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

PREPARED BY

REALTEC
COMMERCIAL REAL ESTATE SERVICES

Jamie Globelnik

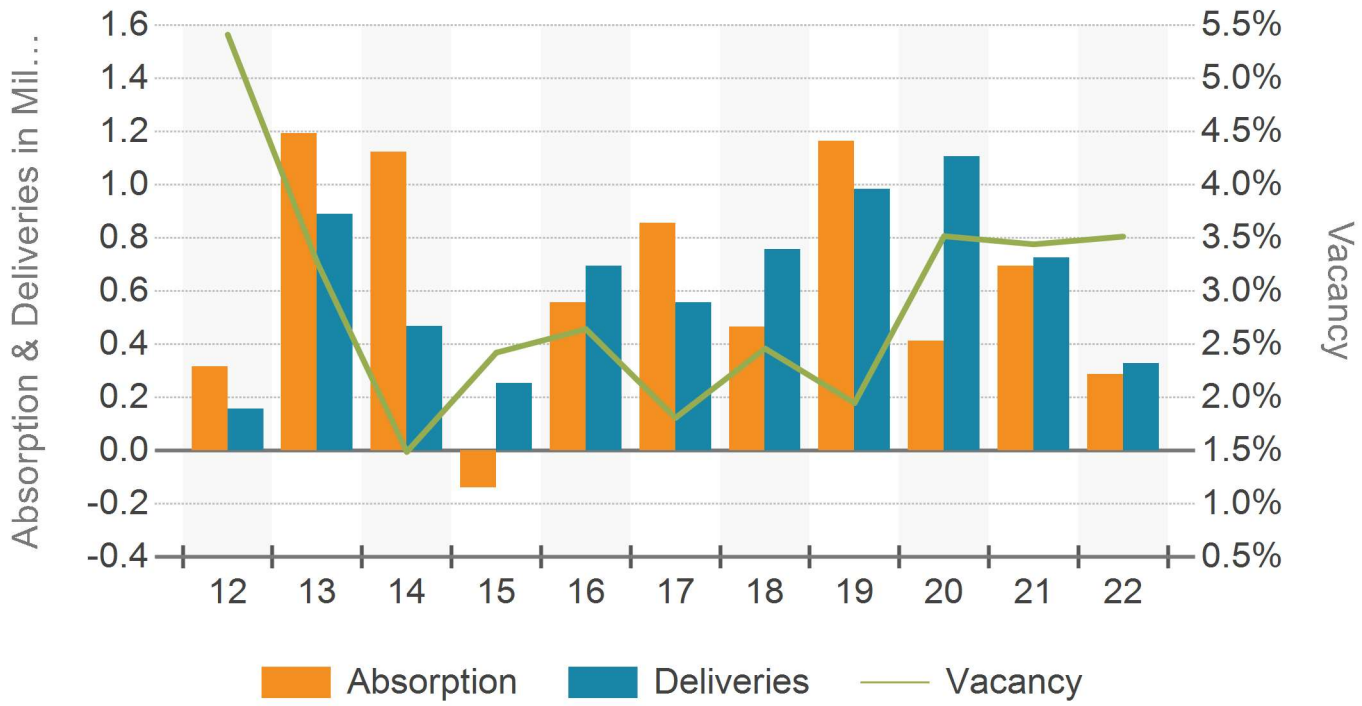
Associate Broker

CoStar™

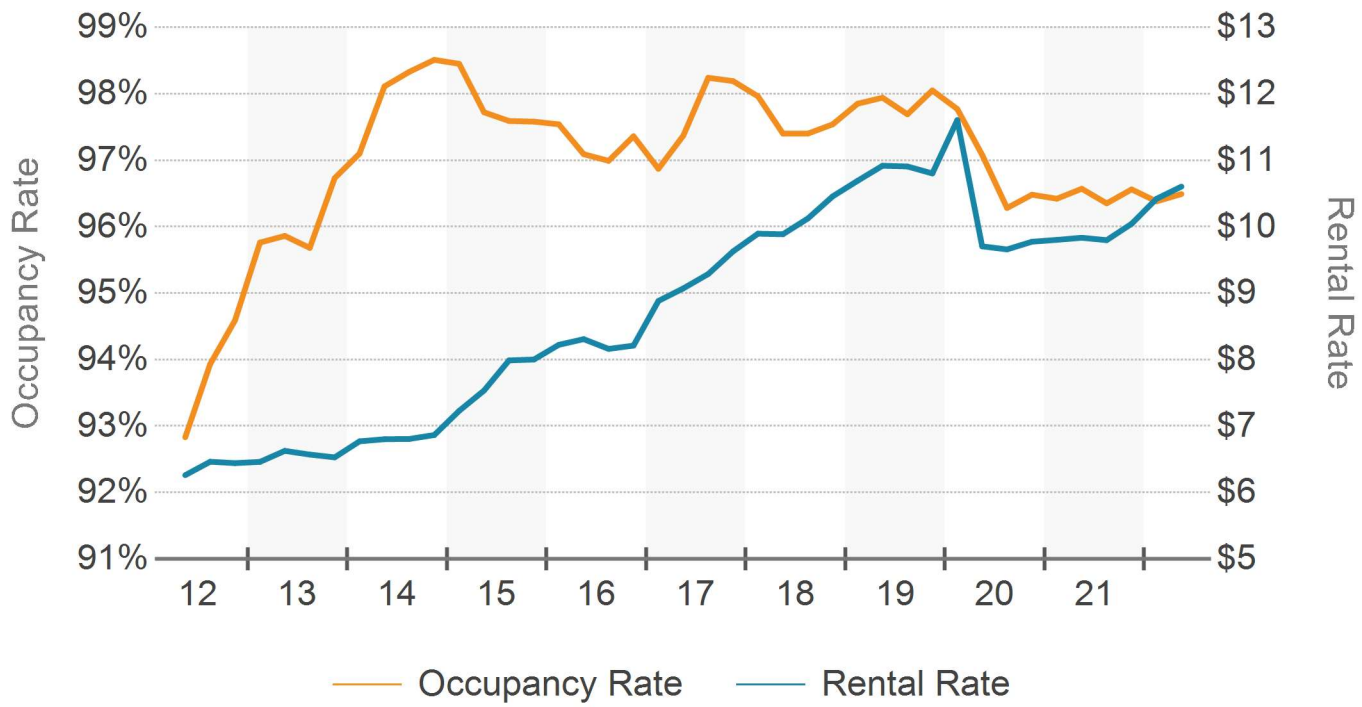
# Overview



**ABSORPTION, DELIVERIES, VACANCY**




**OCCUPANCY & RENTAL RATES**



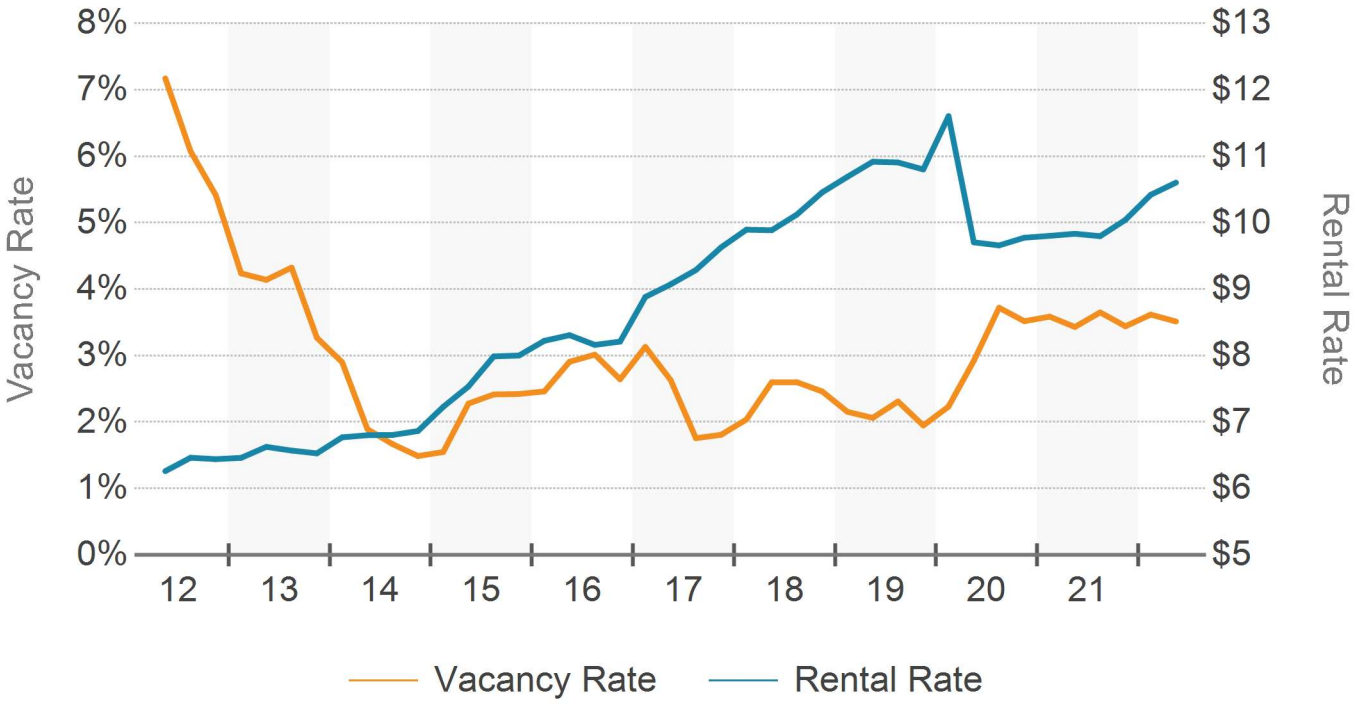



© 2022 CoStar Group - Licensed to Realtec Commercial Real Estate Services - 1077316

# Overview



## VACANCY & RENTAL RATES




## SUMMARY STATISTICS

| Availability | Survey | 5-Year Avg |
|---|---|---|
| Rent Per SF | $10.60 | $10.04 |
| Vacancy Rate | 3.5% | 2.8% |
| Vacant SF | 1,527,548 | 1,138,803 |
| Availability Rate | 7.0% | 4.9% |
| Available SF | 3,192,326 | 2,063,760 |
| Sublet SF | 95,232 | 118,538 |
| Months on Market | 3.5 | 4.3 |

| Inventory | Survey | 5-Year Avg |
|---|---|---|
| Existing Buildings | 1,979 | 1,909 |
| Existing SF | 43,492,870 | 41,055,474 |
| 12 Mo. Const. Starts | 407,217 | 825,943 |
| Under Construction | 1,894,107 | 1,049,867 |
| 12 Mo. Deliveries | 815,285 | 827,132 |

| Demand | Survey | 5-Year Avg |
|---|---|---|
| 12 Mo. Absorption SF | 701,835 | 730,493 |
| 12 Mo. Leasing SF | 1,937,138 | 1,308,897 |

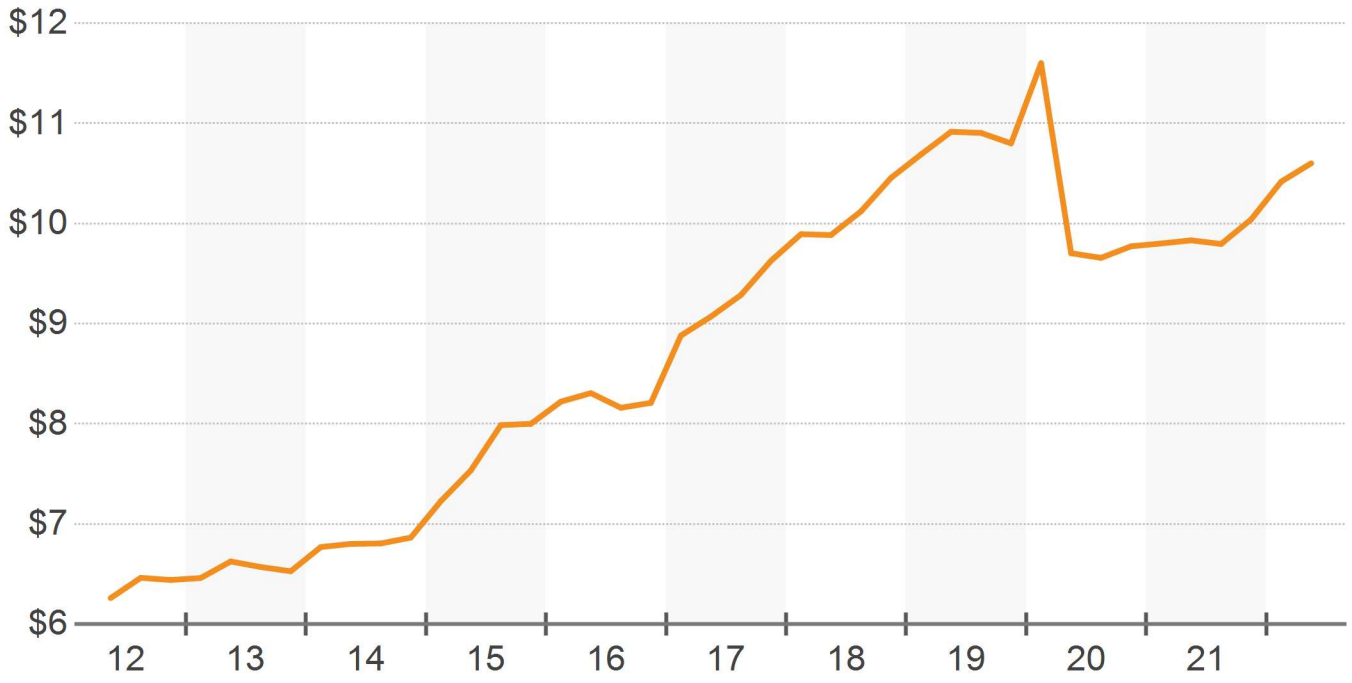
| Sales | Past Year | 5-Year Avg |
|---|---|---|
| Sale Price Per SF | $154 | $112 |
| Asking Price Per SF | $209 | $173 |
| Sales Volume (Mil.) | $443 | $210 |
| Cap Rate | 6.9% | 7.5% |


© 2022 CoStar Group - Licensed to Realtec Commercial Real Estate Services - 1077316

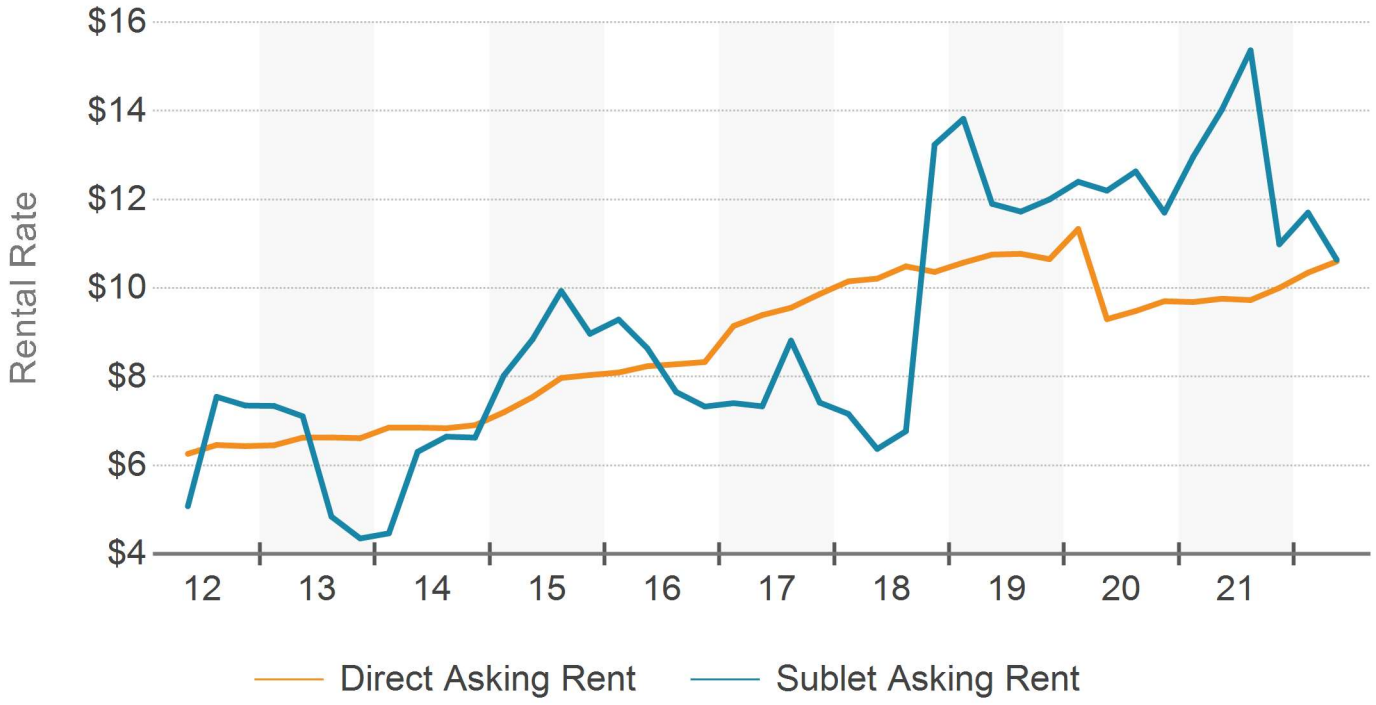
# Rental Rates

Industrial - Larimer/Weld County

**ASKING RENT PER SF**




**DIRECT & SUBLET RENTAL RATES**





© 2022 CoStar Group - Licensed to Realtec Commercial Real Estate Services - 1077316

# Vacancy & Availability

Industrial - Larimer/Weld County

## VACANCY RATE

## SUBLEASE VACANCY RATE

© 2022 CoStar Group - Licensed to Realtec Commercial Real Estate Services - 1077316

# Vacancy & Availability

Industrial - Larimer/Weld County

**AVAILABILITY RATE**

**AVAILABILITY & VACANCY RATE**

© 2022 CoStar Group - Licensed to Realtec Commercial Real Estate Services - 1077316

# Vacancy & Availability

Industrial - Larimer/Weld County

**OCCUPANCY RATE**

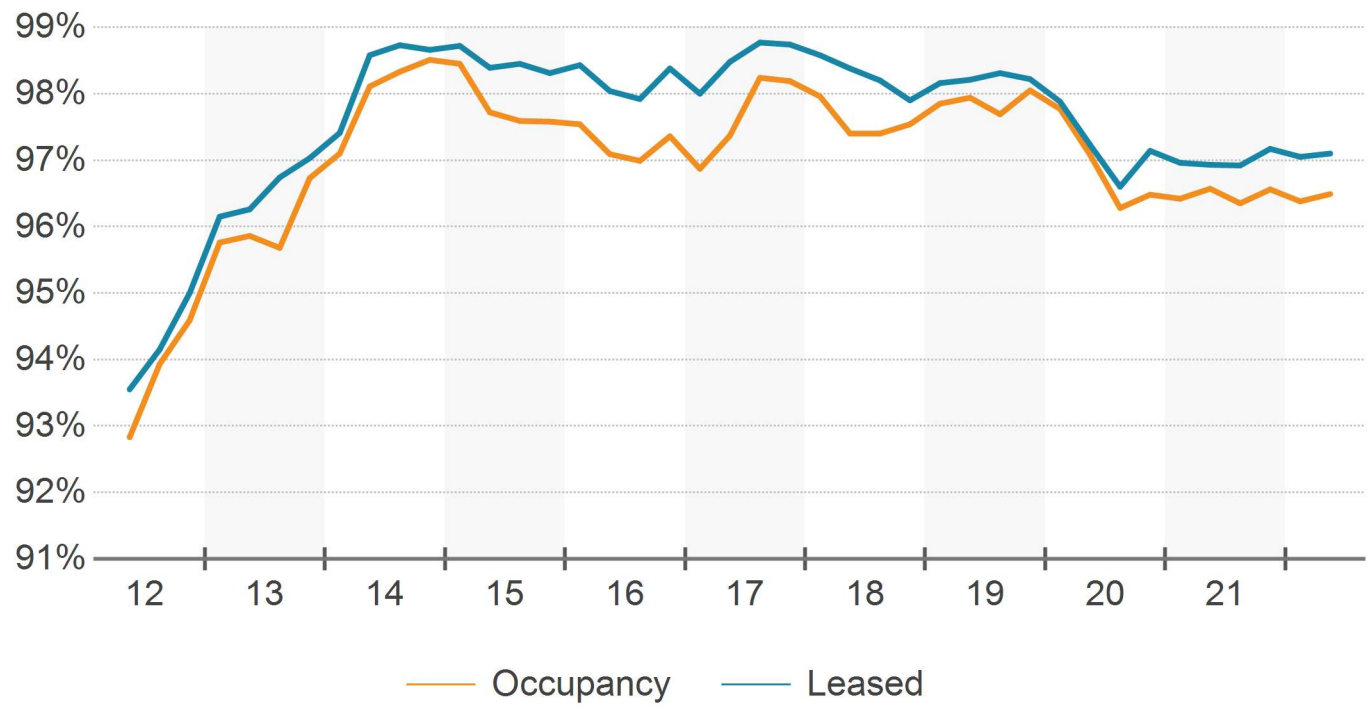
**PERCENT LEASED RATE**

© 2022 CoStar Group - Licensed to Realtec Commercial Real Estate Services - 1077316

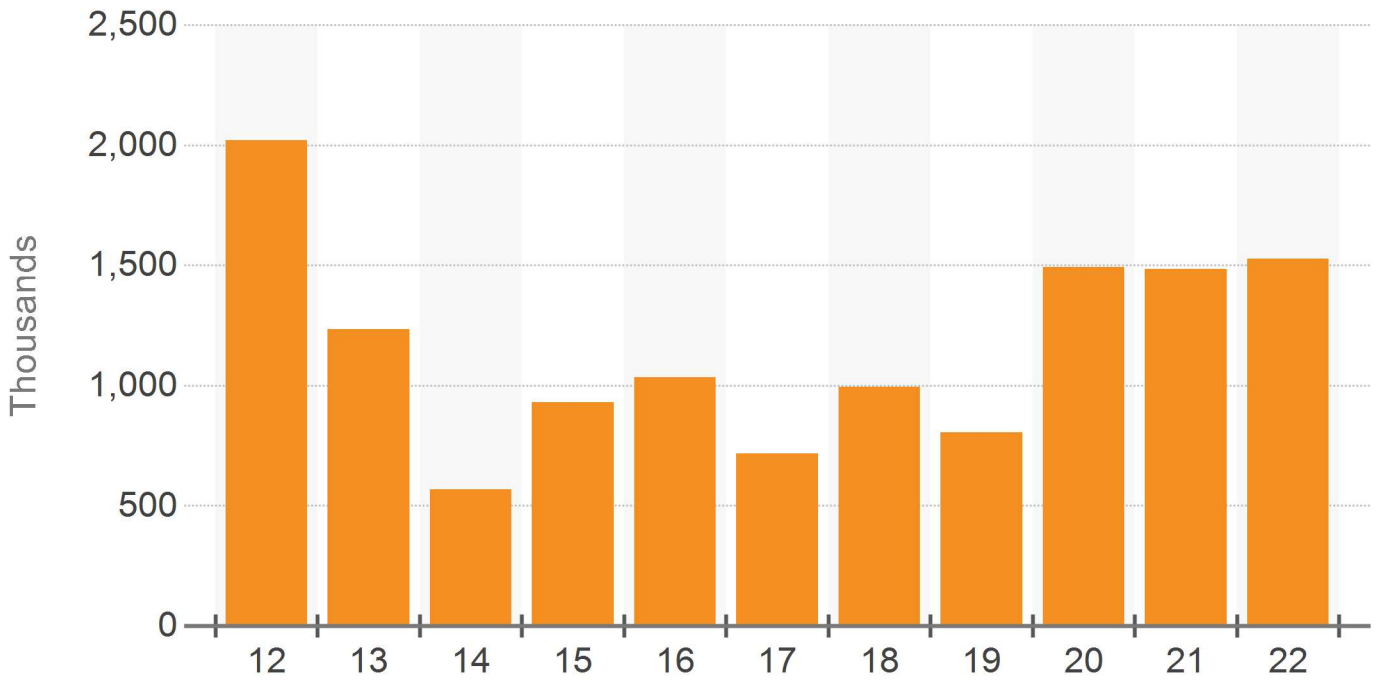
# Vacancy & Availability

Industrial - Larimer/Weld County

**OCCUPANCY & PERCENT LEASED**




**VACANT SF**



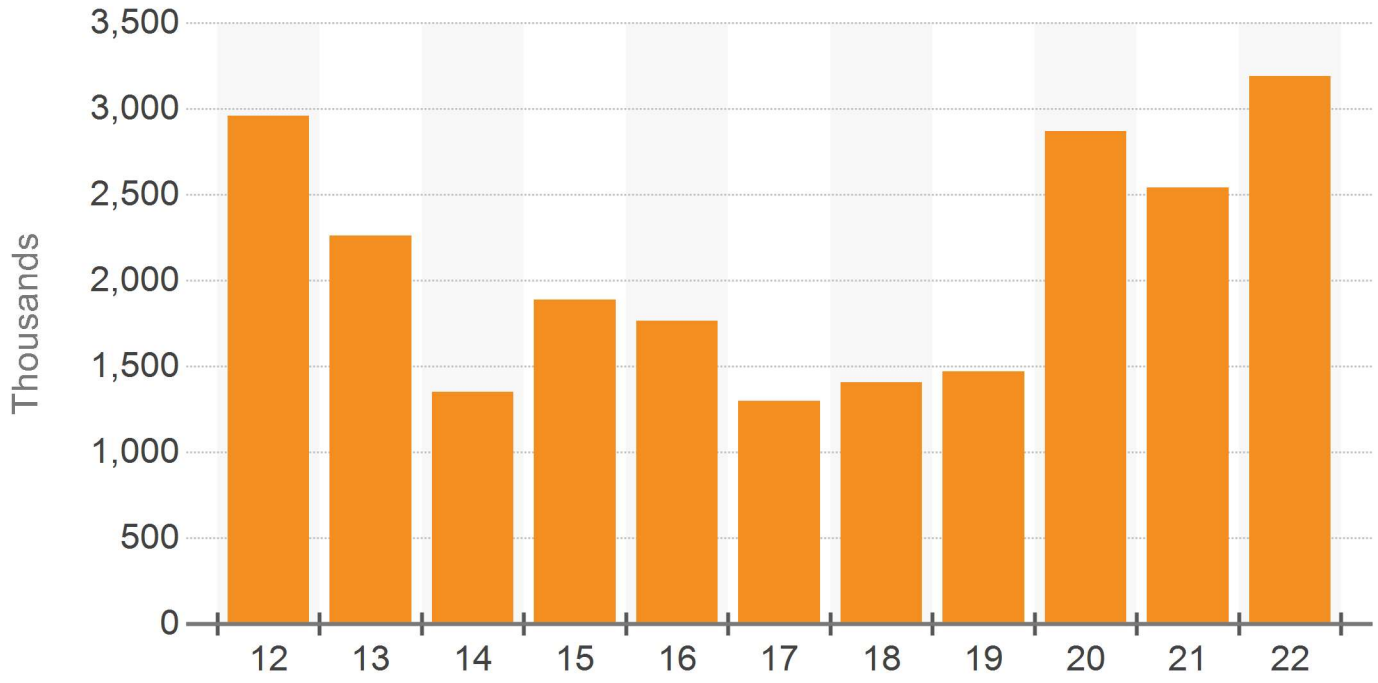


© 2022 CoStar Group - Licensed to Realtec Commercial Real Estate Services - 1077316

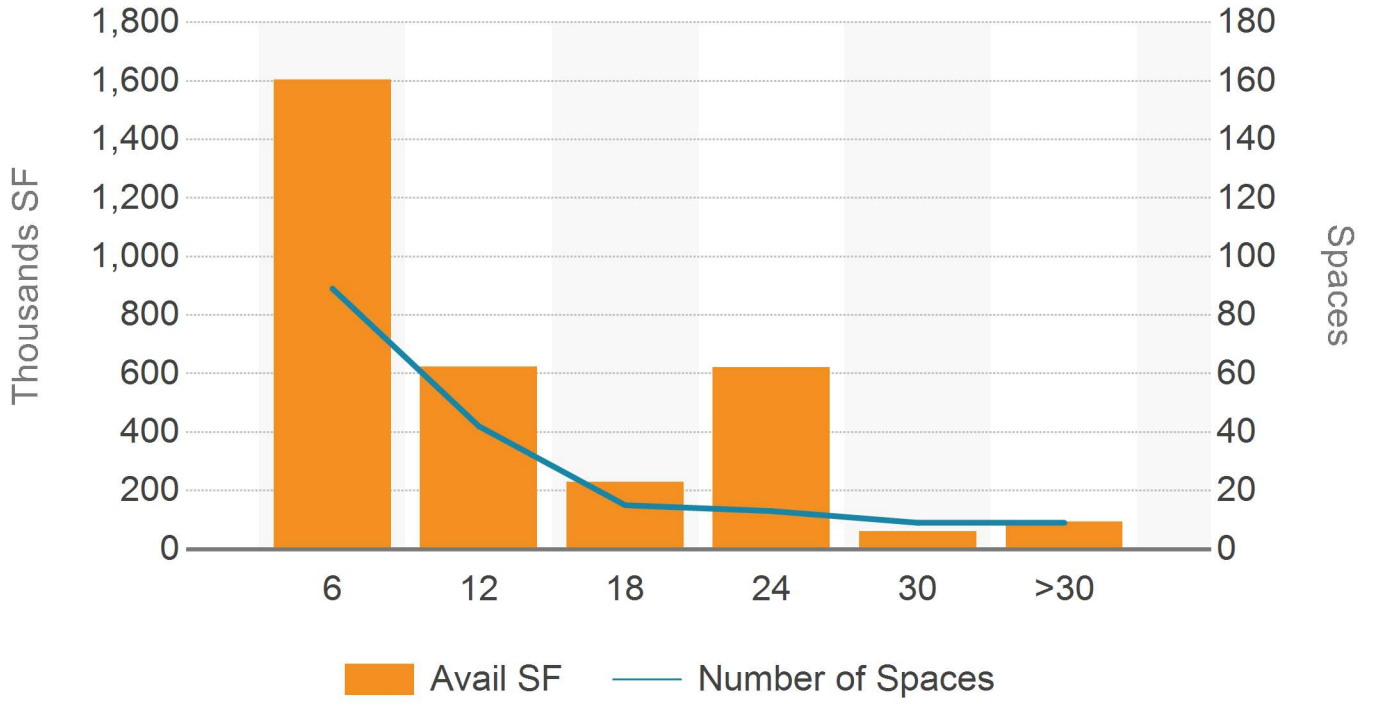
# Vacancy & Availability



**AVAILABLE SF**




**MONTHS ON MARKET DISTRIBUTION**



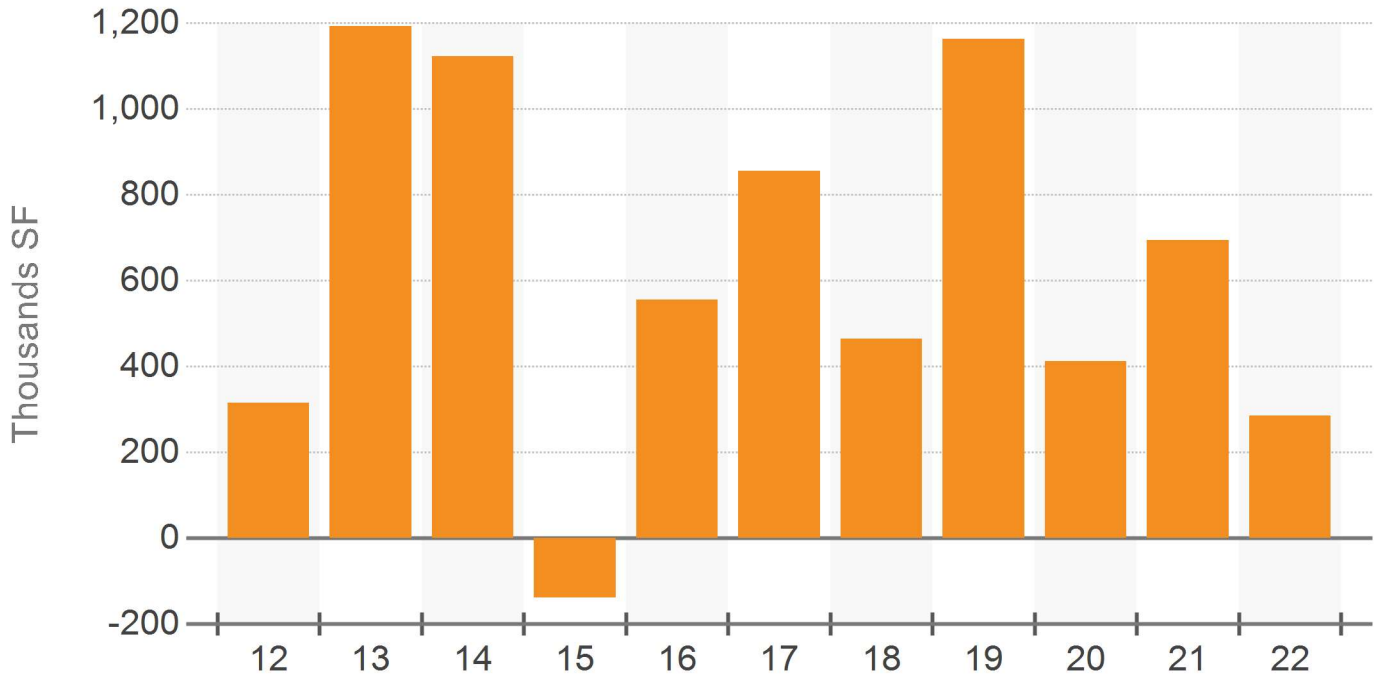



© 2022 CoStar Group - Licensed to Realtec Commercial Real Estate Services - 1077316

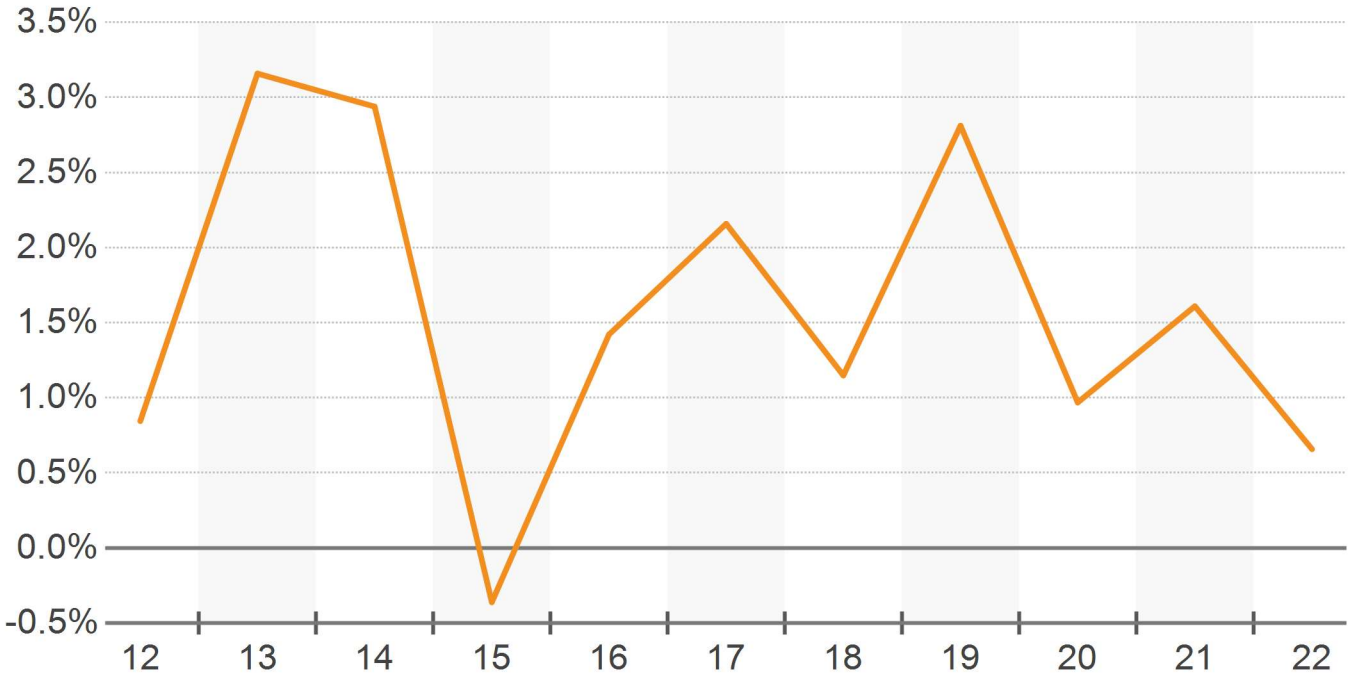
# Leasing Demand

Industrial - Larimer/Weld County

**NET ABSORPTION**




**NET ABSORPTION AS % OF INVENTORY**



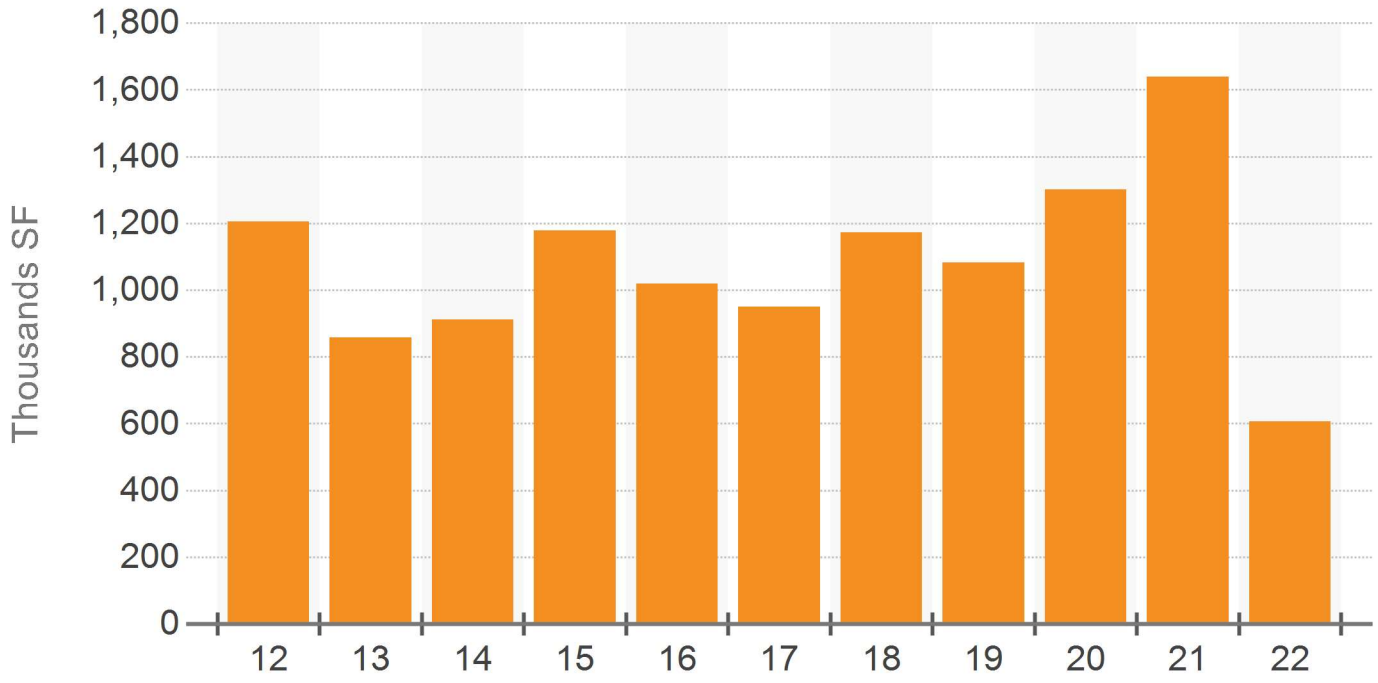


© 2022 CoStar Group - Licensed to Realtec Commercial Real Estate Services - 1077316

# Leasing Demand

Industrial - Larimer/Weld County

**LEASING ACTIVITY**




**MONTHS ON MARKET**

© 2022 CoStar Group - Licensed to Realtec Commercial Real Estate Services - 1077316

# Leasing Demand

Industrial - Larimer/Weld County

**MONTHS TO LEASE**

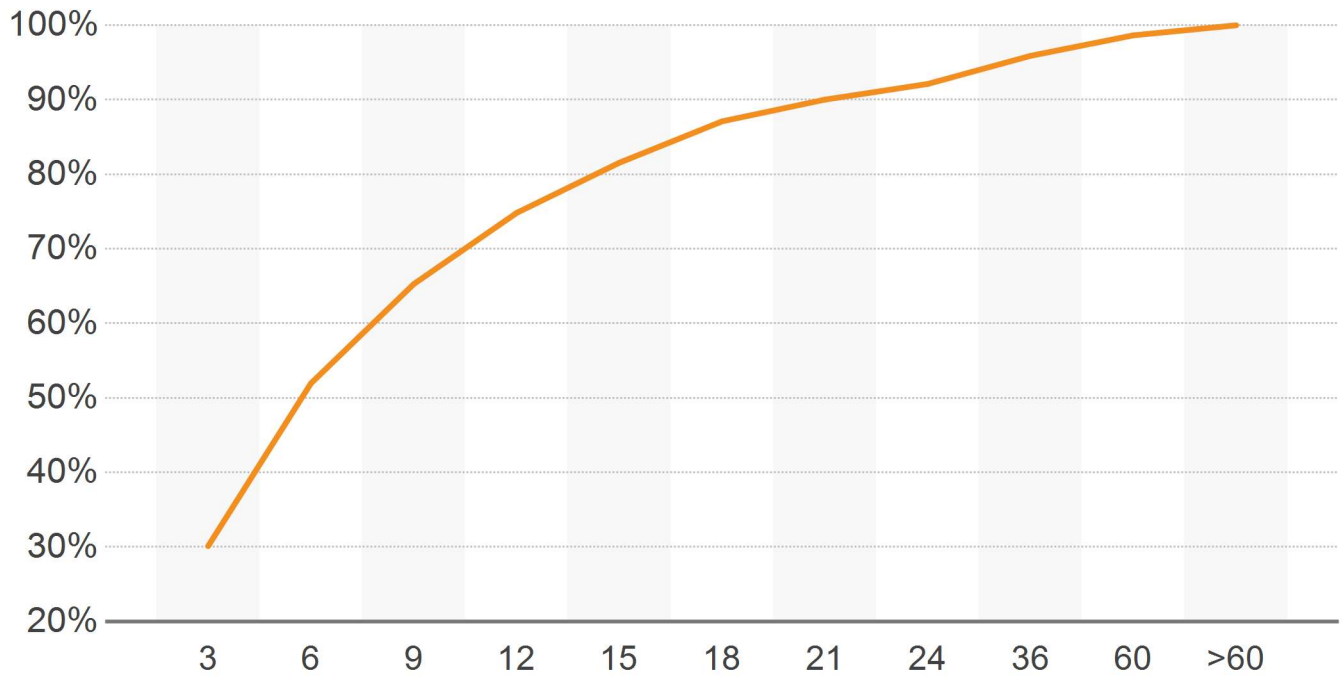
**MONTHS VACANT**

© 2022 CoStar Group - Licensed to Realtec Commercial Real Estate Services - 1077316

# Leasing Demand



**PROBABILITY OF LEASING IN MONTHS**



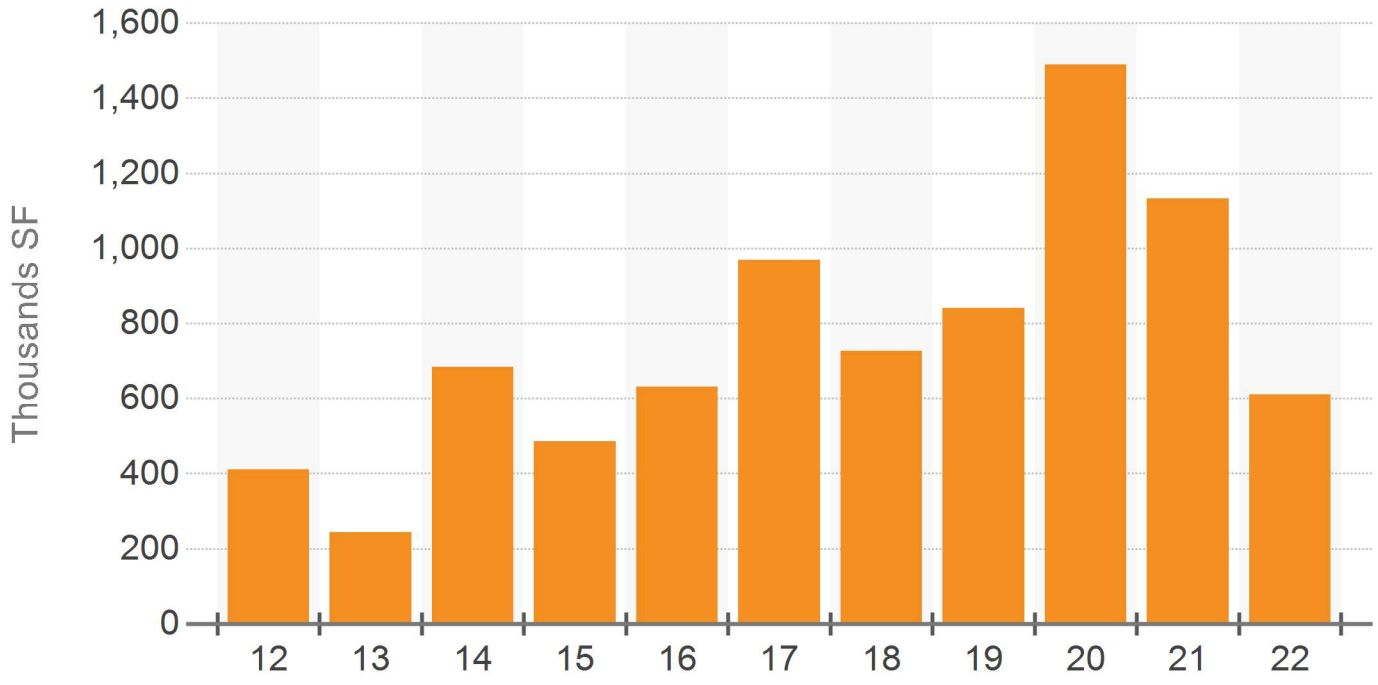



© 2022 CoStar Group - Licensed to Realtec Commercial Real Estate Services - 1077316

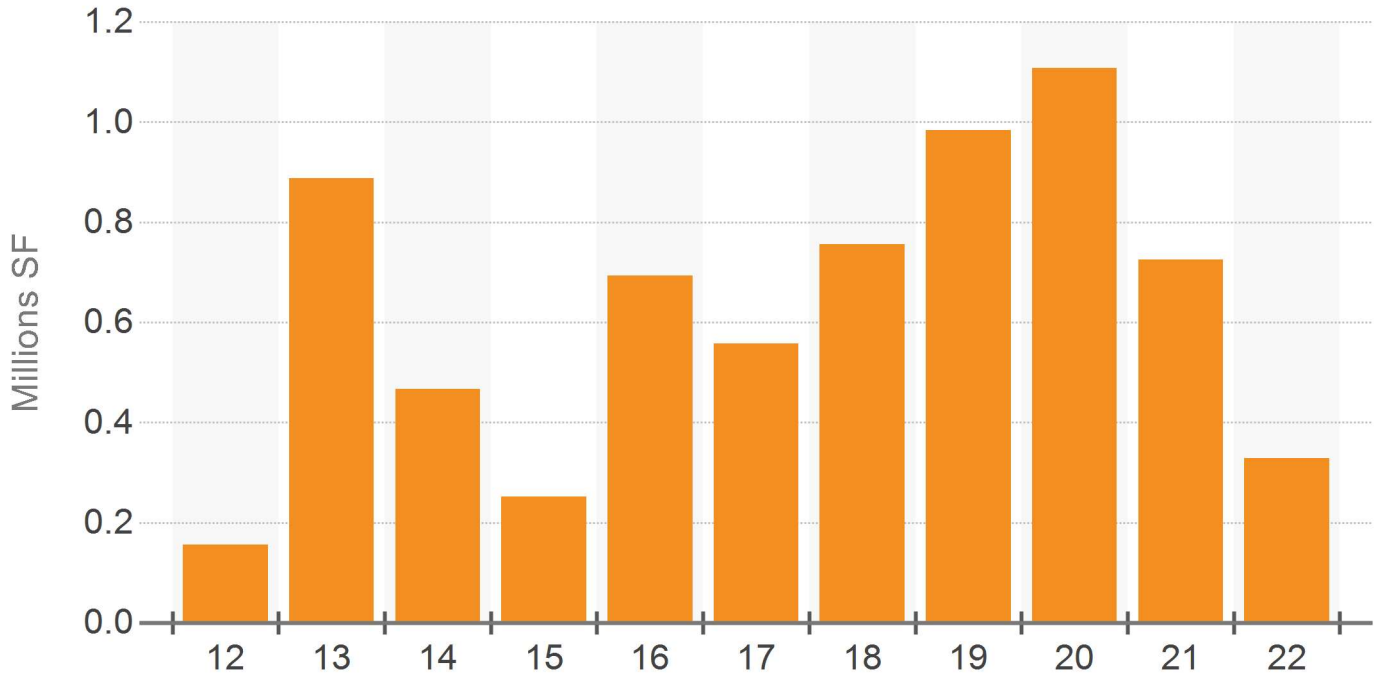
# Construction Activity

Industrial - Larimer/Weld County

**CONSTRUCTION STARTS**




**CONSTRUCTION DELIVERIES**



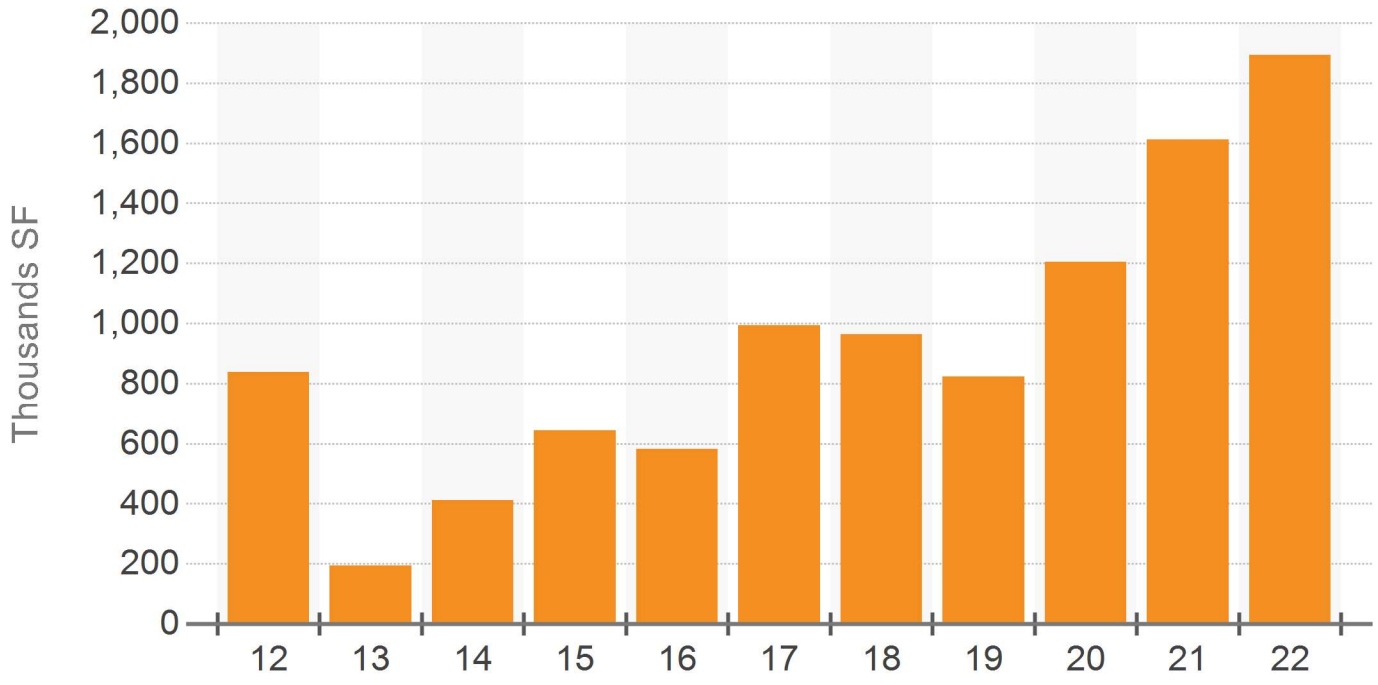


© 2022 CoStar Group - Licensed to Realtec Commercial Real Estate Services - 1077316

# Construction Activity



**UNDER CONSTRUCTION**



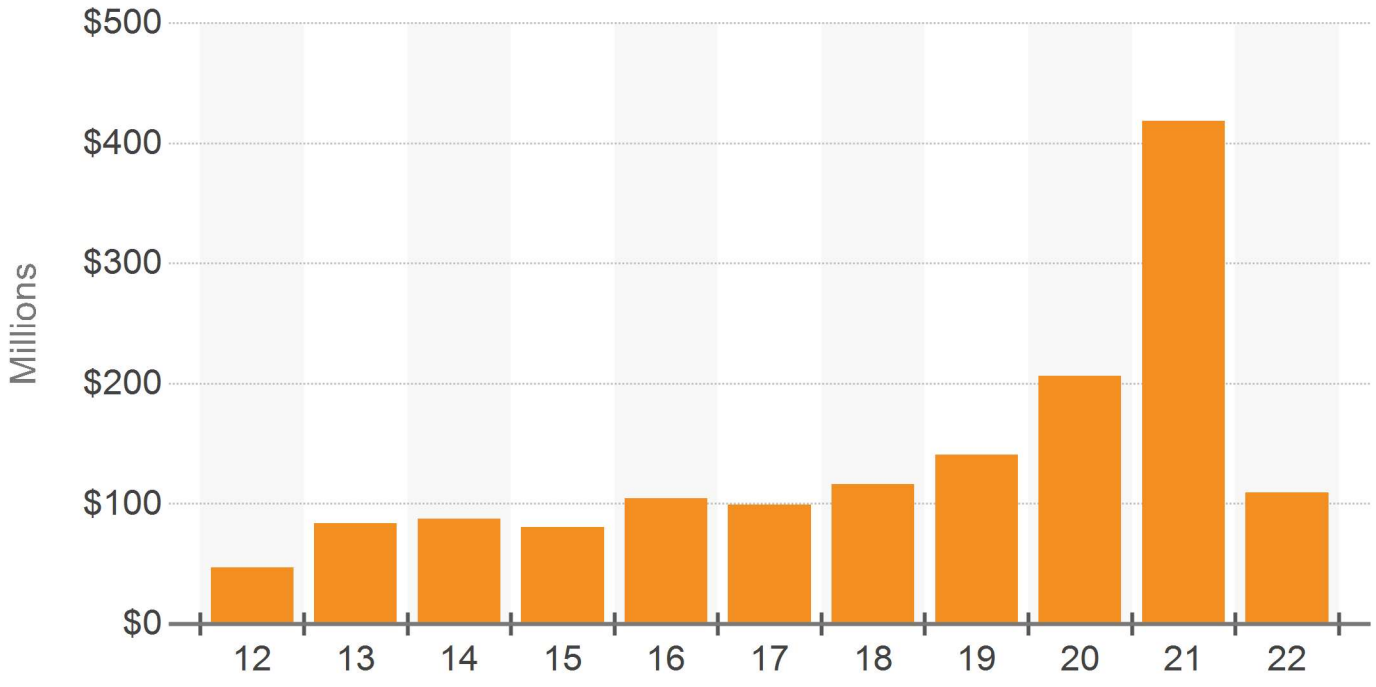


© 2022 CoStar Group - Licensed to Realtec Commercial Real Estate Services - 1077316

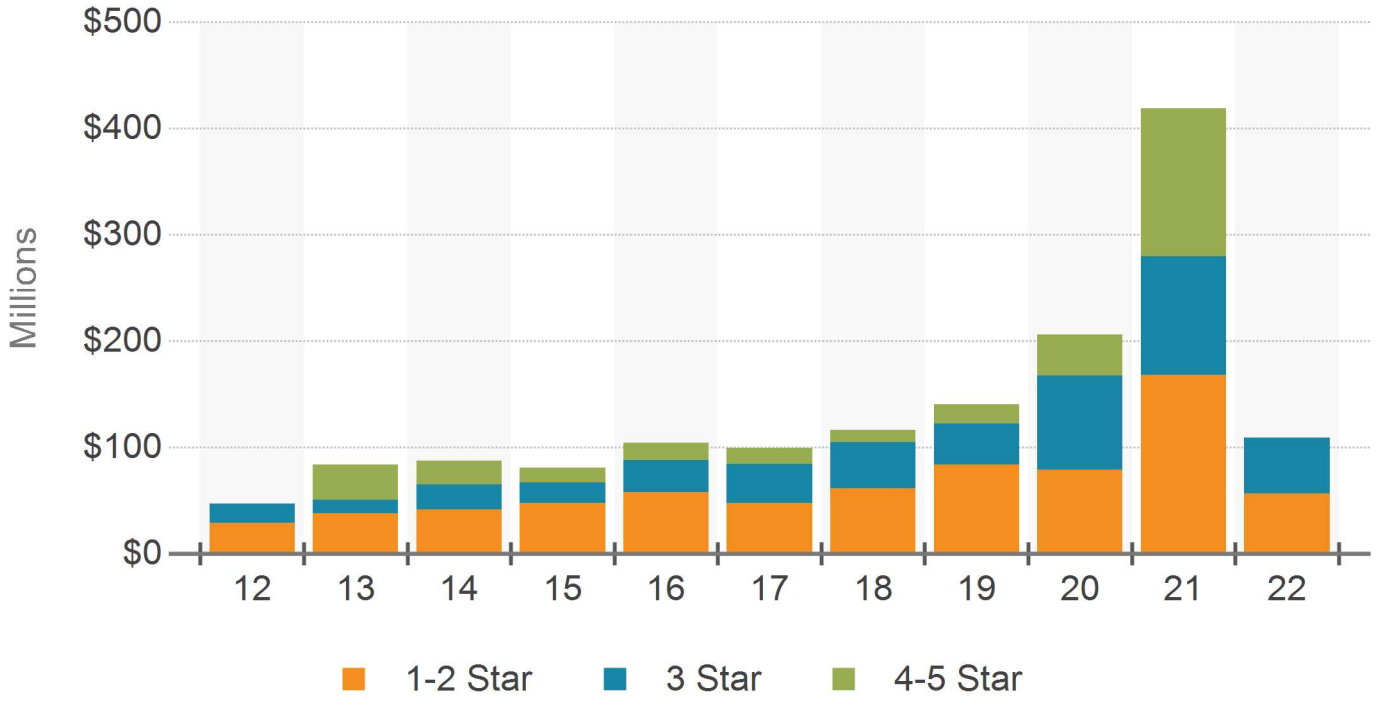
# Sales Volume



## SALES VOLUME




## SALES VOLUME BY STAR RATING



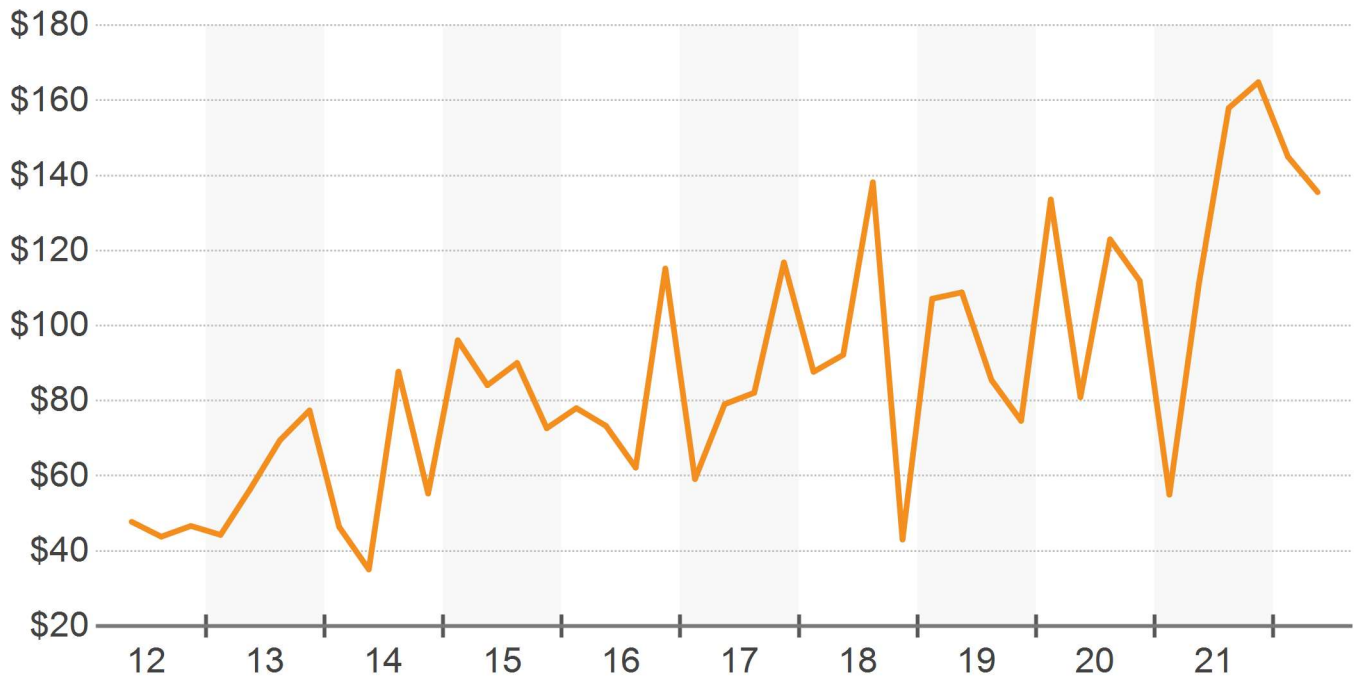



© 2022 CoStar Group - Licensed to Realtec Commercial Real Estate Services - 1077316

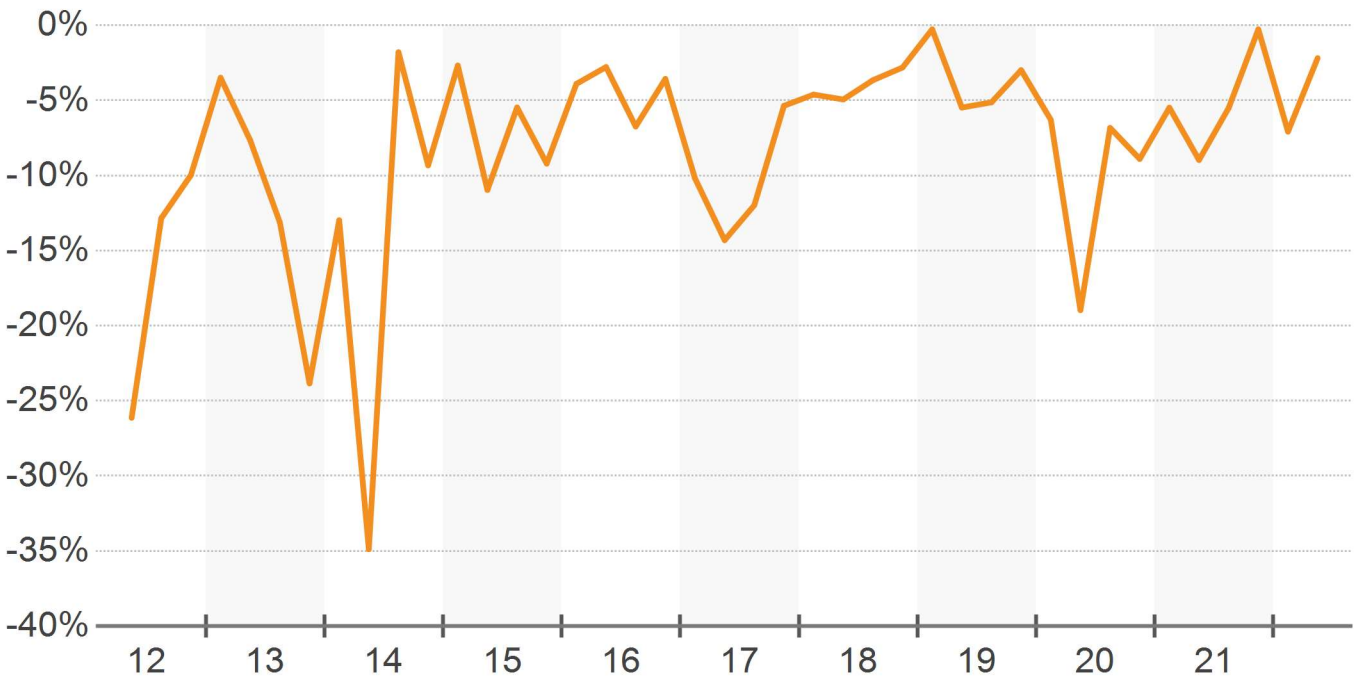
# Sales Pricing

Industrial - Larimer/Weld County

**AVERAGE SALE PRICE PER SF**




**SALE TO ASKING PRICE DIFFERENTIAL**





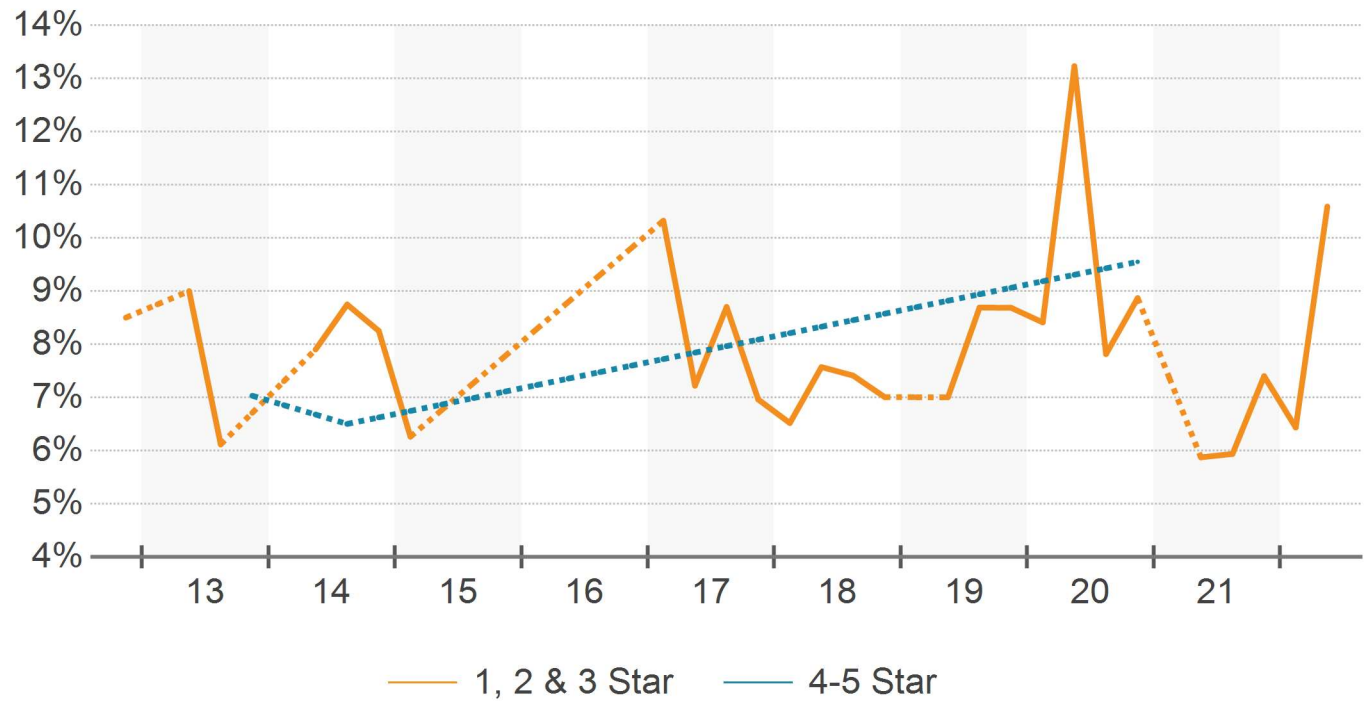
© 2022 CoStar Group - Licensed to Realtec Commercial Real Estate Services - 1077316

# Sales Pricing

Industrial - Larimer/Weld County

**CAP RATE**

**CAP RATE BY STAR RATING**





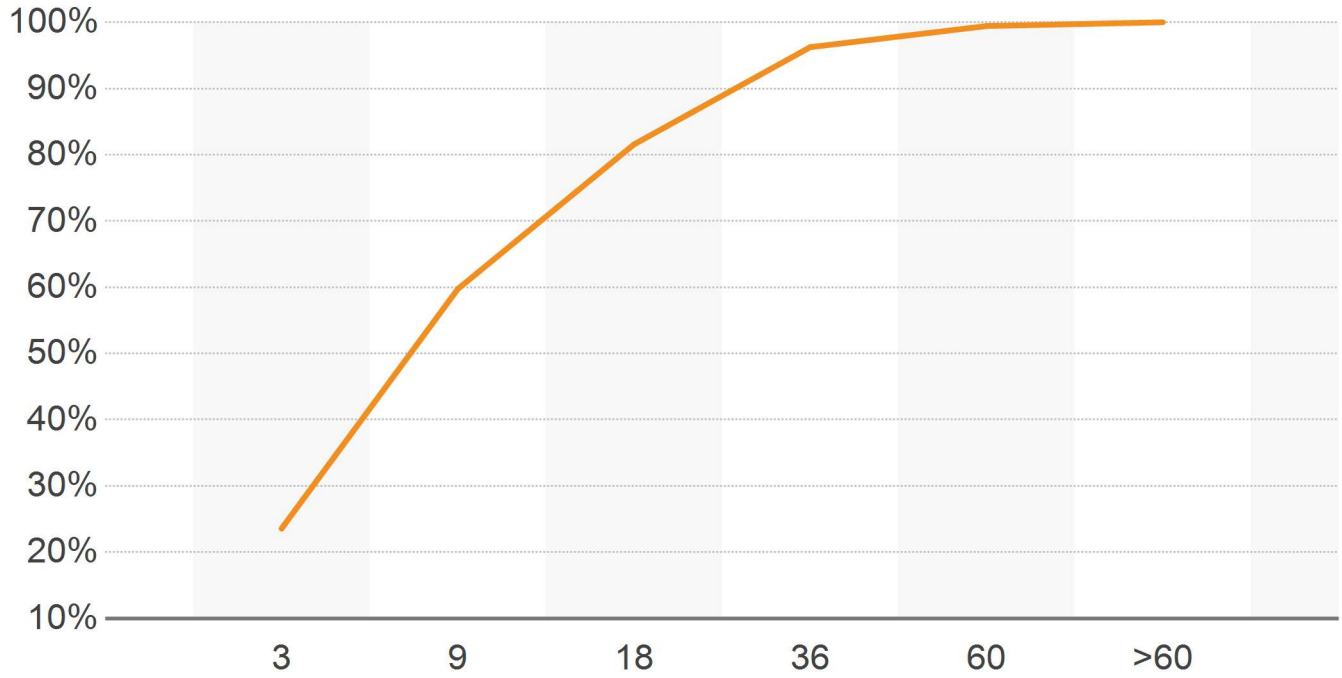
© 2022 CoStar Group - Licensed to Realtec Commercial Real Estate Services - 1077316

# Sales Pricing

Industrial - Larimer/Weld County

**MONTHS TO SALE**

**PROBABILITY OF SELLING IN MONTHS**

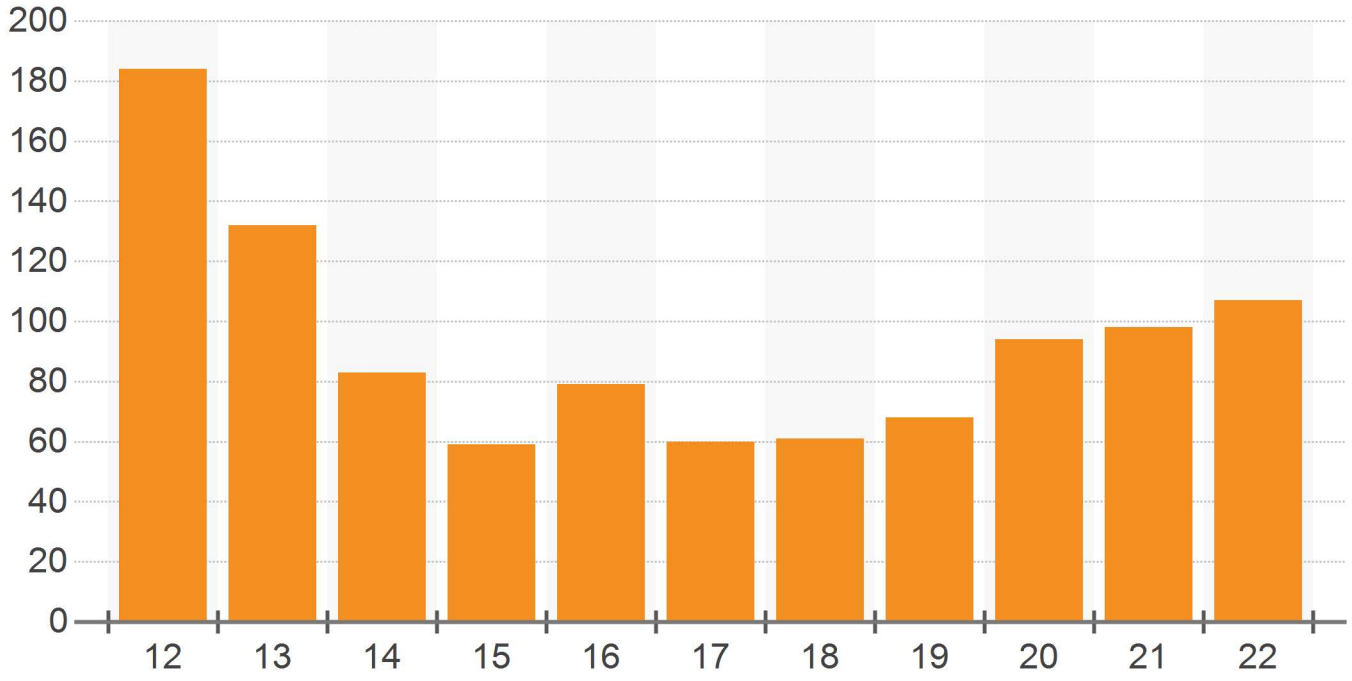




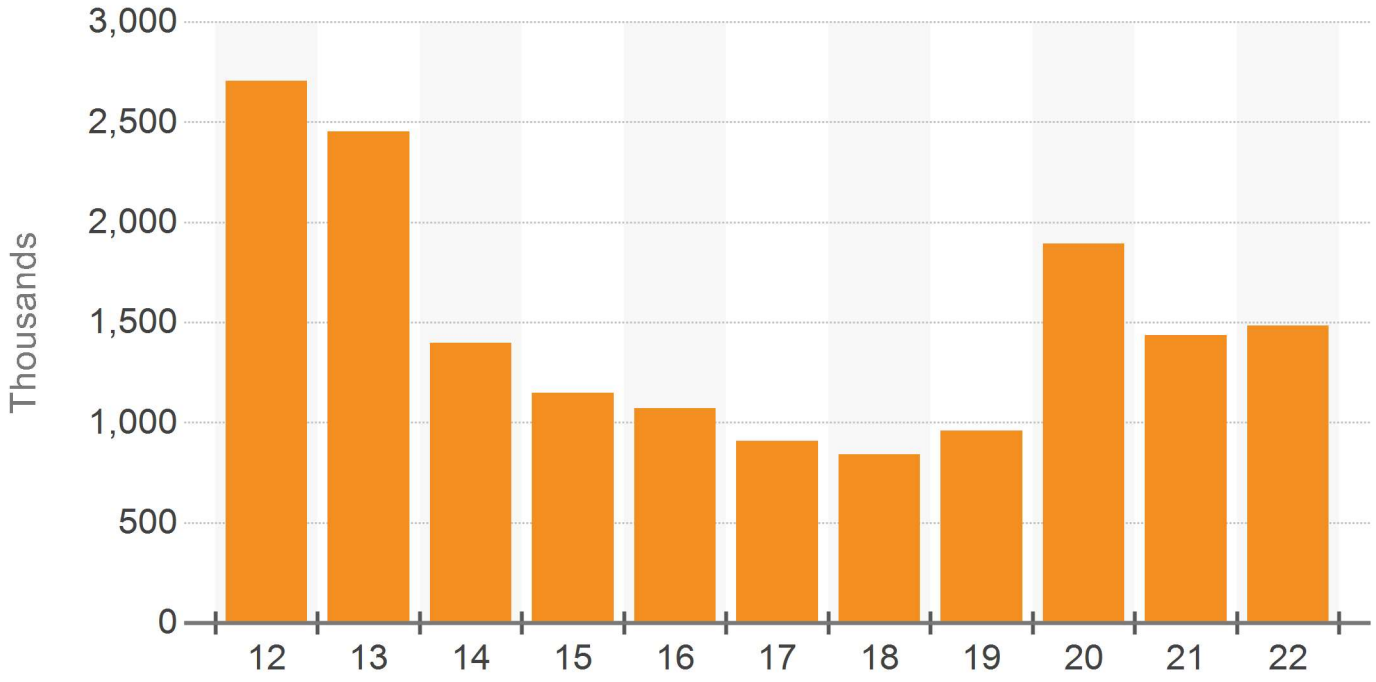
© 2022 CoStar Group - Licensed to Realtec Commercial Real Estate Services - 1077316

# For Sale

## FOR SALE TOTAL LISTINGS



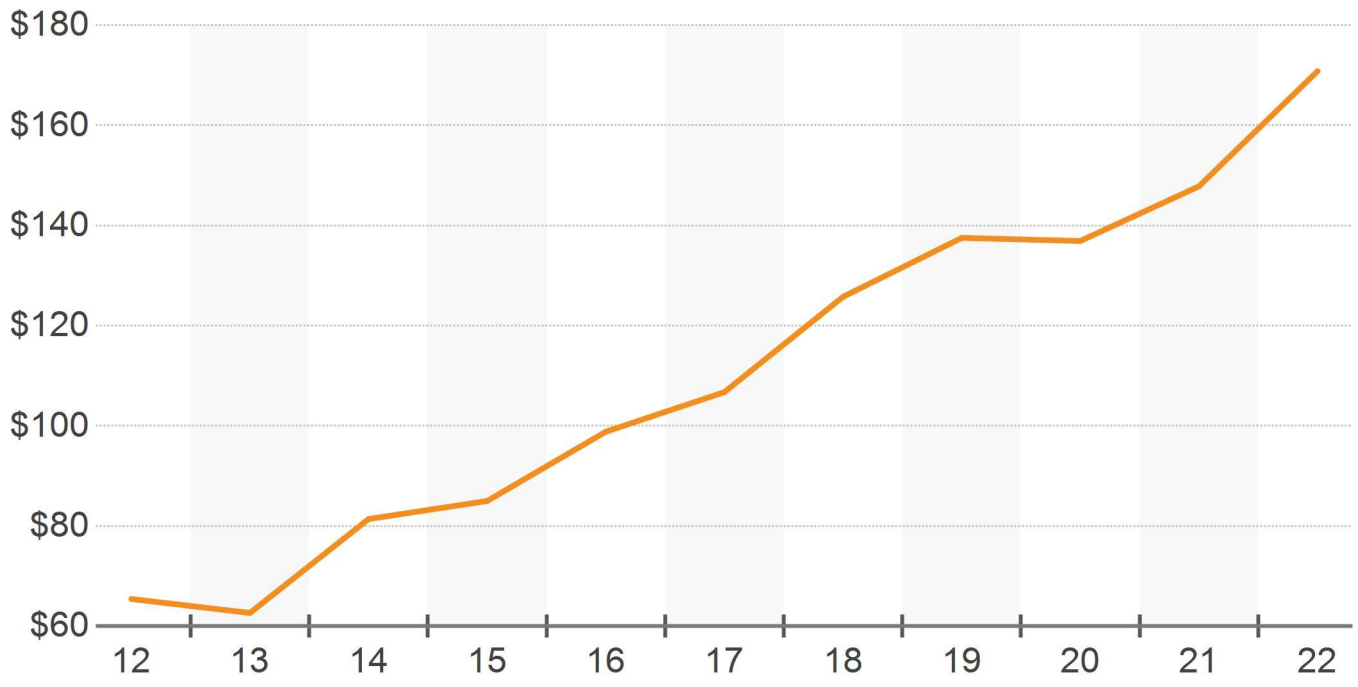

## FOR SALE TOTAL SF





© 2022 CoStar Group - Licensed to Realtec Commercial Real Estate Services - 1077316

**ASKING PRICE PER SF**



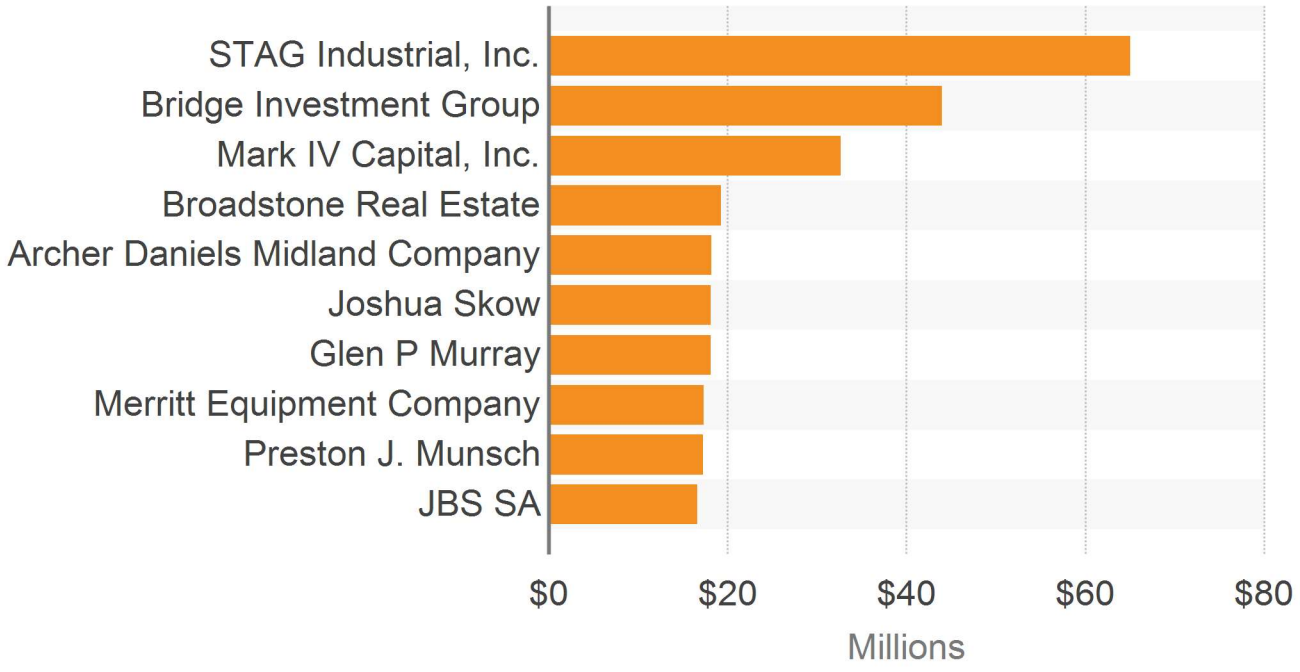



© 2022 CoStar Group - Licensed to Realtec Commercial Real Estate Services - 1077316

# Buyers & Sellers



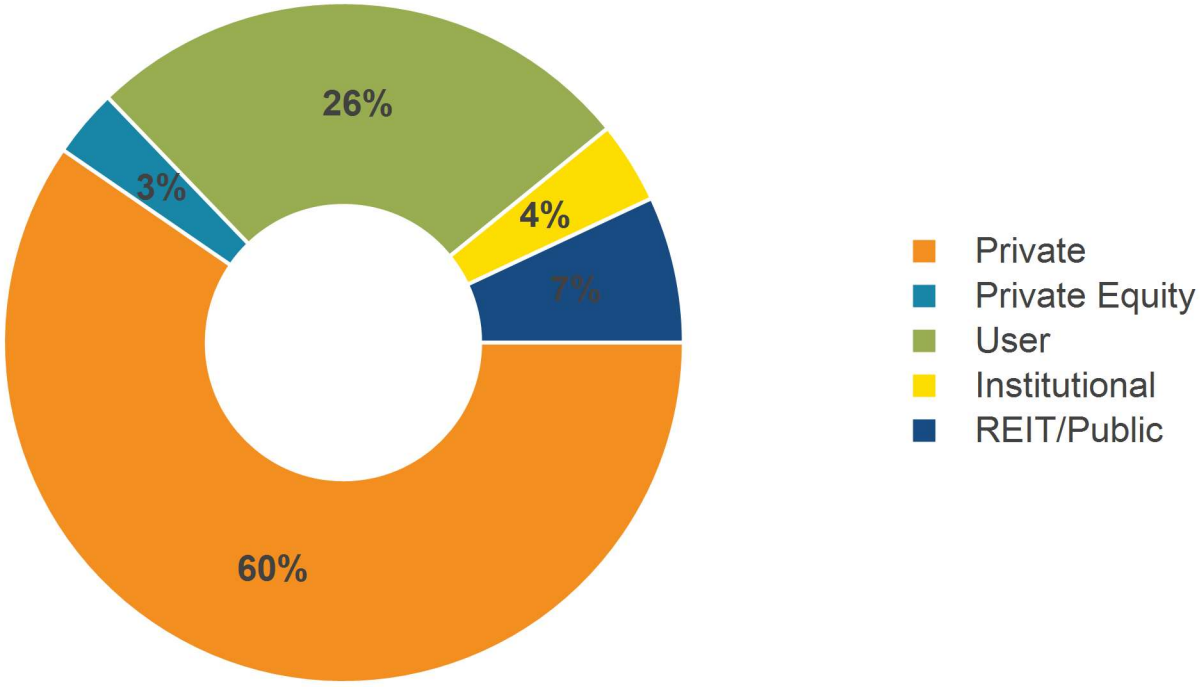
**TOP BUYERS**



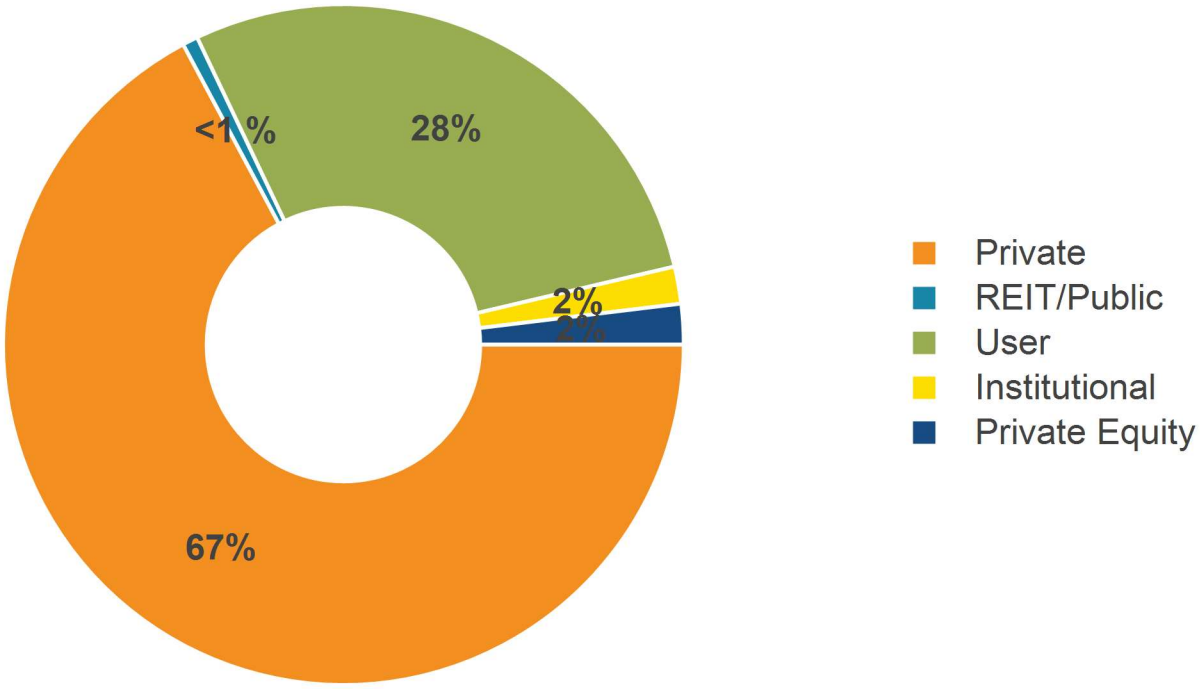

**TOP SELLERS**

© 2022 CoStar Group - Licensed to Realtec Commercial Real Estate Services - 1077316

**SALES VOLUME BY BUYER TYPE**




**SALES VOLUME BY SELLER TYPE**



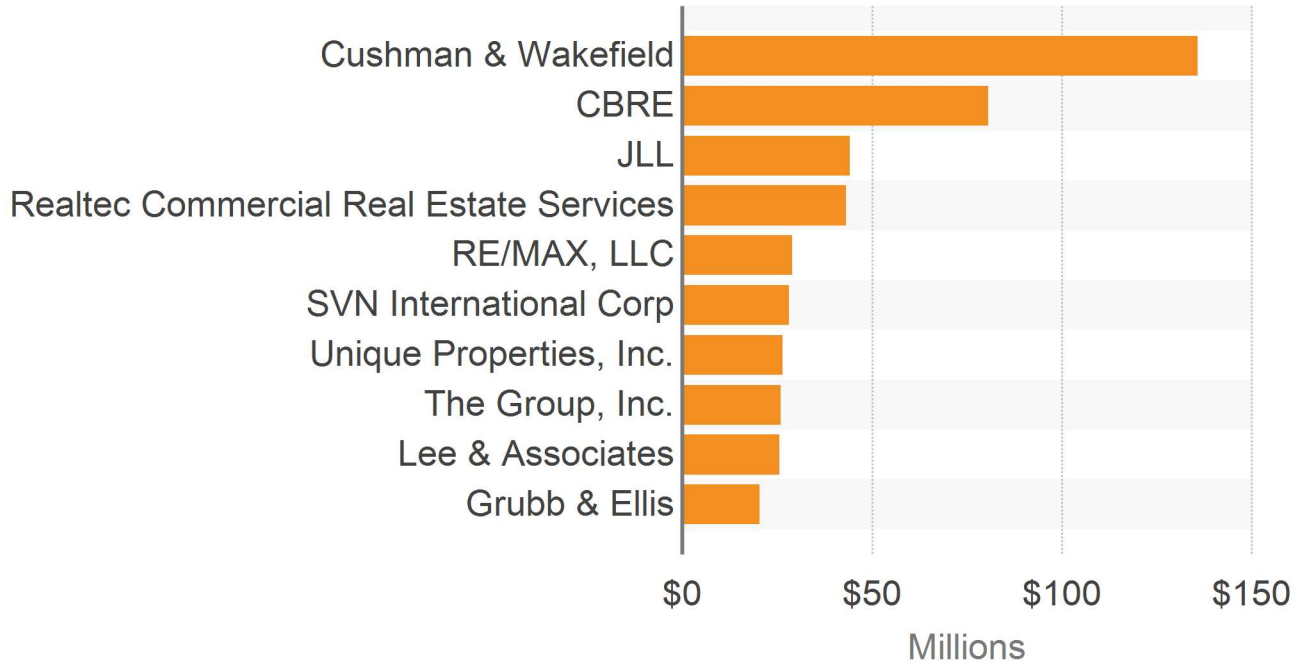



© 2022 CoStar Group - Licensed to Realtec Commercial Real Estate Services - 1077316

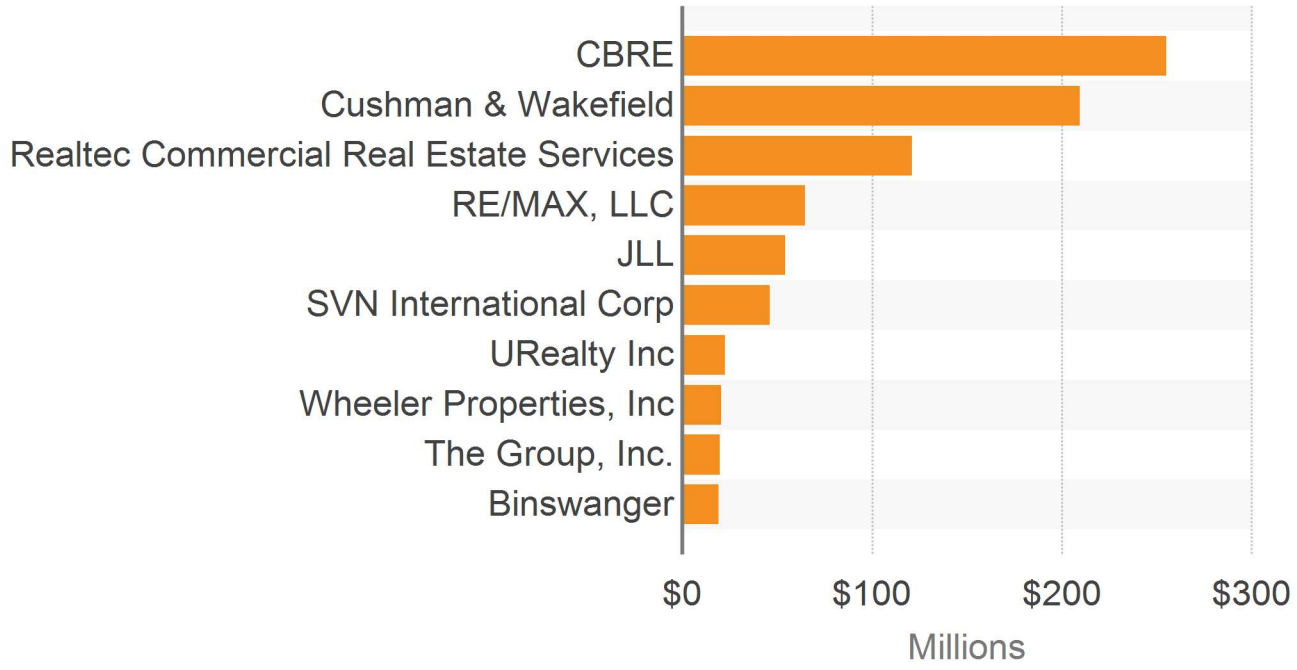
# Brokers



**TOP BUYER BROKERS**




**TOP SELLER BROKERS**






© 2022 CoStar Group - Licensed to Realtec Commercial Real Estate Services - 1077316