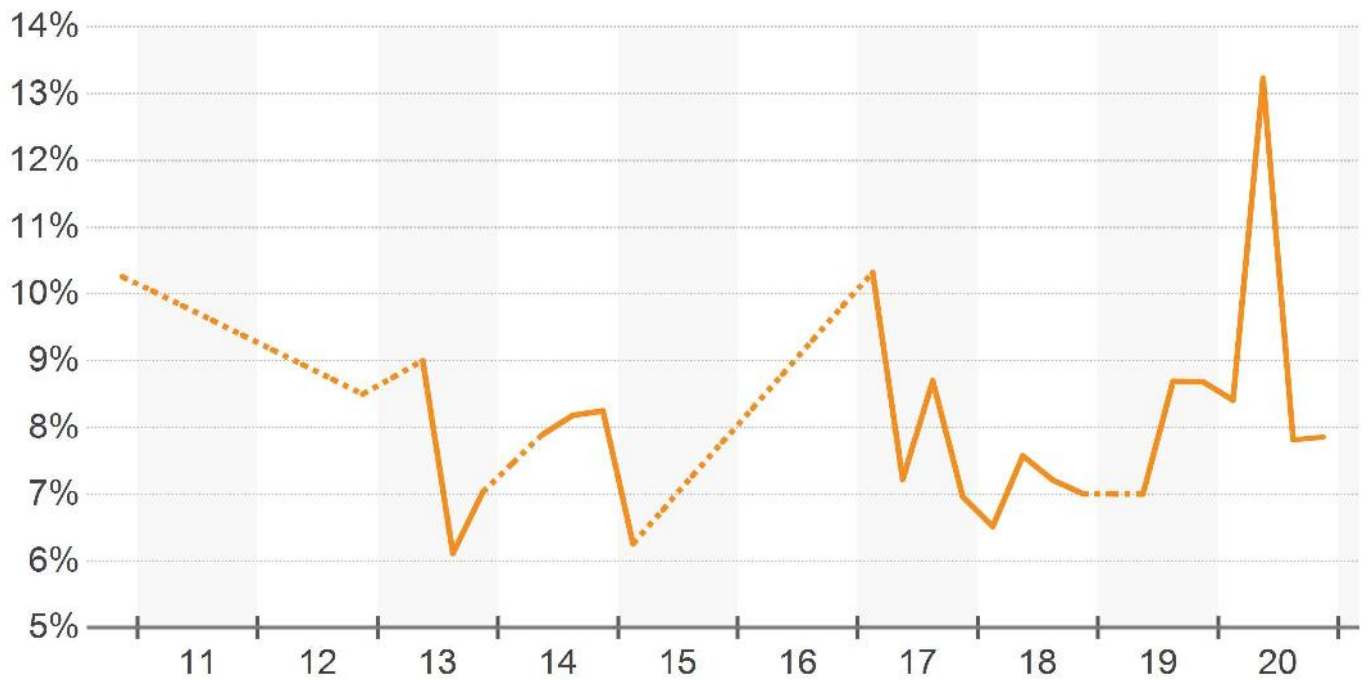
## AVERAGE SALE PRICE PER SF



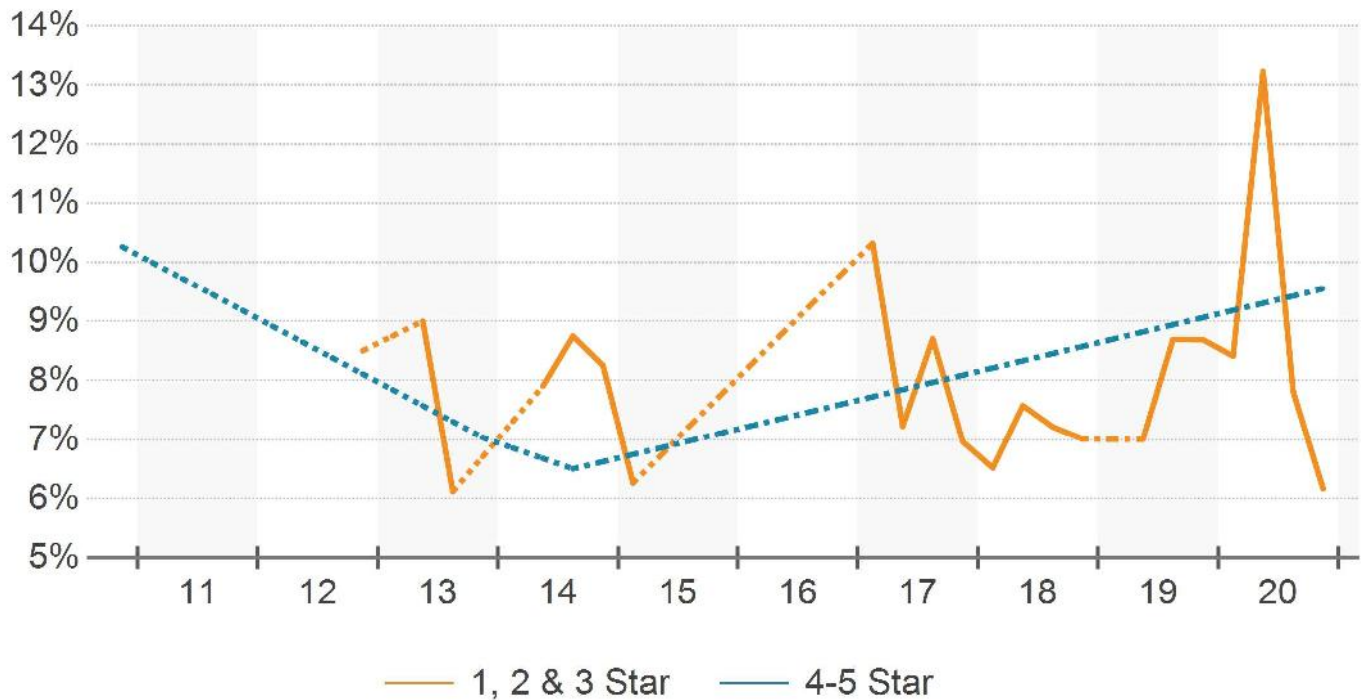
## SALE TO ASKING PRICE DIFFERENTIAL



## CAP RATE

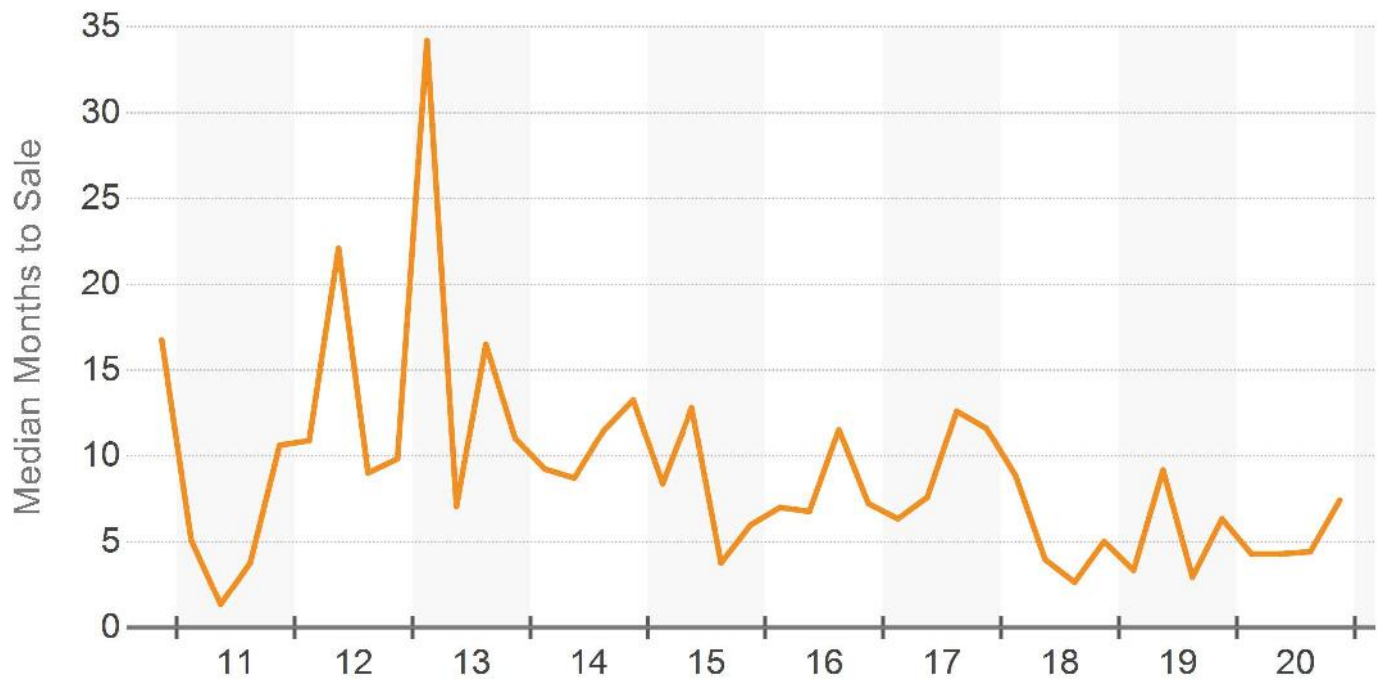


## CAP RATE BY STAR RATING

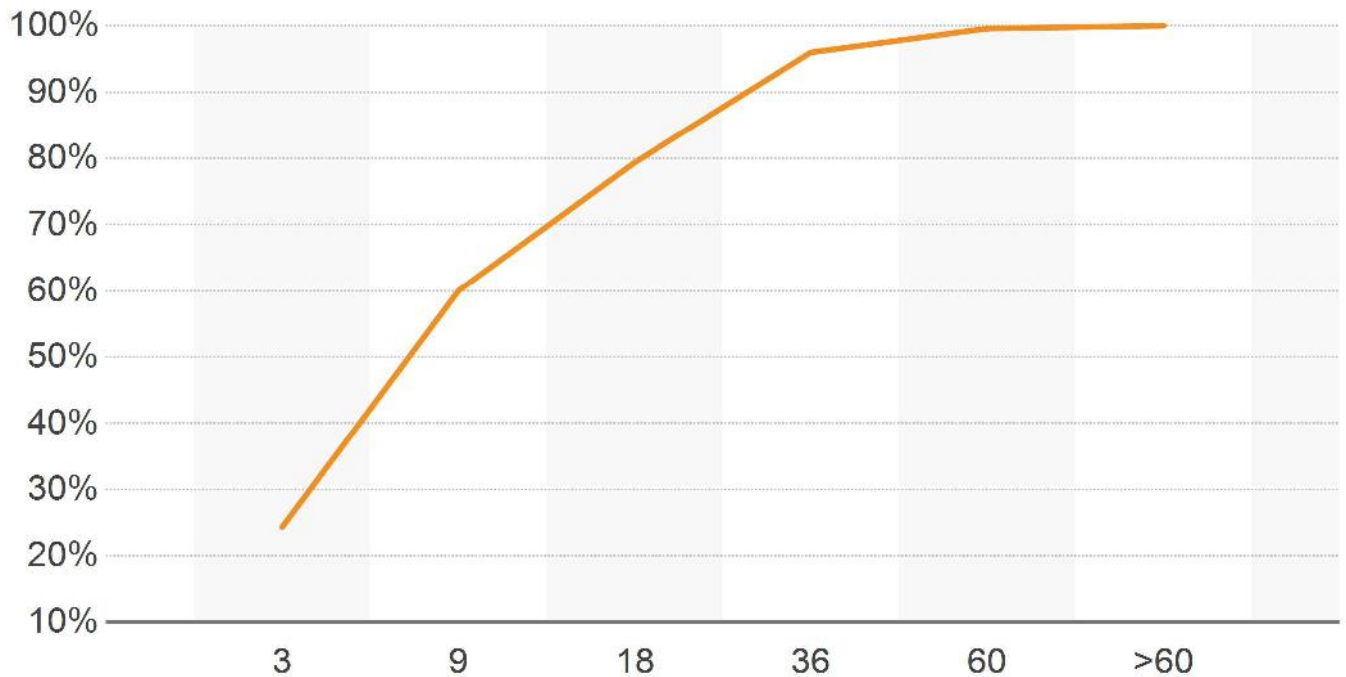




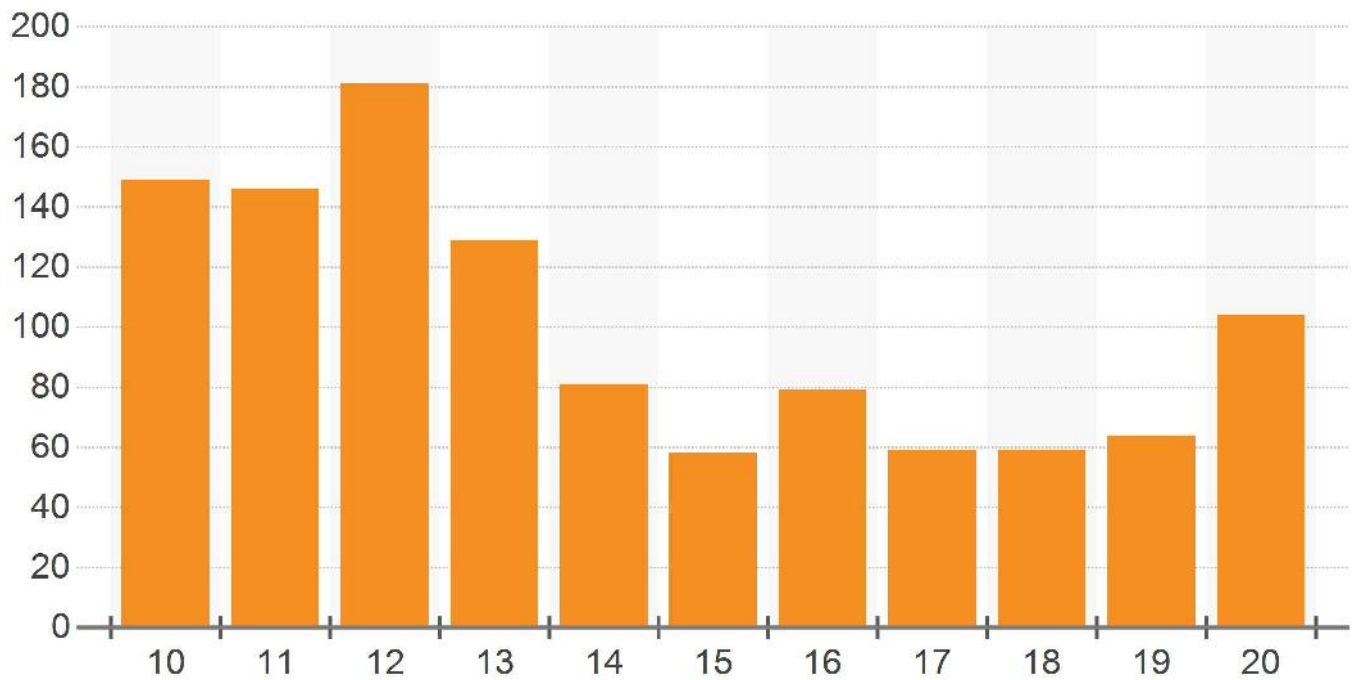
## MONTHS TO SALE



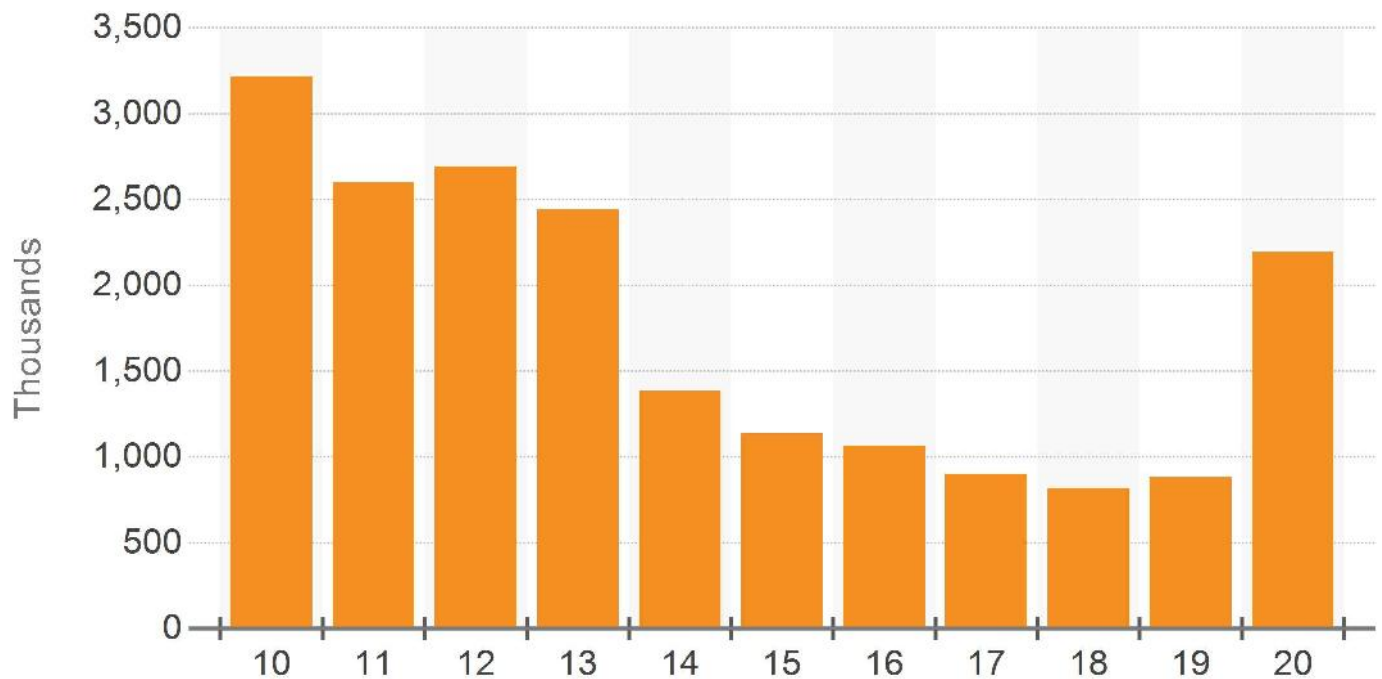
## PROBABILITY OF SELLING IN MONTHS



### FOR SALE TOTAL LISTINGS



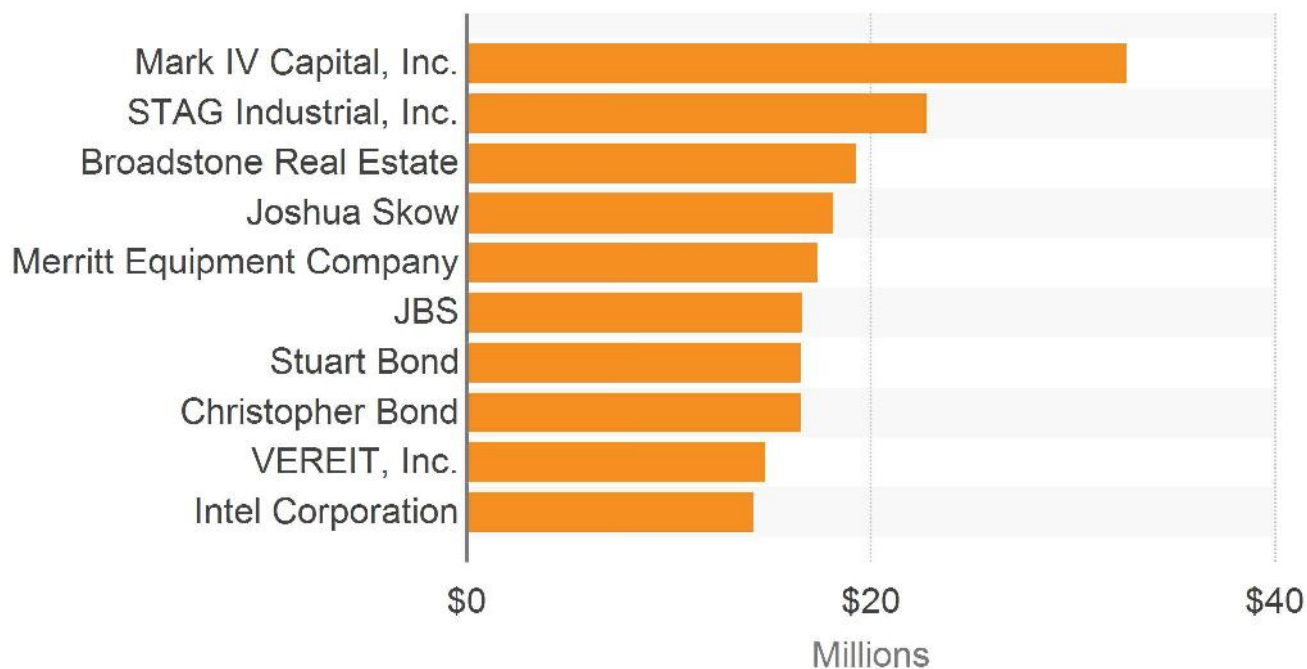
### FOR SALE TOTAL SF



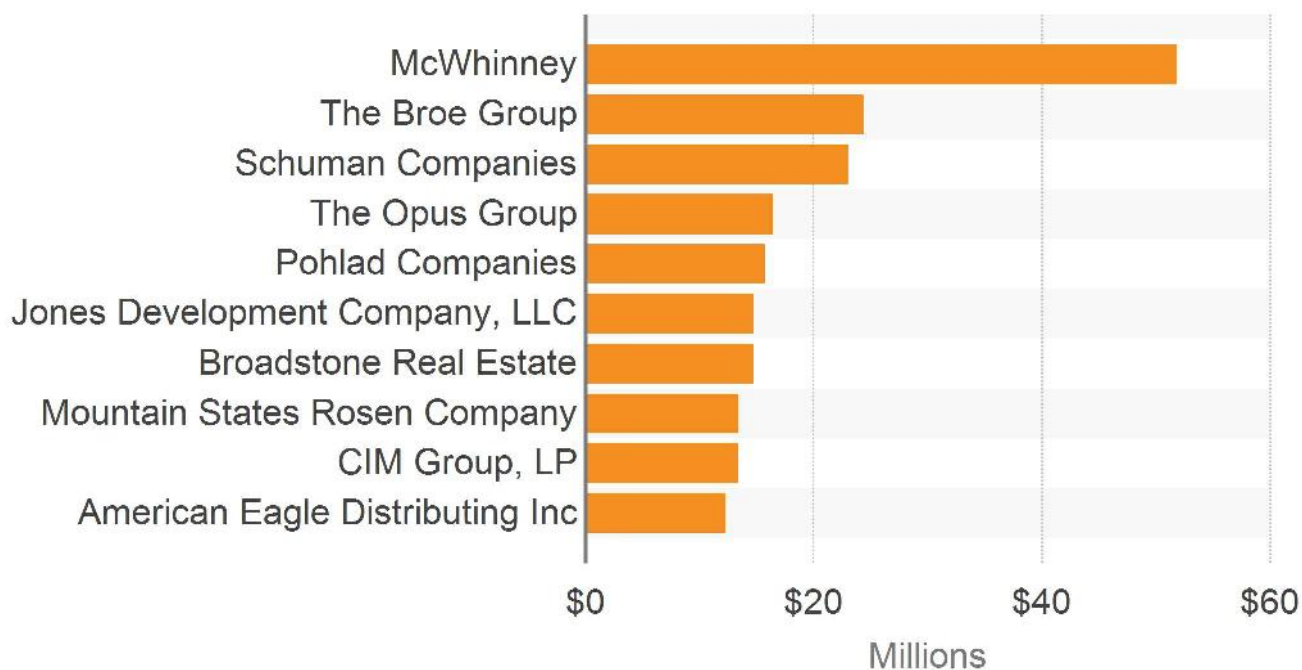
ASKING PRICE PER SF



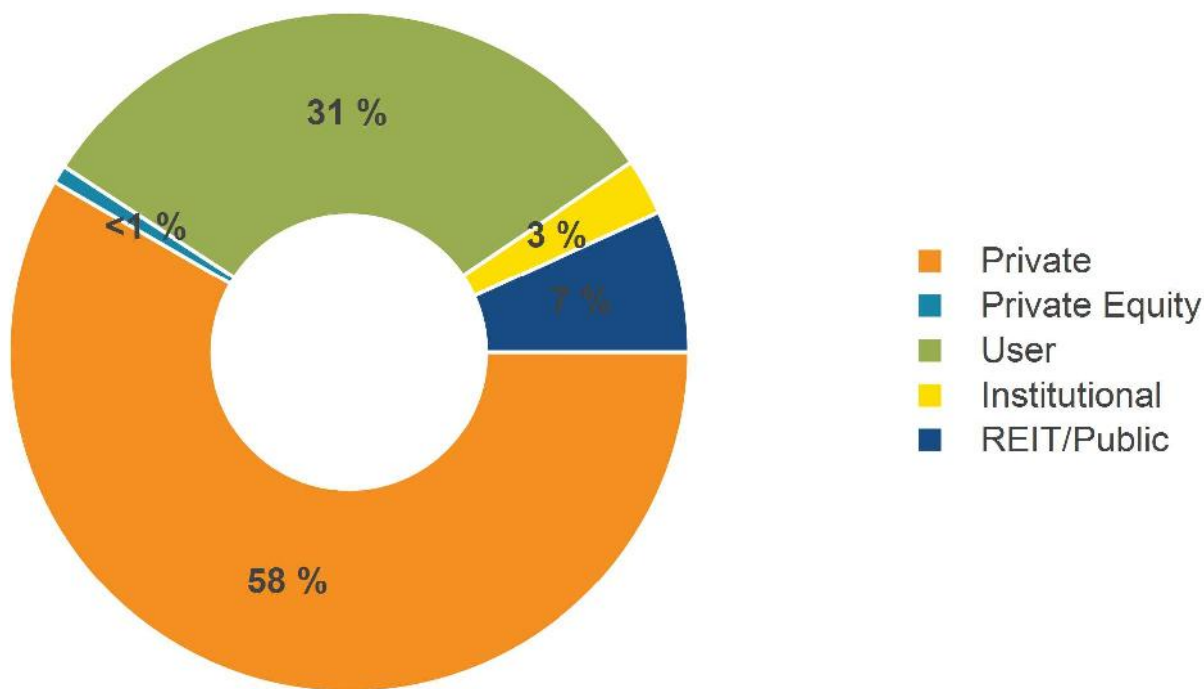
## TOP BUYERS



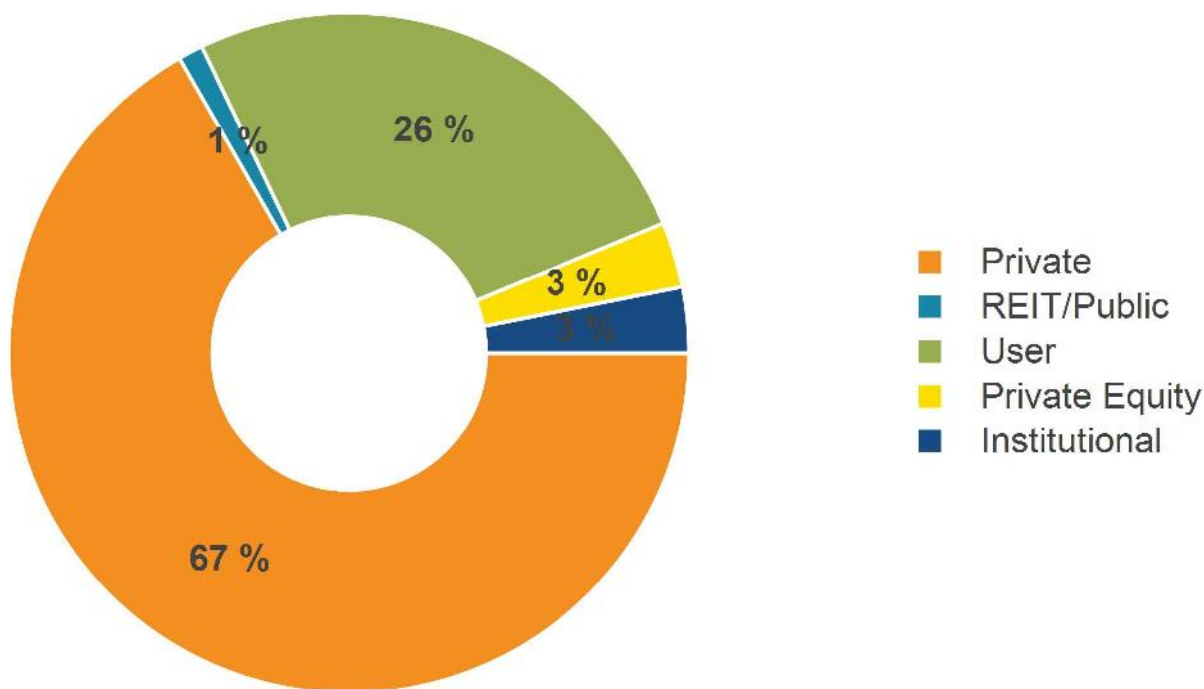
## TOP SELLERS



SALES VOLUME BY BUYER TYPE



SALES VOLUME BY SELLER TYPE





## TOP BUYER BROKERS



## TOP SELLER BROKERS

