



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

PREPARED BY

**REALTEC**

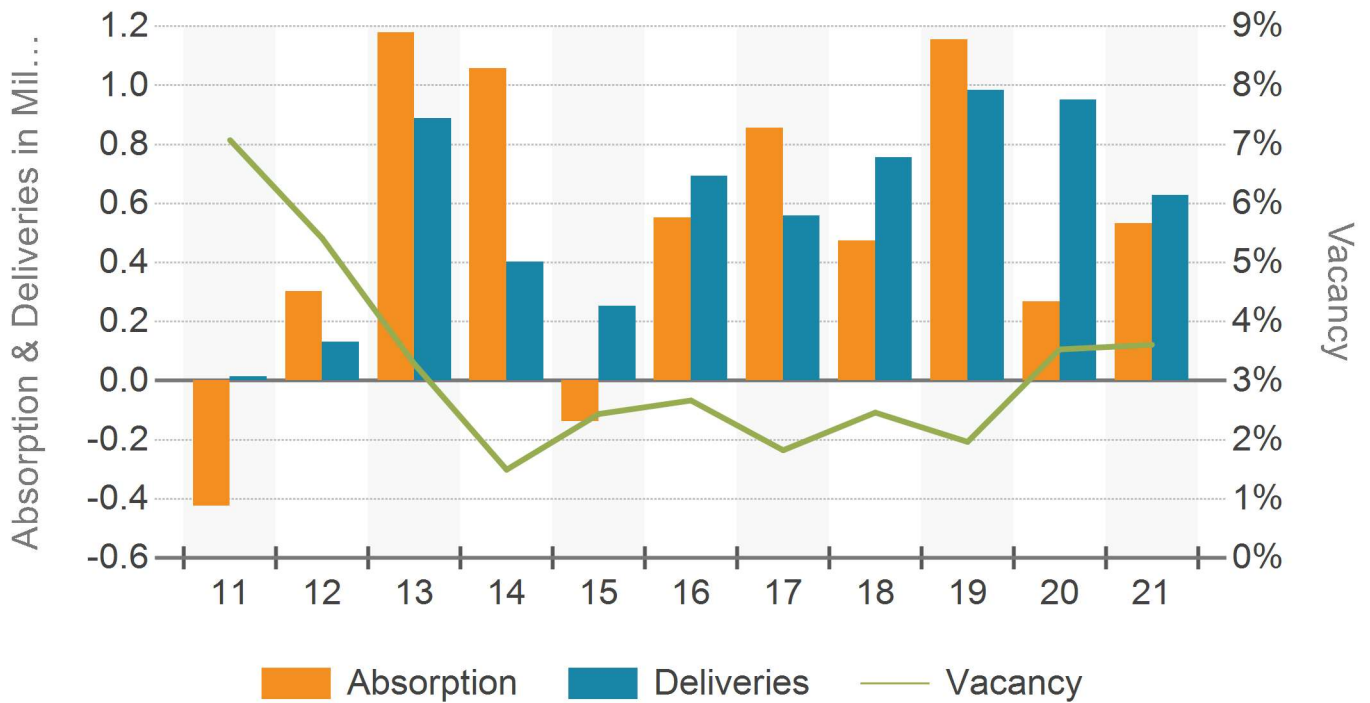
COMMERCIAL REAL ESTATE SERVICES

Jamie Globelink

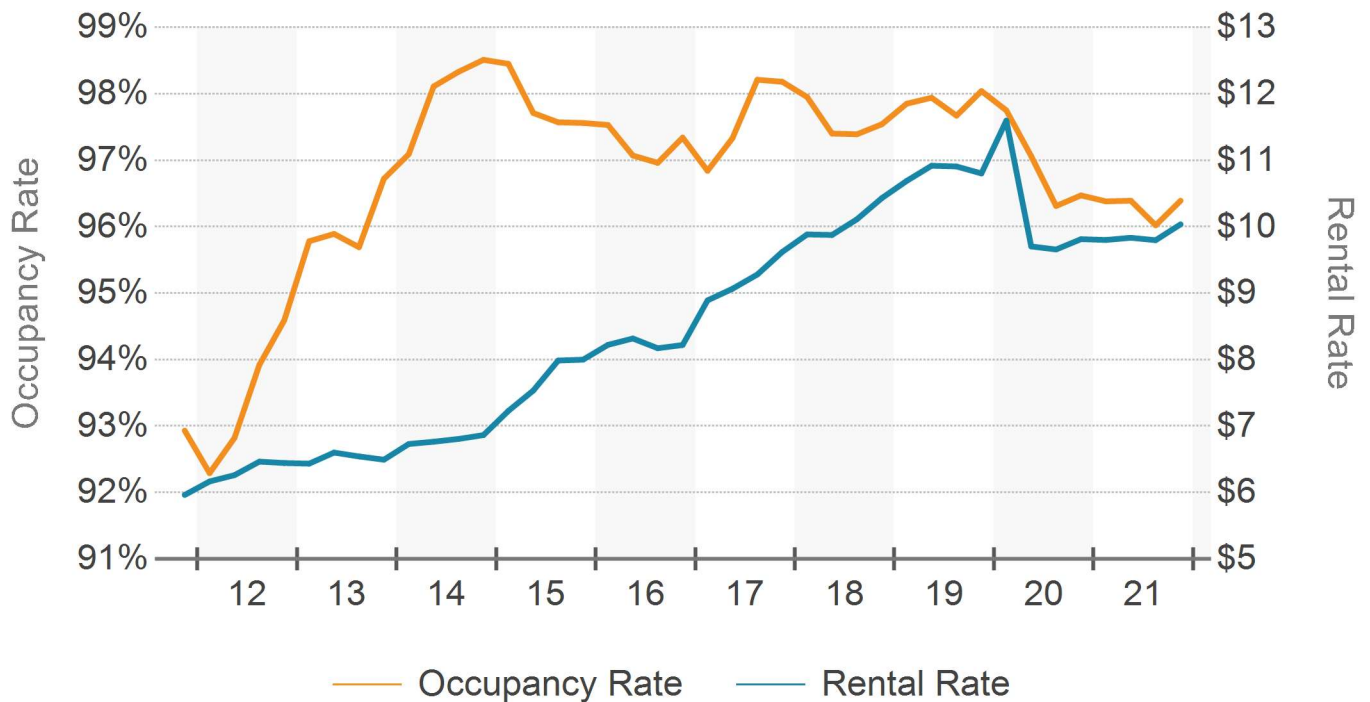
Associate Broker



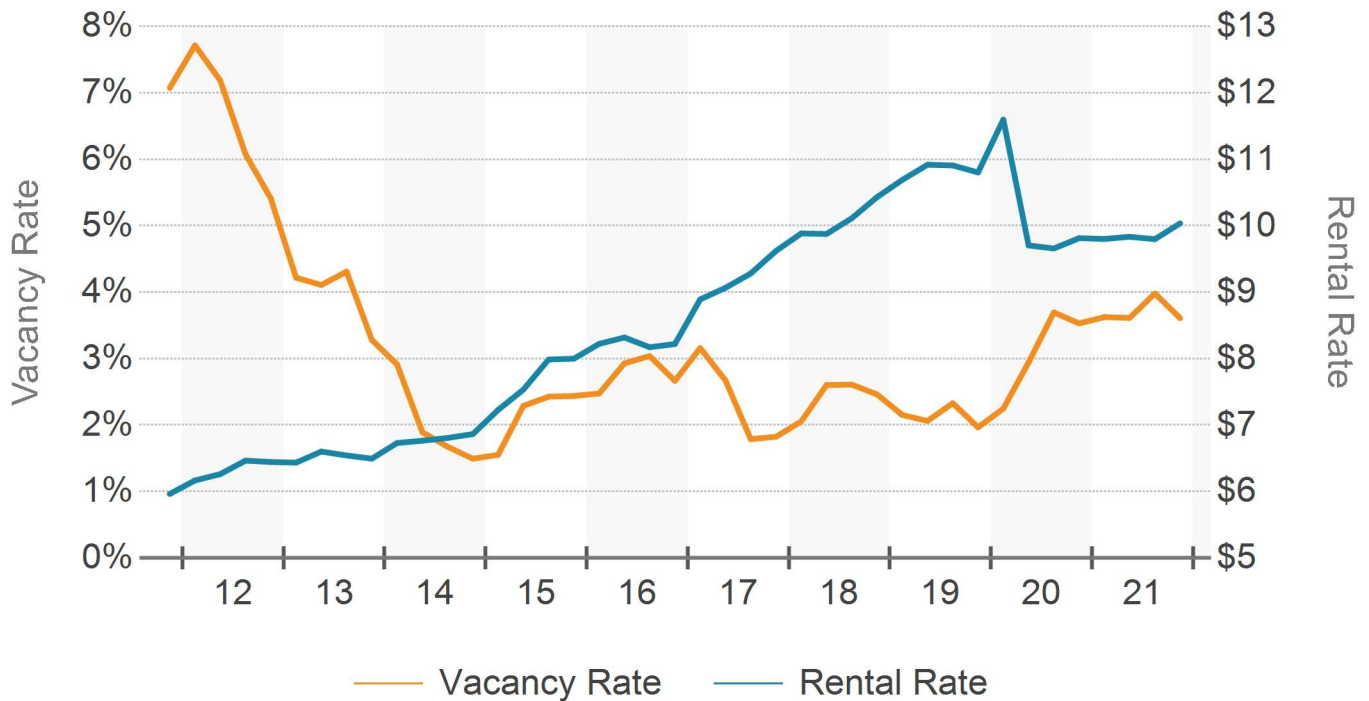
### ABSORPTION, DELIVERIES, VACANCY



### OCCUPANCY & RENTAL RATES



### VACANCY & RENTAL RATES



### SUMMARY STATISTICS

Availability	Survey	5-Year Avg
Rent Per SF	\$10.03	\$9.79
Vacancy Rate	3.6%	2.7%
Vacant SF	1,531,909	1,081,326
Availability Rate	5.9%	4.8%
Available SF	2,590,326	1,943,625
Sublet SF	60,381	160,057
Months on Market	5.4	4.4

Inventory	Survey	5-Year Avg
Existing Buildings	1,949	1,868
Existing SF	42,470,770	40,079,072
12 Mo. Const. Starts	469,990	758,550
Under Construction	1,306,492	852,176
12 Mo. Deliveries	899,036	660,252

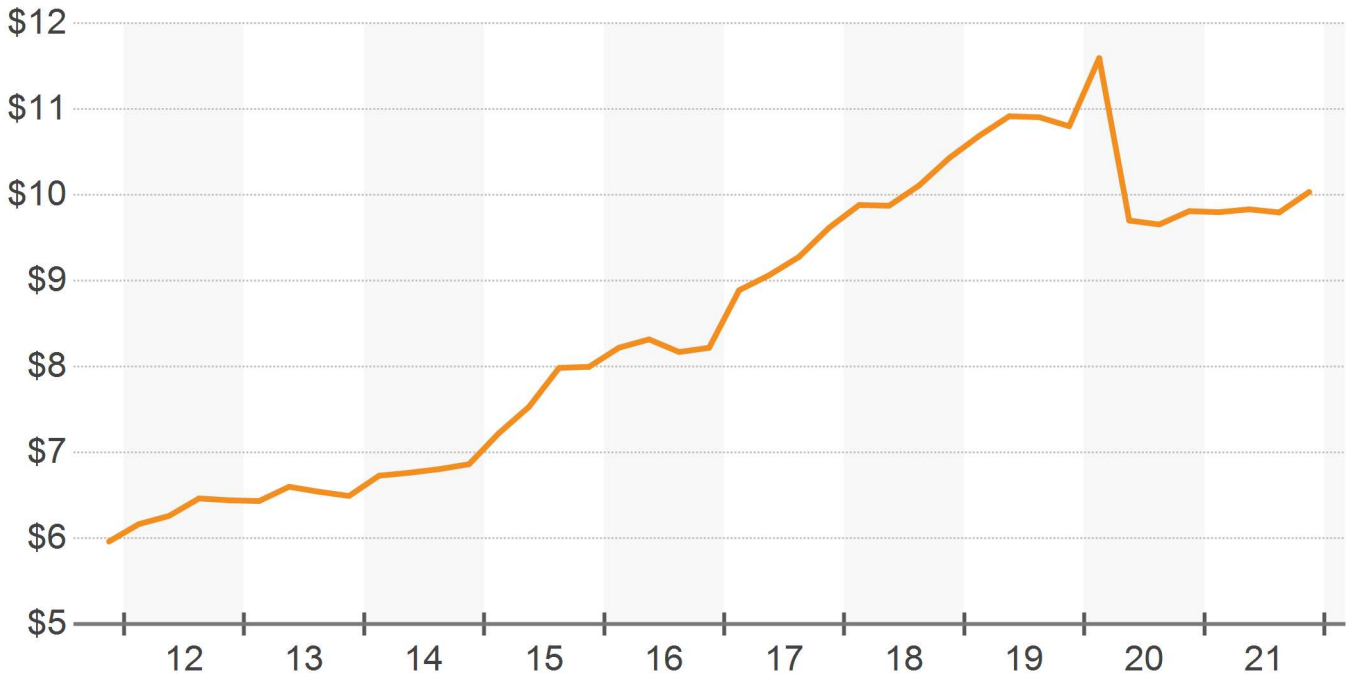
Demand	Survey	5-Year Avg
12 Mo. Absorption SF	789,531	556,673
12 Mo. Leasing SF	1,722,575	1,195,978

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$121	\$102
Asking Price Per SF	\$194	\$168
Sales Volume (Mil.)	\$345	\$181
Cap Rate	6.6%	7.6%

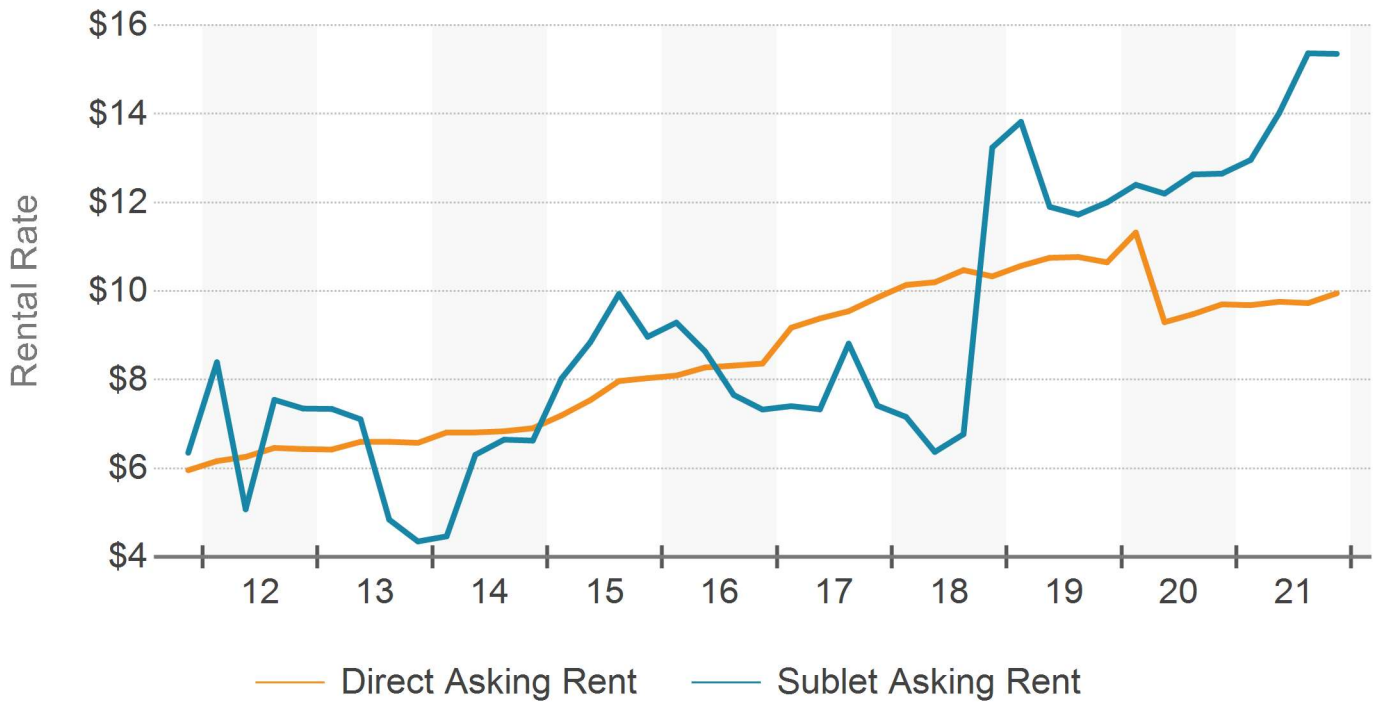
# Rental Rates

Industrial - Larimer/Weld County

## ASKING RENT PER SF



## DIRECT & SUBLET RENTAL RATES



### VACANCY RATE



### SUBLEASE VACANCY RATE



## AVAILABILITY RATE



## AVAILABILITY & VACANCY RATE





### OCCUPANCY RATE



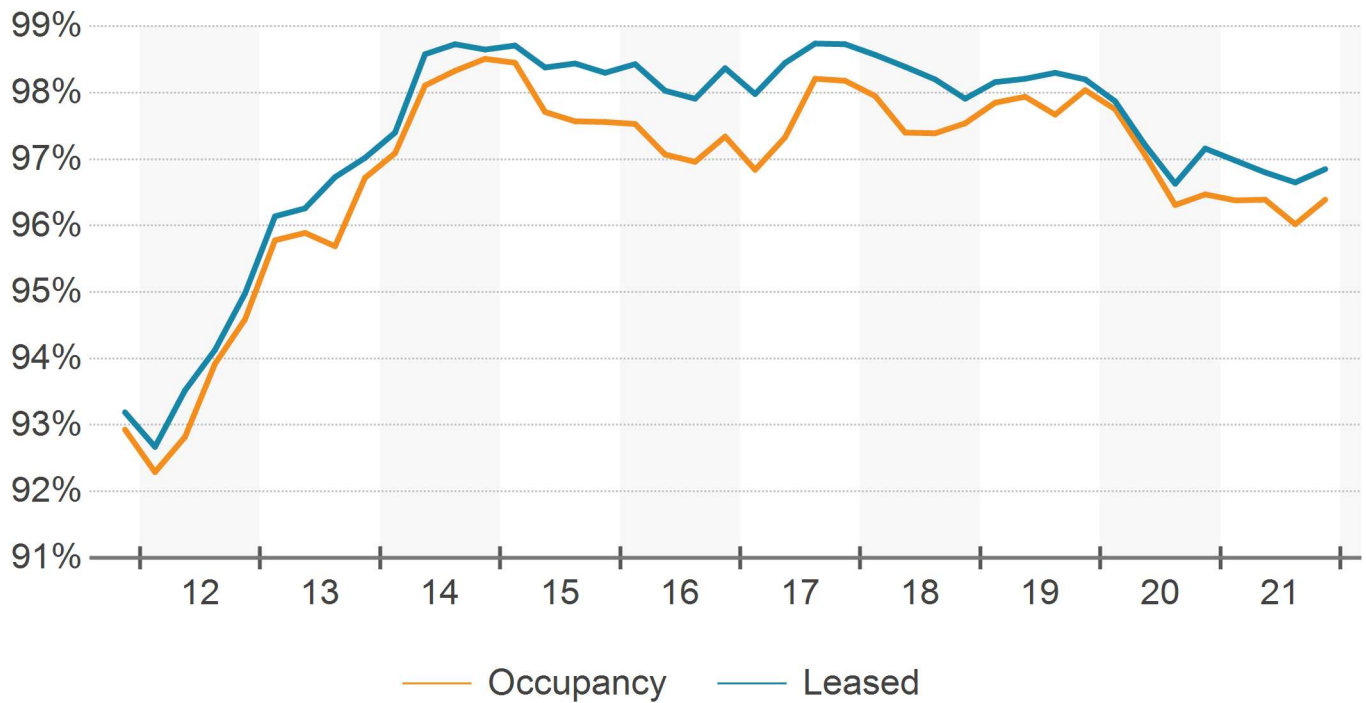
### PERCENT LEASED RATE



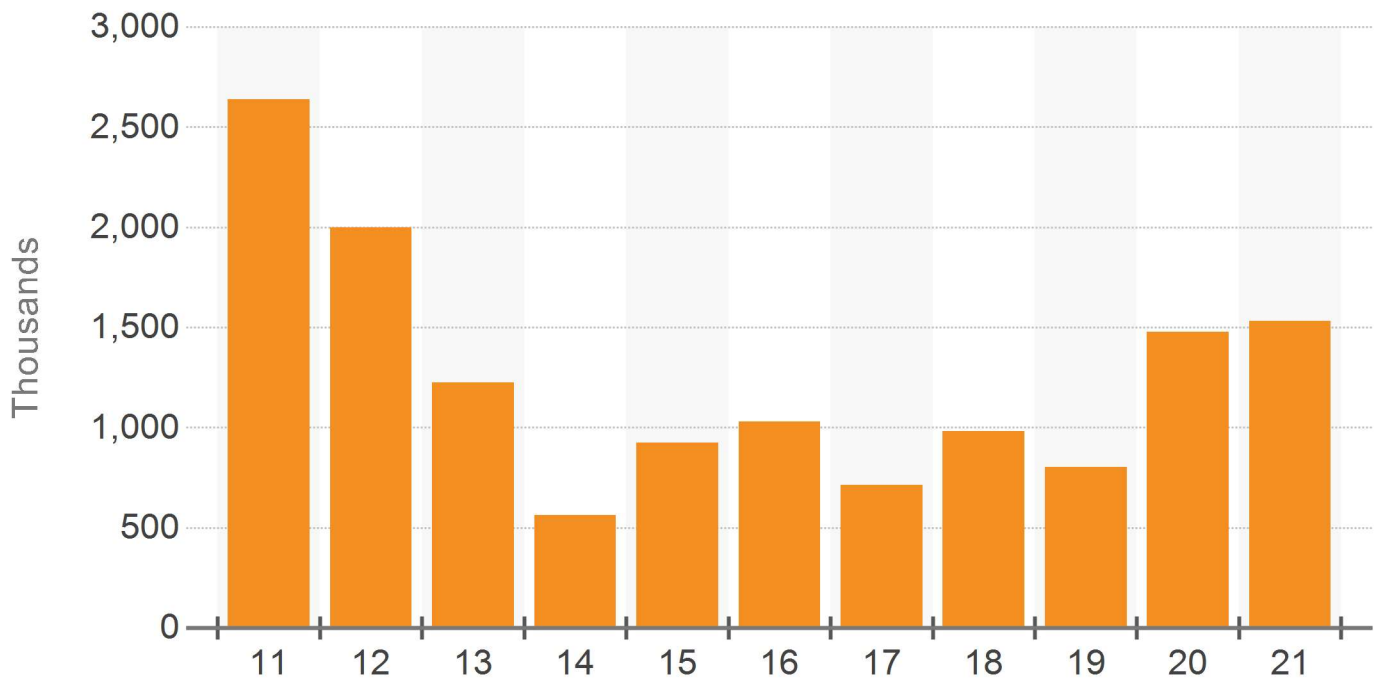
# Vacancy & Availability

Industrial - Larimer/Weld County

## OCCUPANCY & PERCENT LEASED

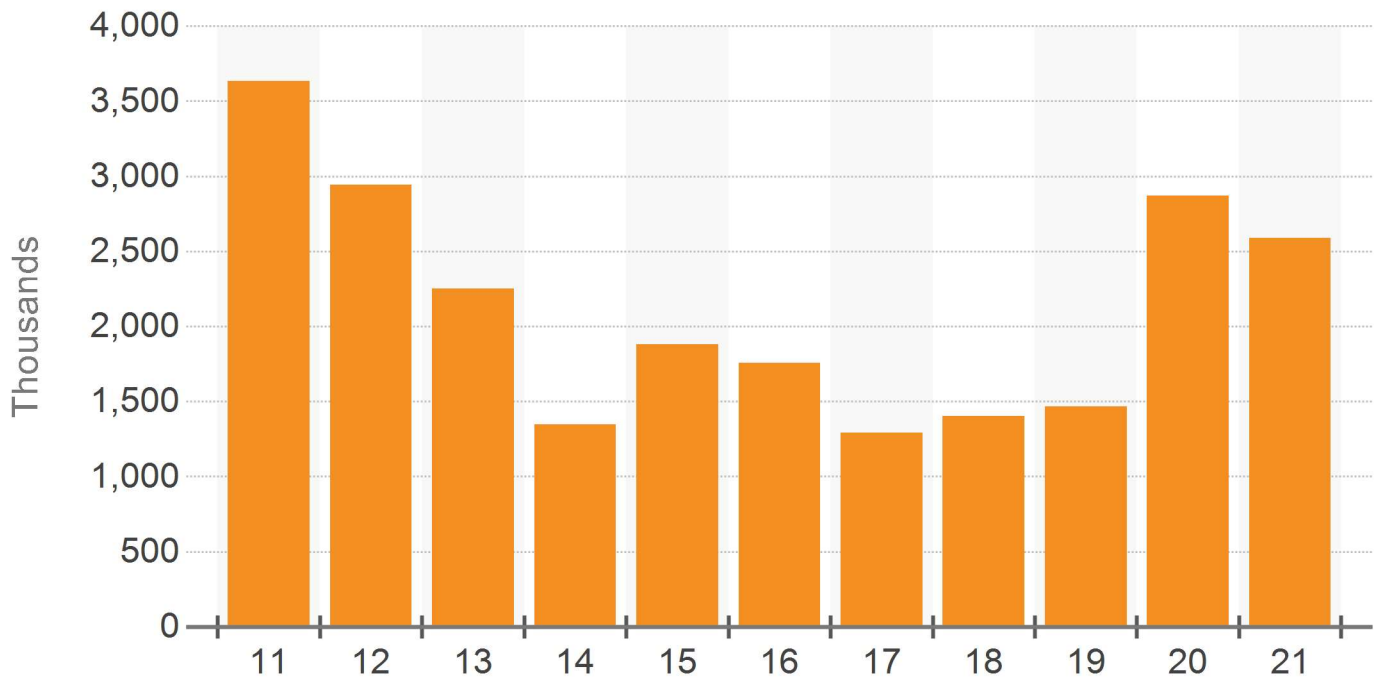


## VACANT SF

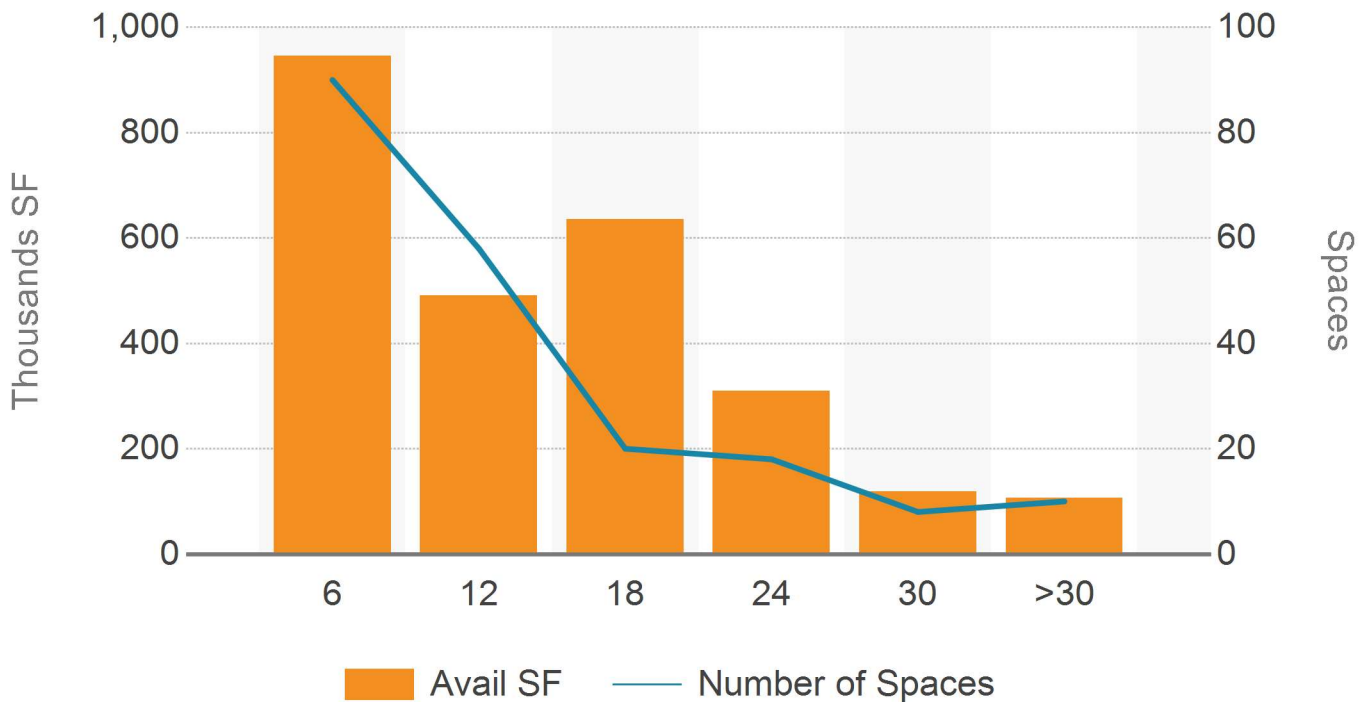




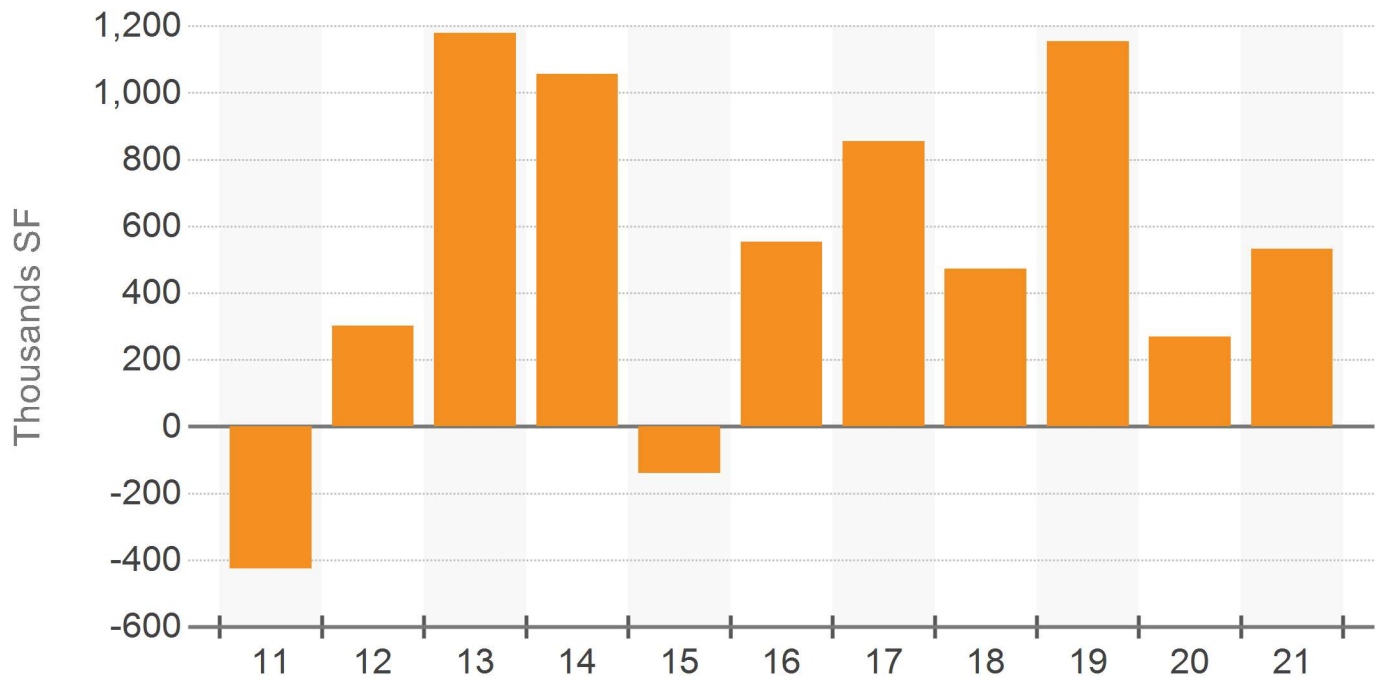
## AVAILABLE SF



## MONTHS ON MARKET DISTRIBUTION



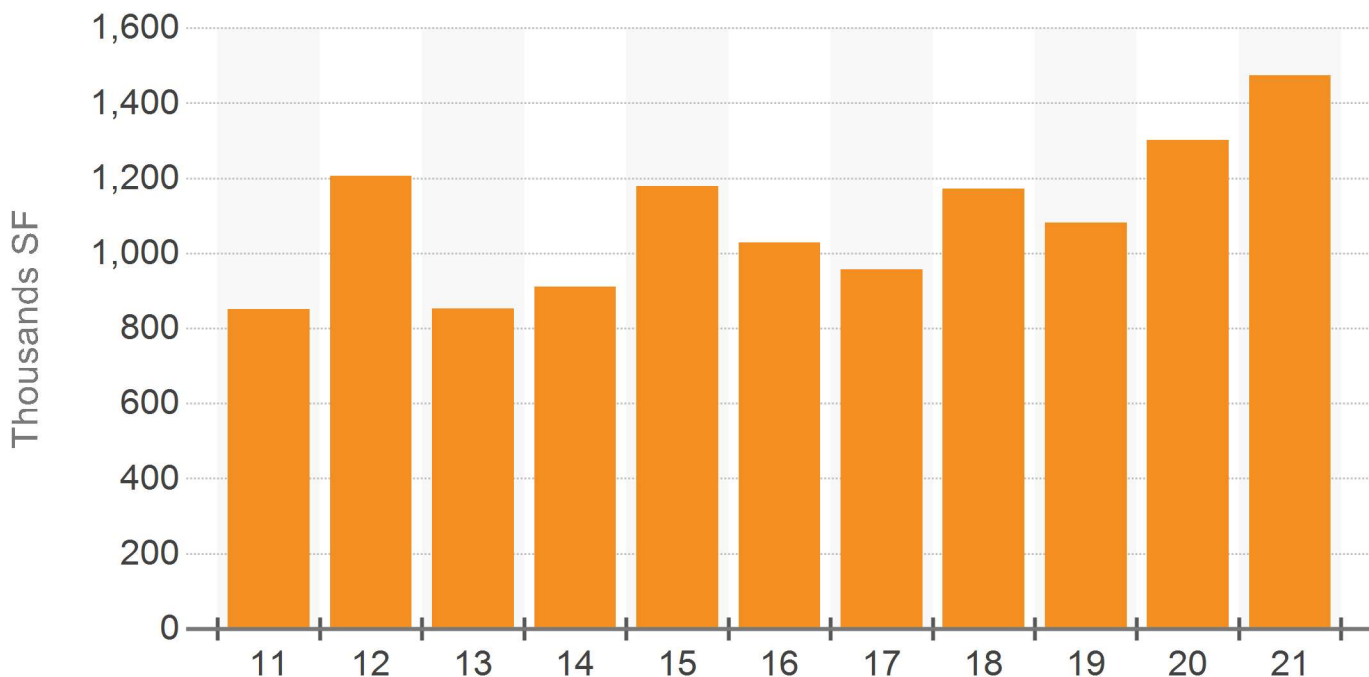
## NET ABSORPTION



## NET ABSORPTION AS % OF INVENTORY



### LEASING ACTIVITY



### MONTHS ON MARKET



# Leasing Demand

Industrial - Larimer/Weld County

## MONTHS TO LEASE



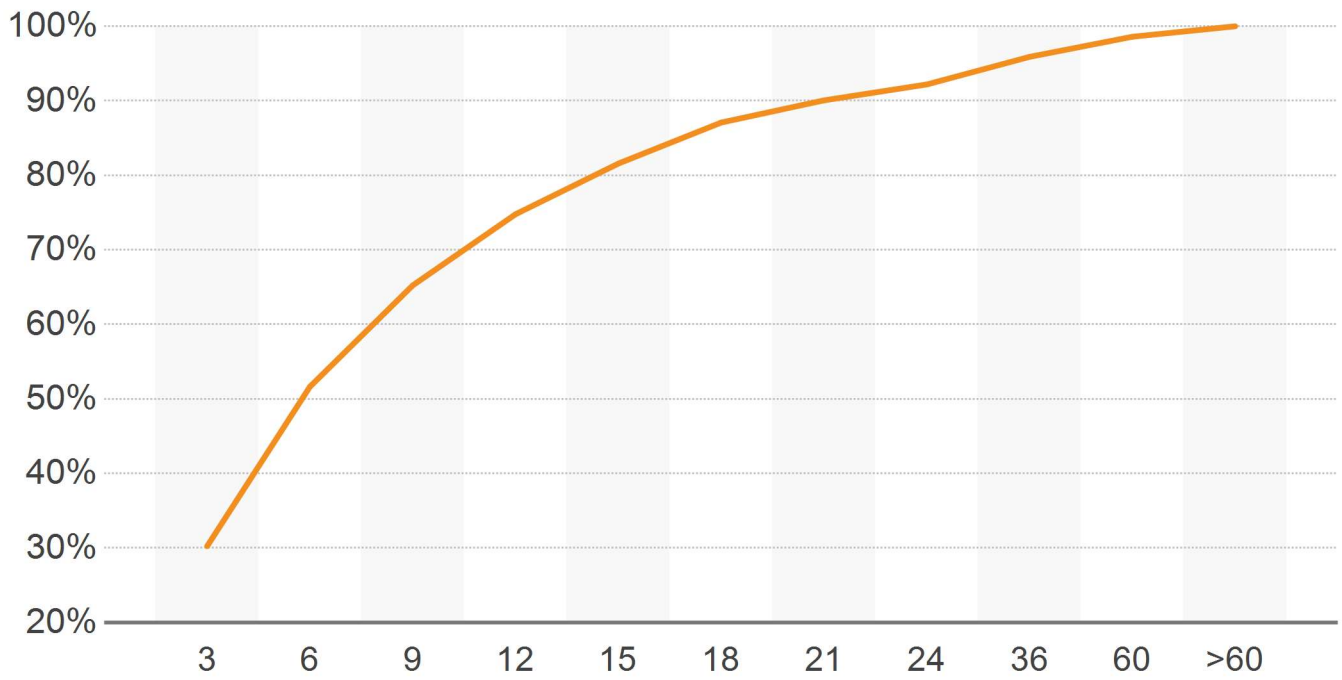
## MONTHS VACANT



# Leasing Demand

Industrial - Larimer/Weld County

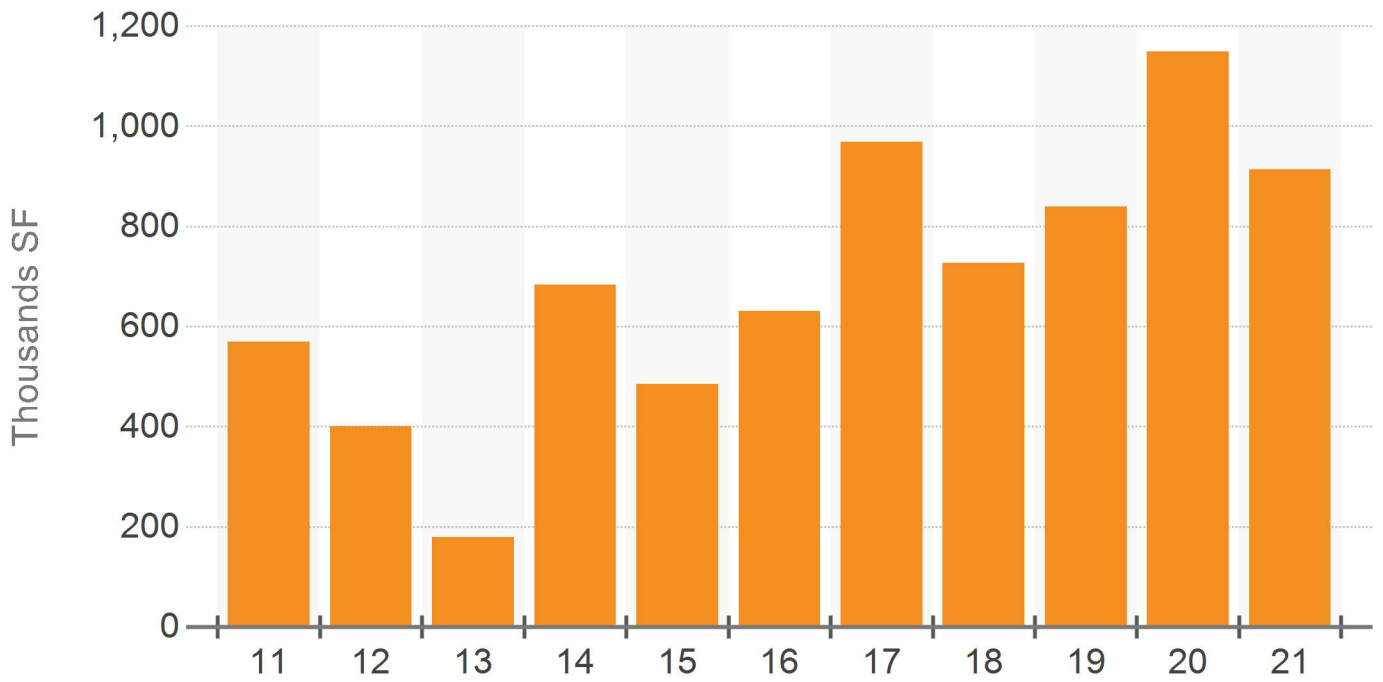
## PROBABILITY OF LEASING IN MONTHS



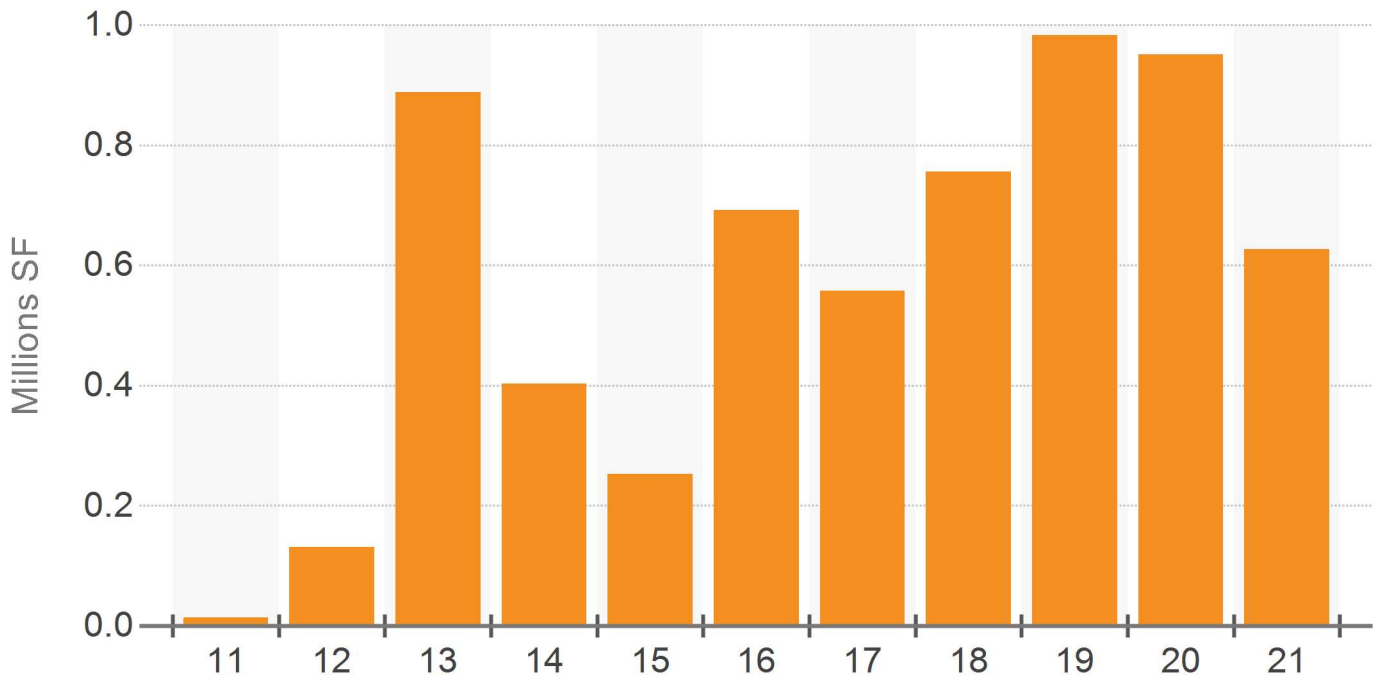
# Construction Activity

Industrial - Larimer/Weld County

## CONSTRUCTION STARTS

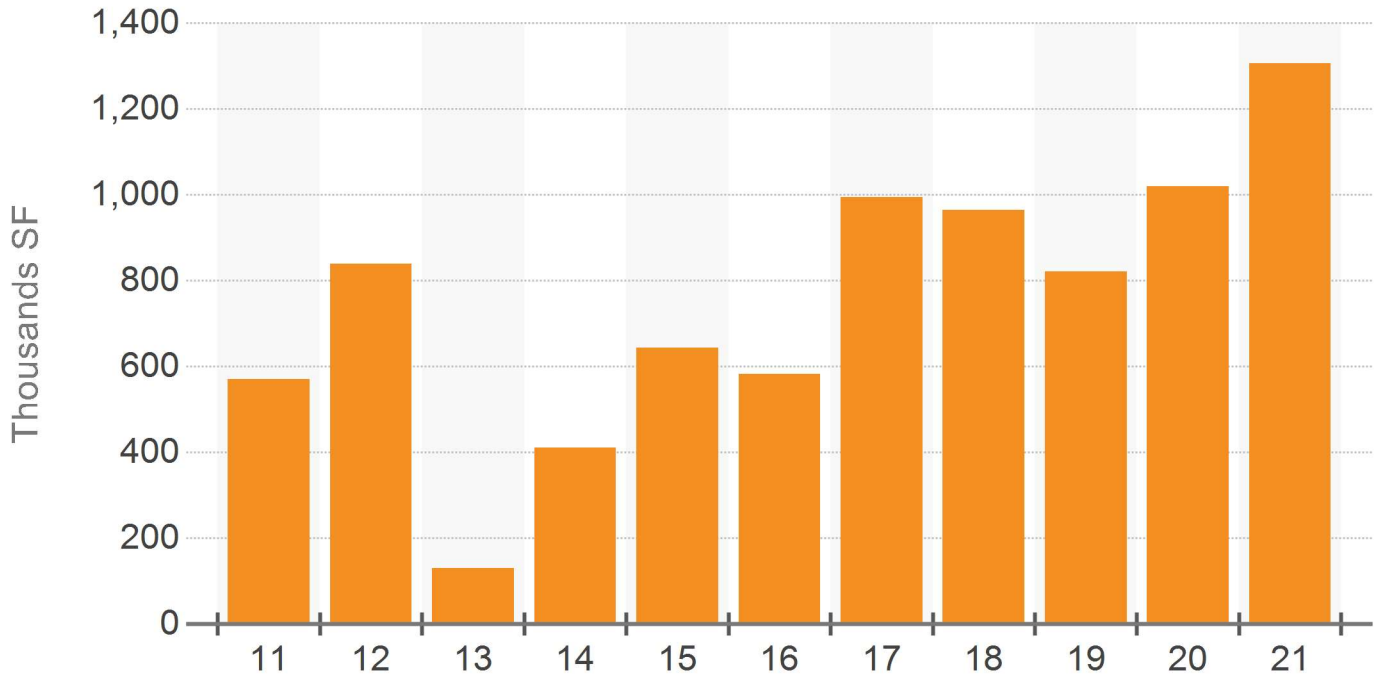


## CONSTRUCTION DELIVERIES





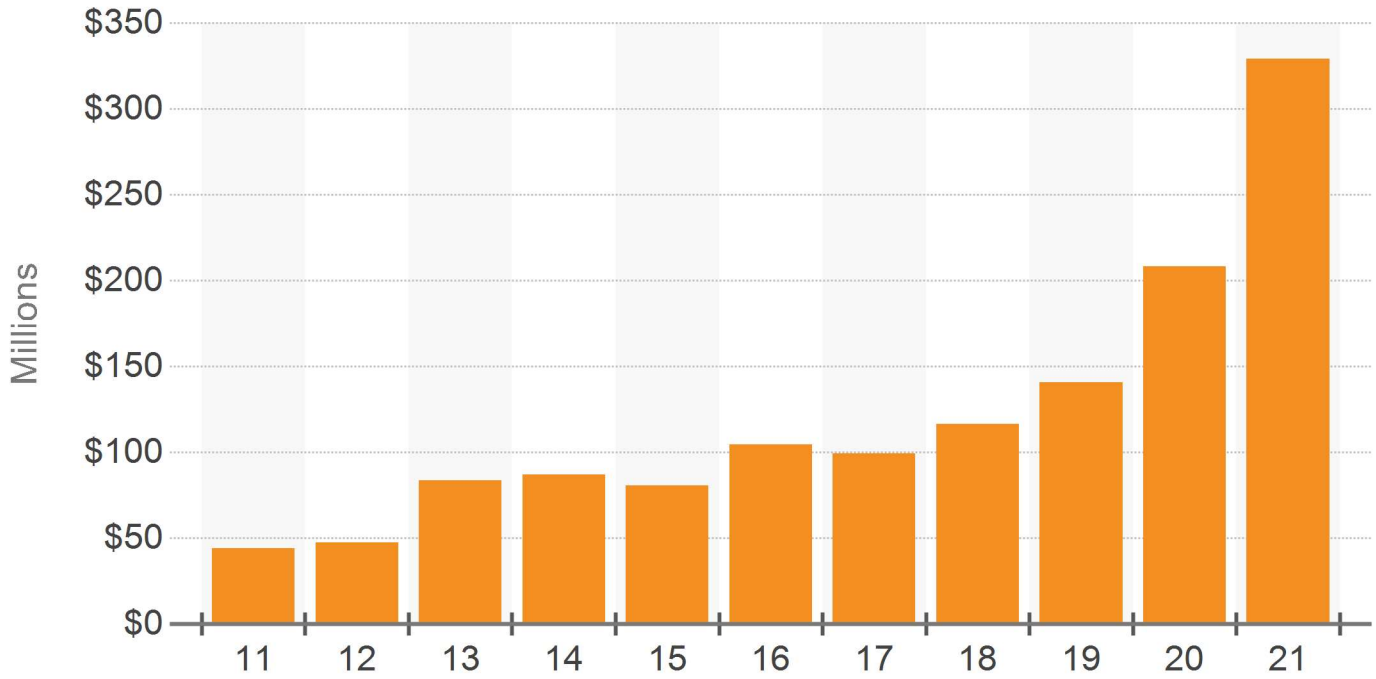
## UNDER CONSTRUCTION



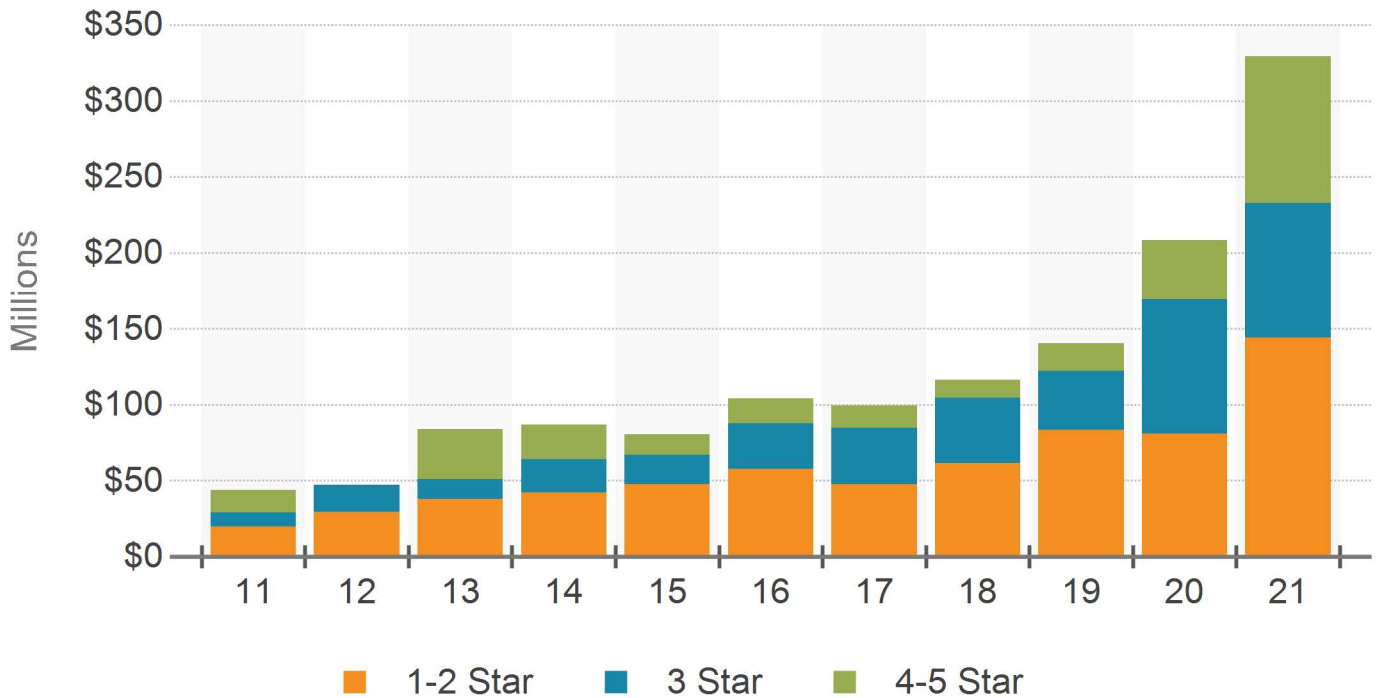
# Sales Volume

Industrial - Larimer/Weld County

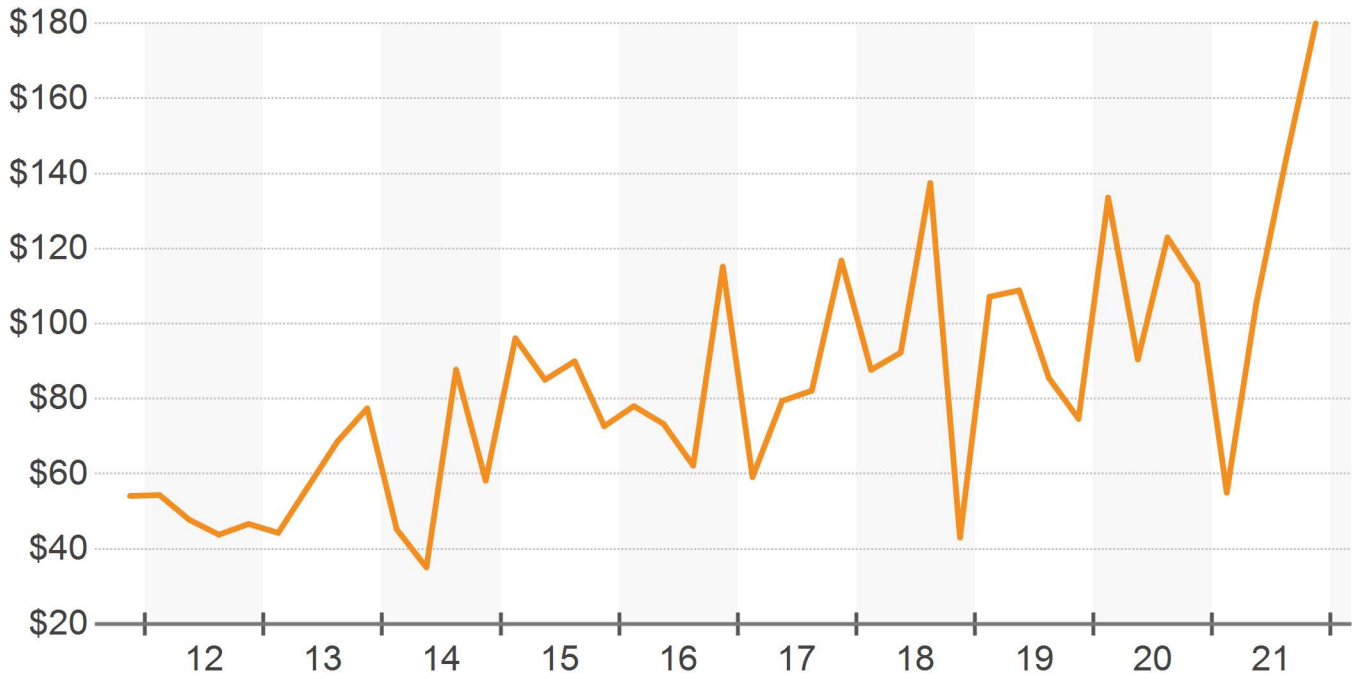
## SALES VOLUME



## SALES VOLUME BY STAR RATING



### AVERAGE SALE PRICE PER SF



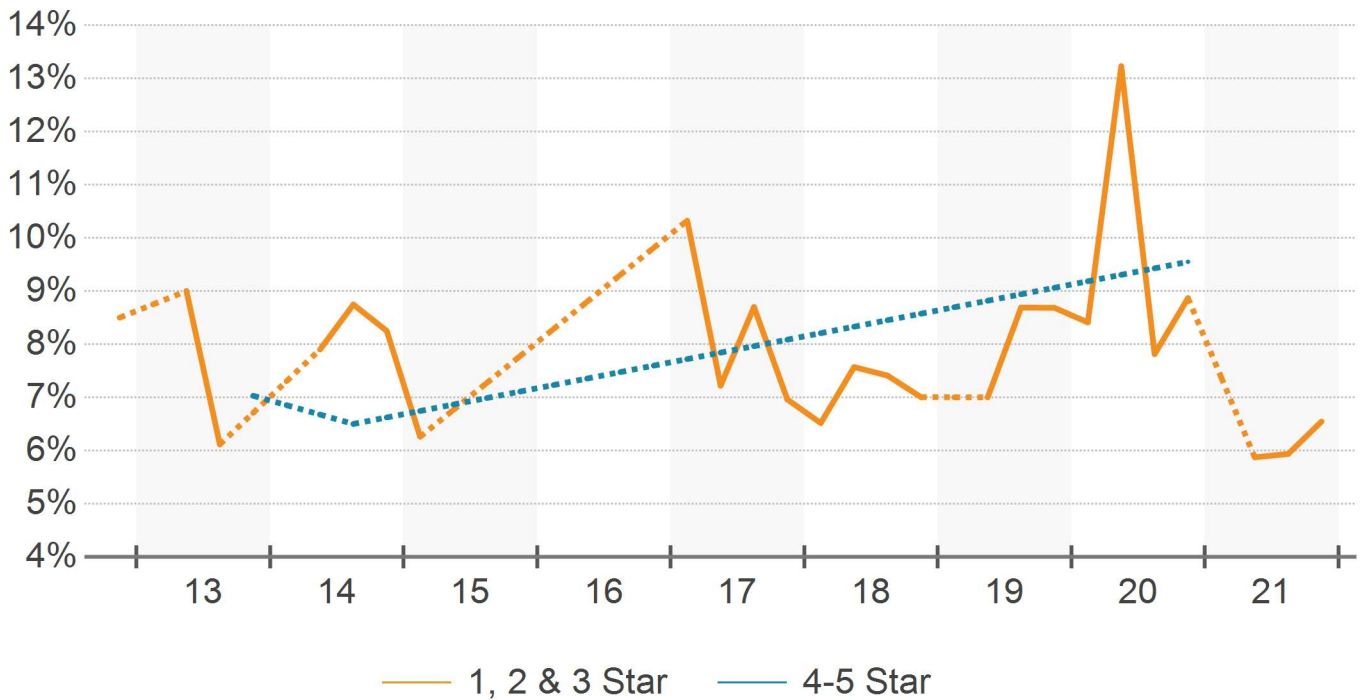
### SALE TO ASKING PRICE DIFFERENTIAL



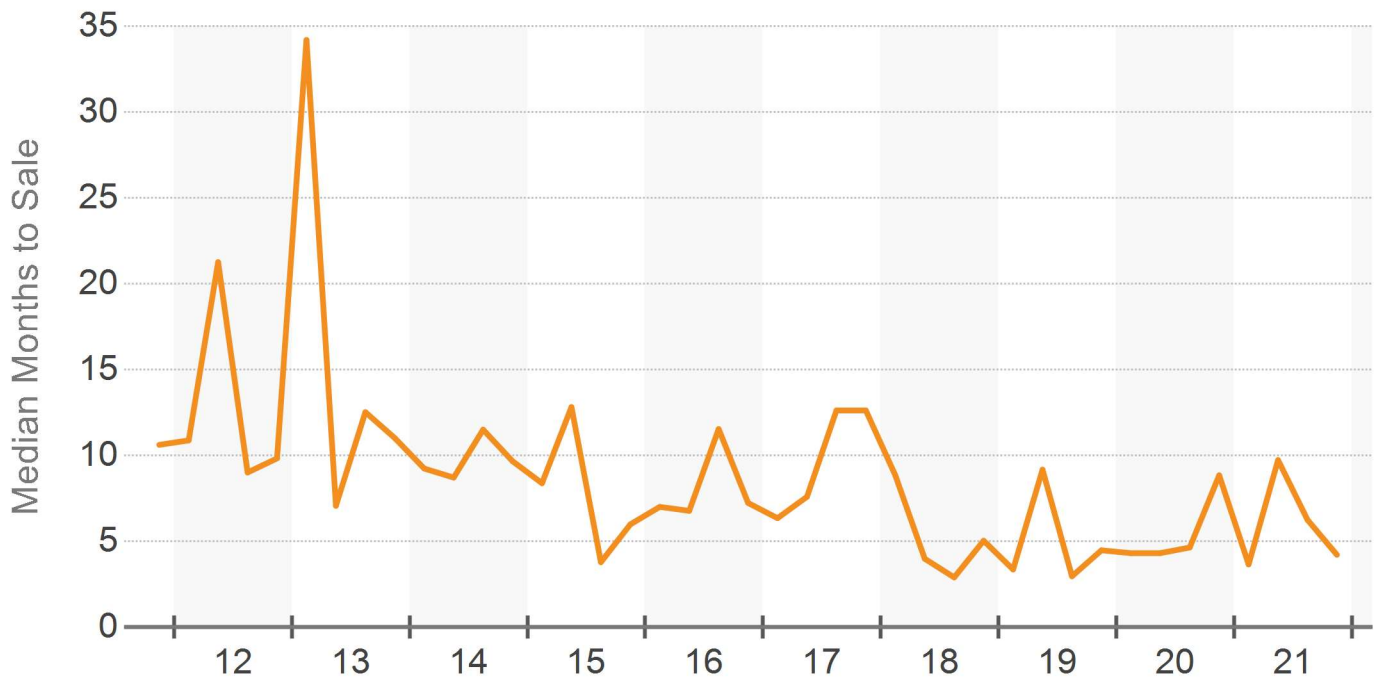
## CAP RATE



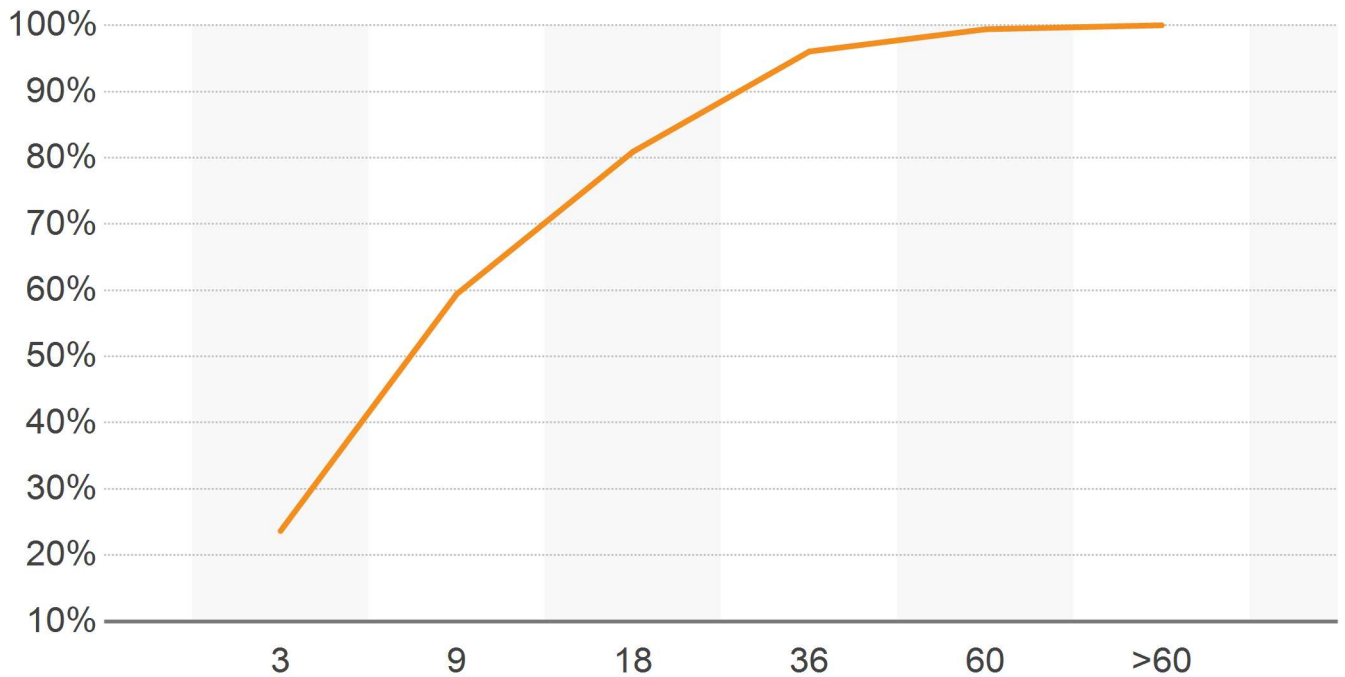
## CAP RATE BY STAR RATING



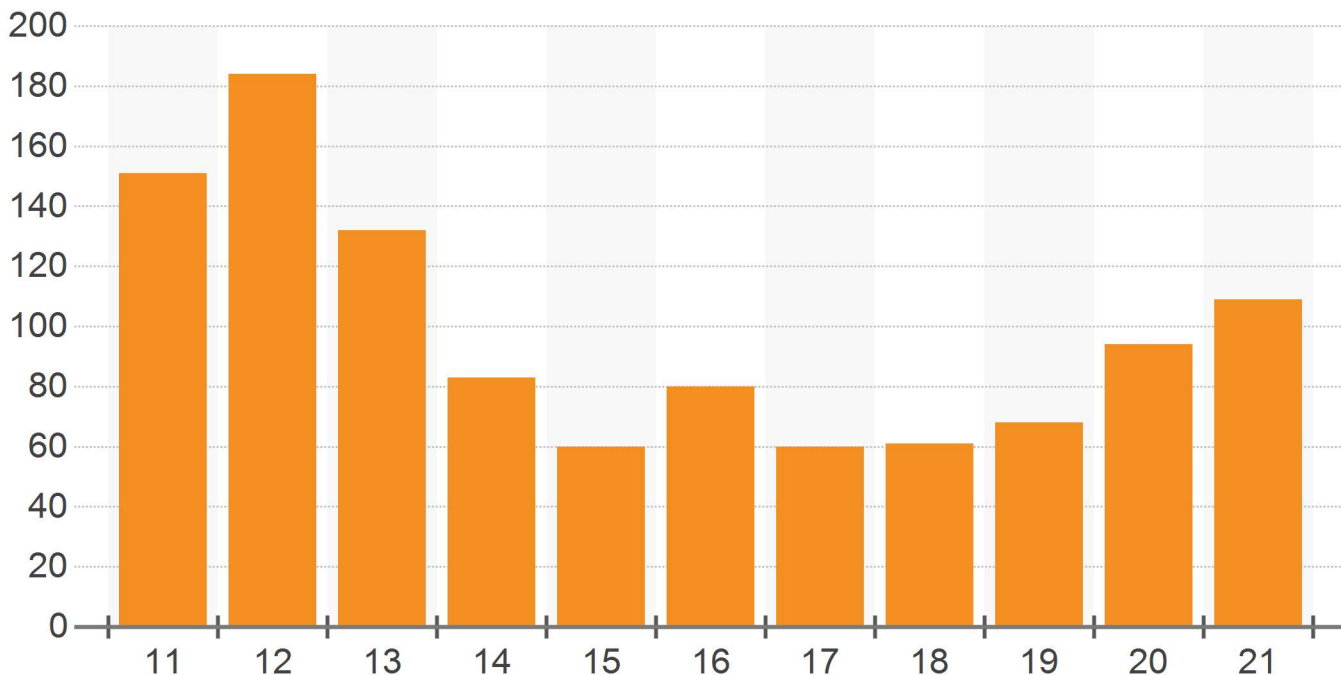
### MONTHS TO SALE



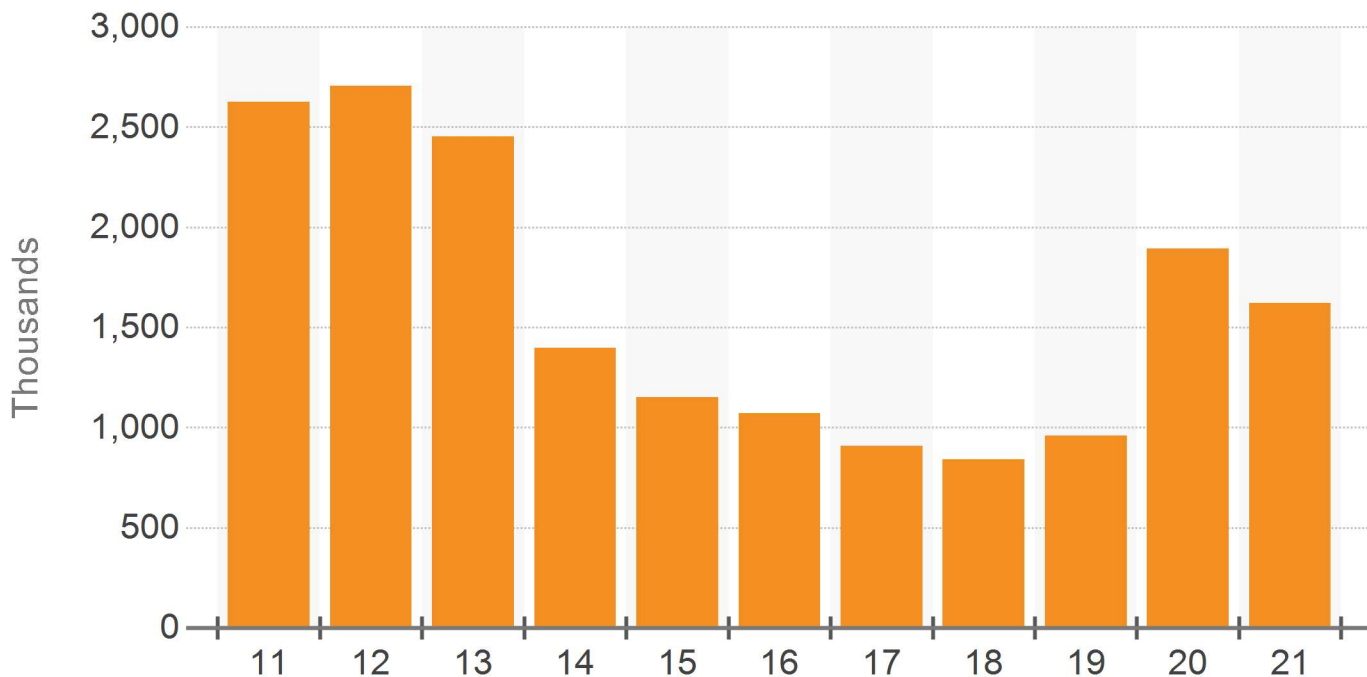
### PROBABILITY OF SELLING IN MONTHS



### FOR SALE TOTAL LISTINGS

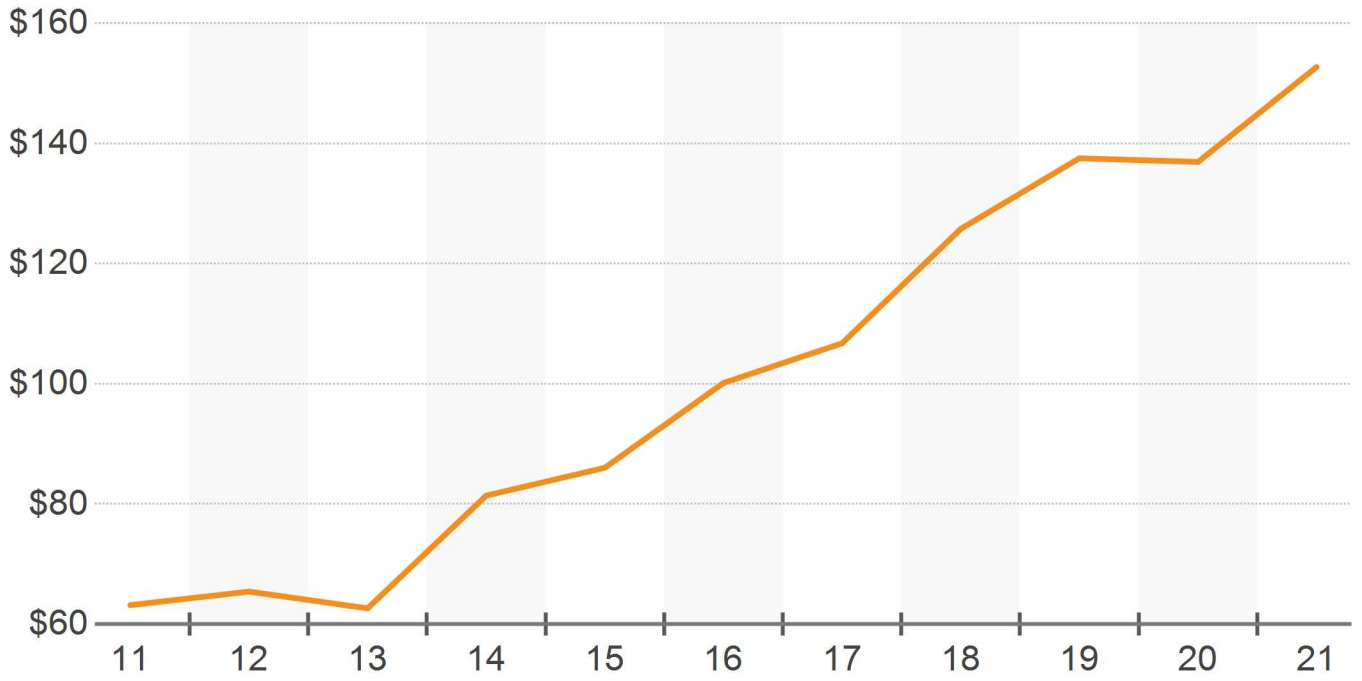


### FOR SALE TOTAL SF

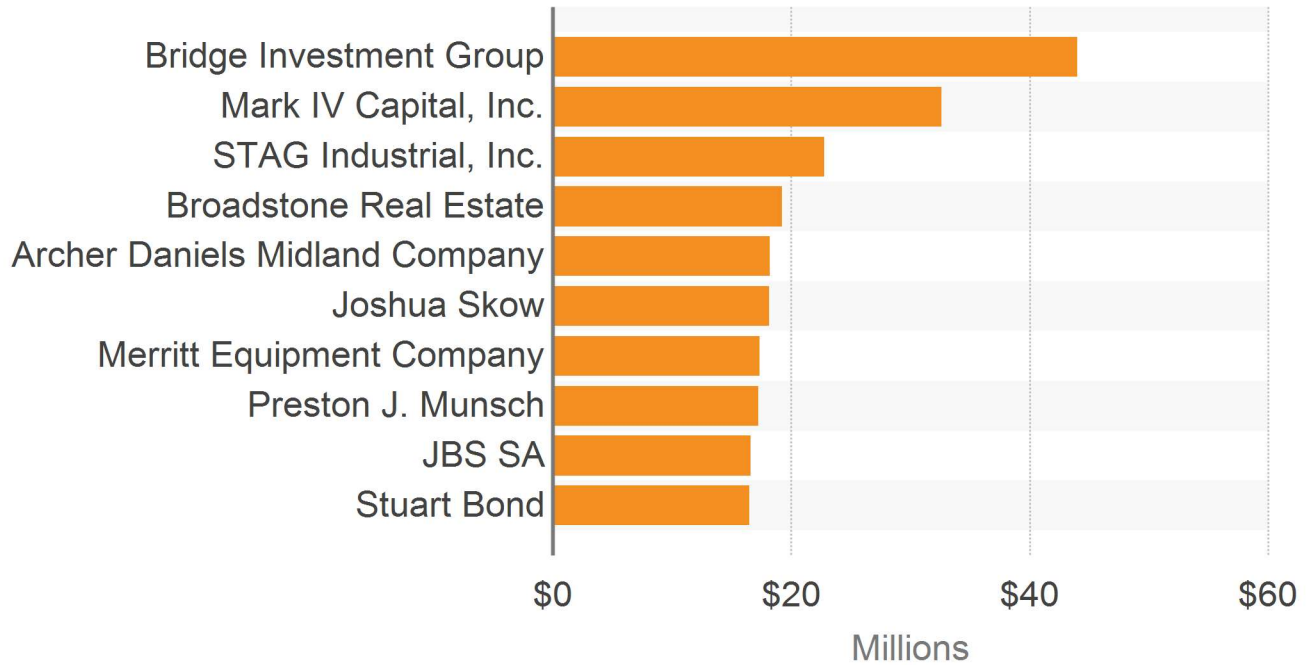




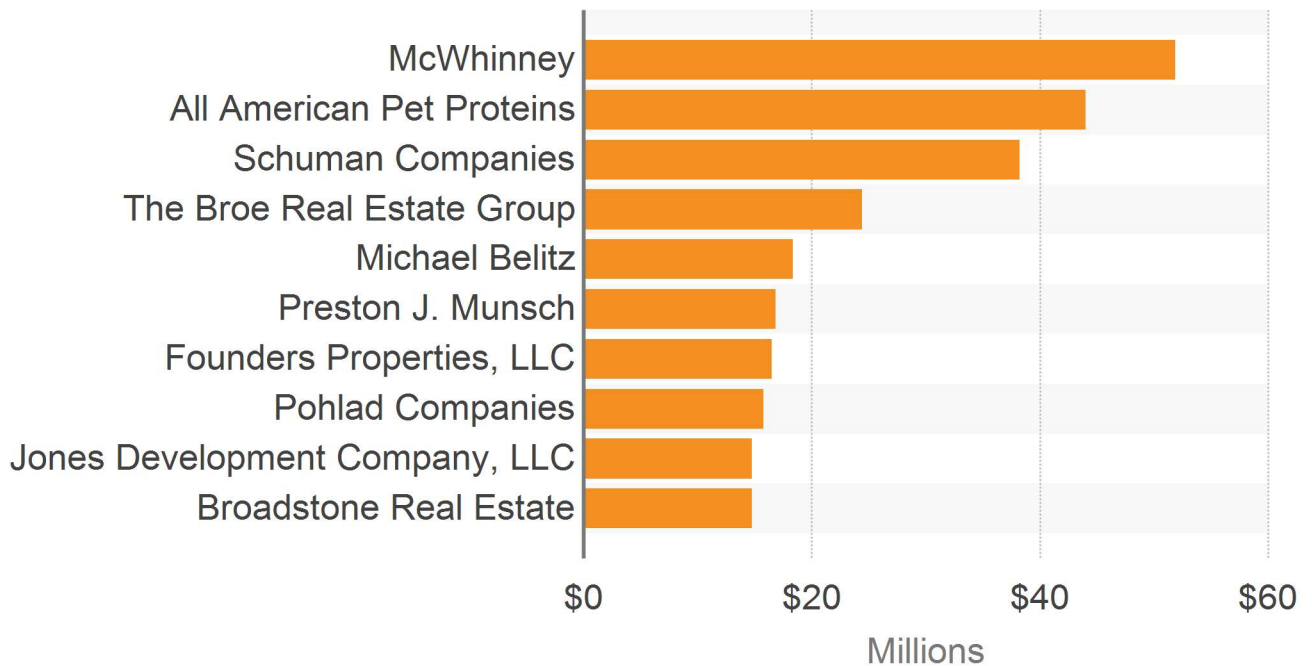
### ASKING PRICE PER SF



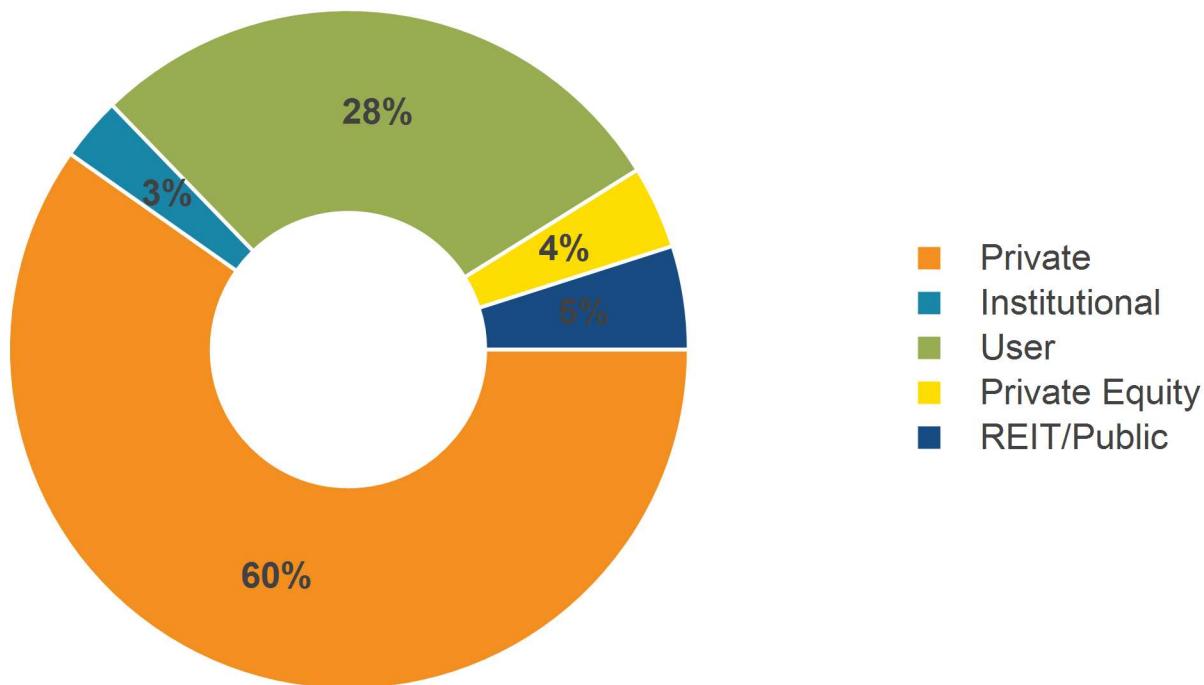
### TOP BUYERS



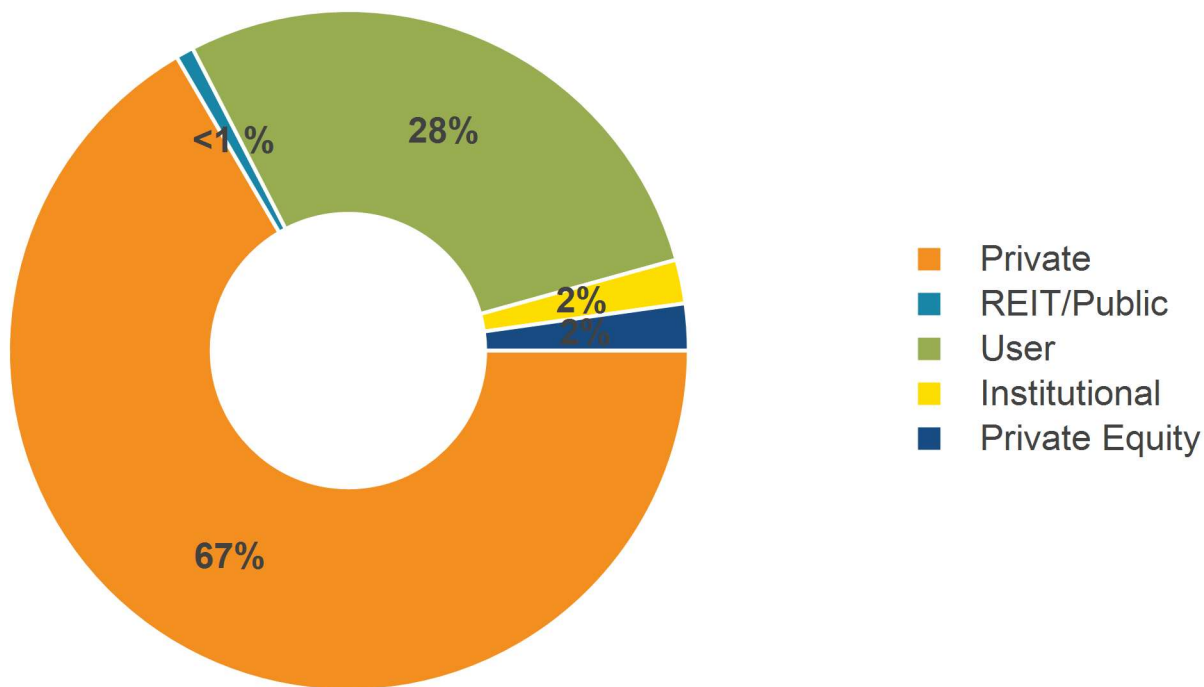
### TOP SELLERS



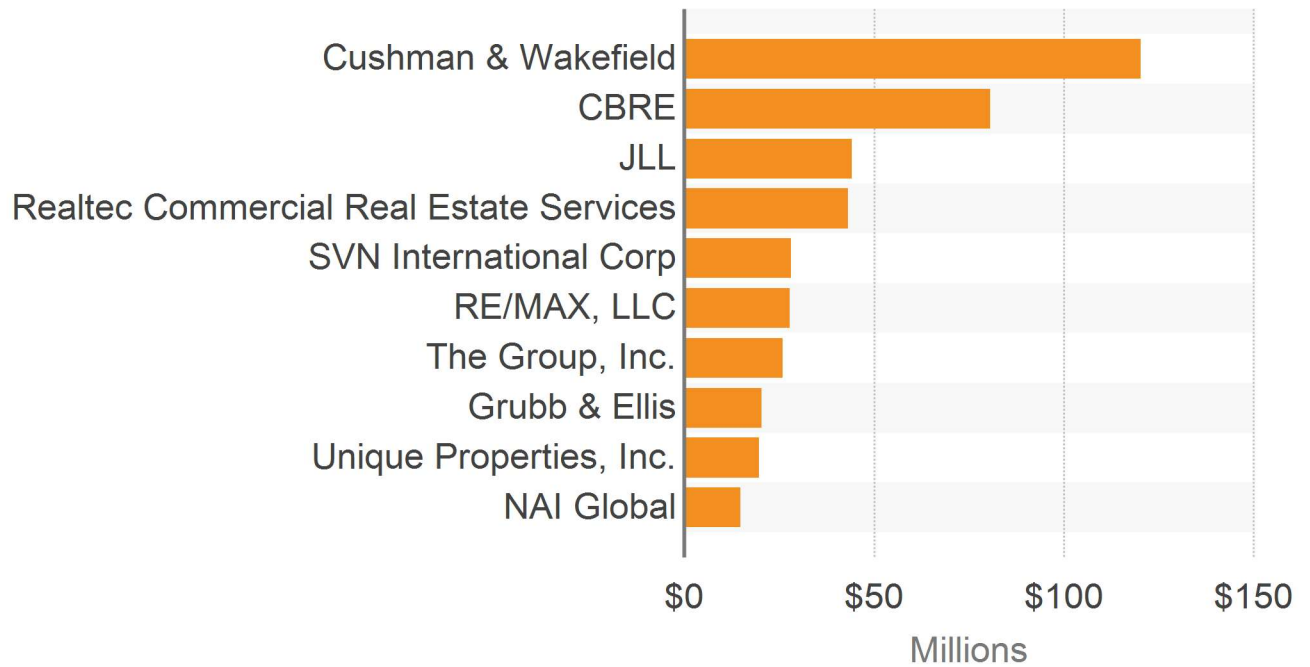
## SALES VOLUME BY BUYER TYPE



## SALES VOLUME BY SELLER TYPE



## TOP BUYER BROKERS



## TOP SELLER BROKERS

