



Industrial/Flex Report – Larimer & Weld County

Q1 2026

PREPARED BY

REALTEC
COMMERCIAL REAL ESTATE SERVICES

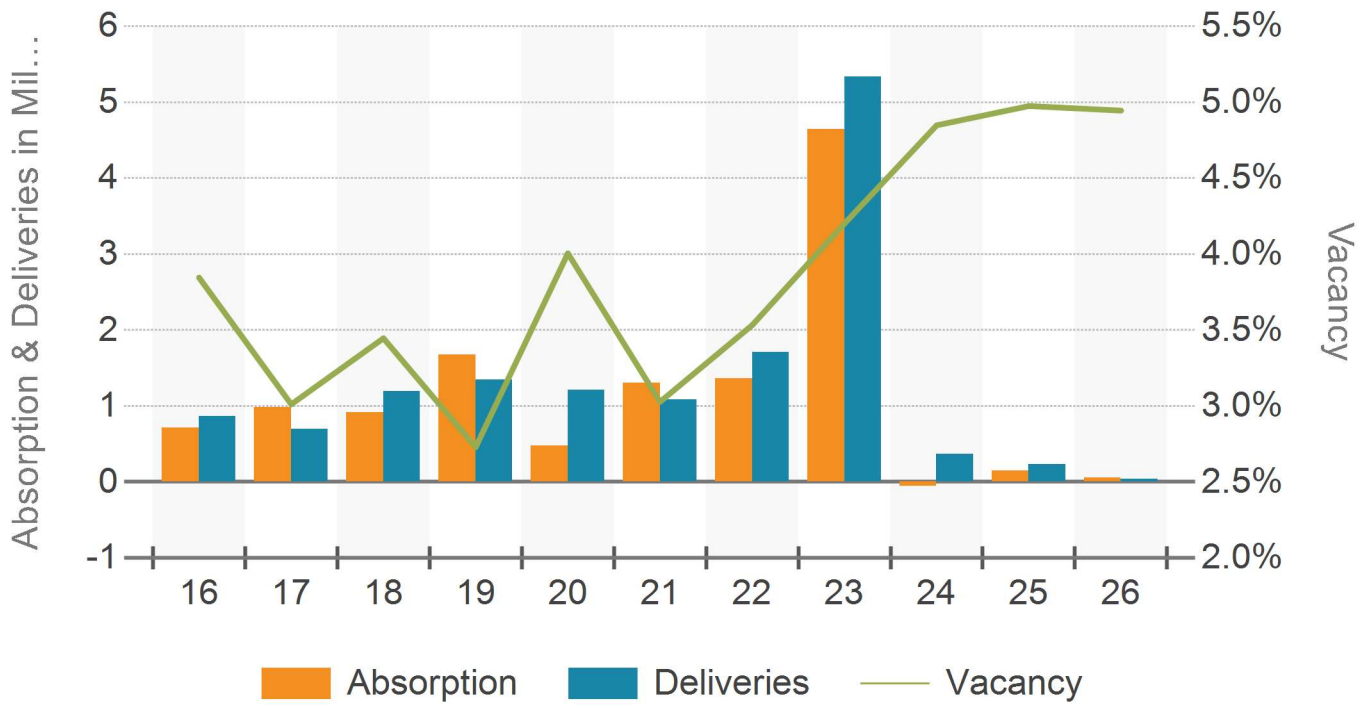
Jamie Globelnik
Broker



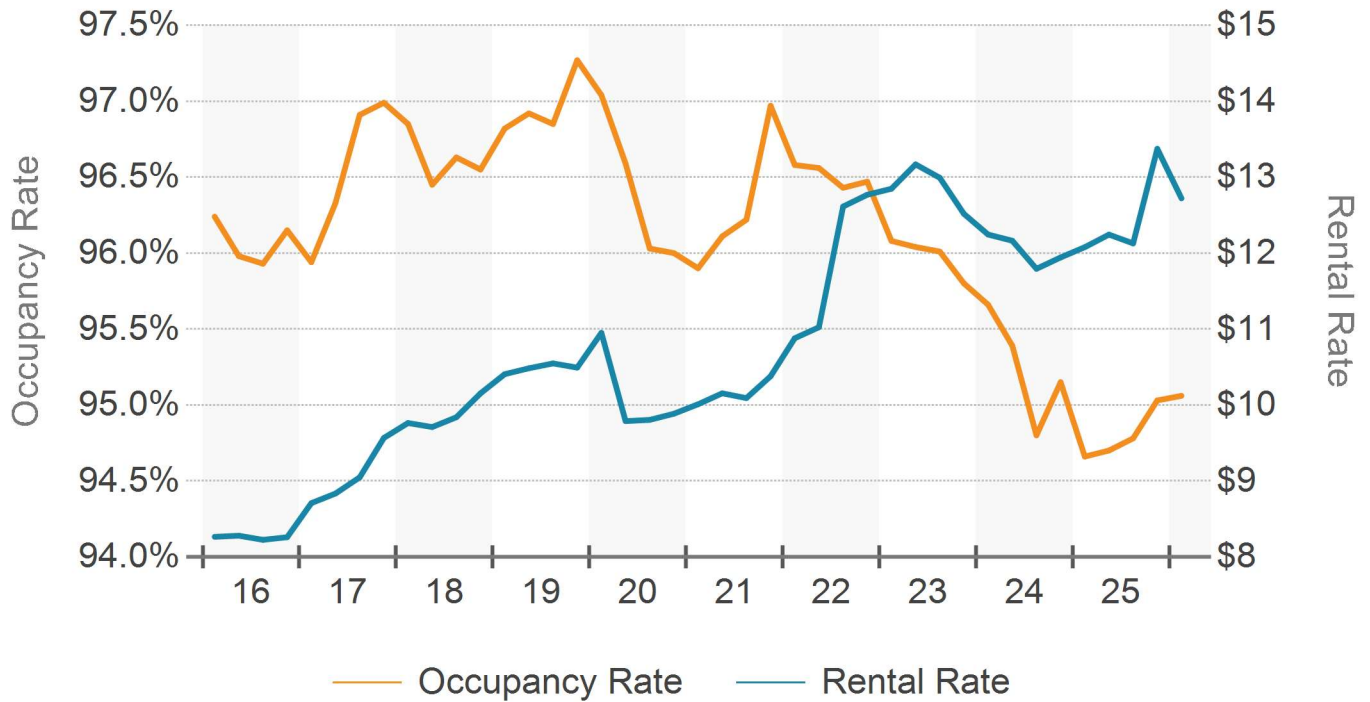
Overview

Industrial - Larimer/Weld County Q1 2026

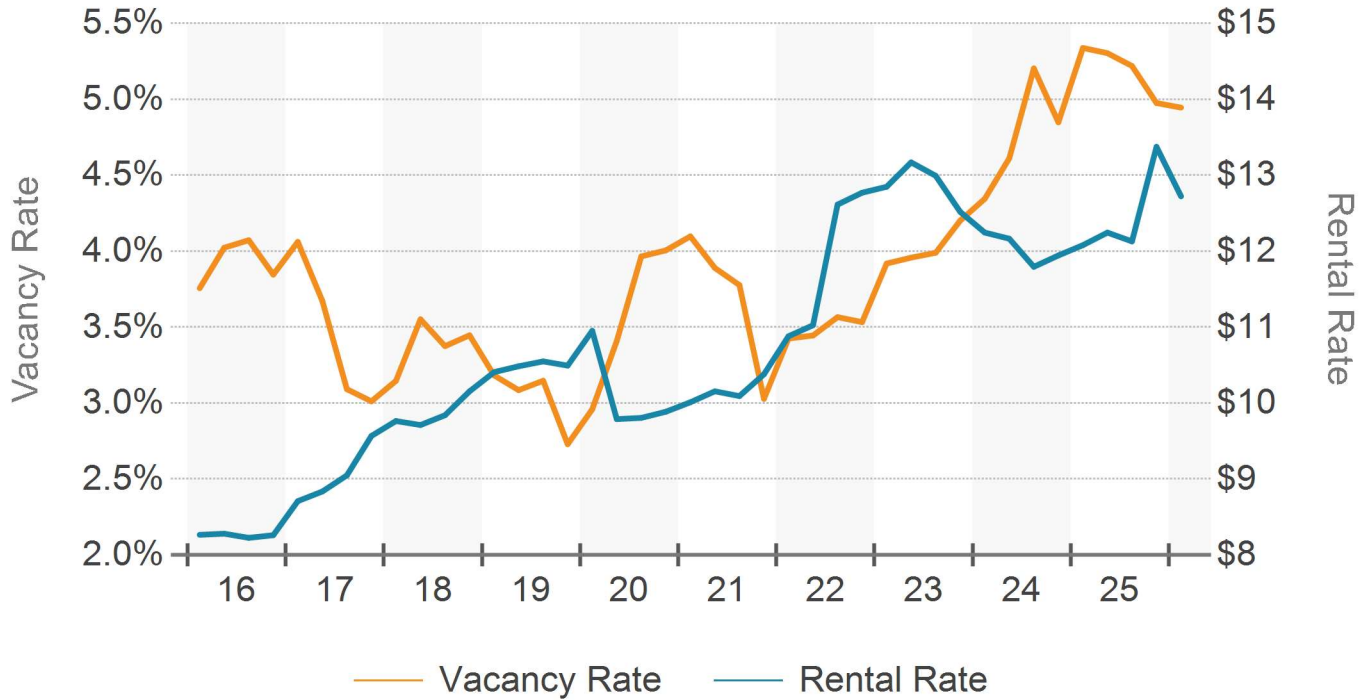
ABSORPTION, DELIVERIES, VACANCY



OCCUPANCY & RENTAL RATES



VACANCY & RENTAL RATES



SUMMARY STATISTICS

Availability	Survey	5-Year Avg
Rent Per SF	\$12.72	\$11.80
Vacancy Rate	4.9%	4.3%
Vacant SF	3,107,576	2,517,215
Availability Rate	6.1%	6.6%
Available SF	3,884,458	3,985,801
Sublet SF	149,008	94,088
Months on Market	7.0	5.0

Inventory	Survey	5-Year Avg
Existing Buildings	2,615	2,548
Existing SF	62,846,310	58,437,019
12 Mo. Const. Starts	99,344	1,469,856
Under Construction	433,215	1,955,710
12 Mo. Deliveries	272,161	1,729,543

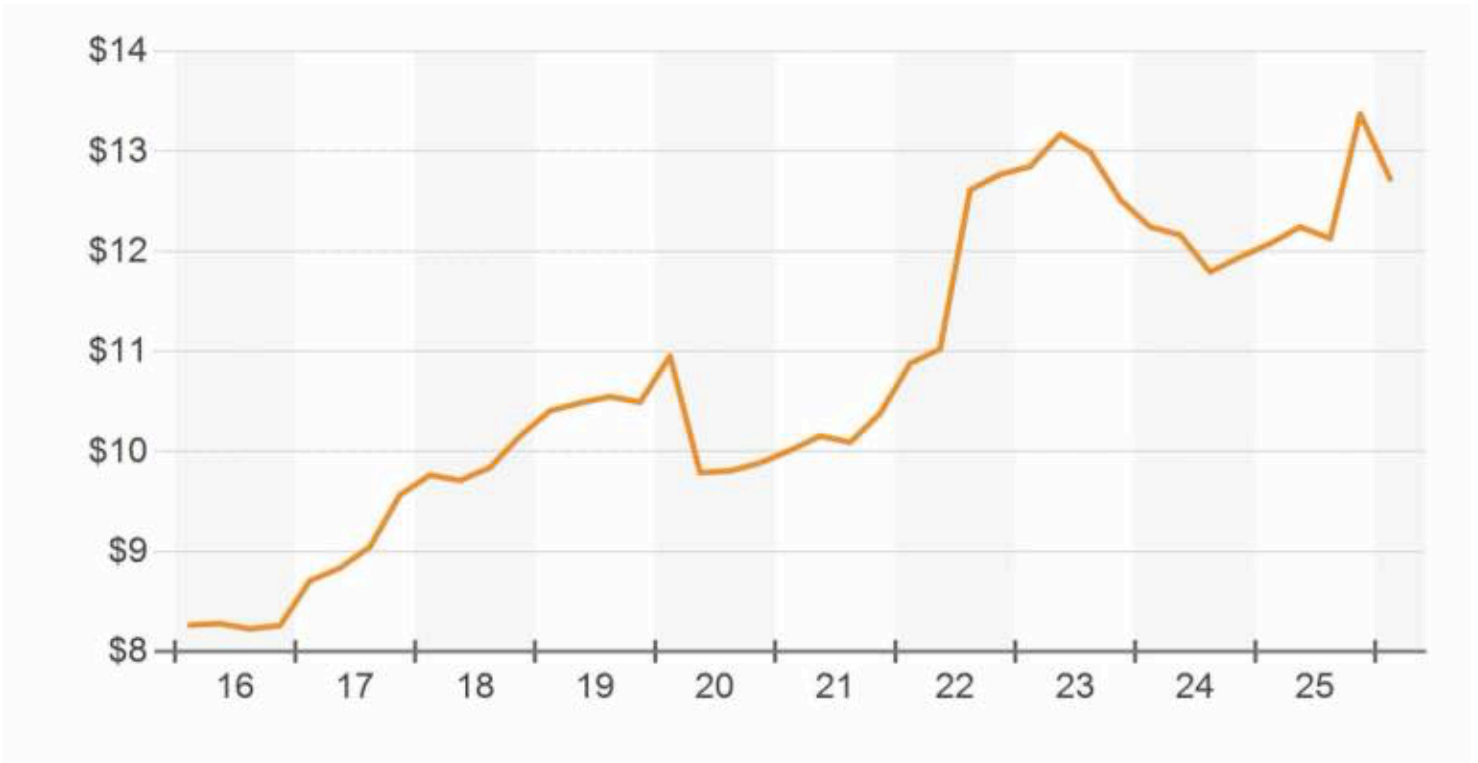
Demand	Survey	5-Year Avg
12 Mo. Absorption SF	222,200	1,467,579
12 Mo. Leasing SF	1,851,695	1,908,838

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$168	\$148
Asking Price Per SF	\$266	\$221
Sales Volume (Mil.)	\$408	\$332
Cap Rate	5.4%	6.6%

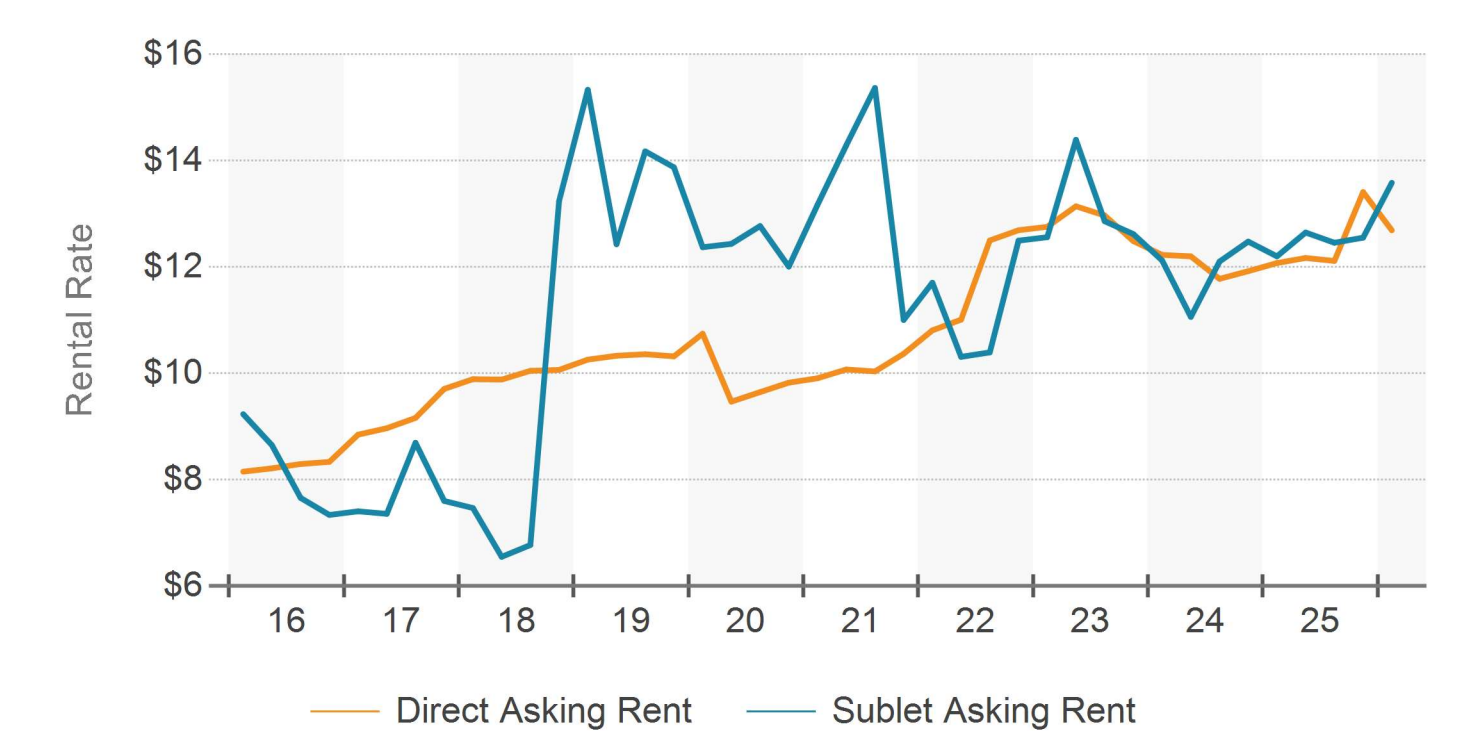
Rental Rates

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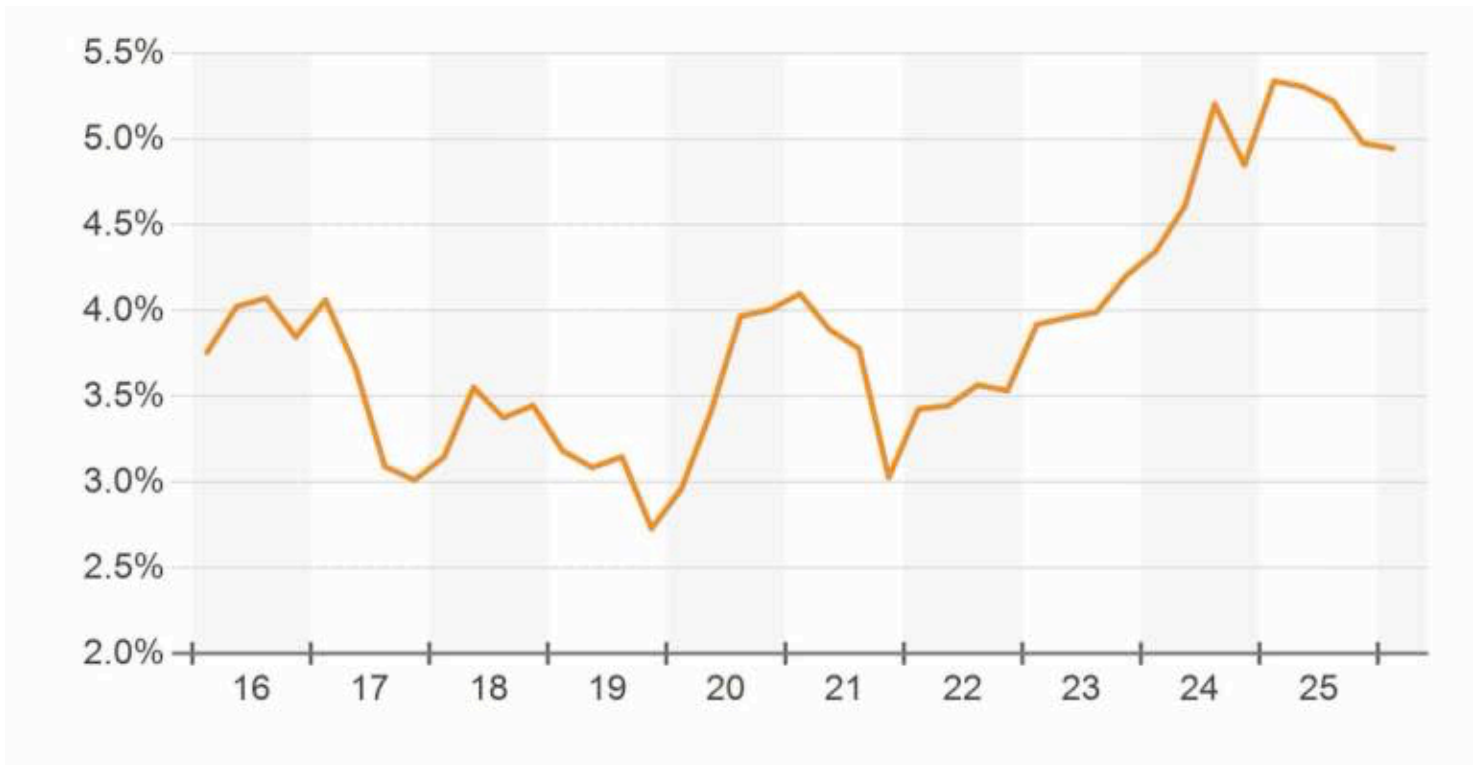
ASKING RENT PER SF



DIRECT & SUBLET RENTAL RATES



VACANCY RATE



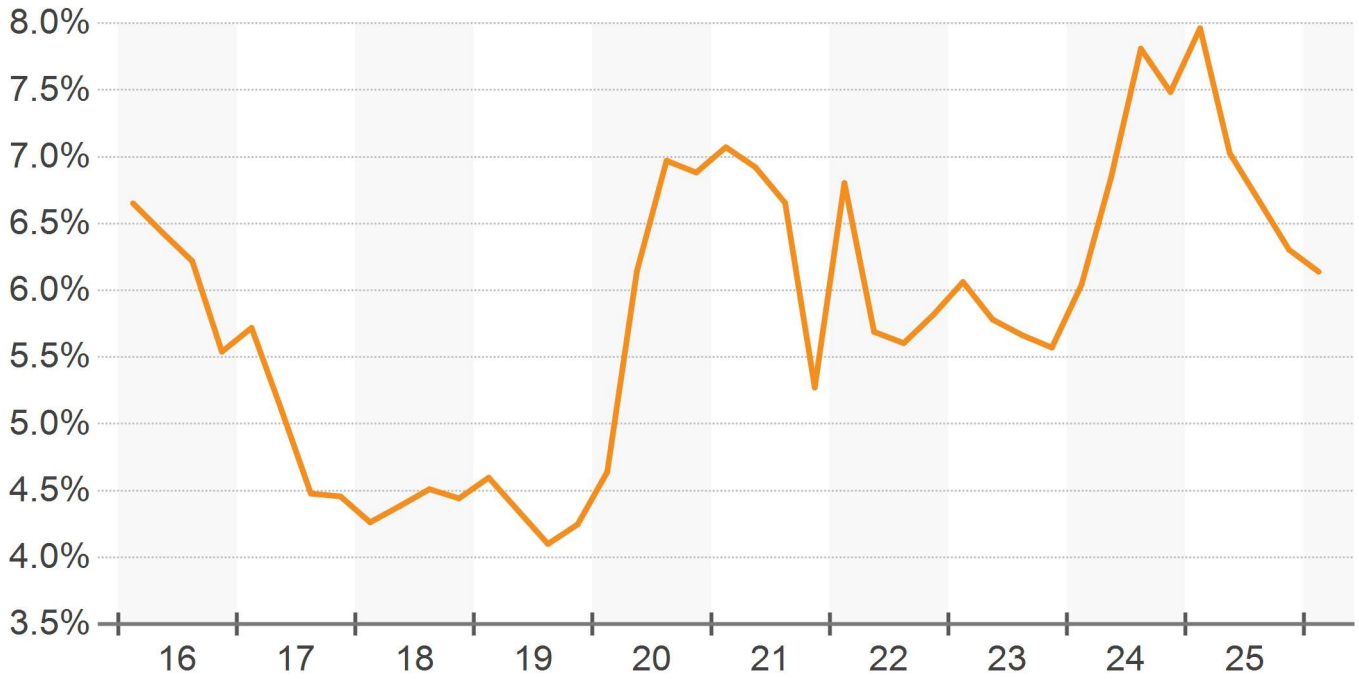
SUBLEASE VACANCY RATE



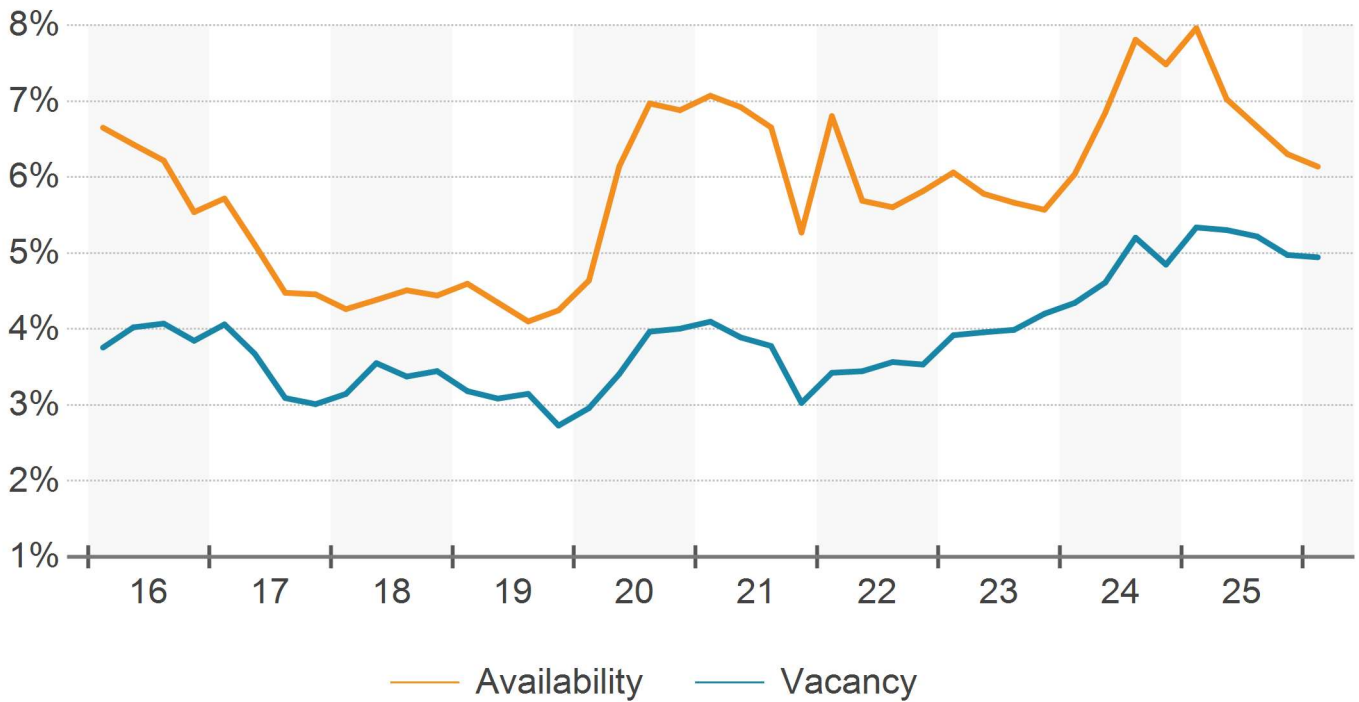
Vacancy & Availability

Industrial - Larimer/Weld County Q1 2026

AVAILABILITY RATE



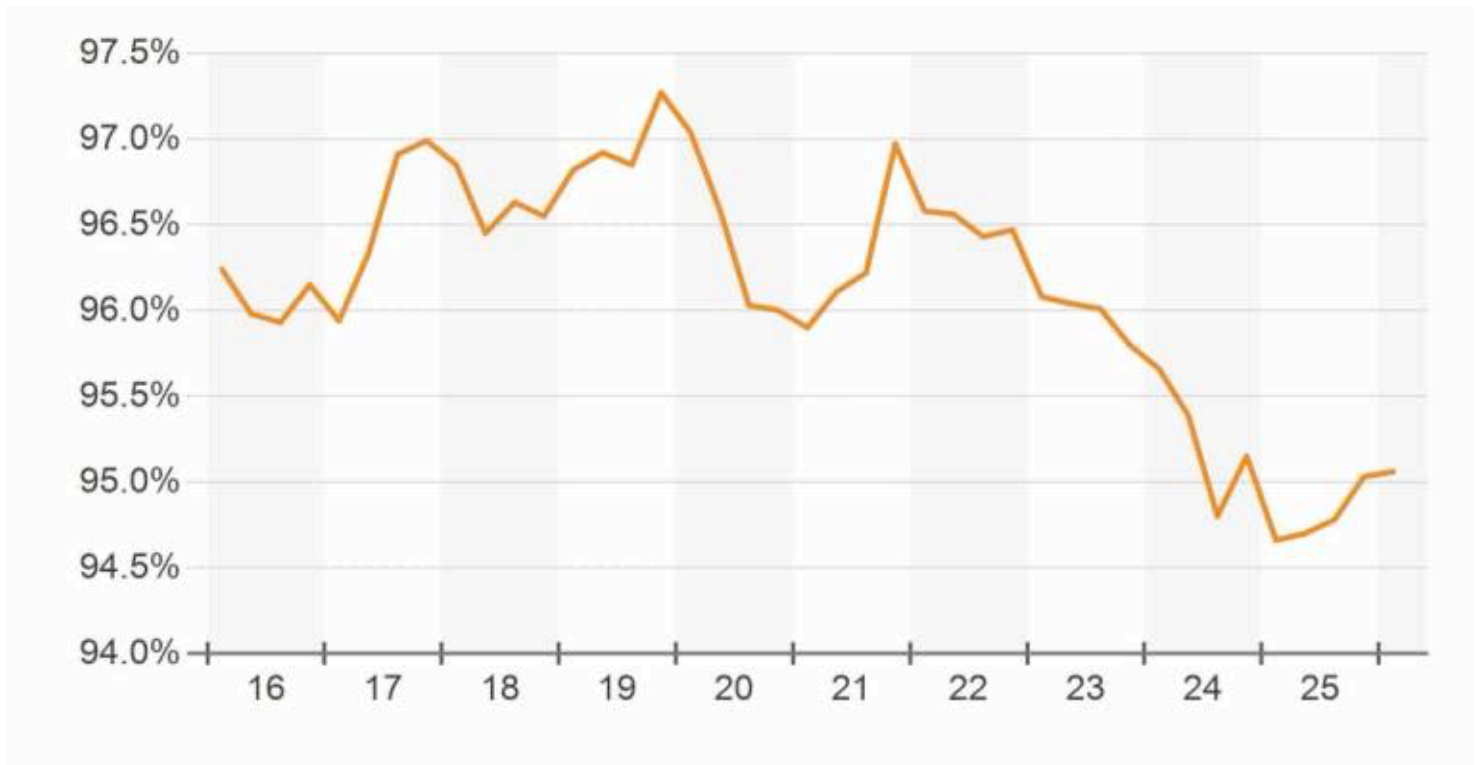
AVAILABILITY & VACANCY RATE



Vacancy & Availability

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OCCUPANCY RATE



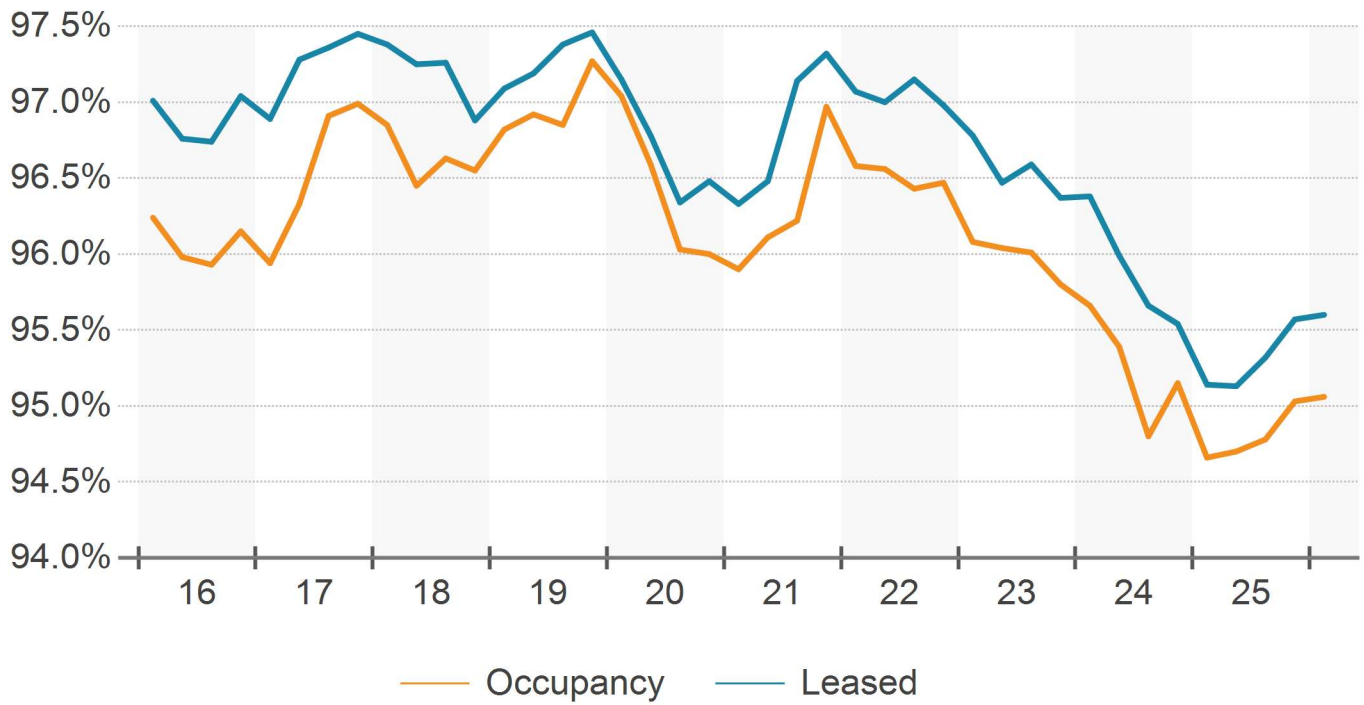
PERCENT LEASED RATE



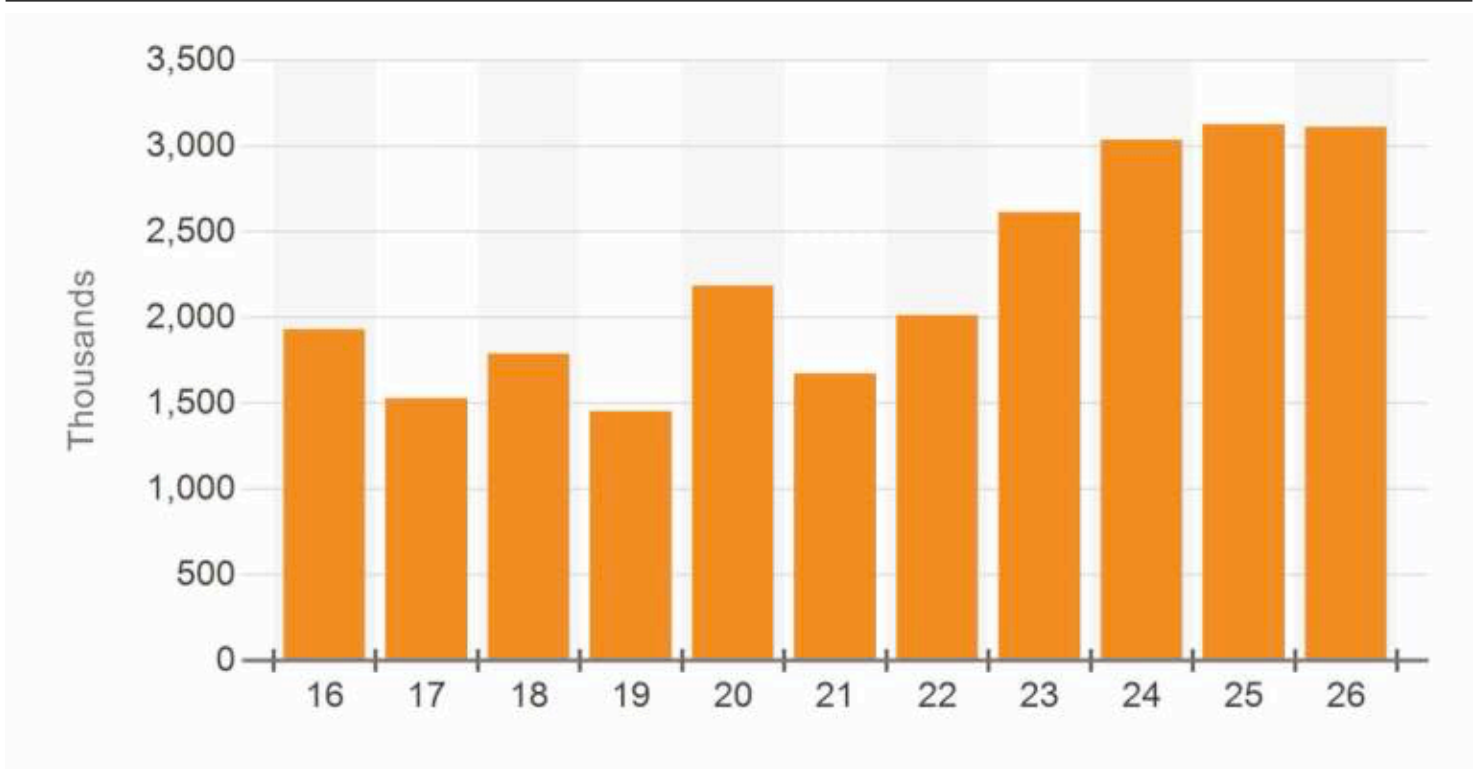
Vacancy & Availability

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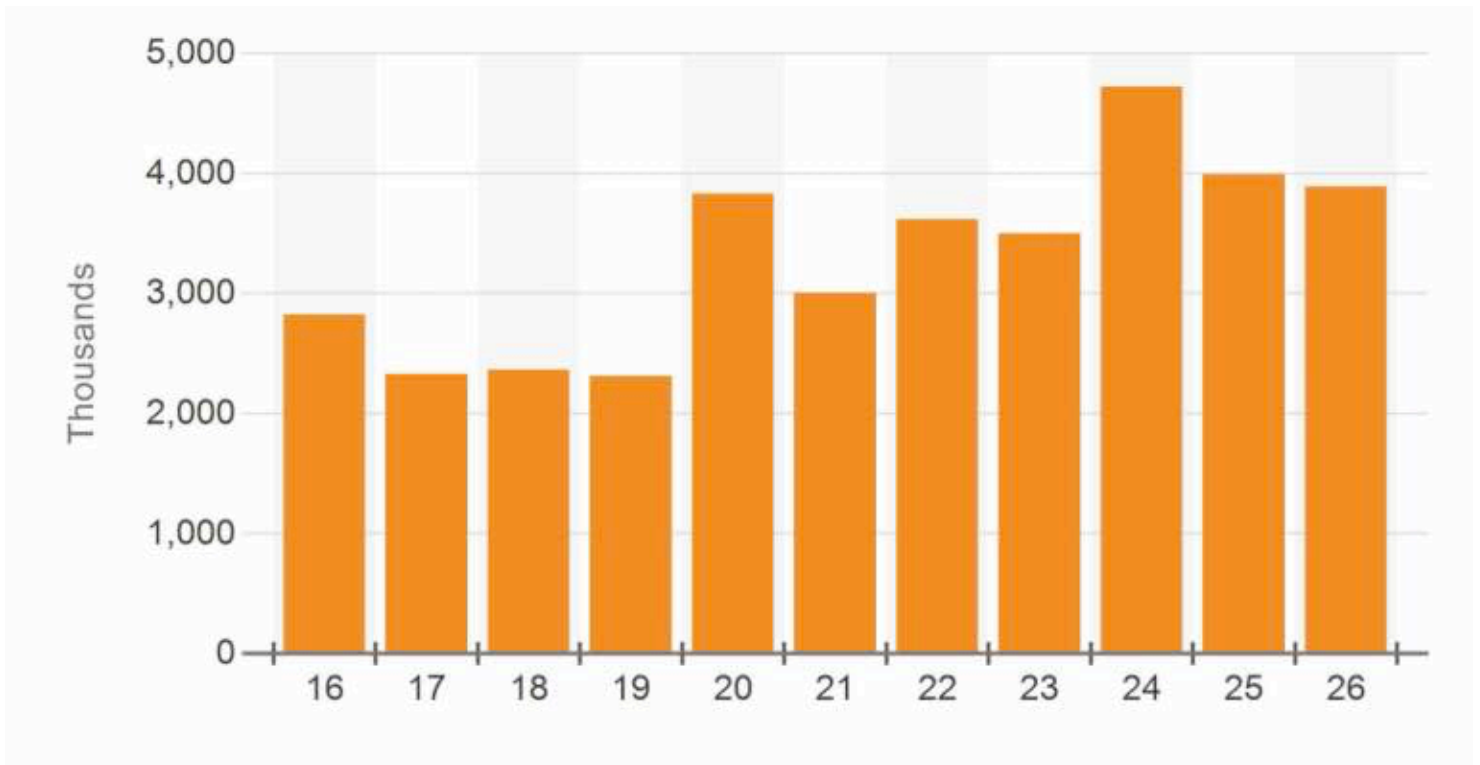
OCCUPANCY & PERCENT LEASED



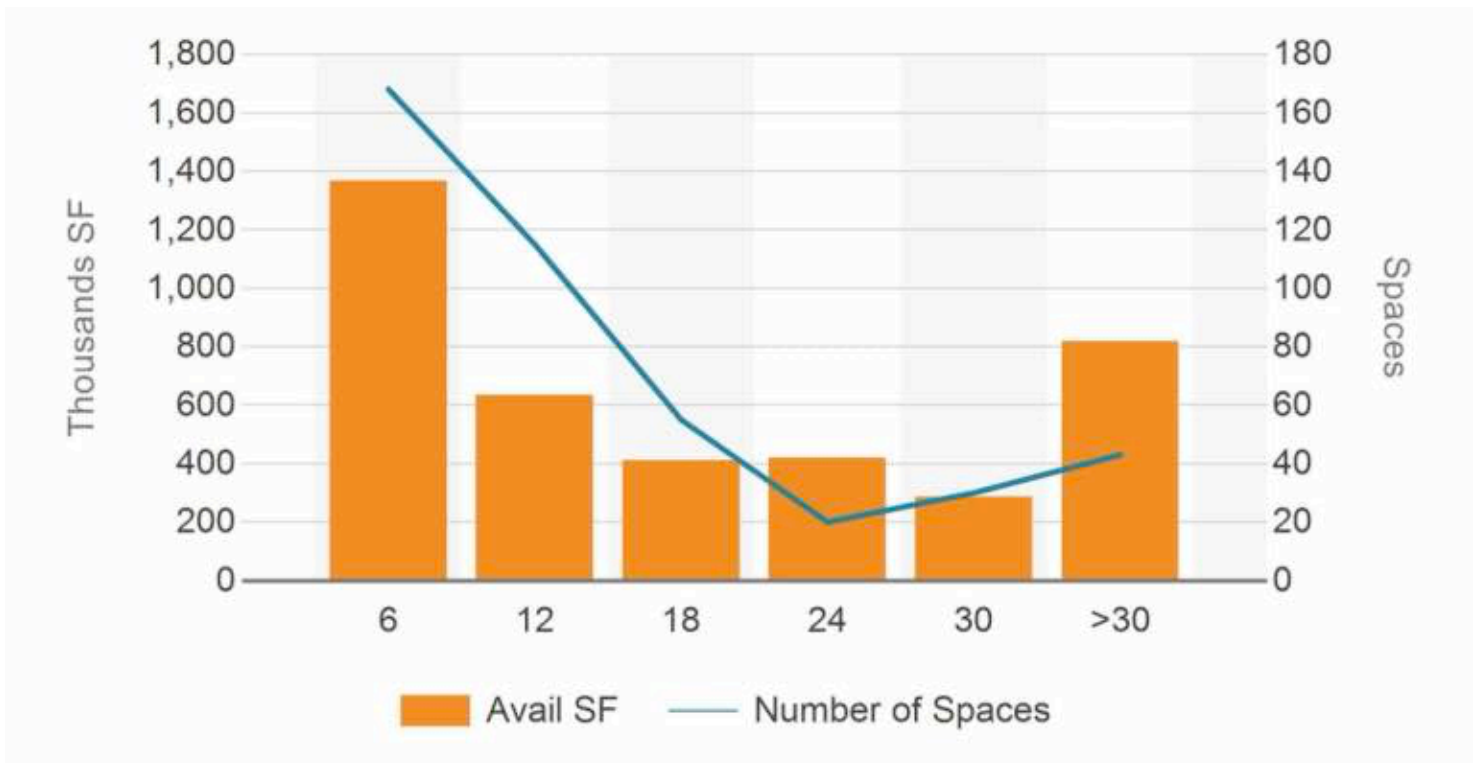
VACANT SF



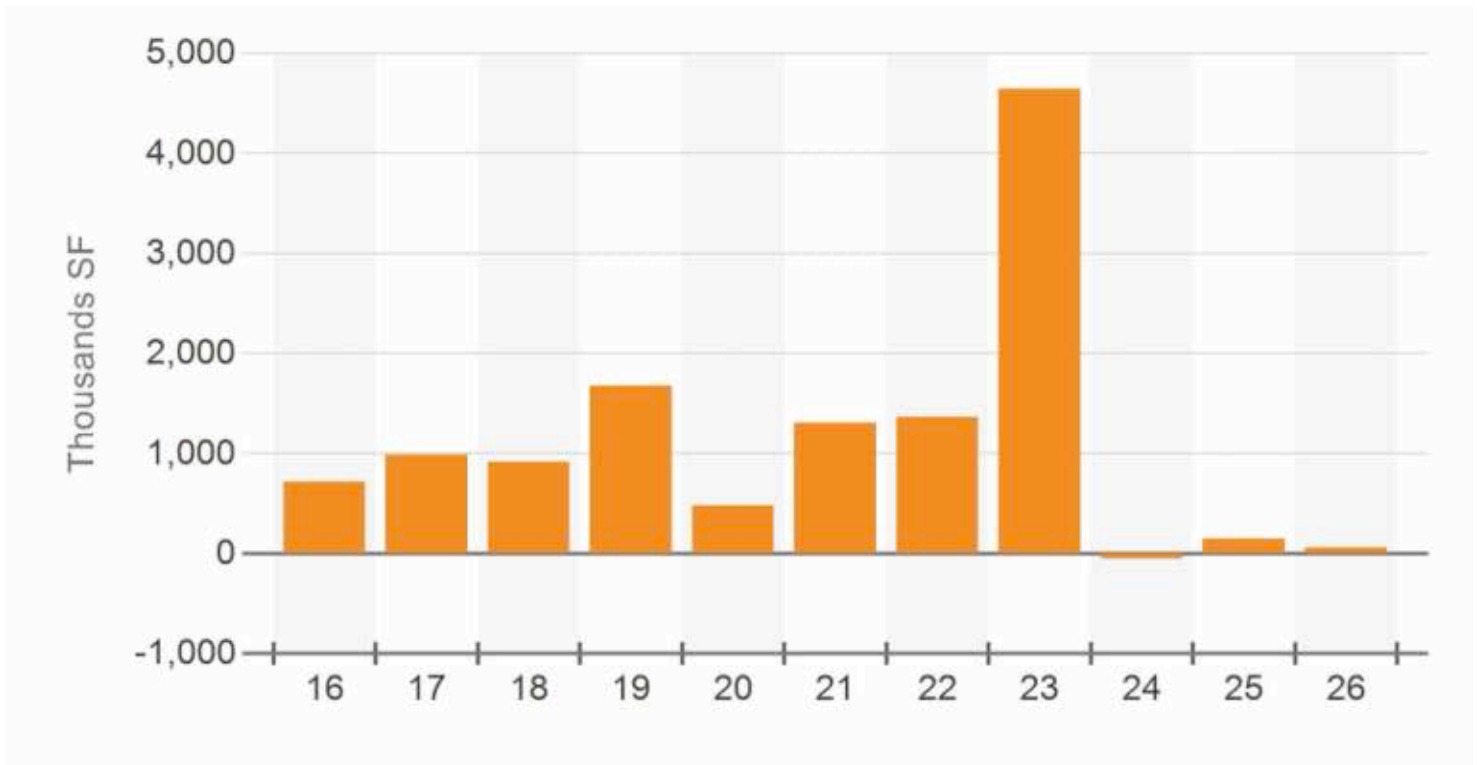
AVAILABLE SF



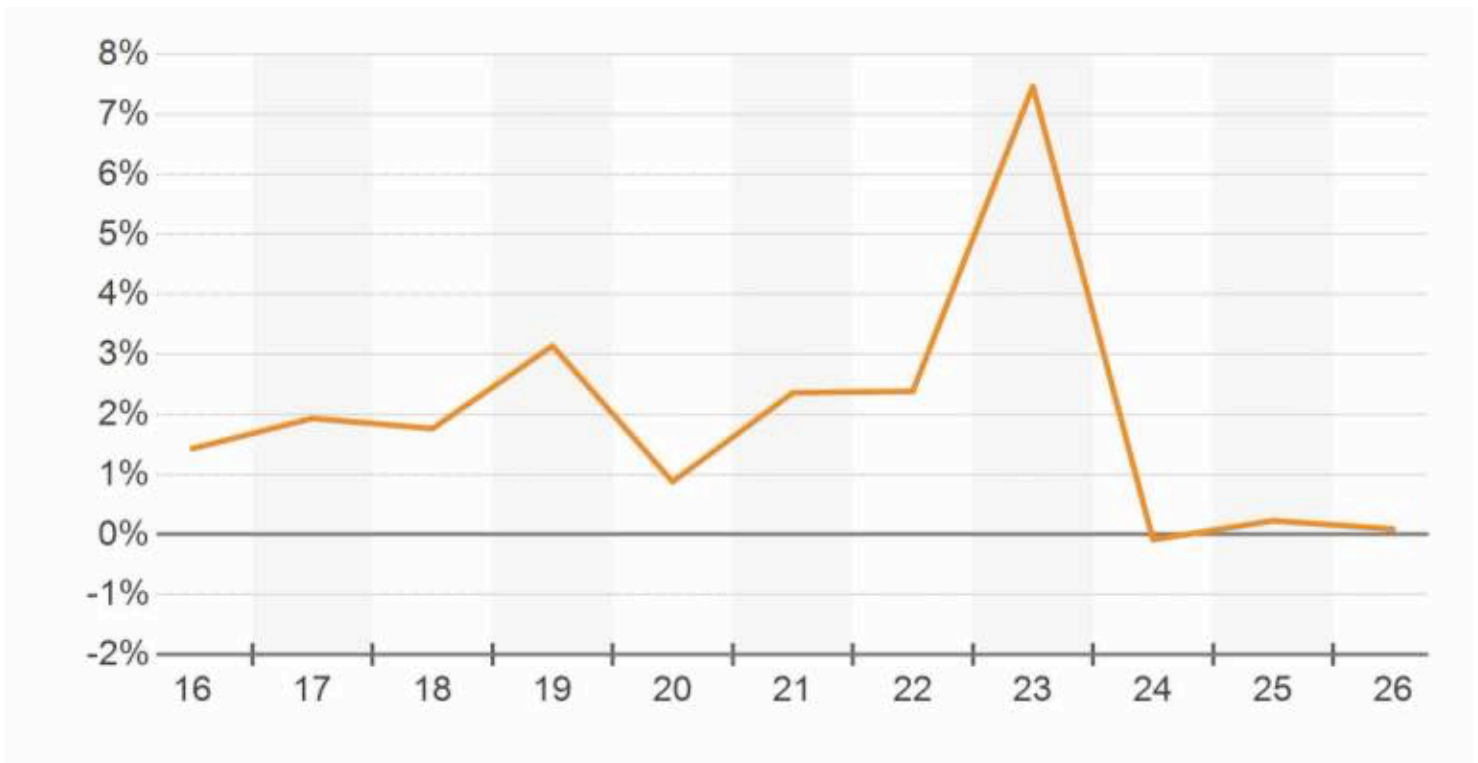
MONTHS ON MARKET DISTRIBUTION



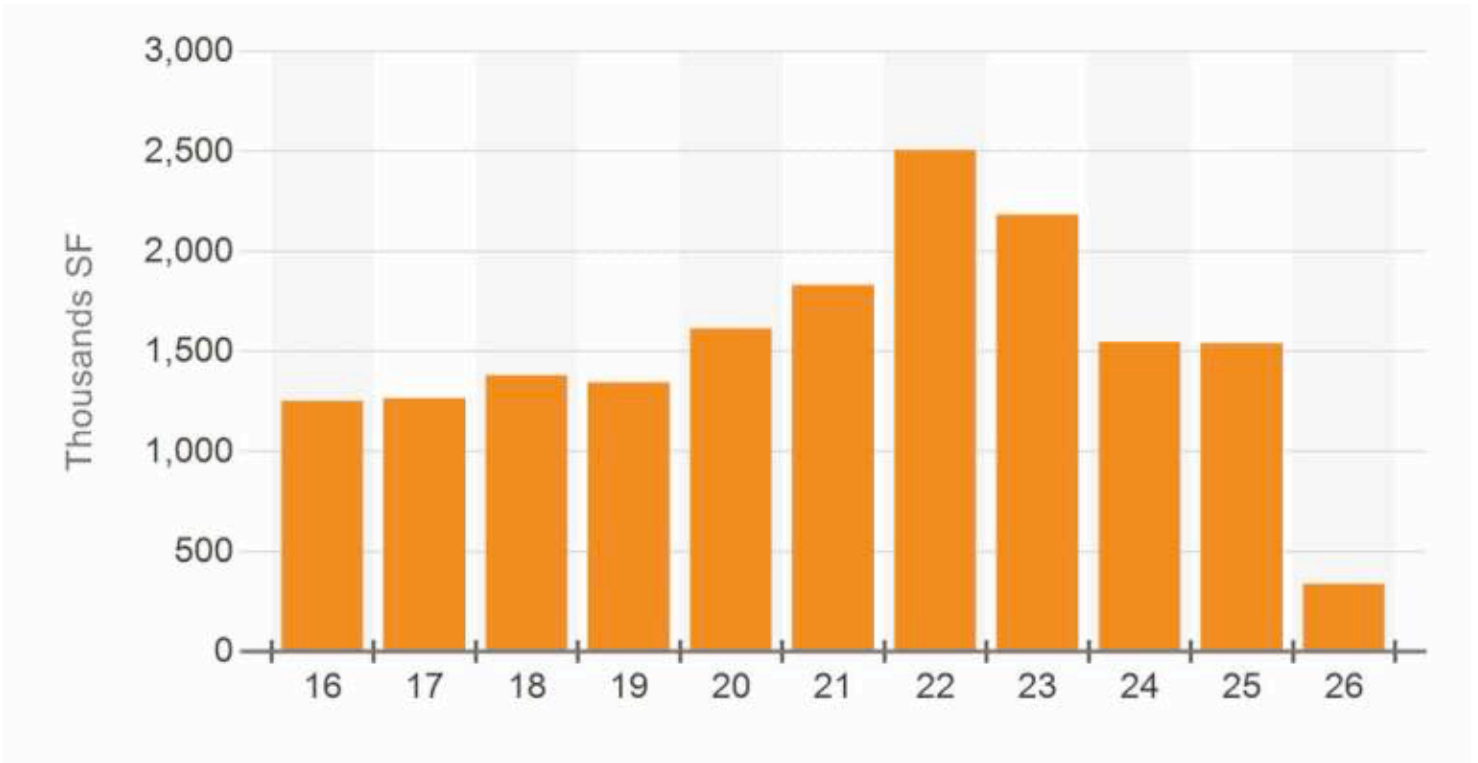
NET ABSORPTION



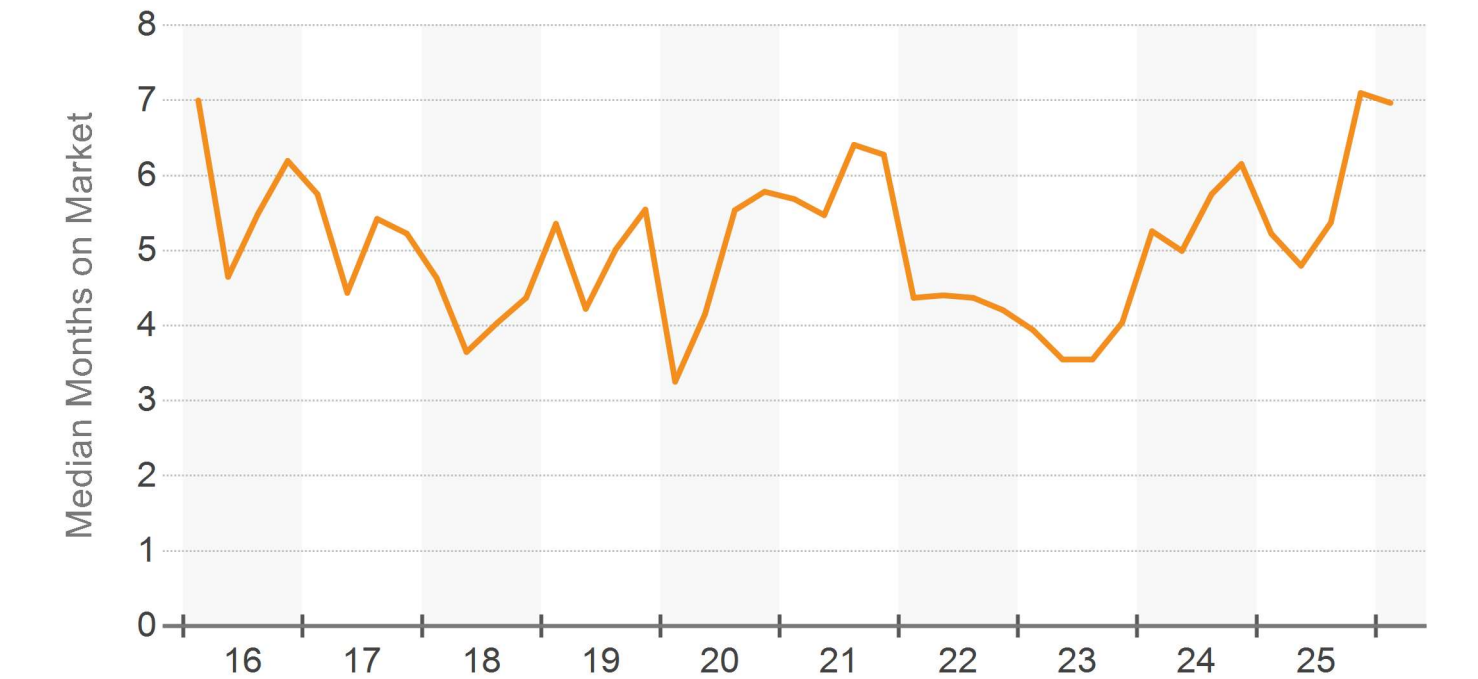
NET ABSORPTION AS % OF INVENTORY



LEASING ACTIVITY



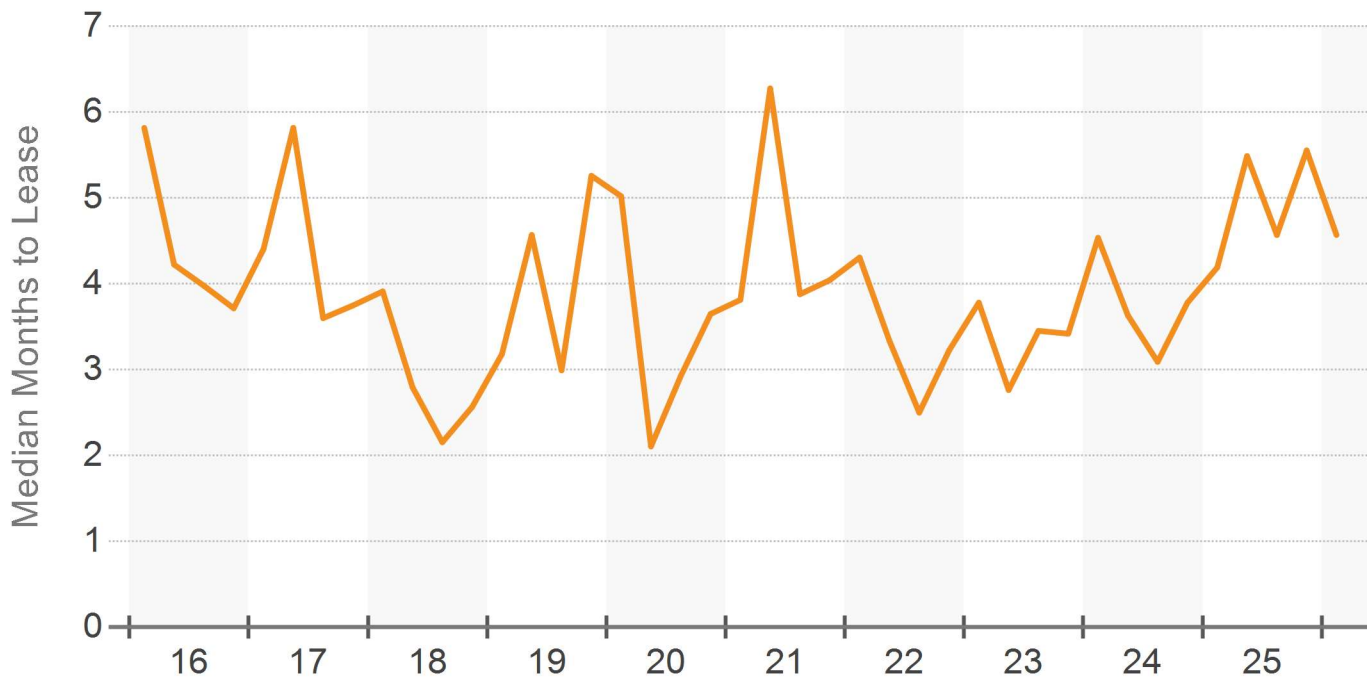
MONTHS ON MARKET



Leasing Demand

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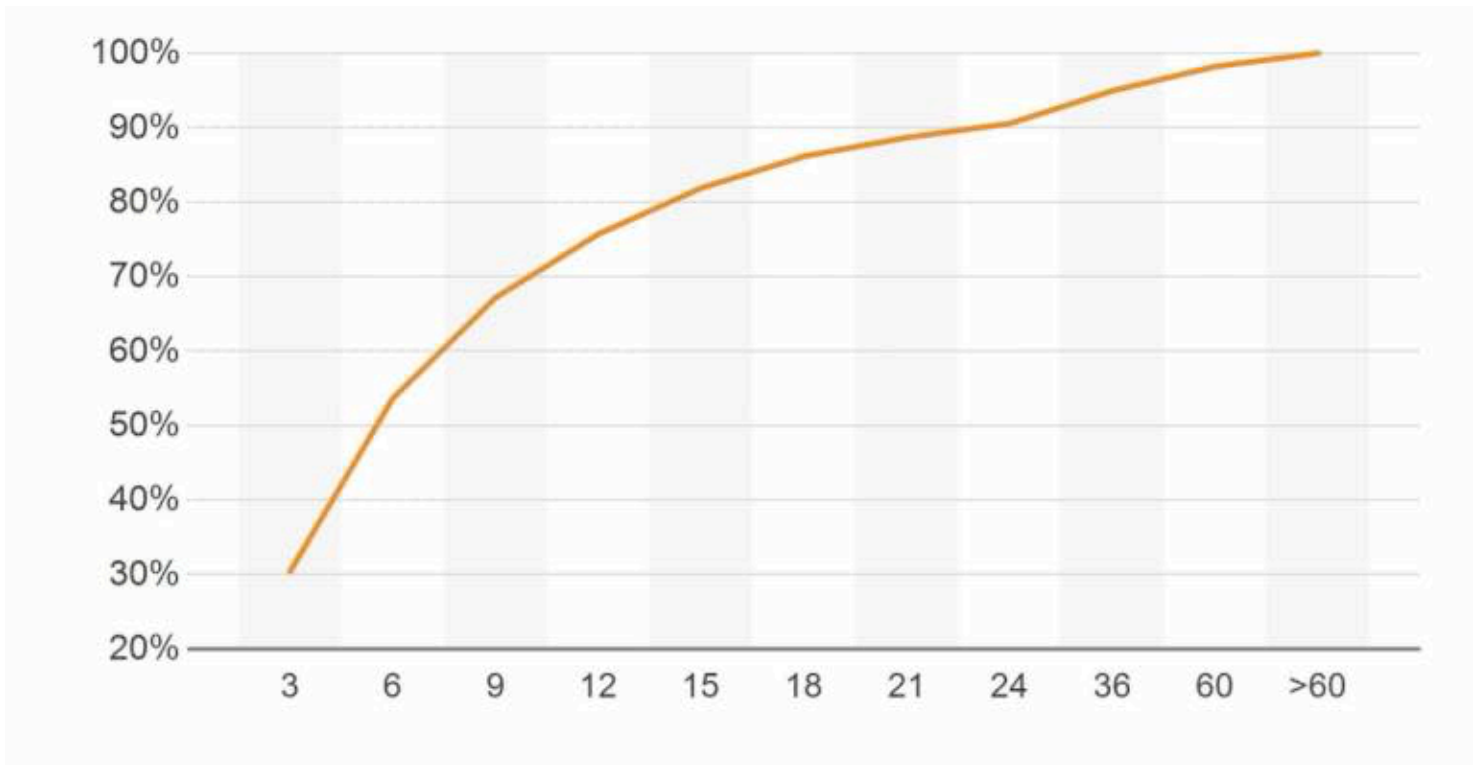
MONTHS TO LEASE



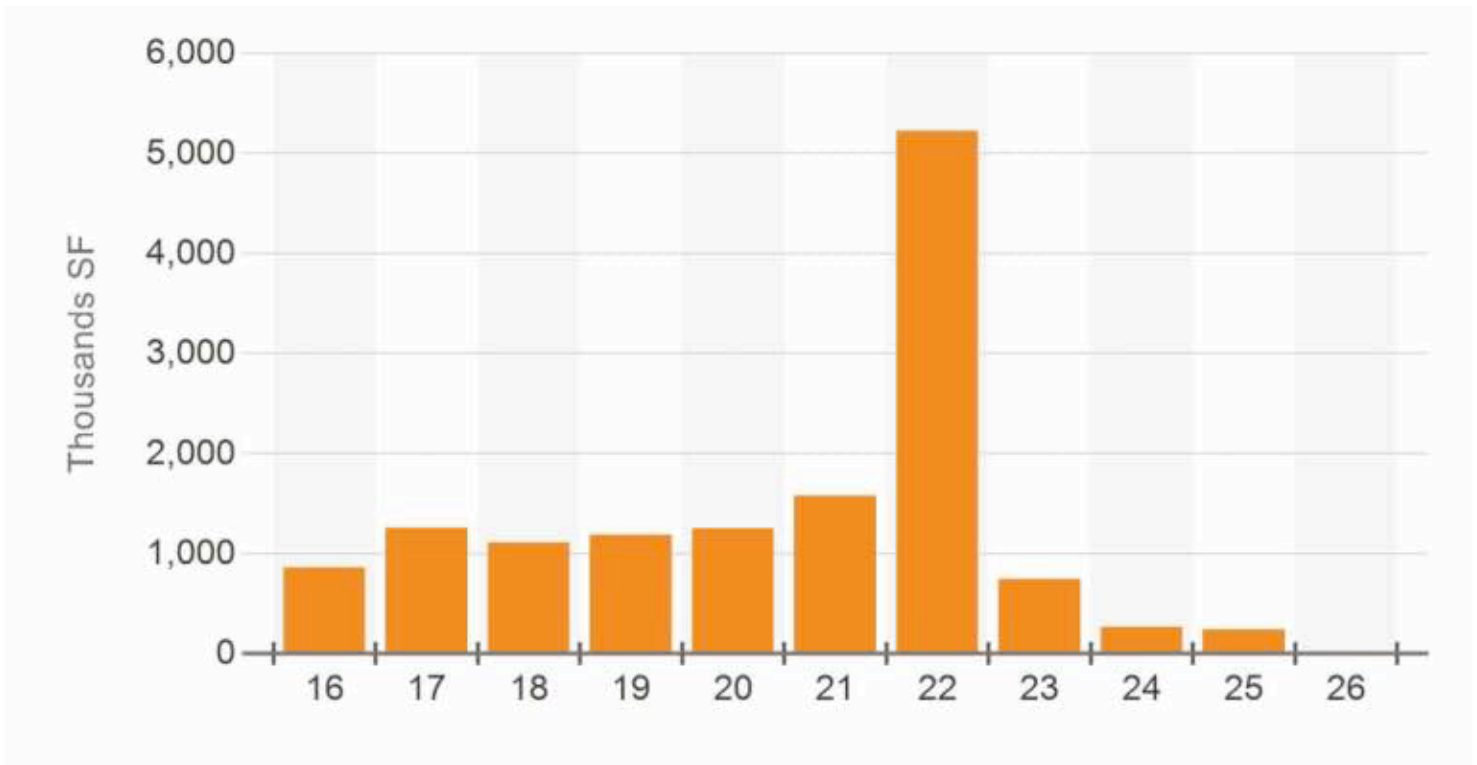
MONTHS VACANT



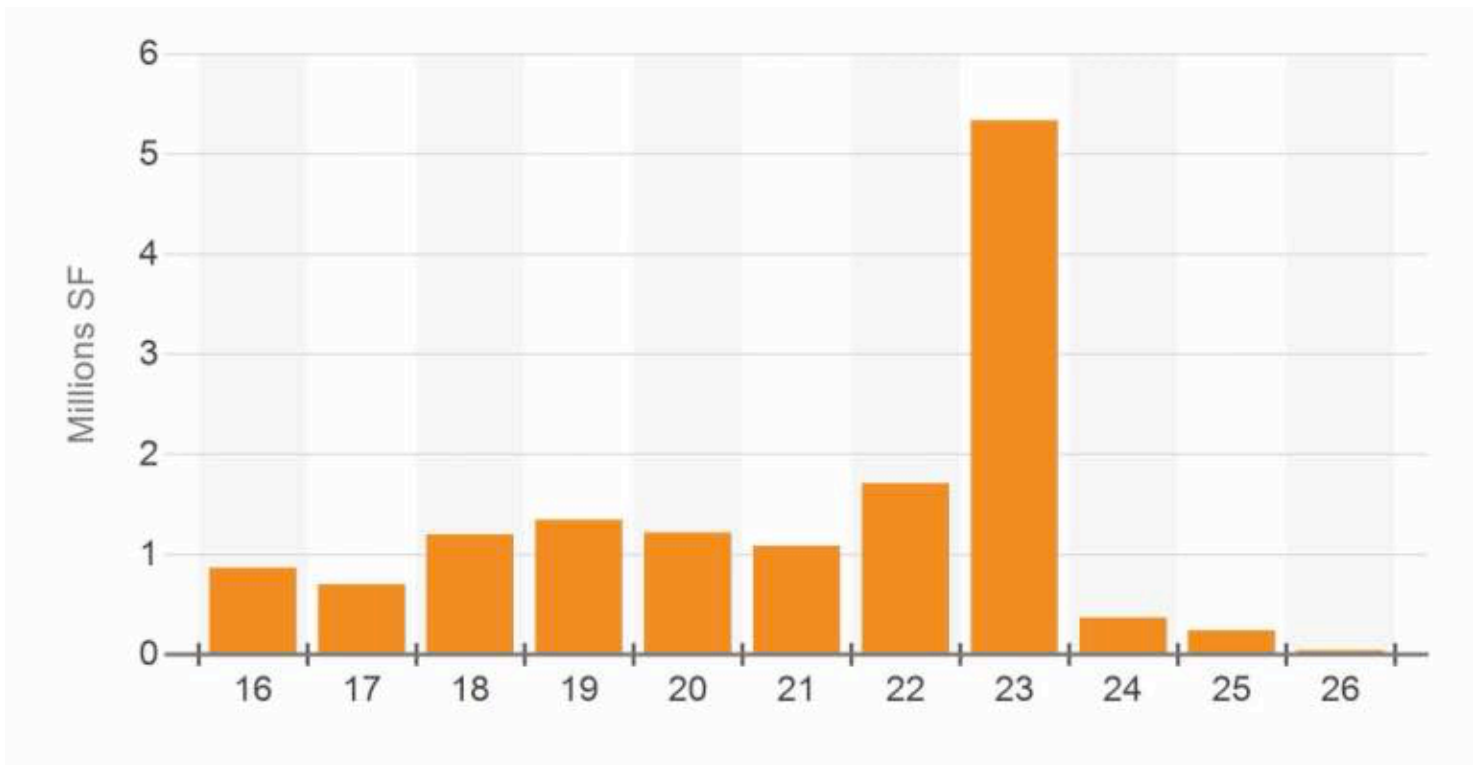
PROBABILITY OF LEASING IN MONTHS



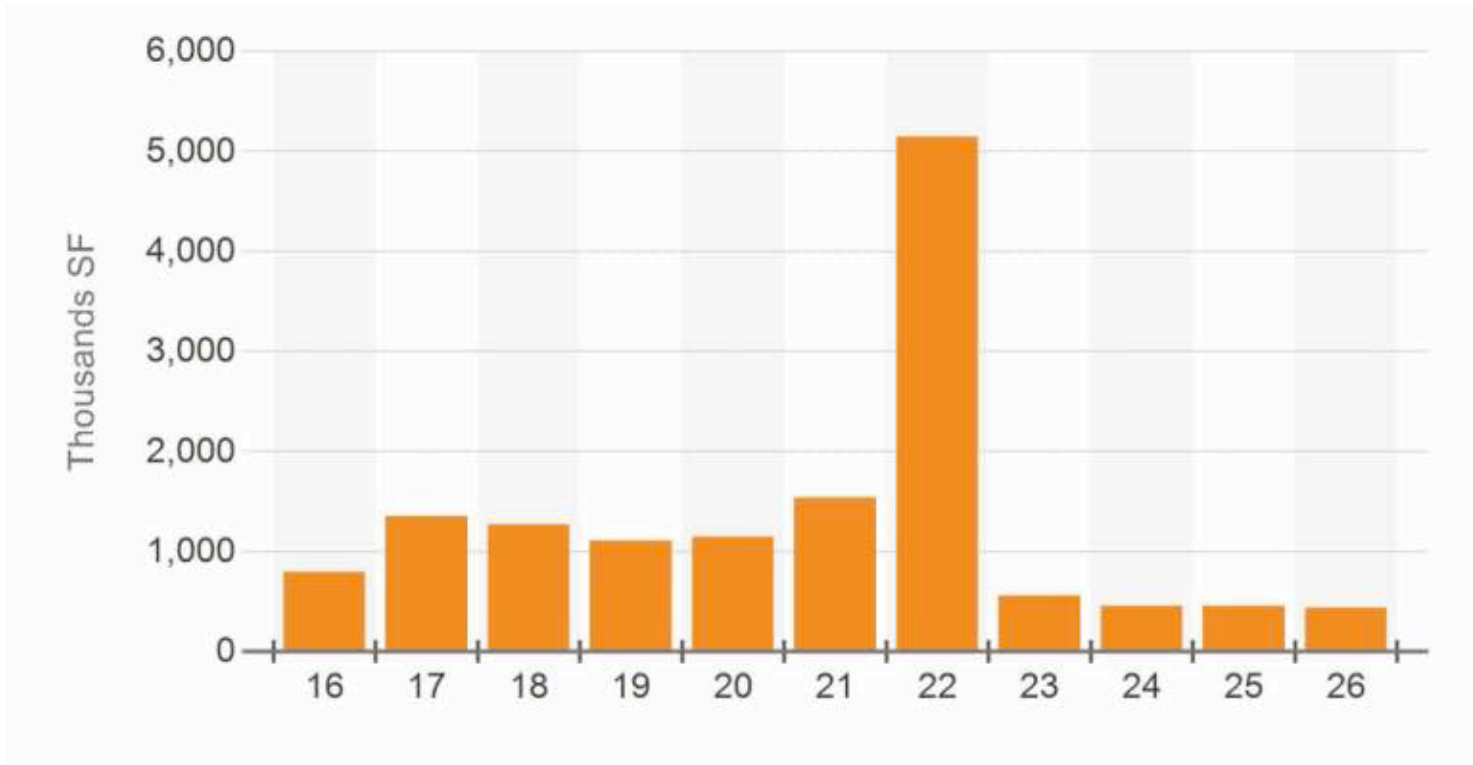
CONSTRUCTION STARTS



CONSTRUCTION DELIVERIES



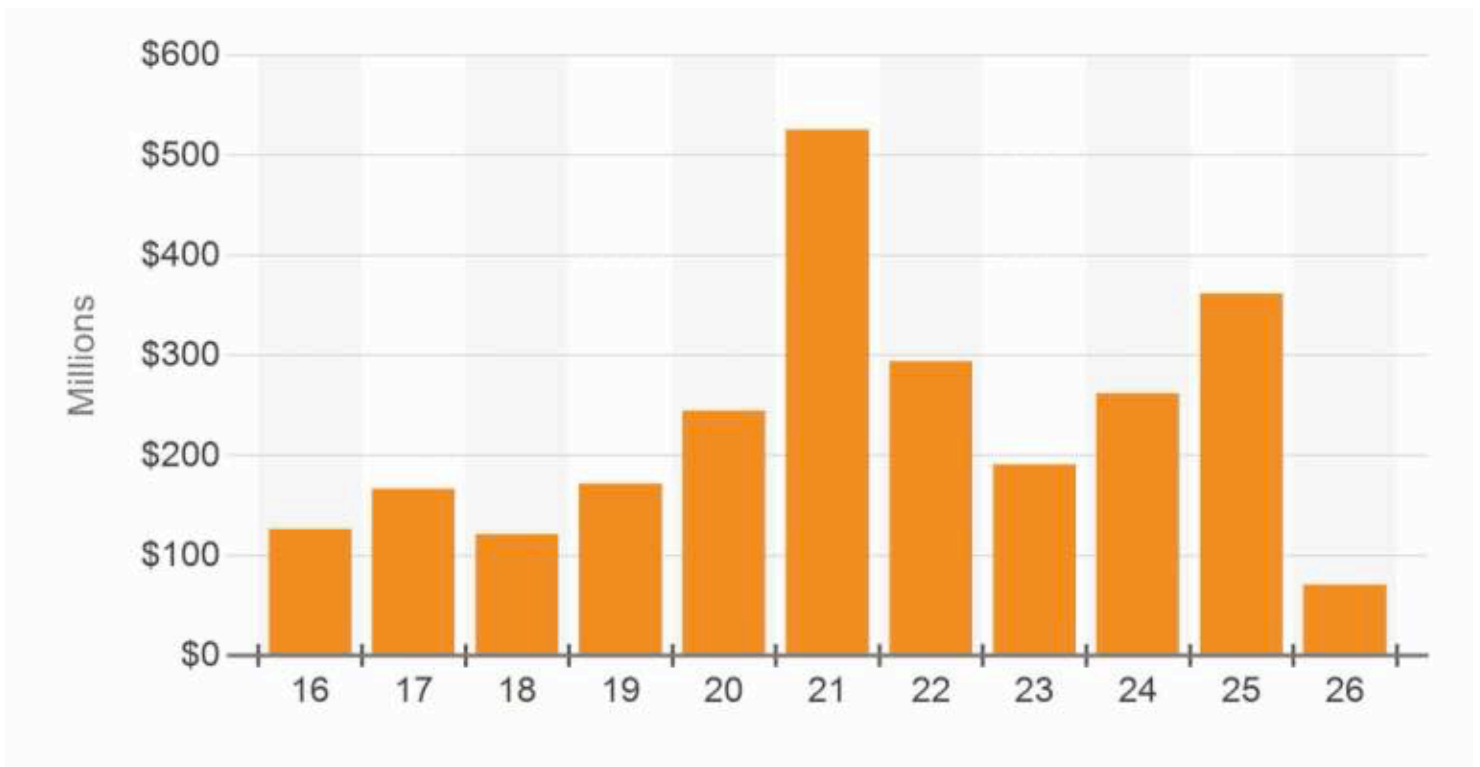
UNDER CONSTRUCTION



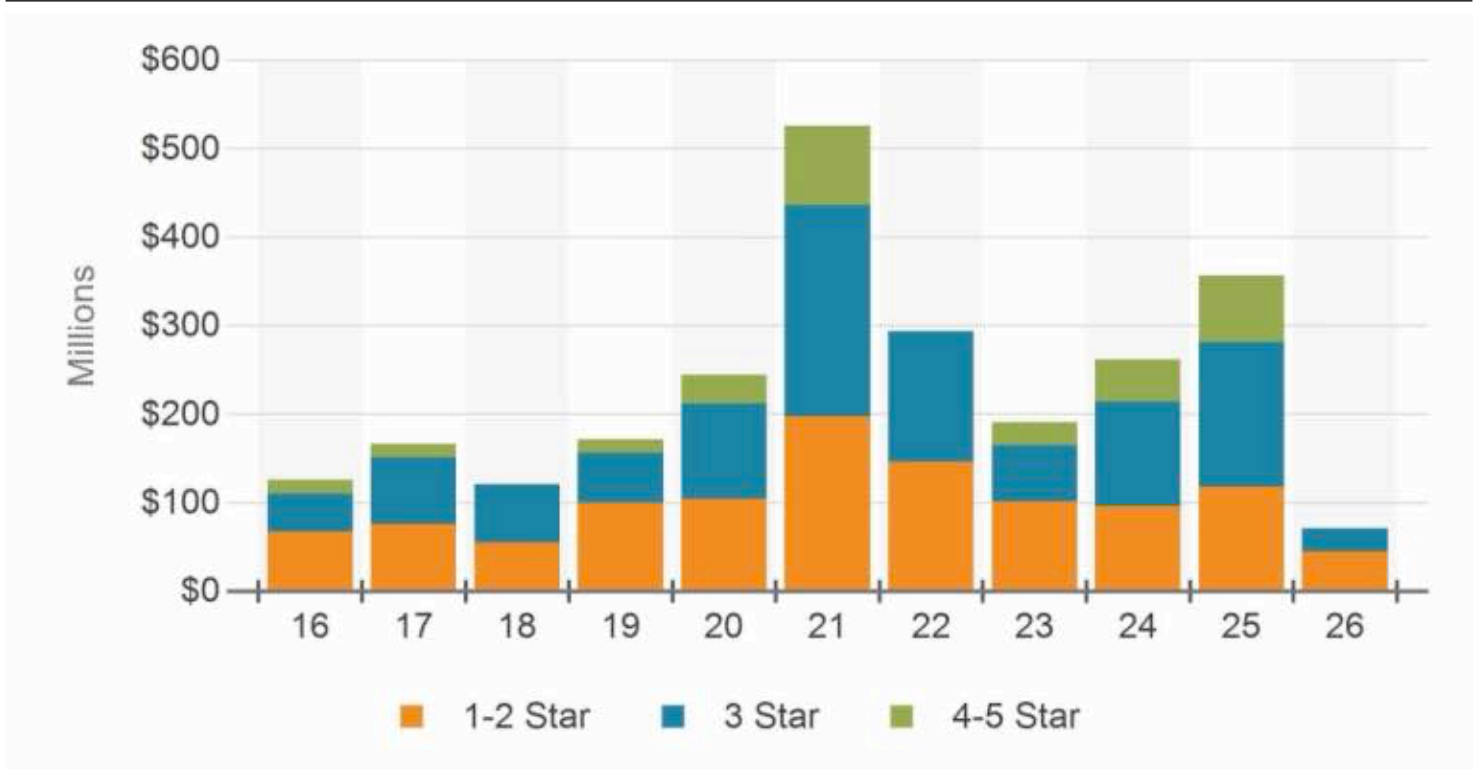
Sales Volume

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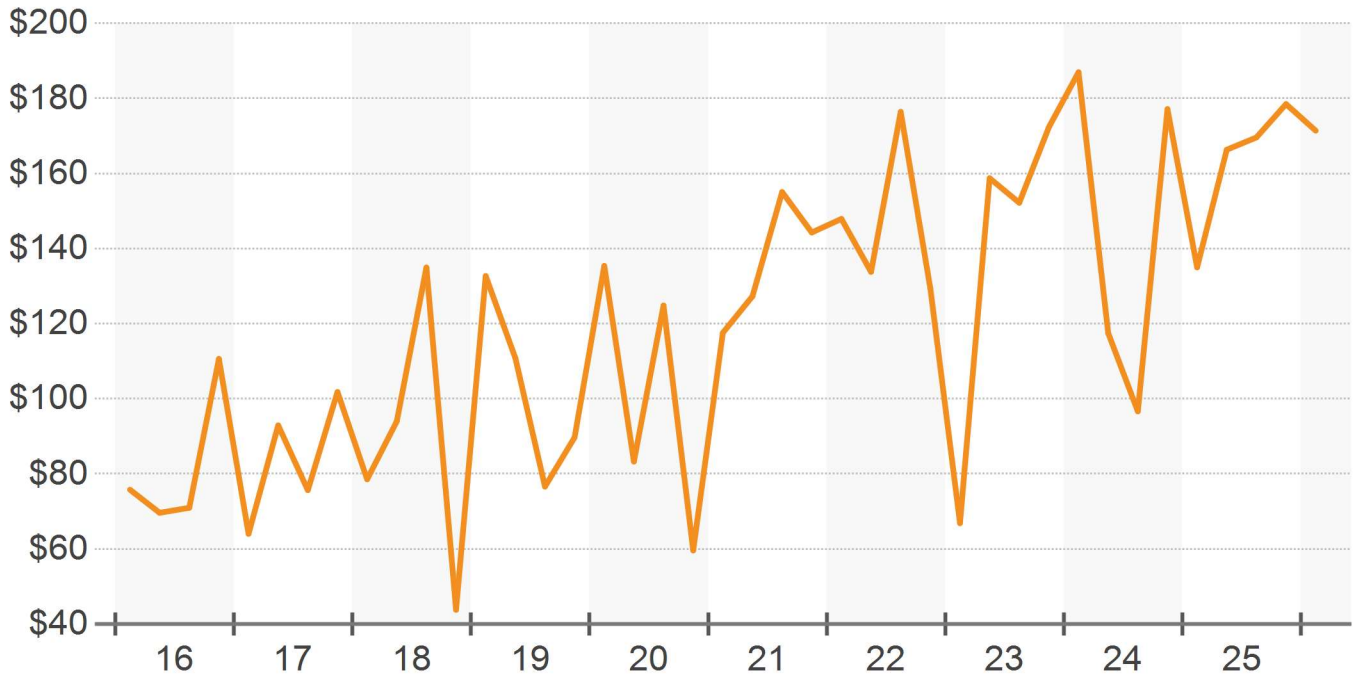
SALES VOLUME



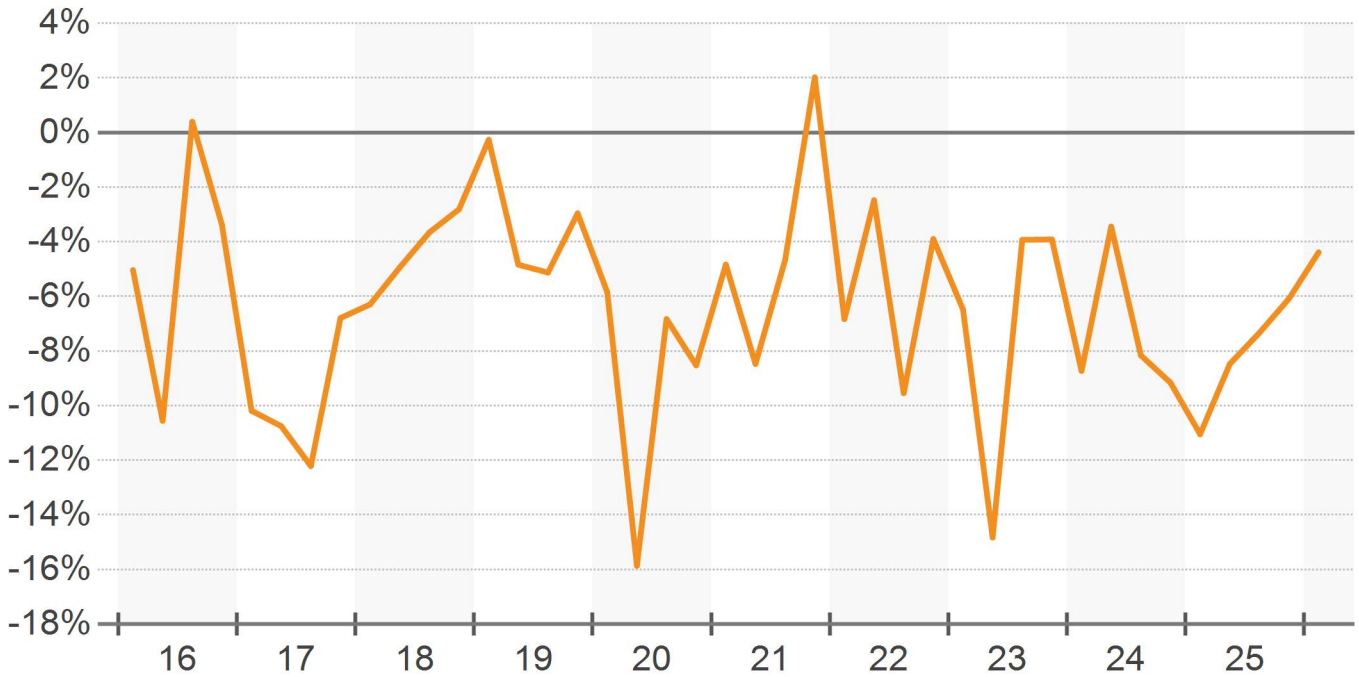
SALES VOLUME BY STAR RATING



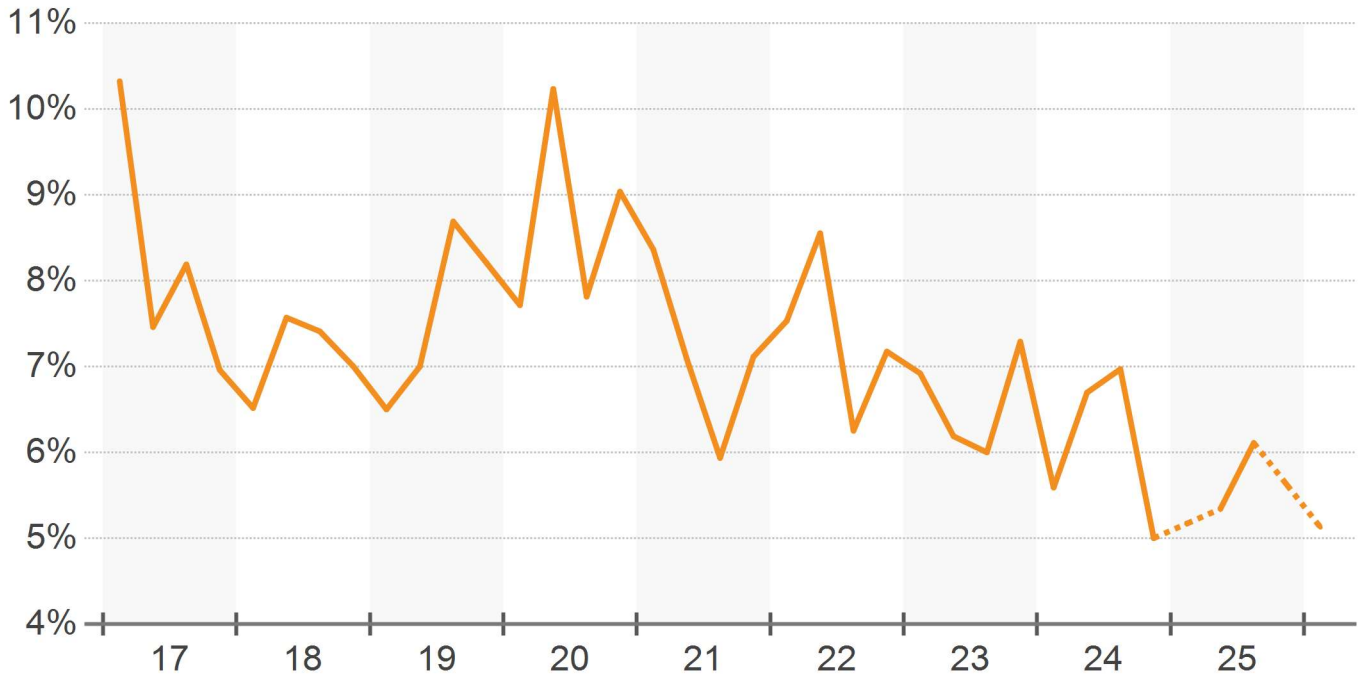
AVERAGE SALE PRICE PER SF



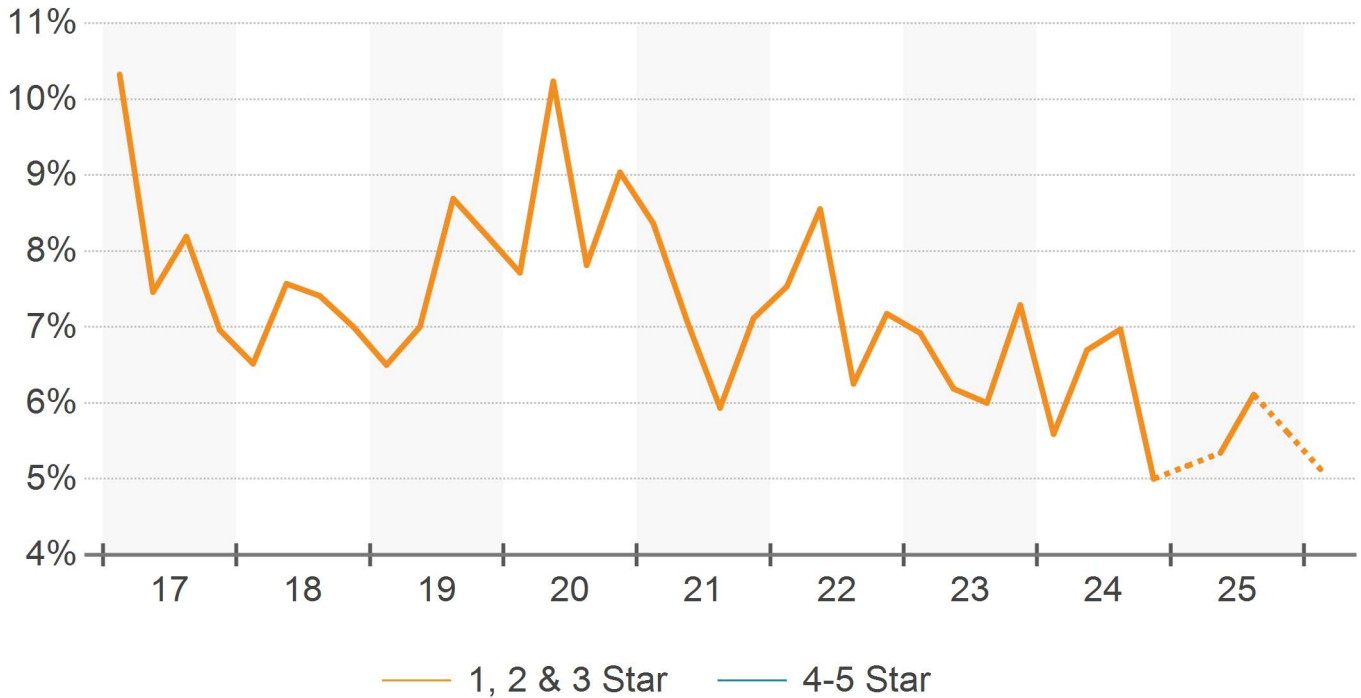
SALE TO ASKING PRICE DIFFERENTIAL



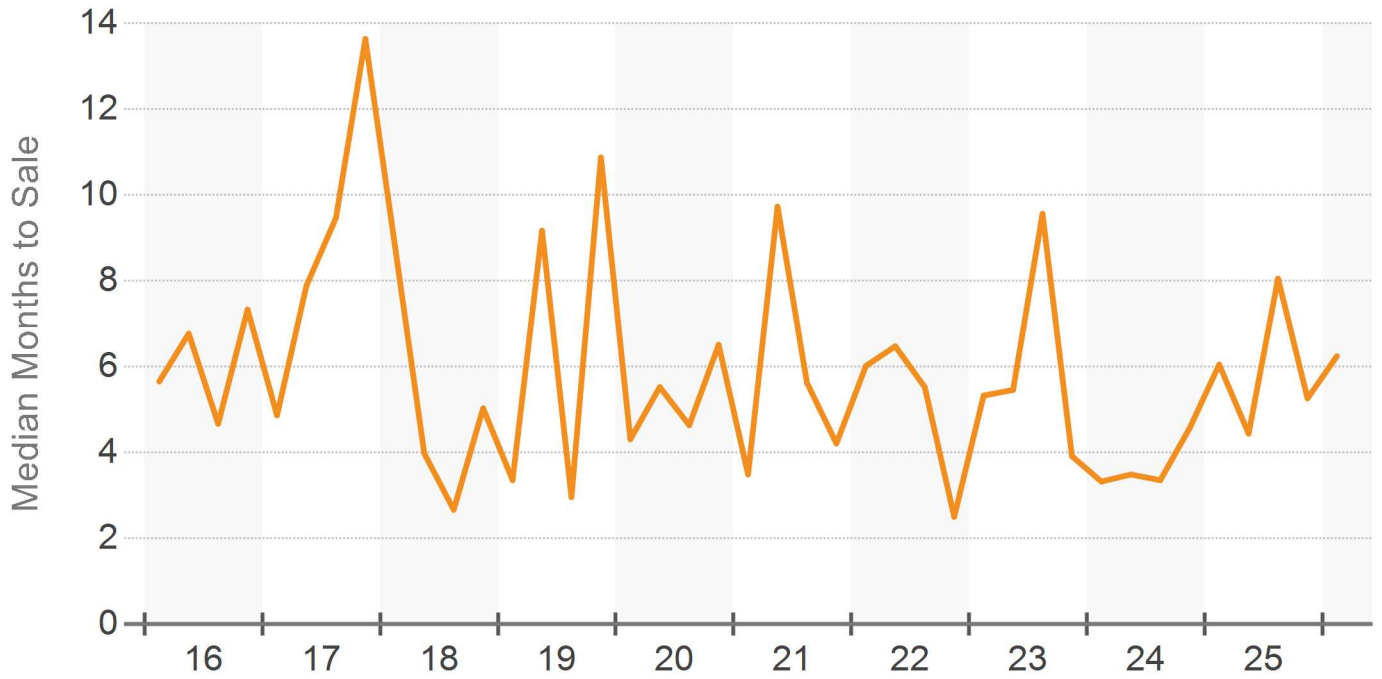
CAP RATE



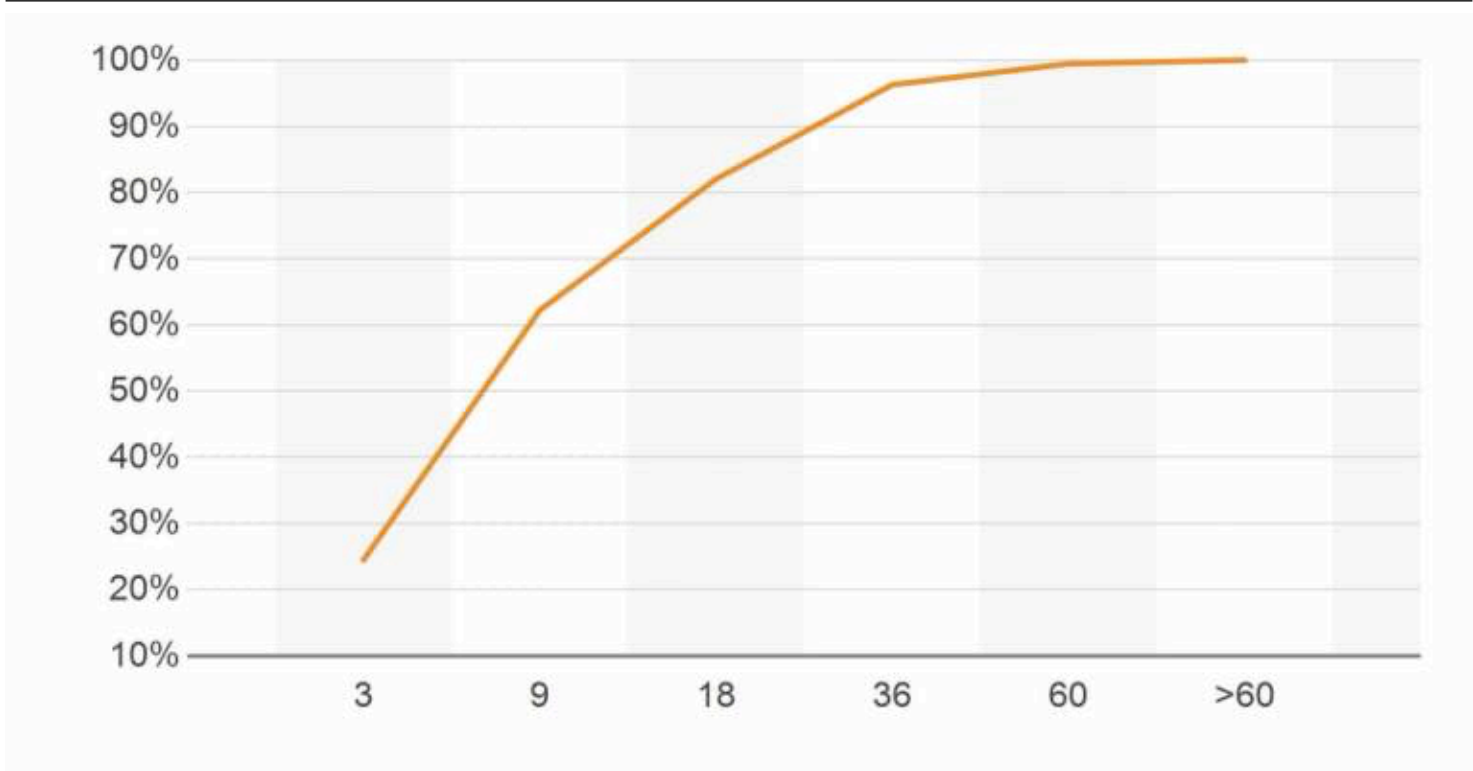
CAP RATE BY STAR RATING



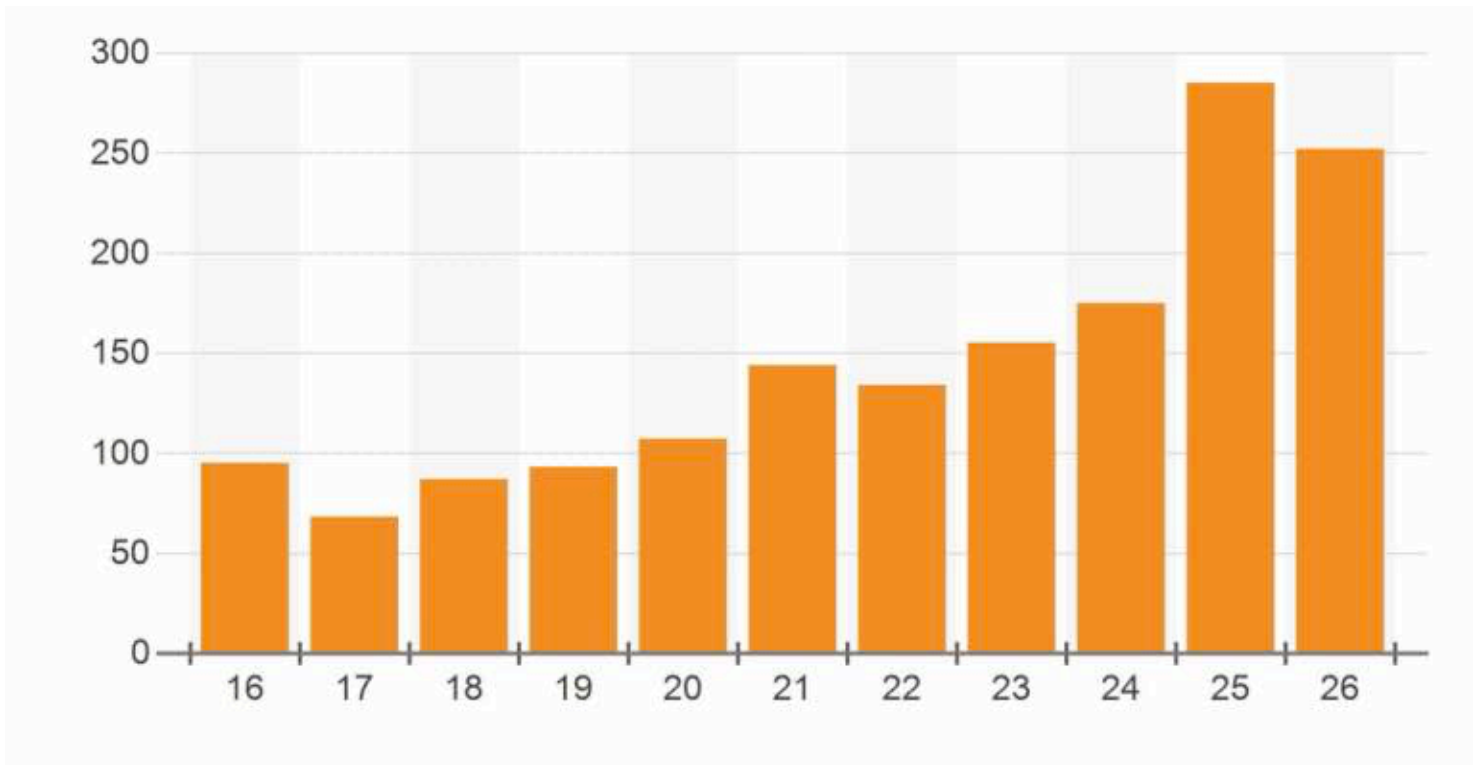
MONTHS TO SALE



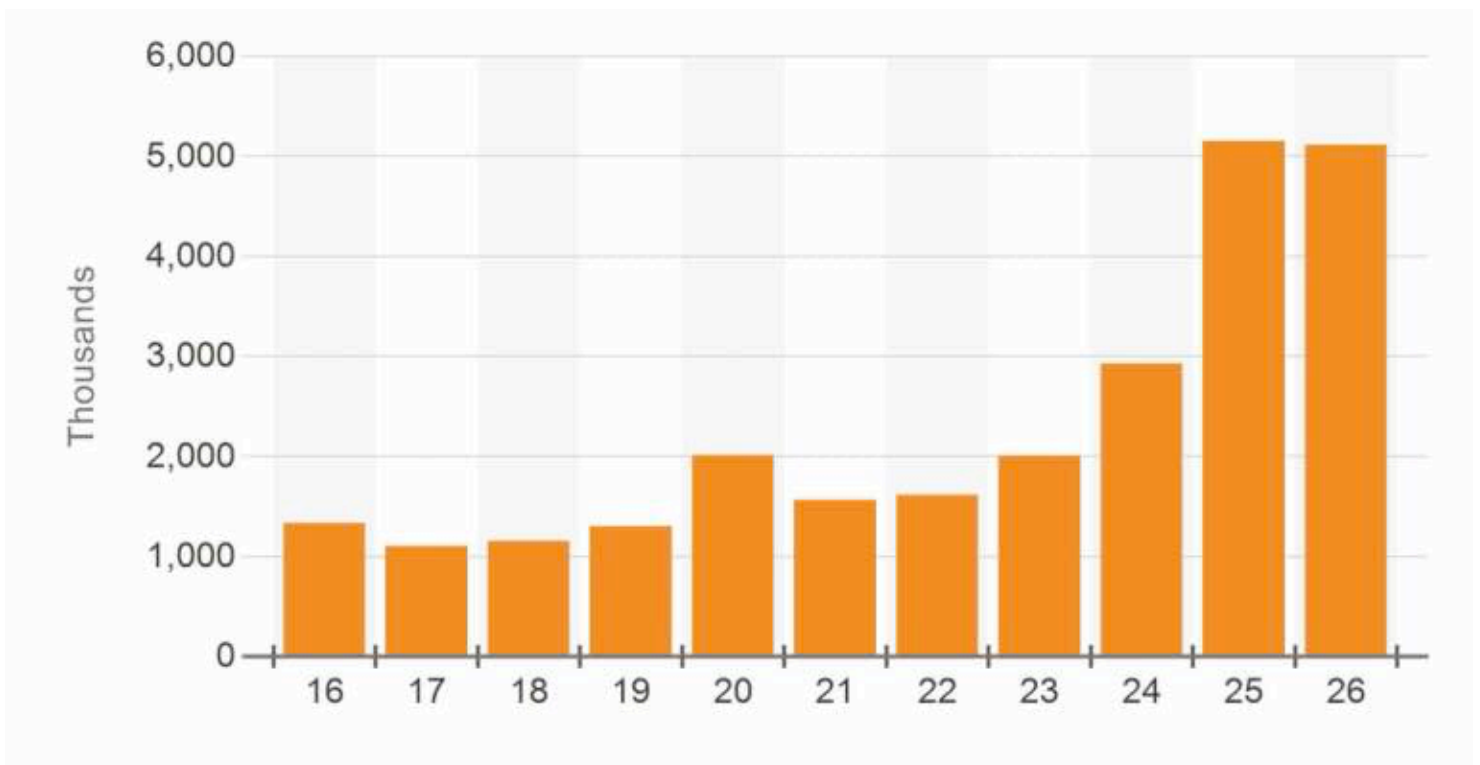
PROBABILITY OF SELLING IN MONTHS



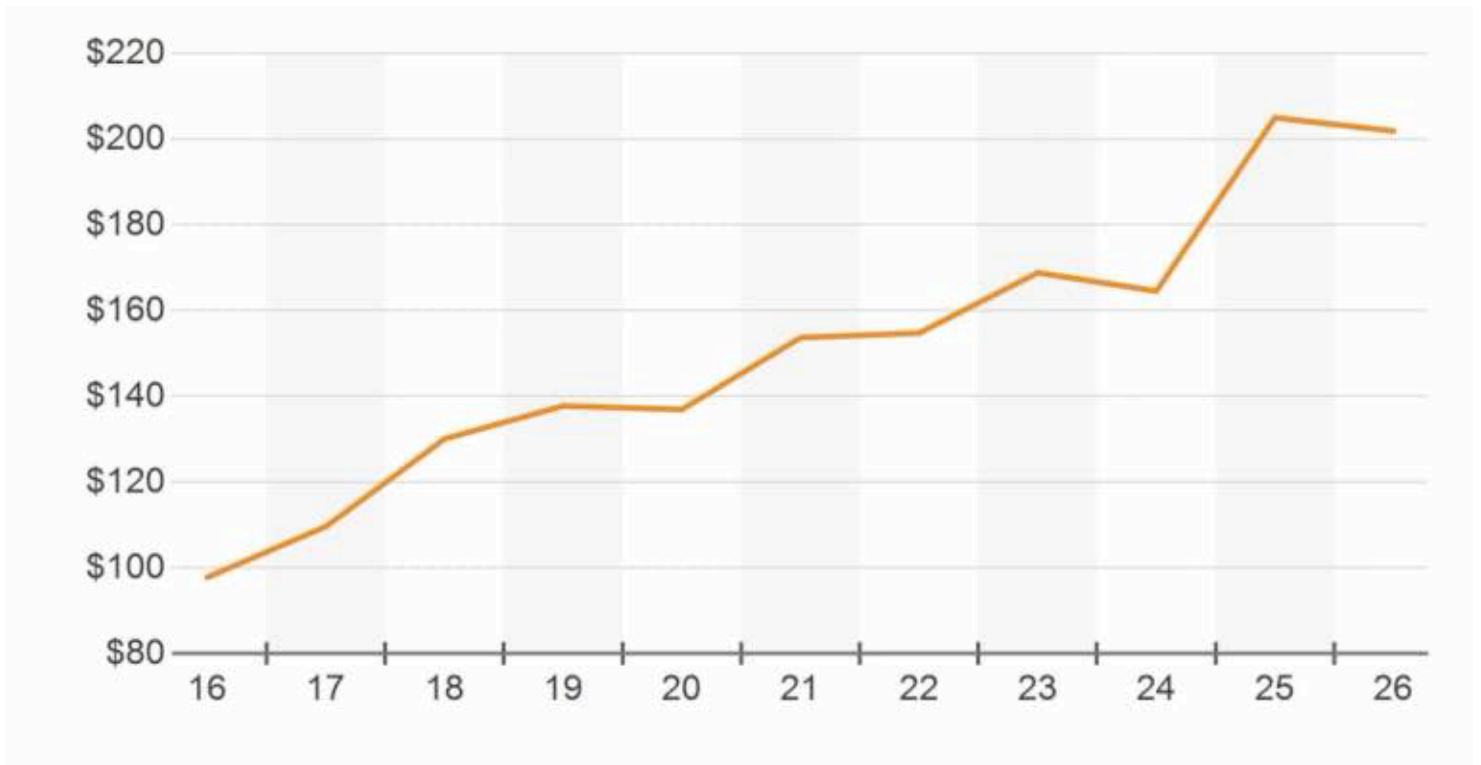
FOR SALE TOTAL LISTINGS



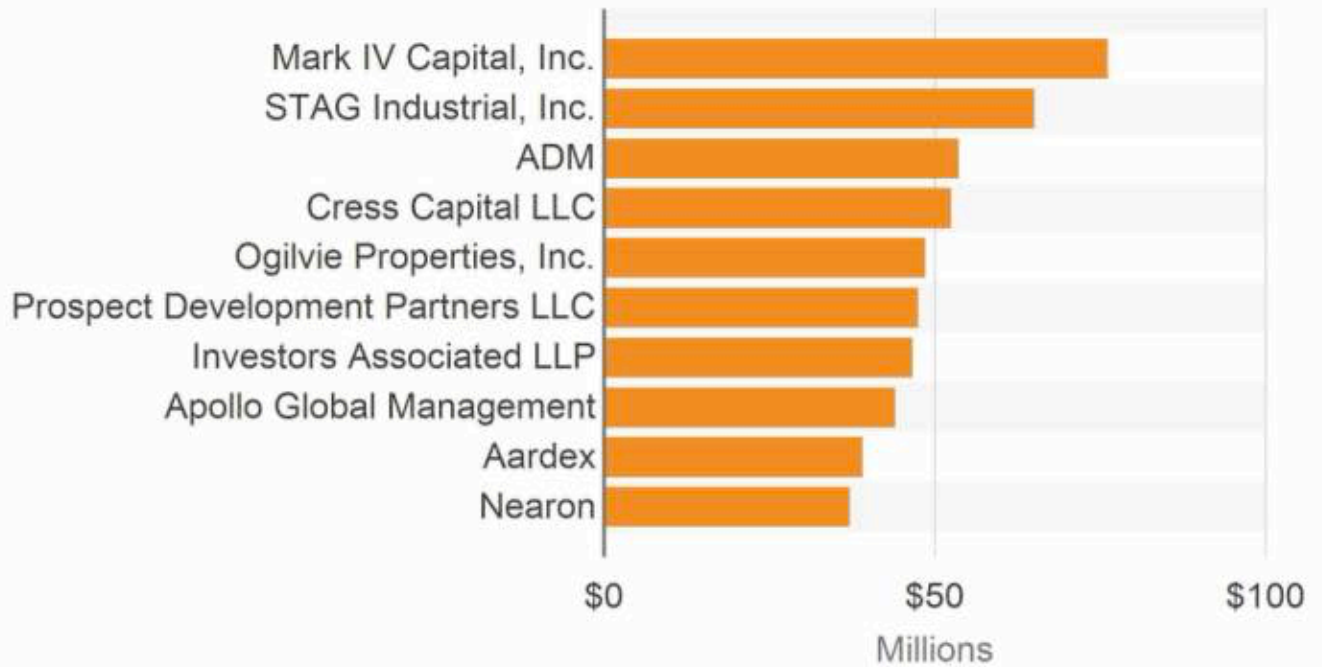
FOR SALE TOTAL SF



ASKING PRICE PER SF



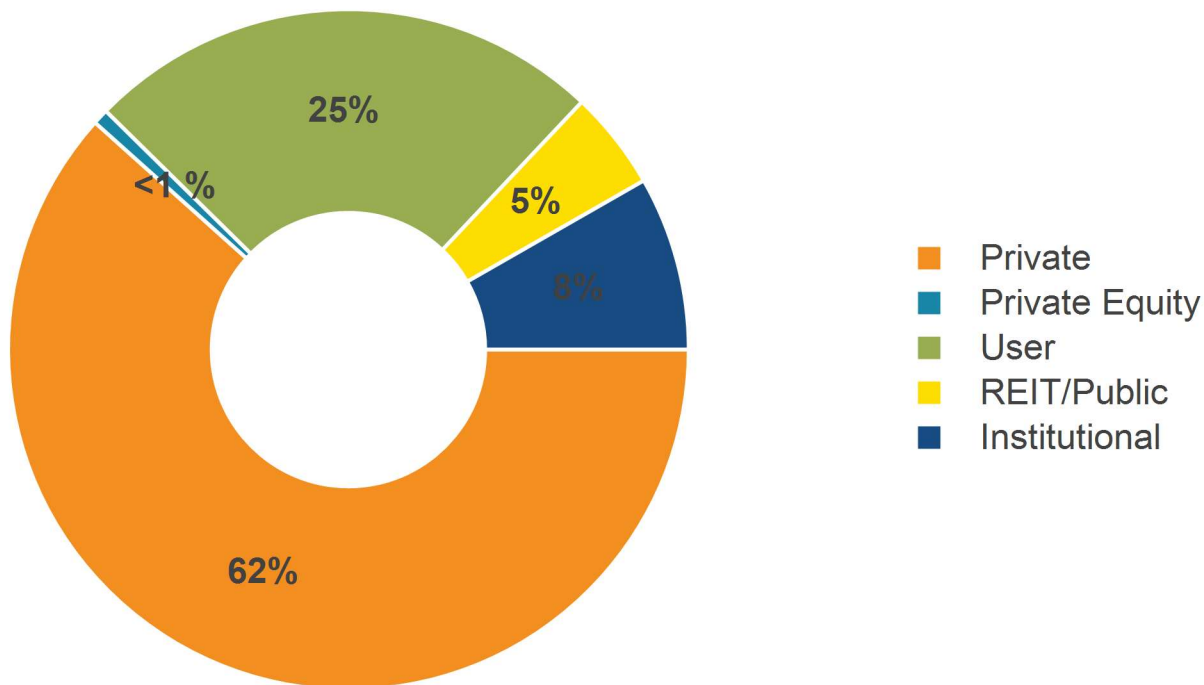
TOP BUYERS



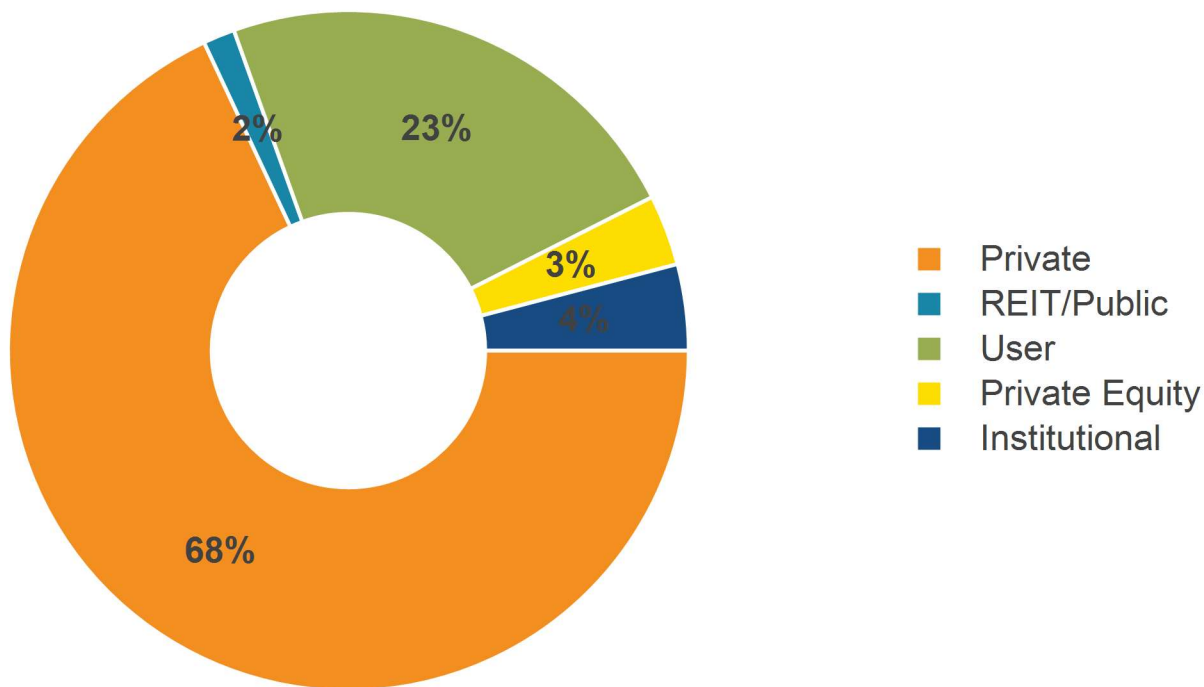
TOP SELLERS



SALES VOLUME BY BUYER TYPE



SALES VOLUME BY SELLER TYPE



TOP BUYER BROKERS



TOP SELLER BROKERS

