



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

PREPARED BY

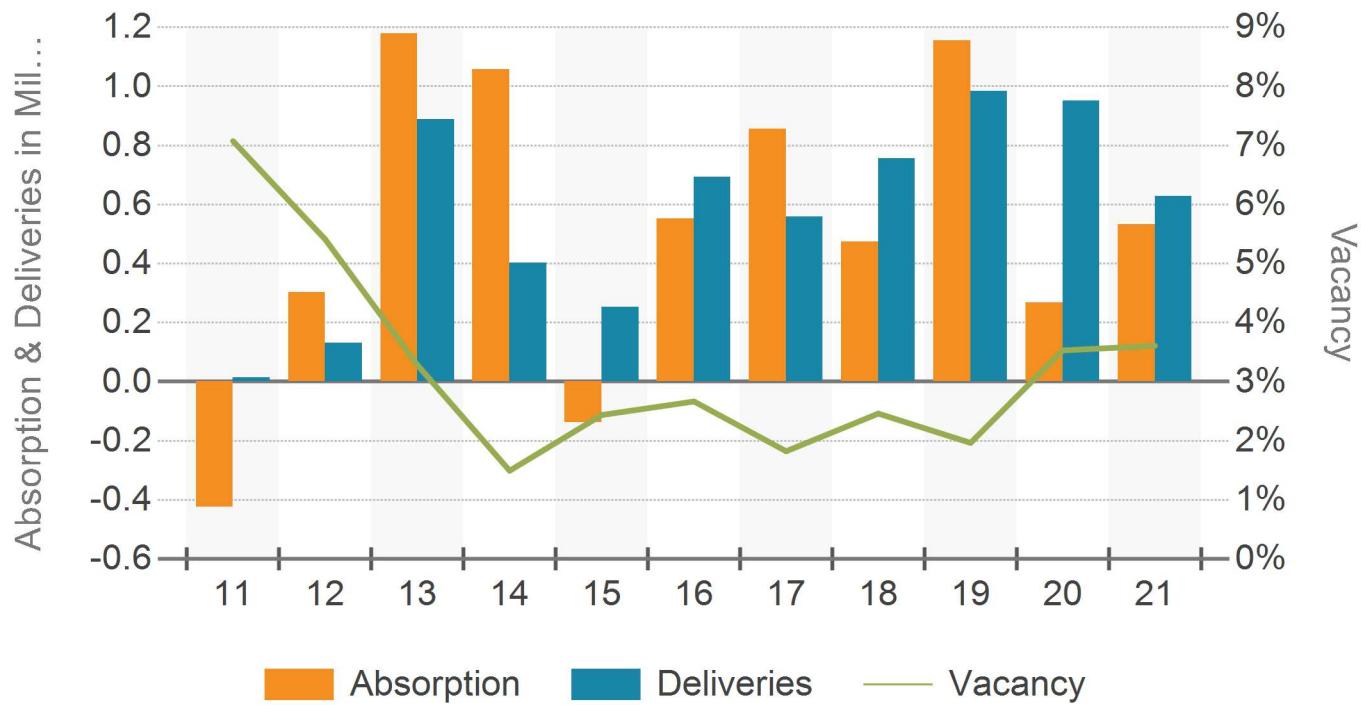
REALTEC
COMMERCIAL REAL ESTATE SERVICES
Jamie Globelnik
Associate Broker

 CoStar™

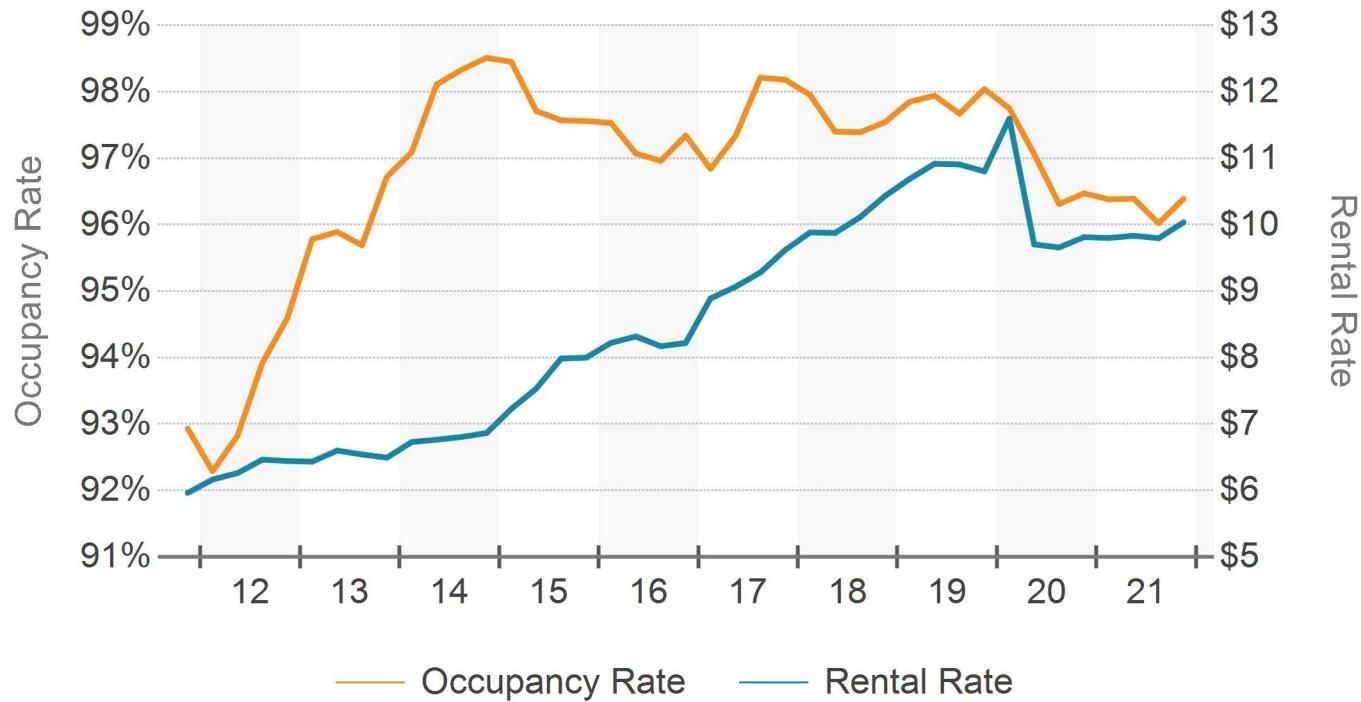
Overview

Industrial - Larimer/Weld County

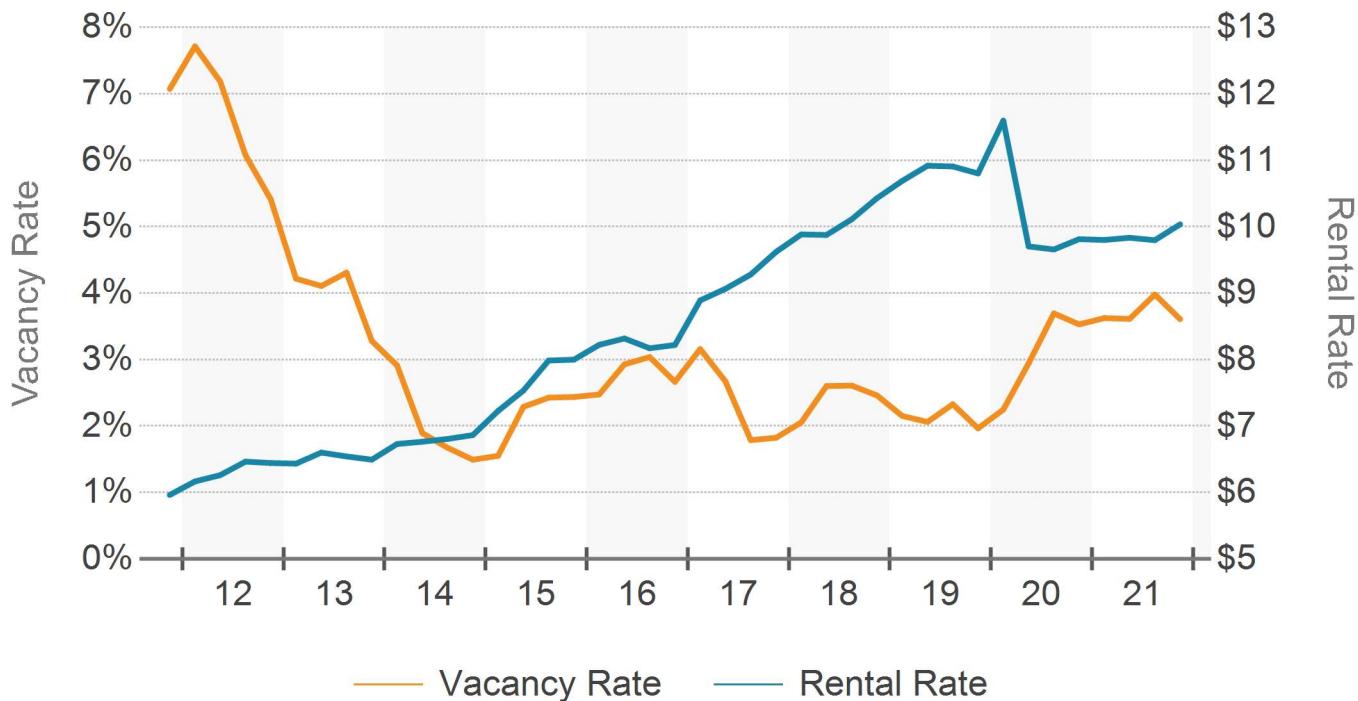
ABSORPTION, DELIVERIES, VACANCY



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

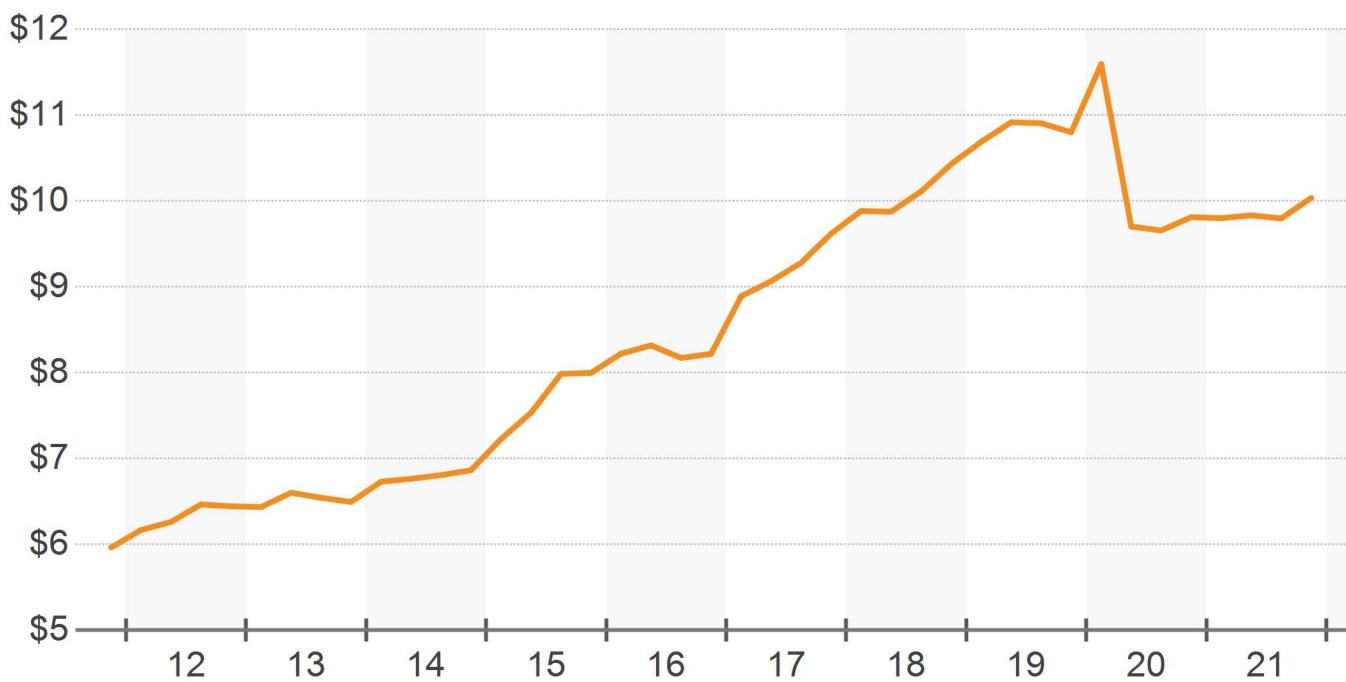
Demand	Survey	5-Year Avg
12 Mo. Absorption SF	789,531	556,673
12 Mo. Leasing SF	1,722,575	1,195,978

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%

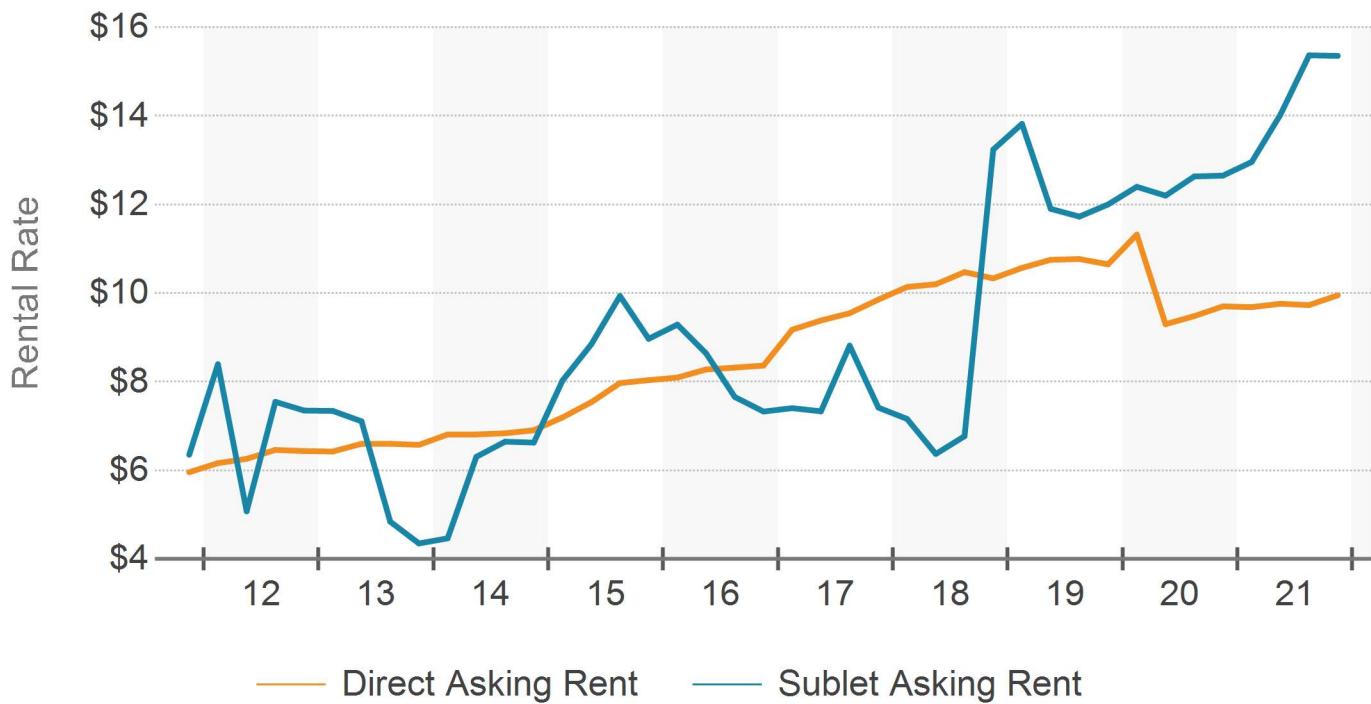
Rental Rates

Industrial - Larimer/Weld County

ASKING RENT PER SF



DIRECT & SUBLET RENTAL RATES



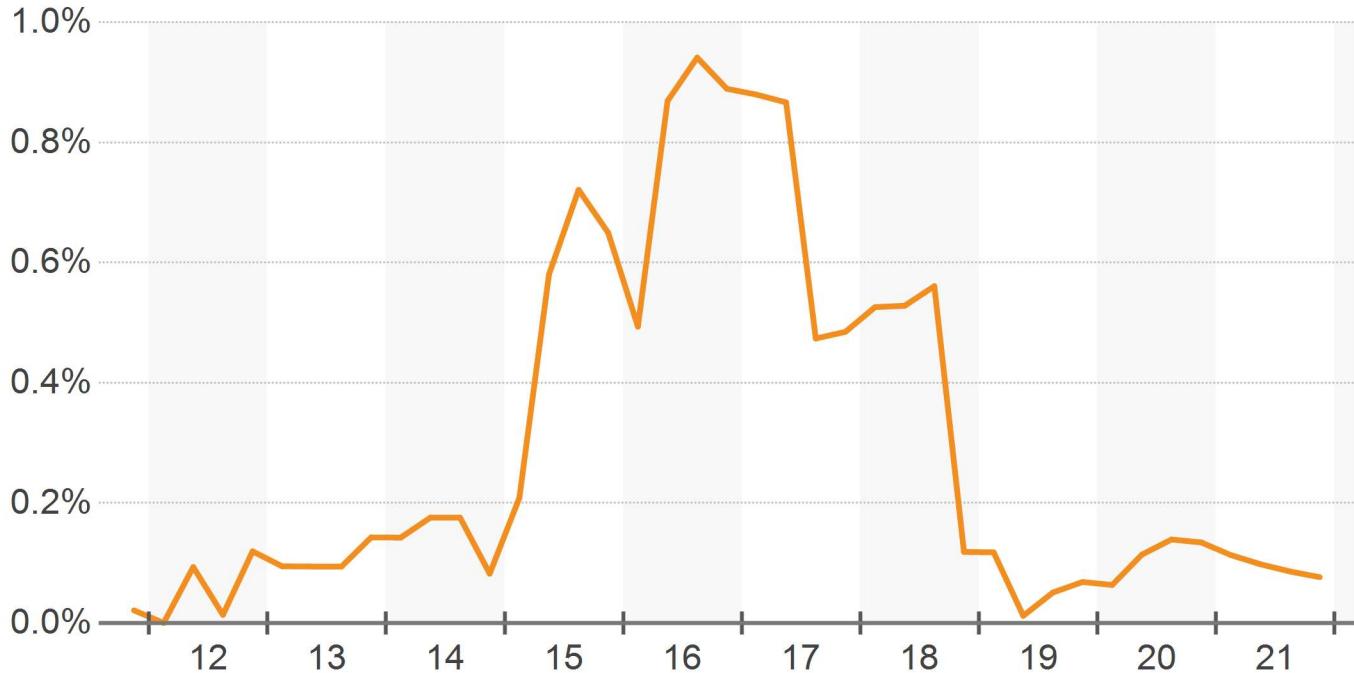
Vacancy & Availability

Industrial - Larimer/Weld County

VACANCY RATE



SUBLEASE VACANCY RATE



Vacancy & Availability

Industrial - Larimer/Weld County

AVAILABILITY RATE



AVAILABILITY & VACANCY RATE



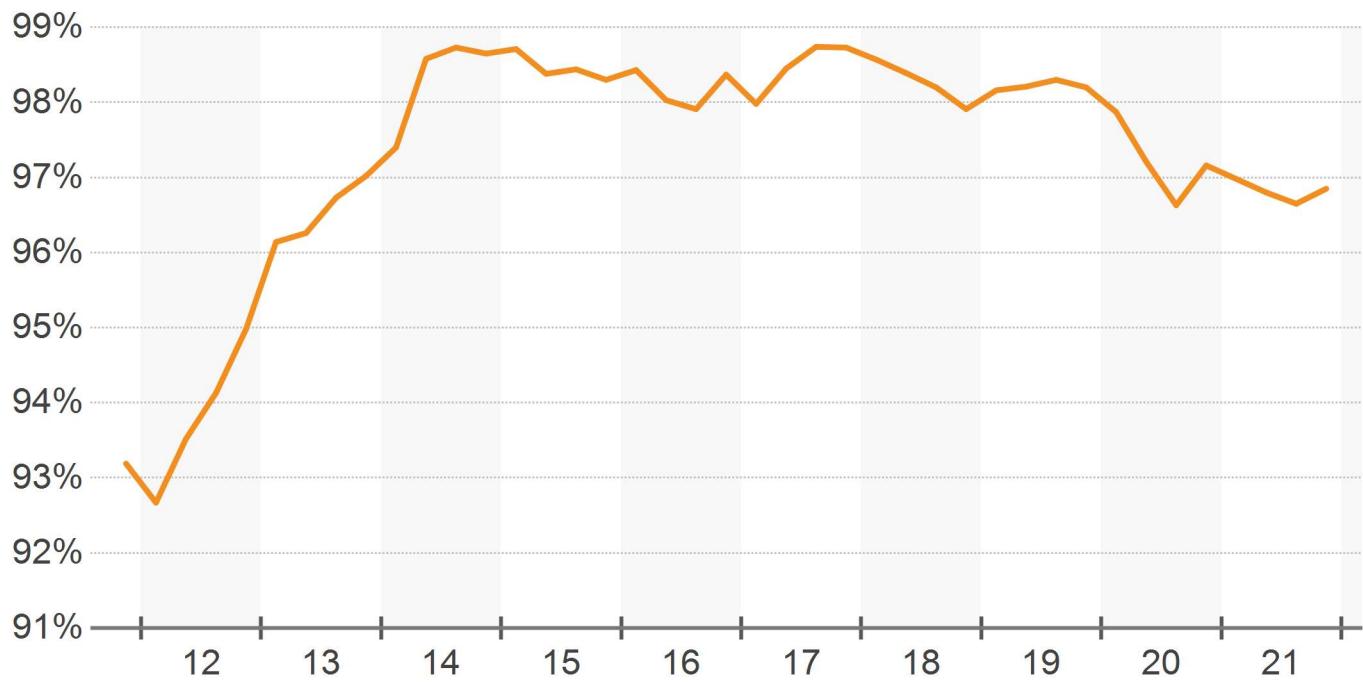
Vacancy & Availability

Industrial - Larimer/Weld County

OCCUPANCY RATE



PERCENT LEASED RATE



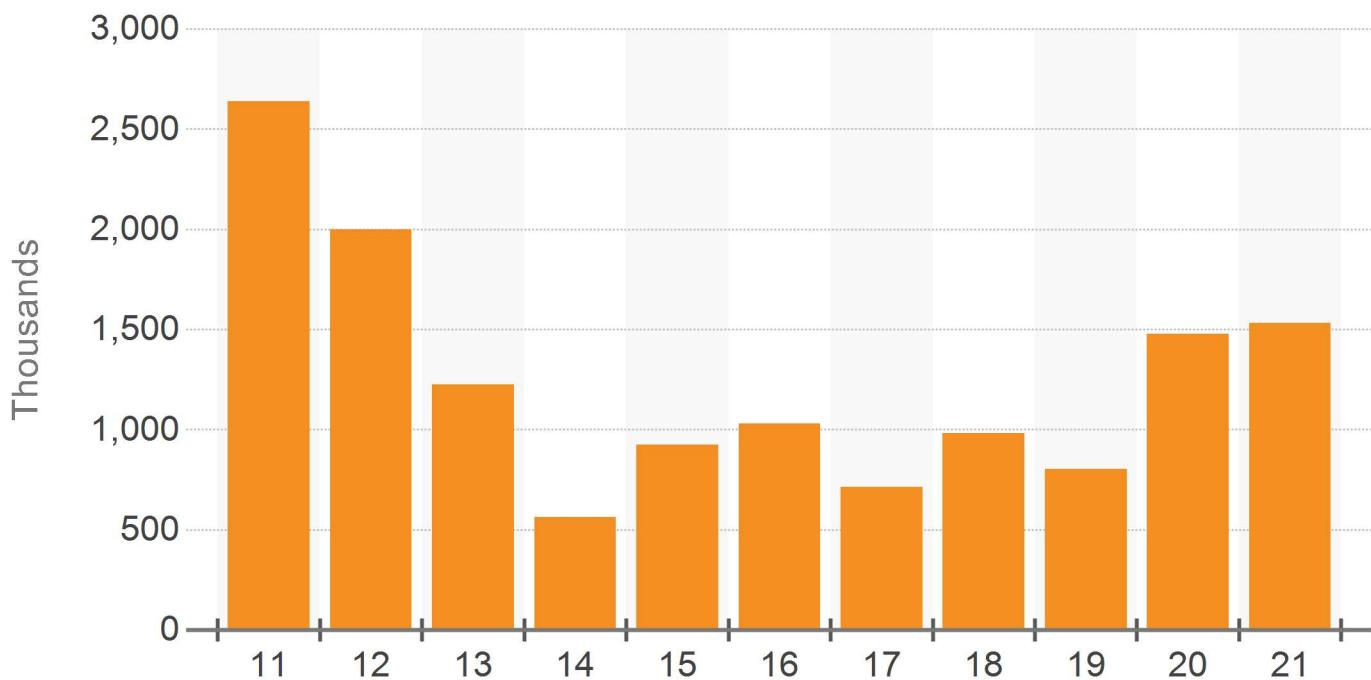
Vacancy & Availability

Industrial - Larimer/Weld County

OCCUPANCY & PERCENT LEASED



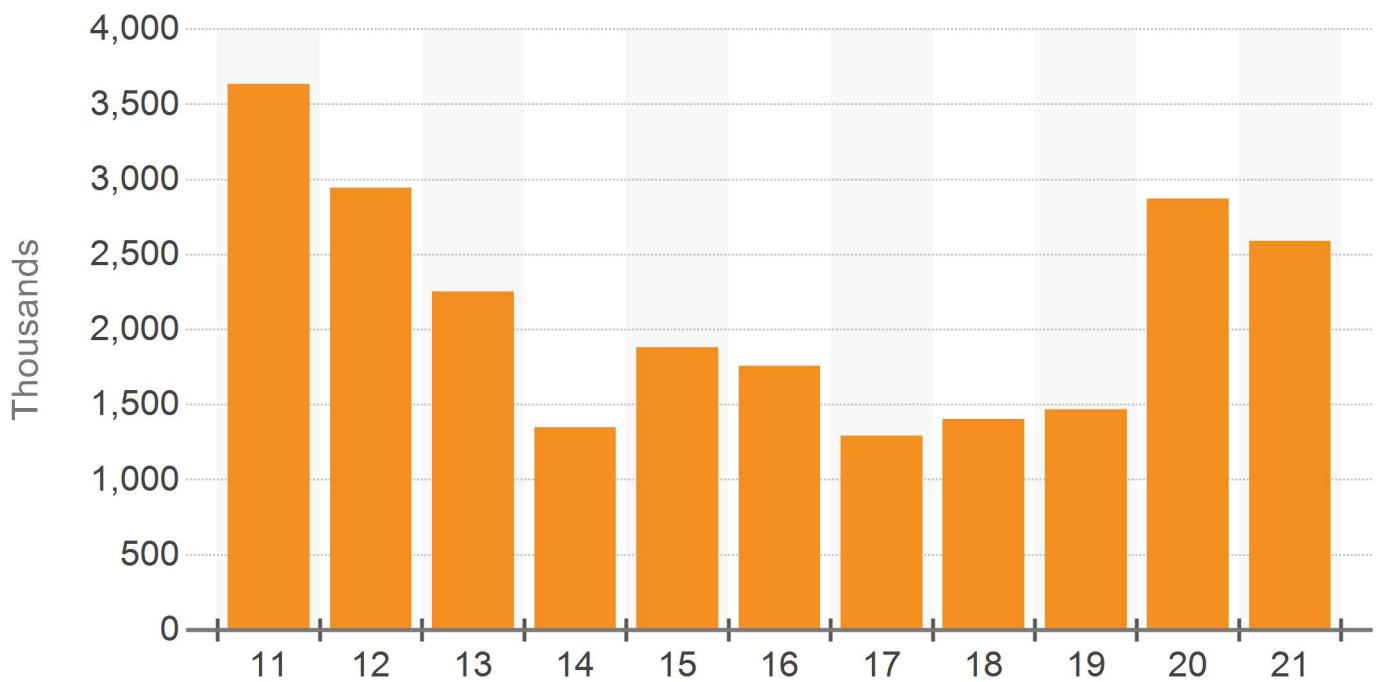
VACANT SF



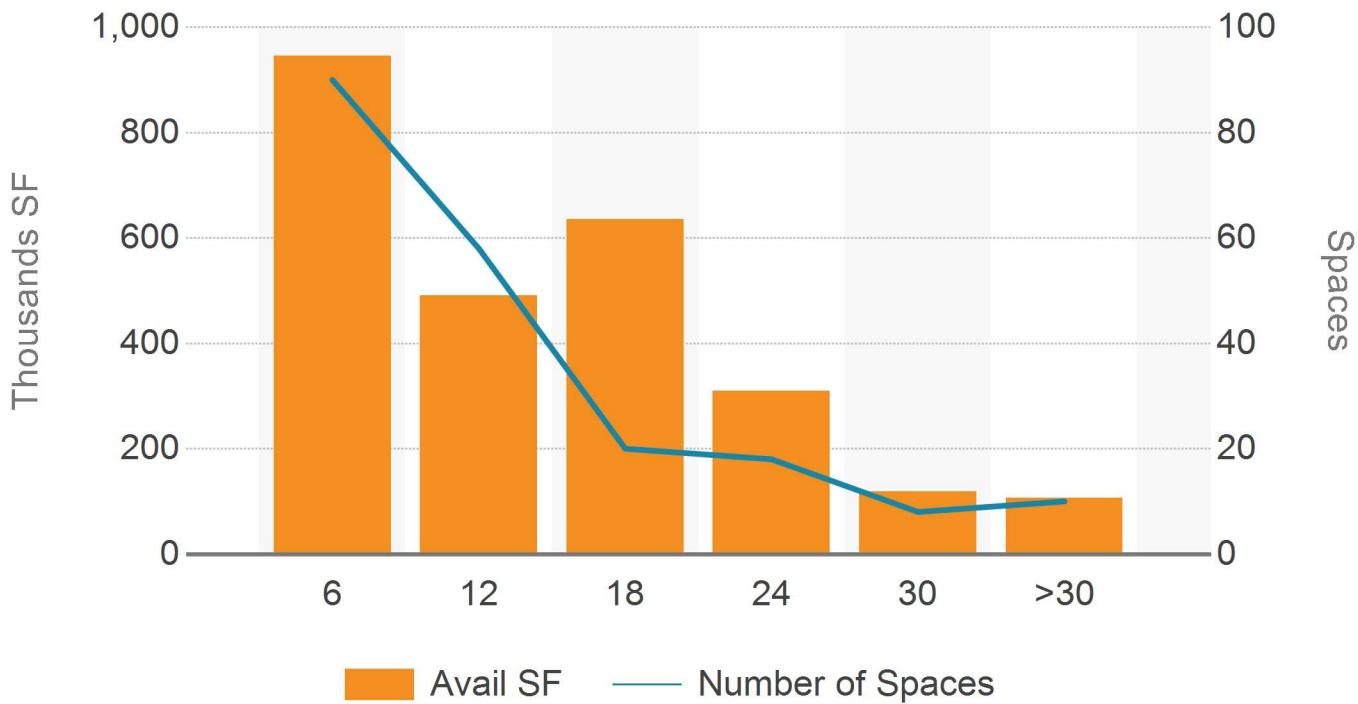
Vacancy & Availability

Industrial - Larimer/Weld County

AVAILABLE SF



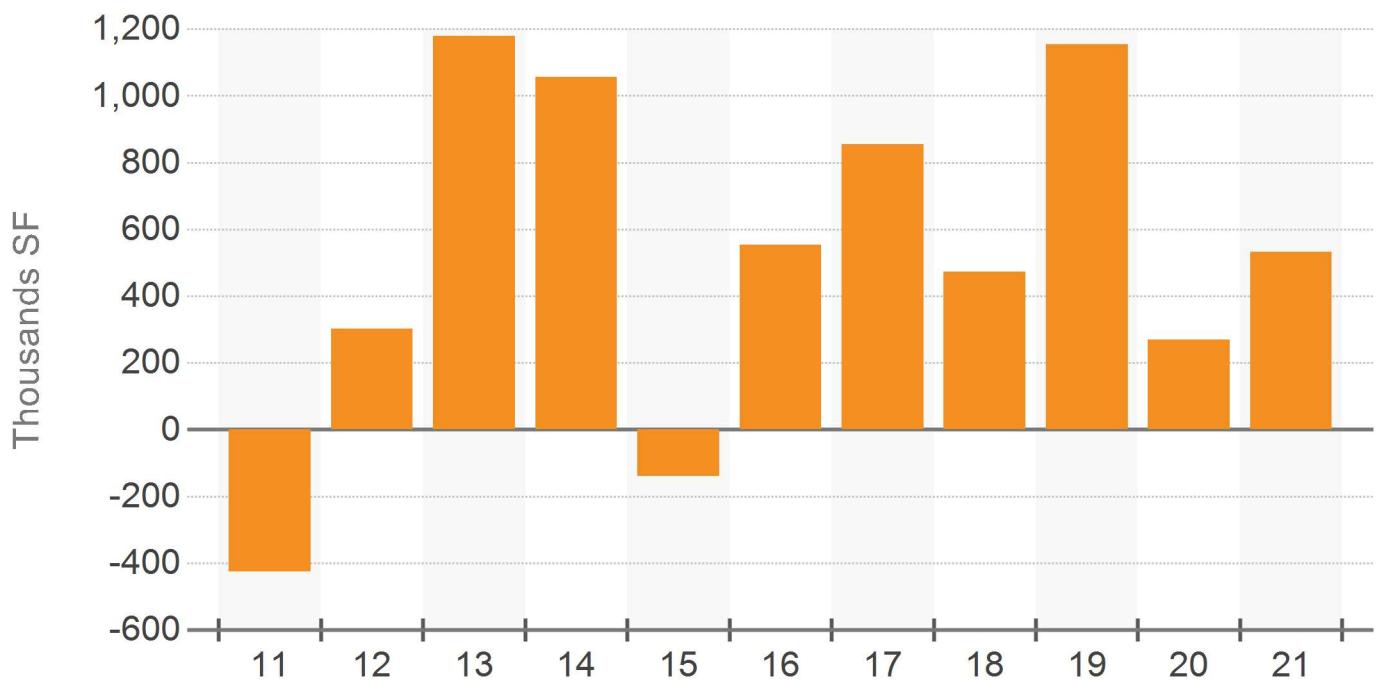
MONTHS ON MARKET DISTRIBUTION



Leasing Demand

Industrial - Larimer/Weld County

NET ABSORPTION



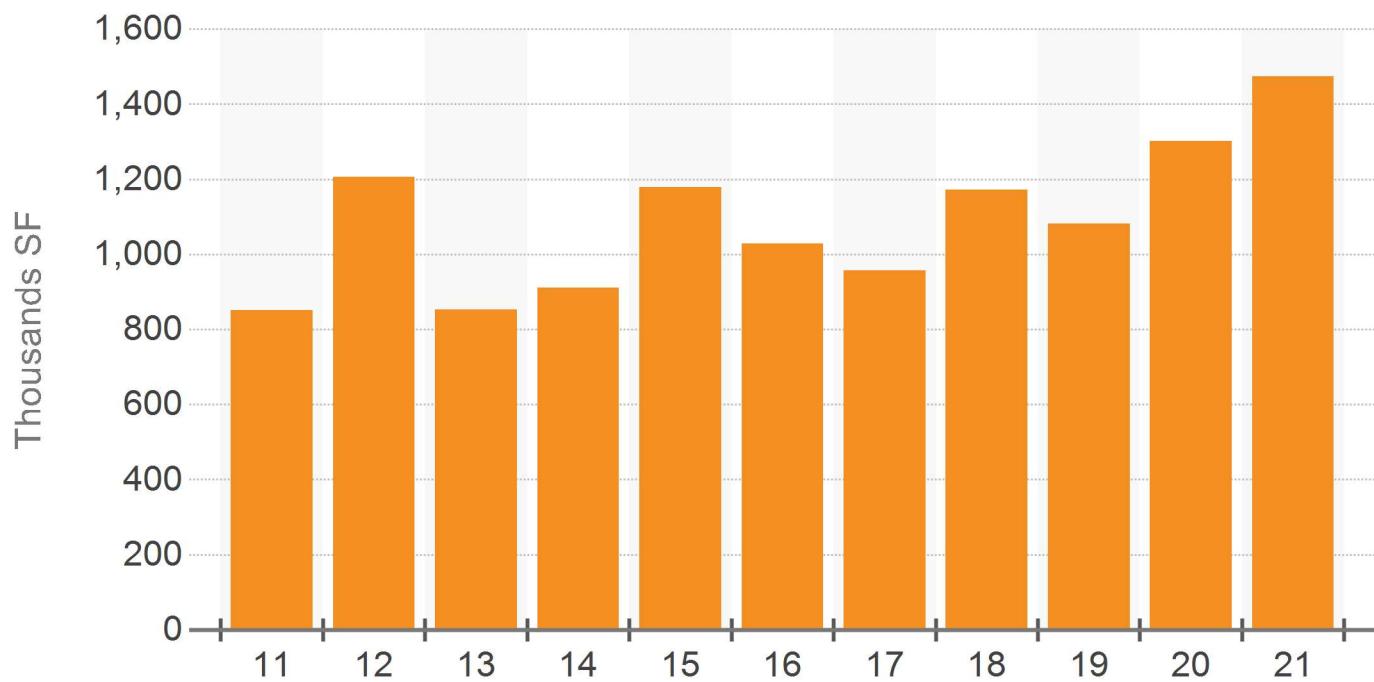
NET ABSORPTION AS % OF INVENTORY



Leasing Demand

Industrial - Larimer/Weld County

LEASING ACTIVITY



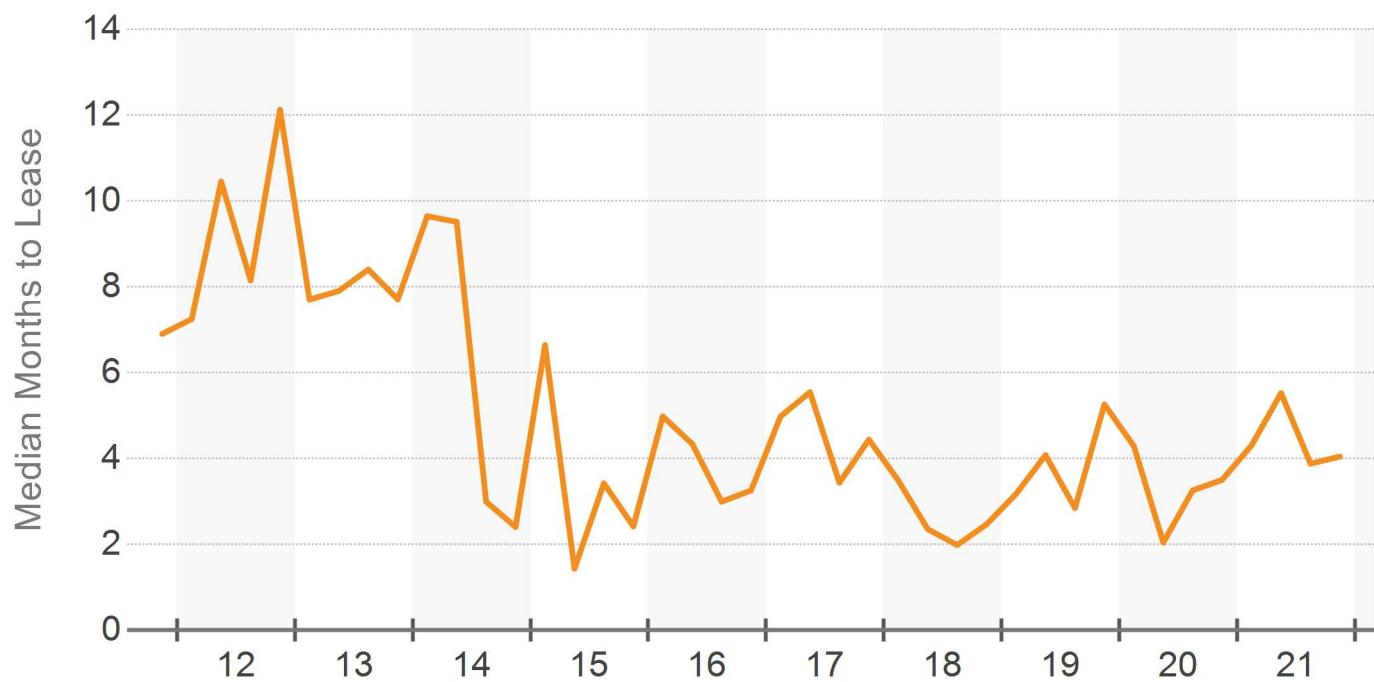
MONTHS ON MARKET



Leasing Demand

Industrial - Larimer/Weld County

MONTHS TO LEASE



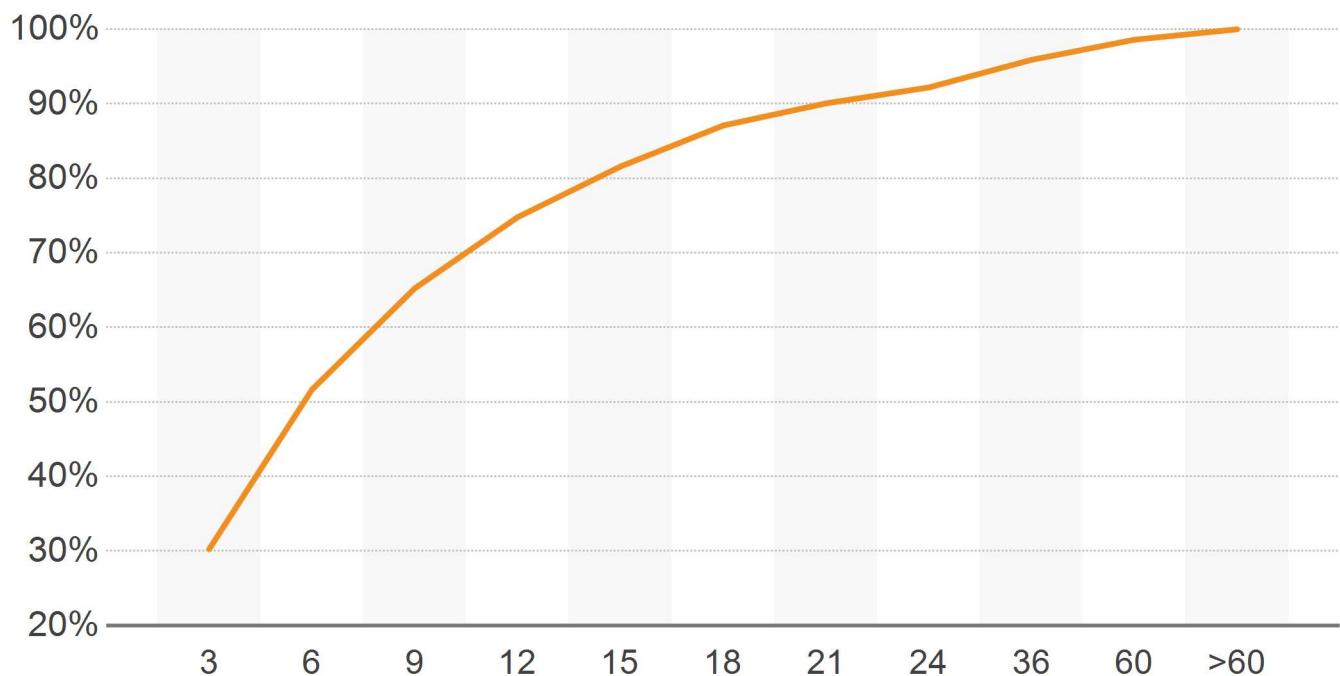
MONTHS VACANT



Leasing Demand

Industrial - Larimer/Weld County

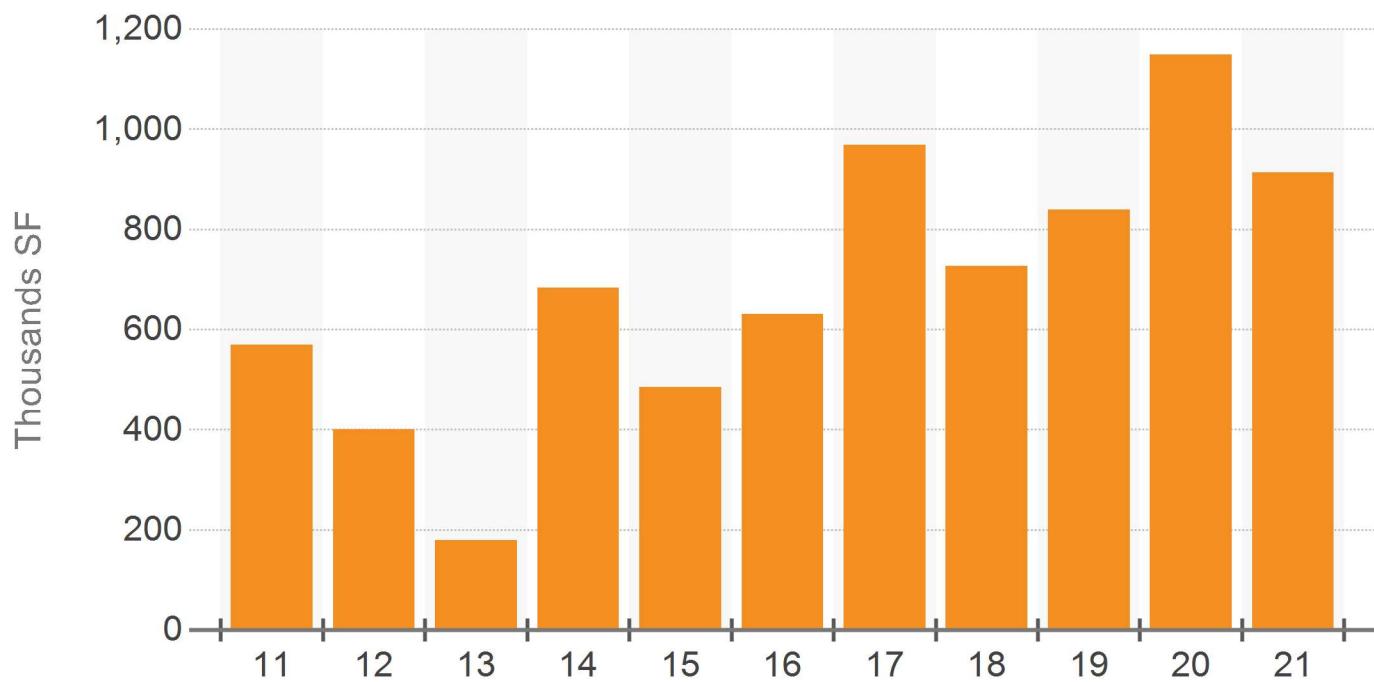
PROBABILITY OF LEASING IN MONTHS



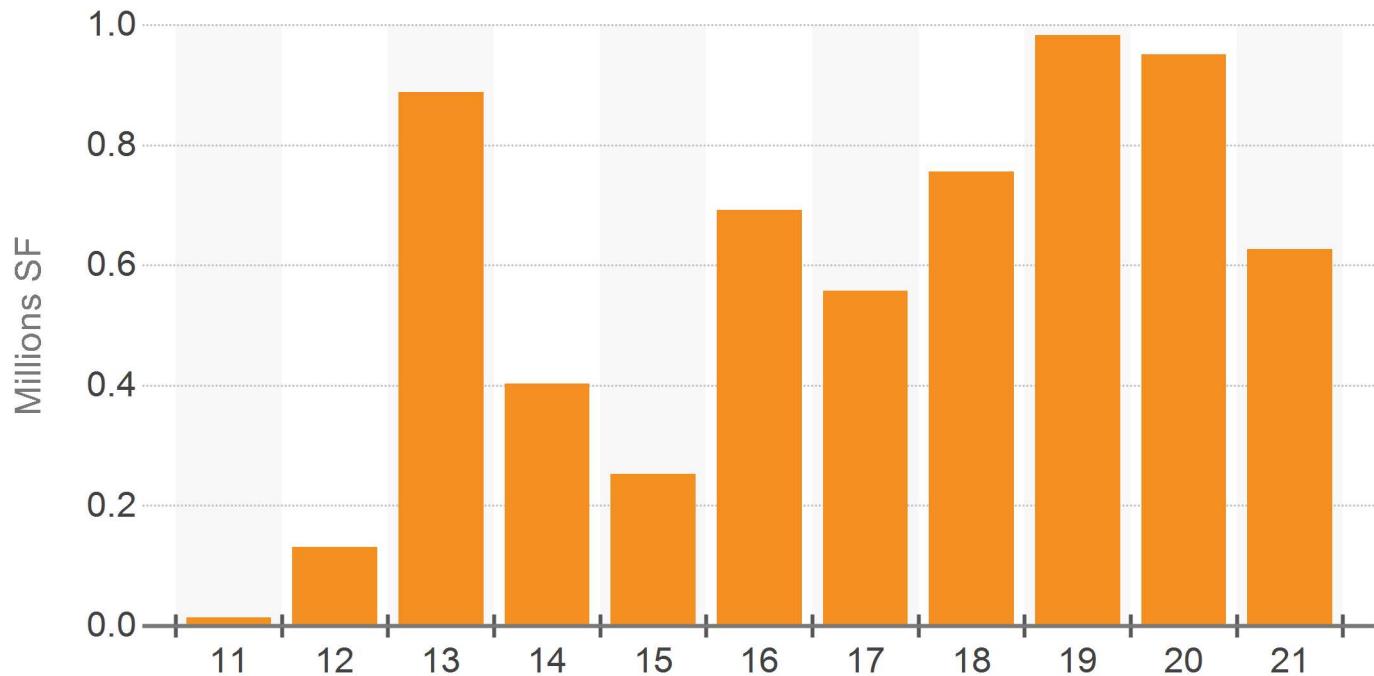
Construction Activity

Industrial - Larimer/Weld County

CONSTRUCTION STARTS



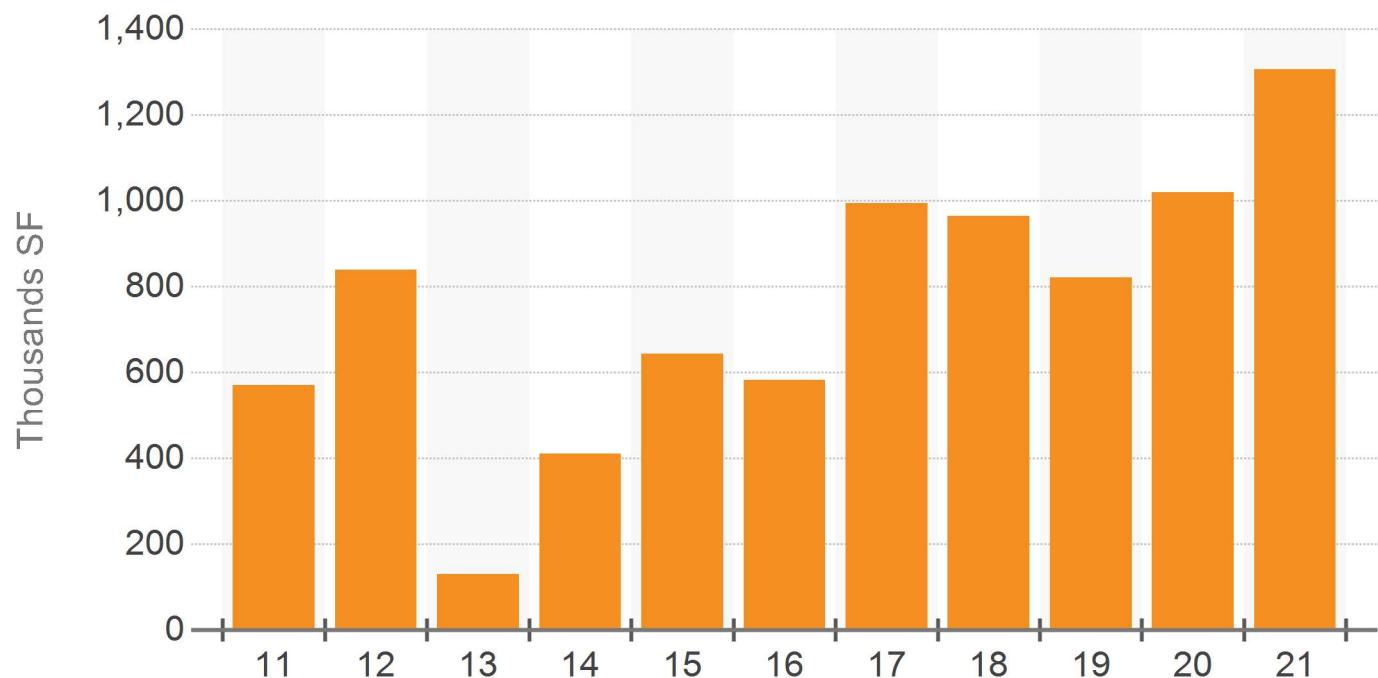
CONSTRUCTION DELIVERIES



Construction Activity

Industrial - Larimer/Weld County

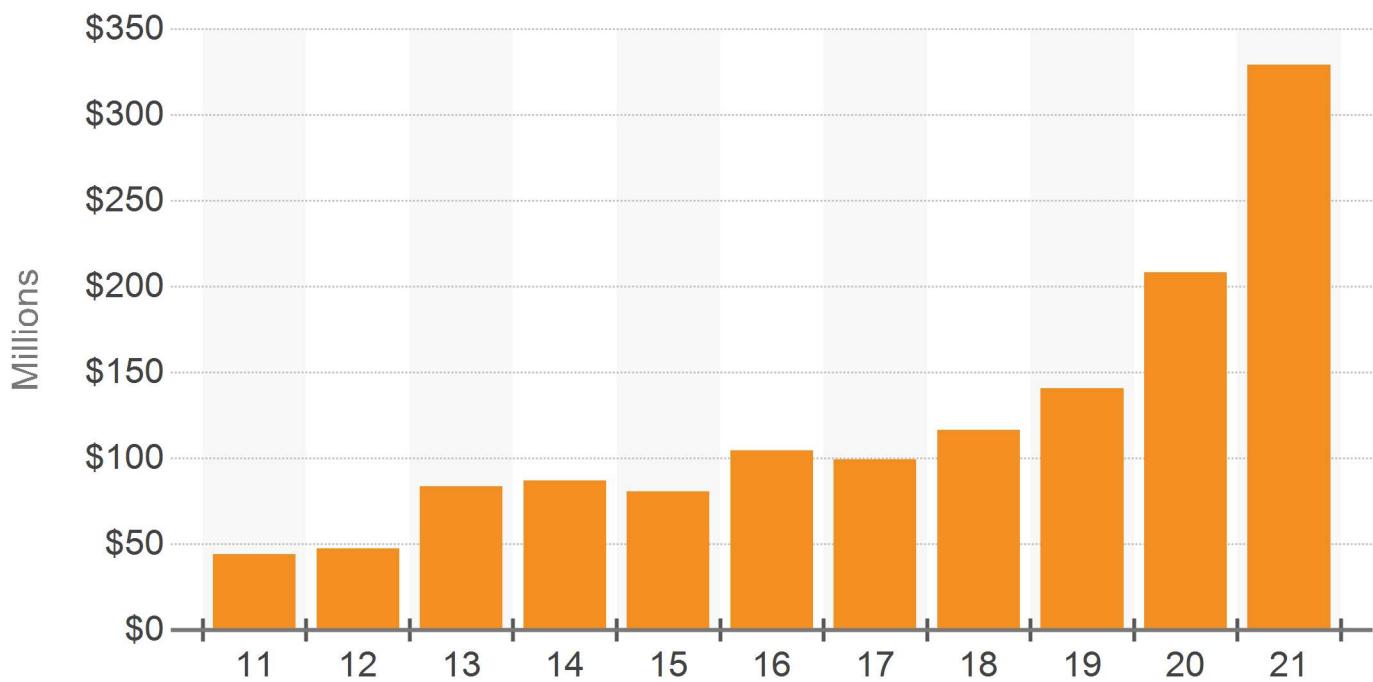
UNDER CONSTRUCTION



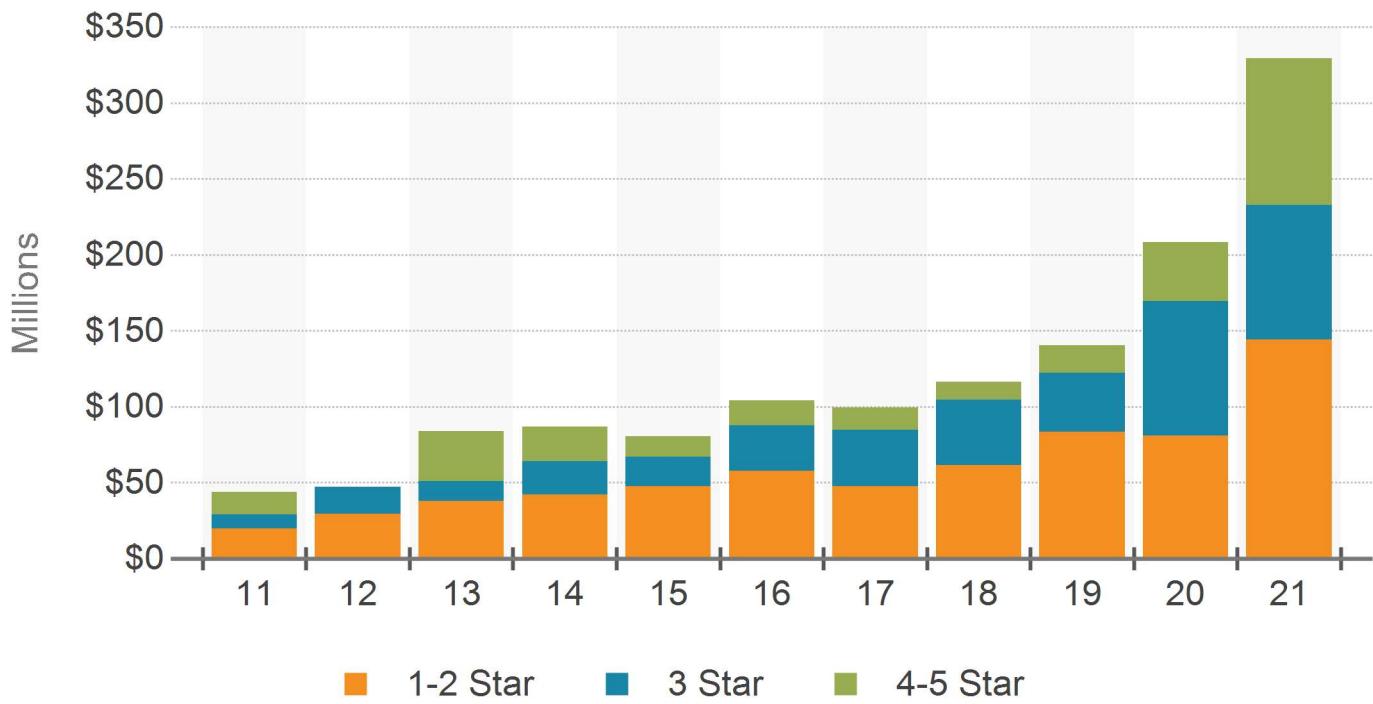
Sales Volume

Industrial - Larimer/Weld County

SALES VOLUME



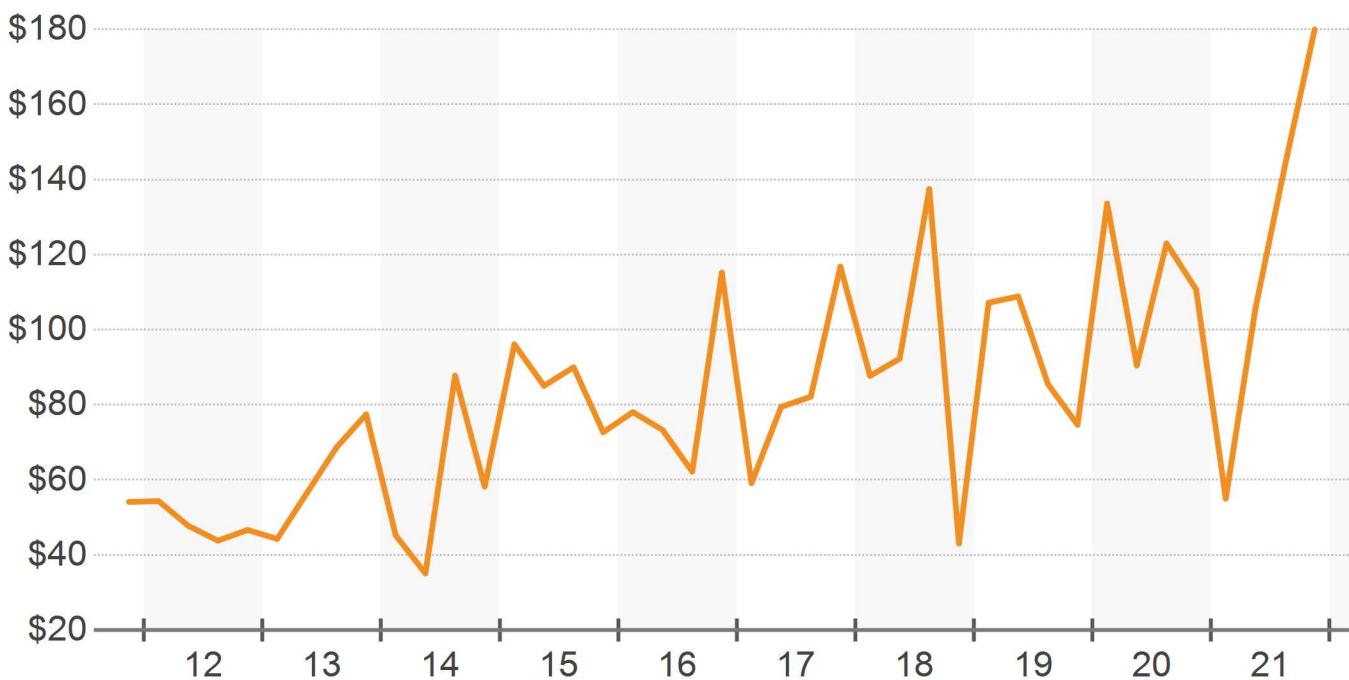
SALES VOLUME BY STAR RATING



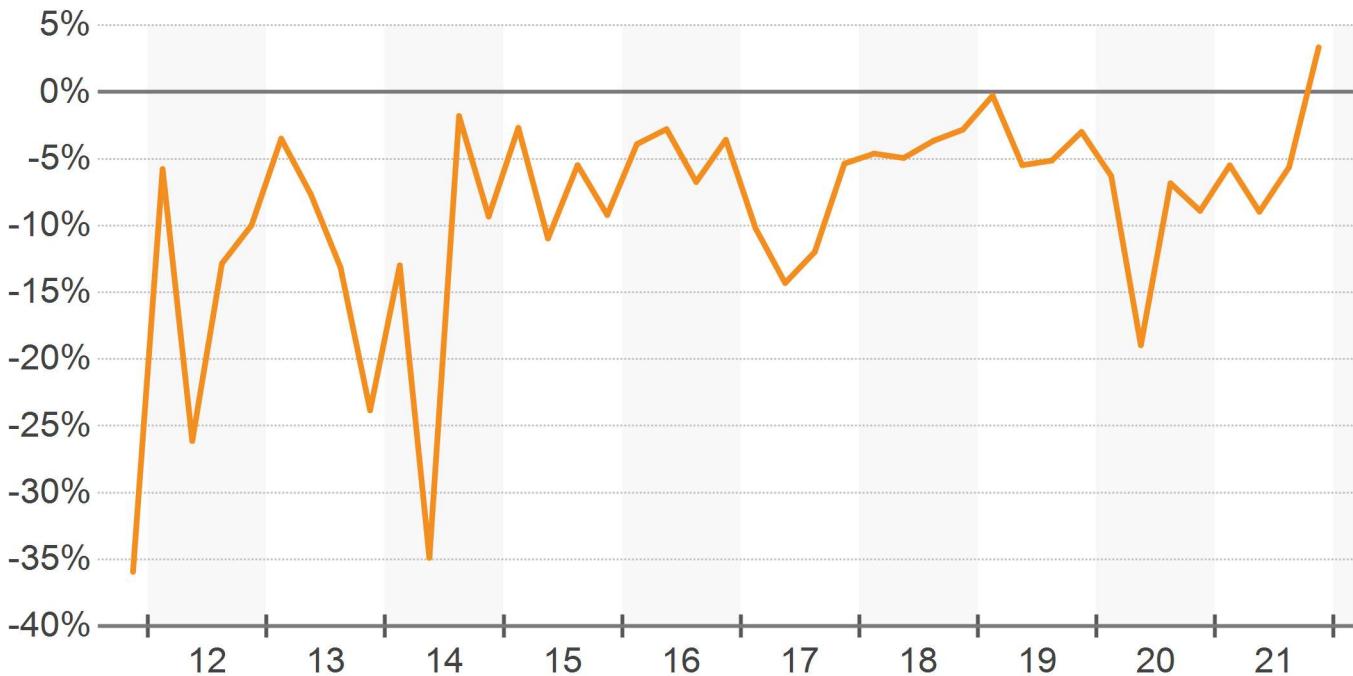
Sales Pricing

Industrial - Larimer/Weld County

AVERAGE SALE PRICE PER SF



SALE TO ASKING PRICE DIFFERENTIAL



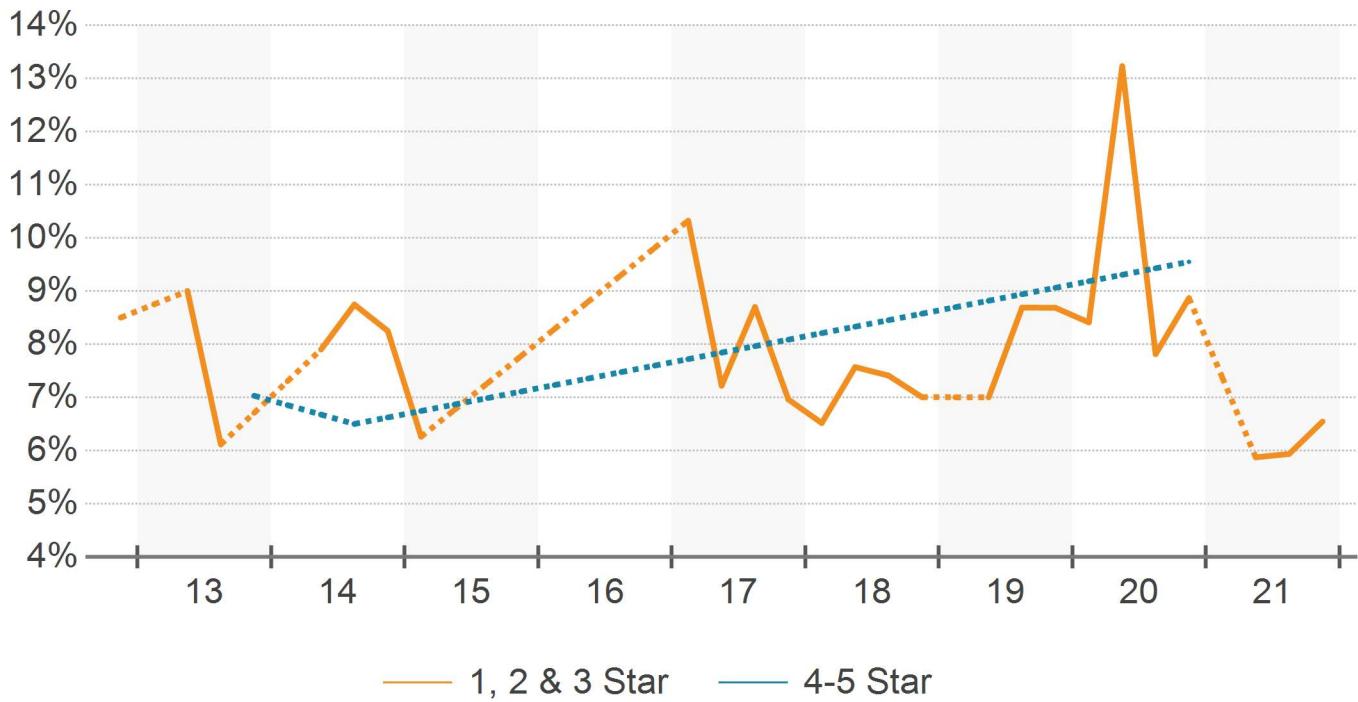
Sales Pricing

Industrial - Larimer/Weld County

CAP RATE



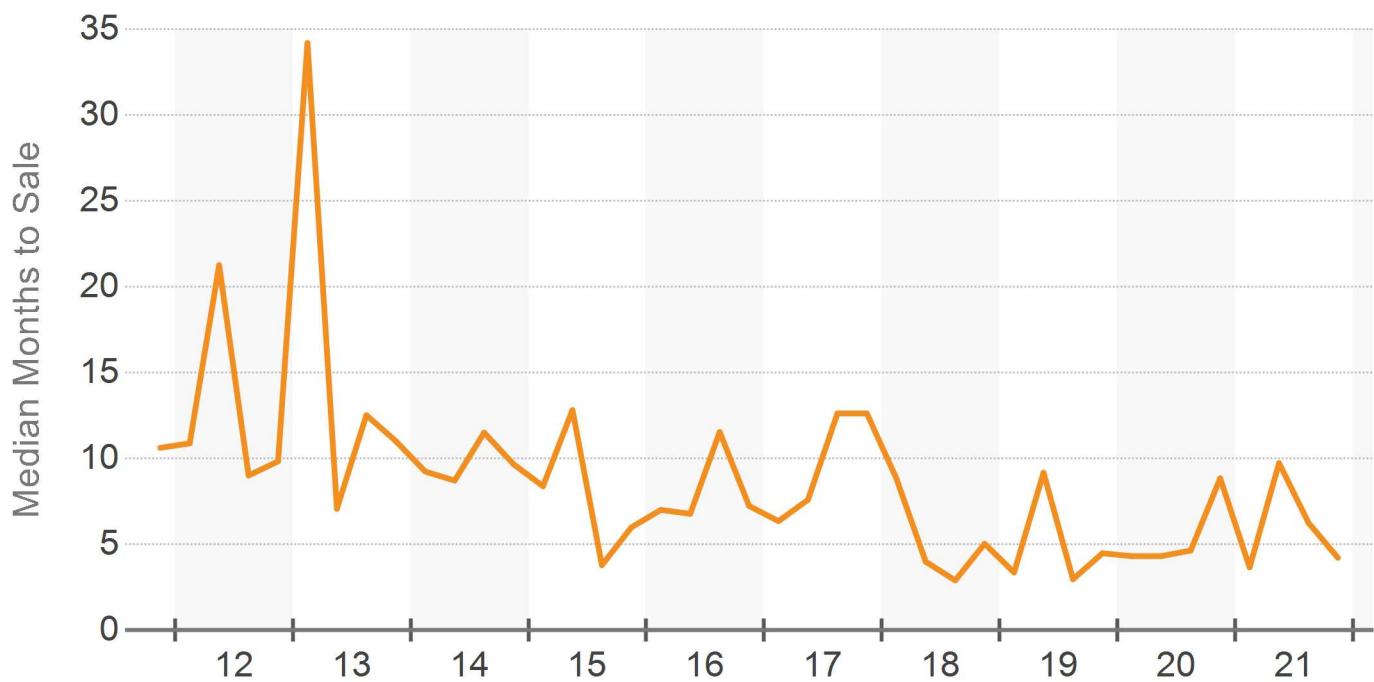
CAP RATE BY STAR RATING



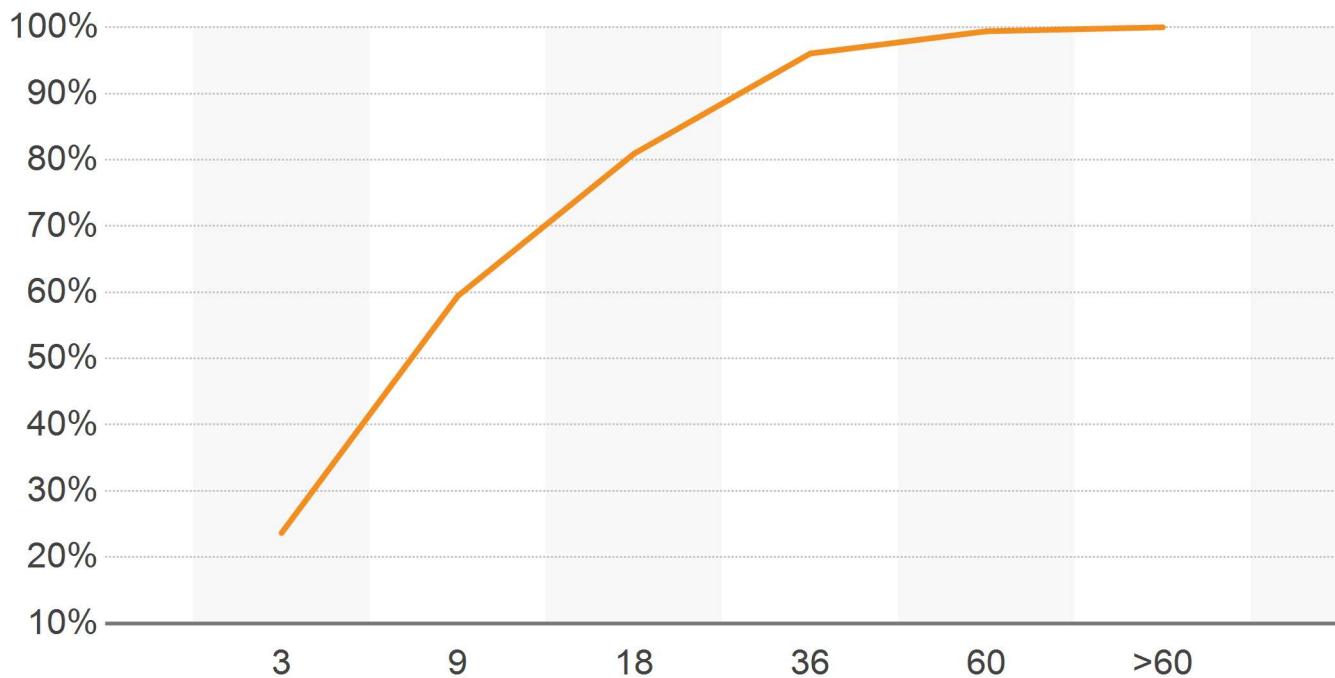
Sales Pricing

Industrial - Larimer/Weld County

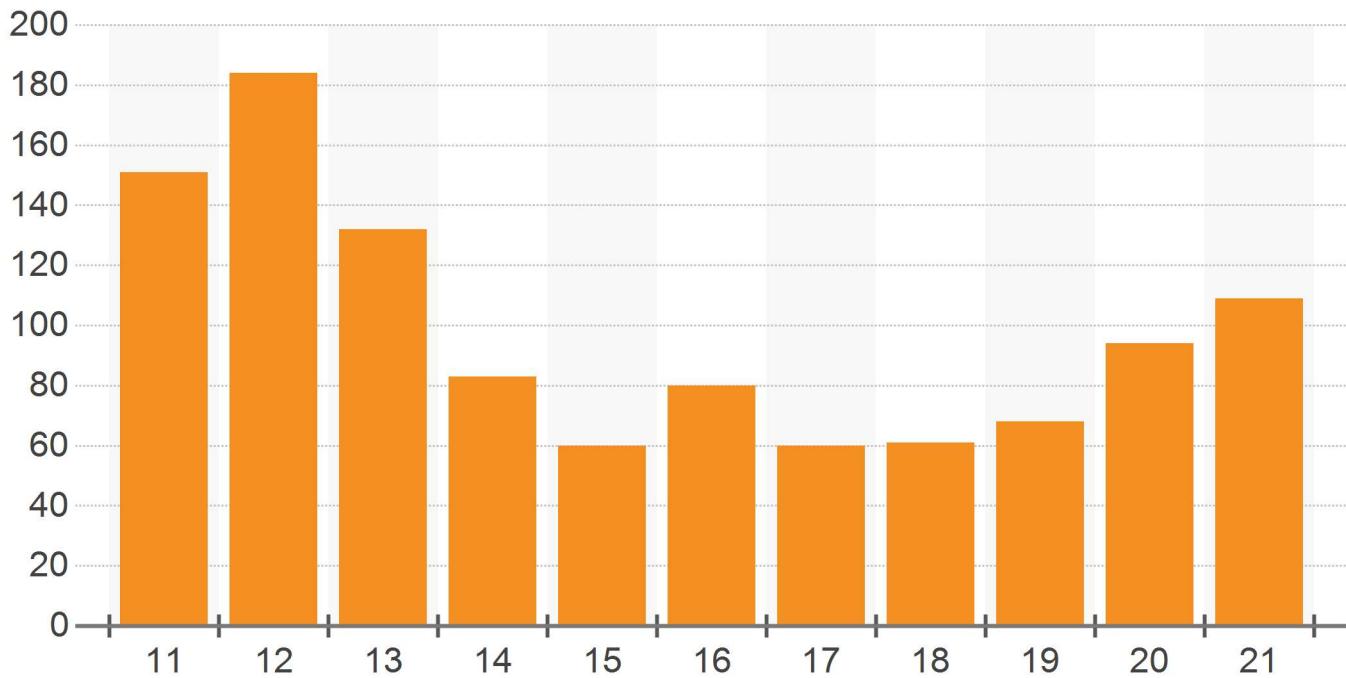
MONTHS TO SALE



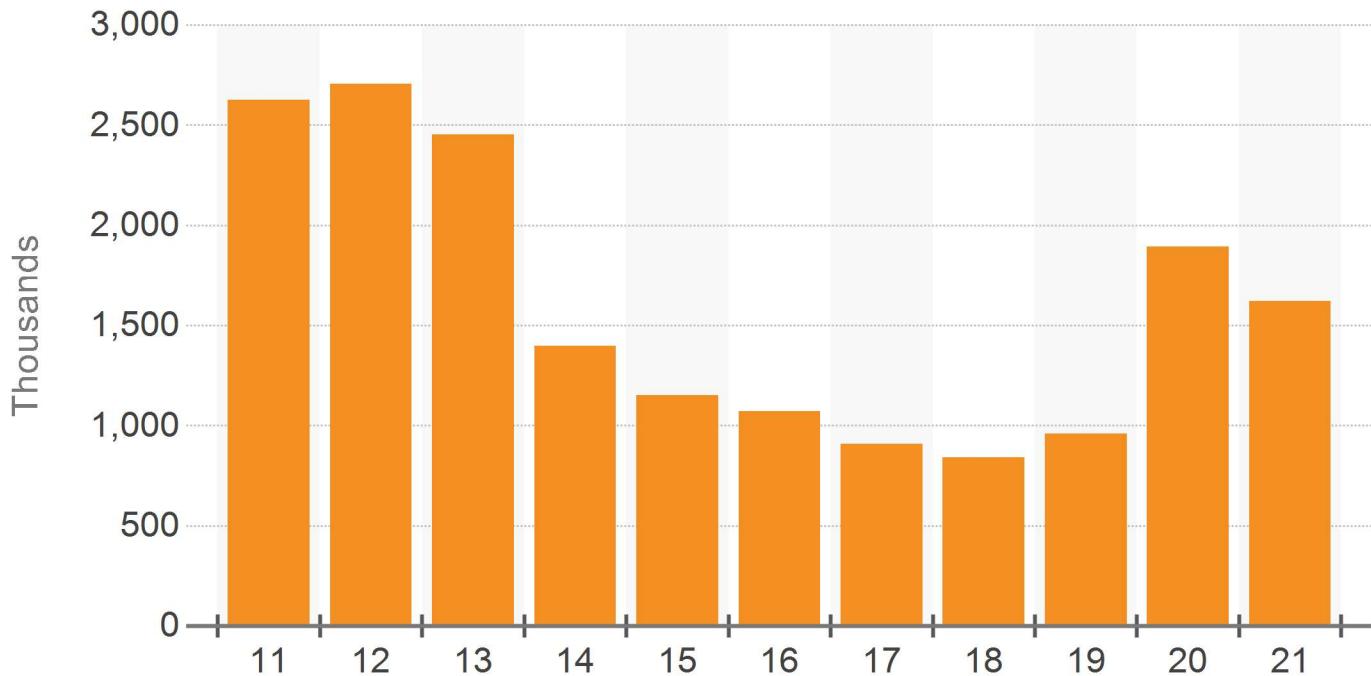
PROBABILITY OF SELLING IN MONTHS



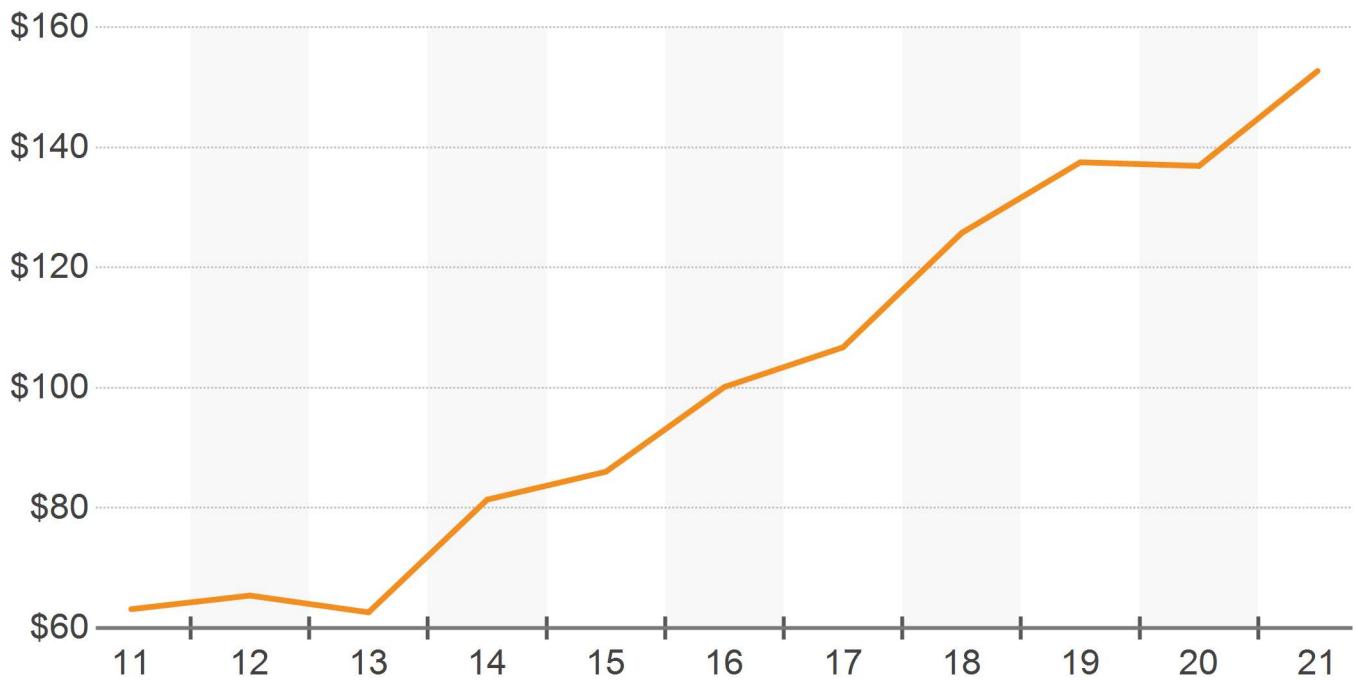
FOR SALE TOTAL LISTINGS



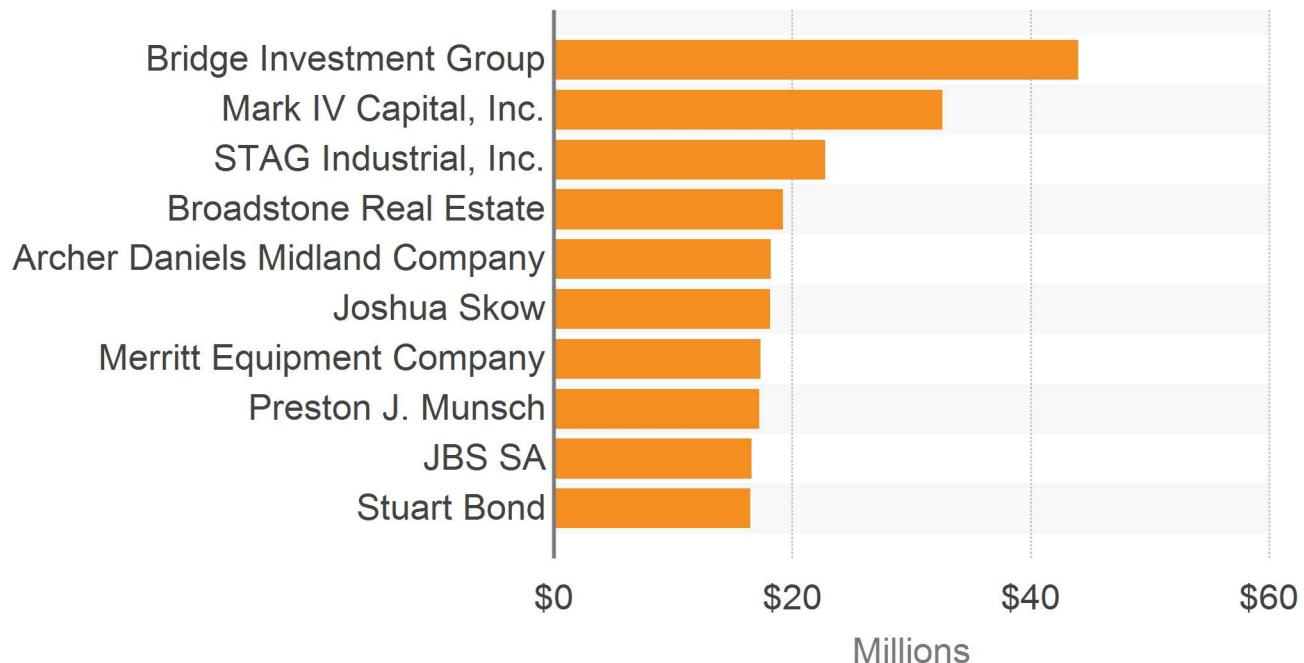
FOR SALE TOTAL SF



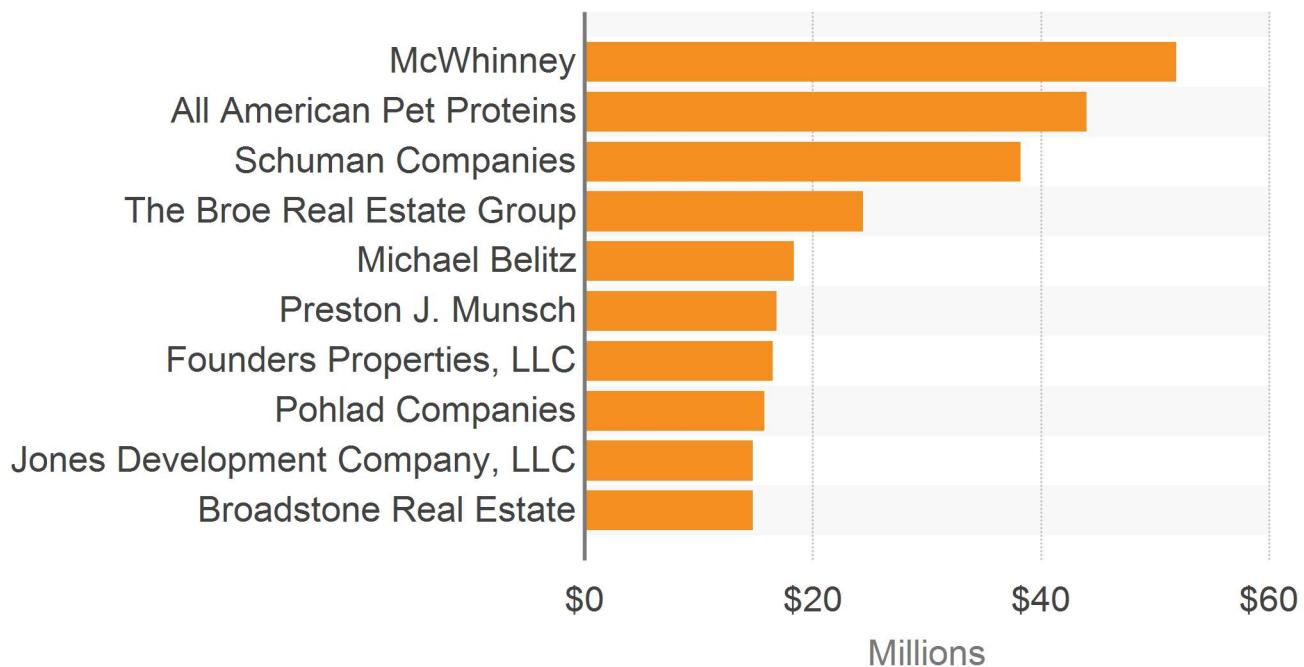
ASKING PRICE PER SF



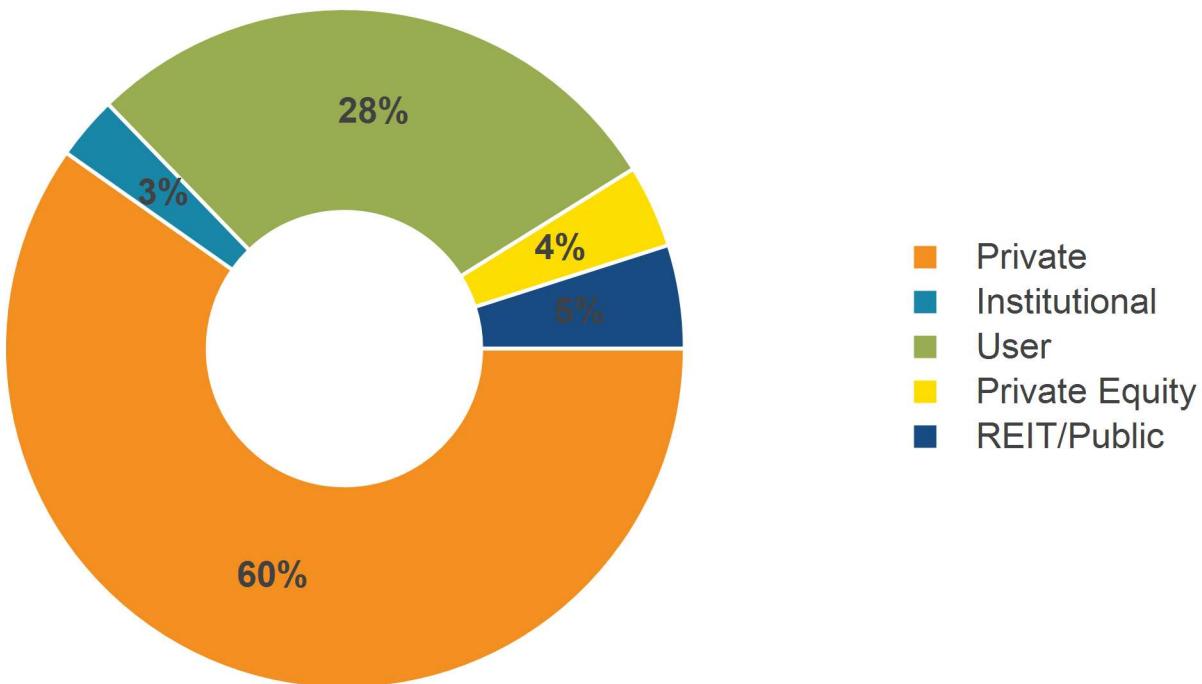
TOP BUYERS



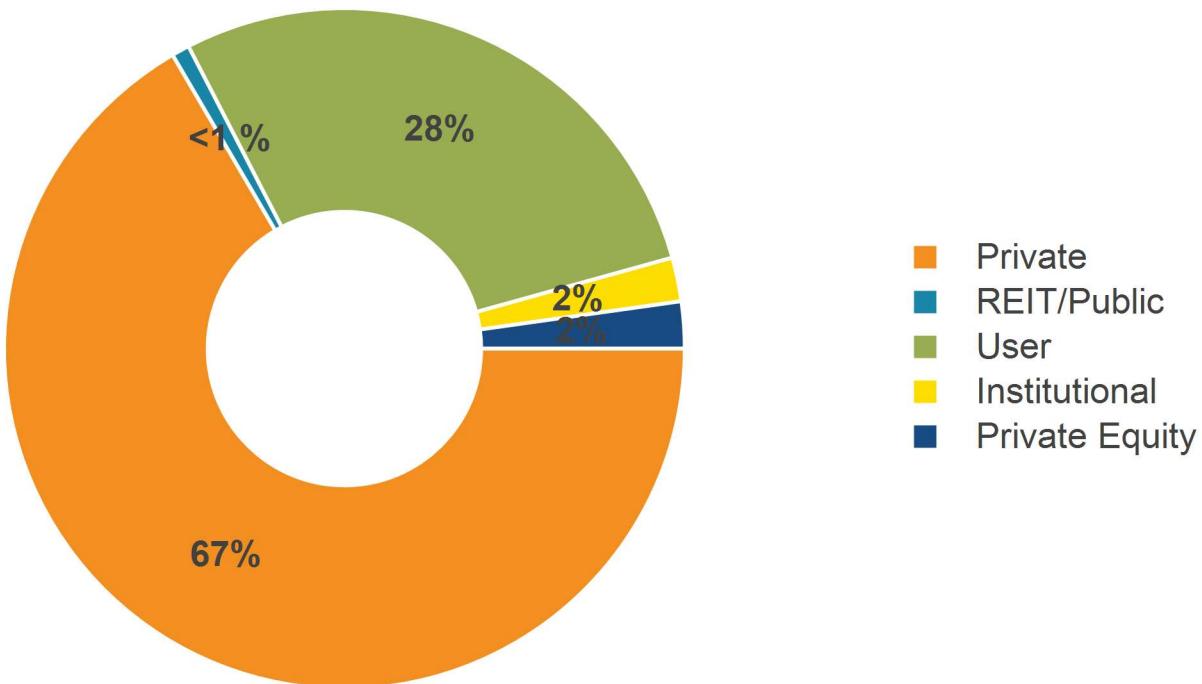
TOP SELLERS



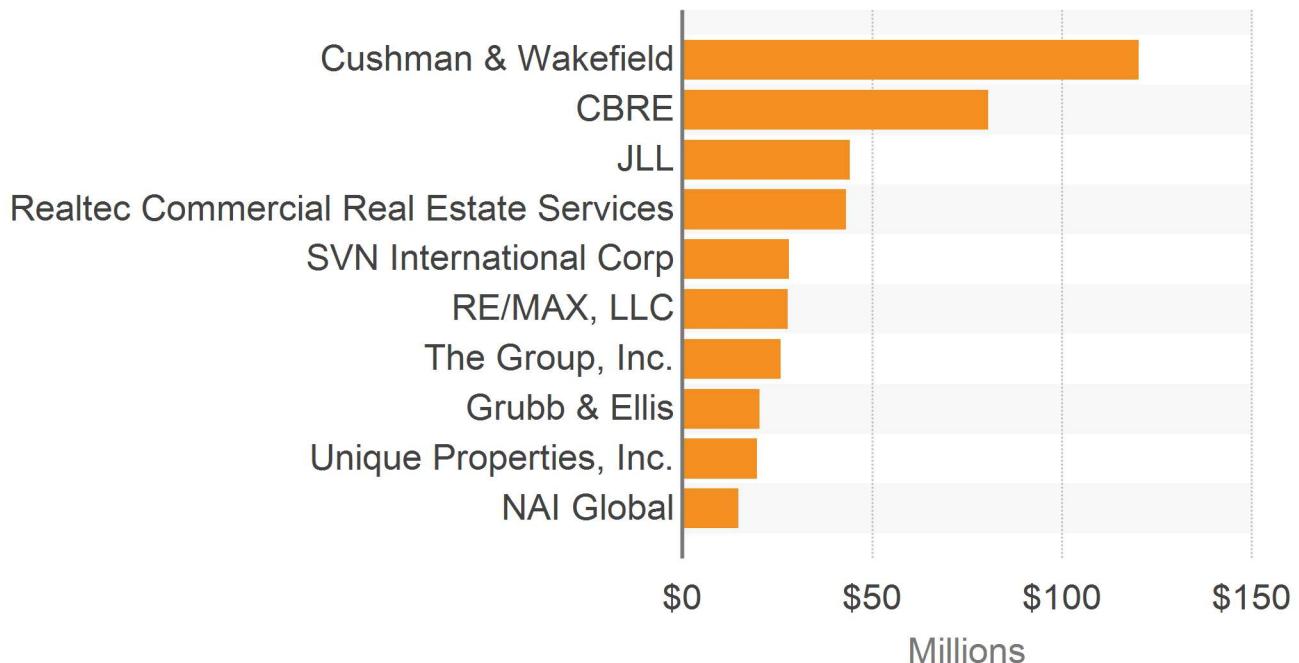
SALES VOLUME BY BUYER TYPE



SALES VOLUME BY SELLER TYPE



TOP BUYER BROKERS



TOP SELLER BROKERS

