

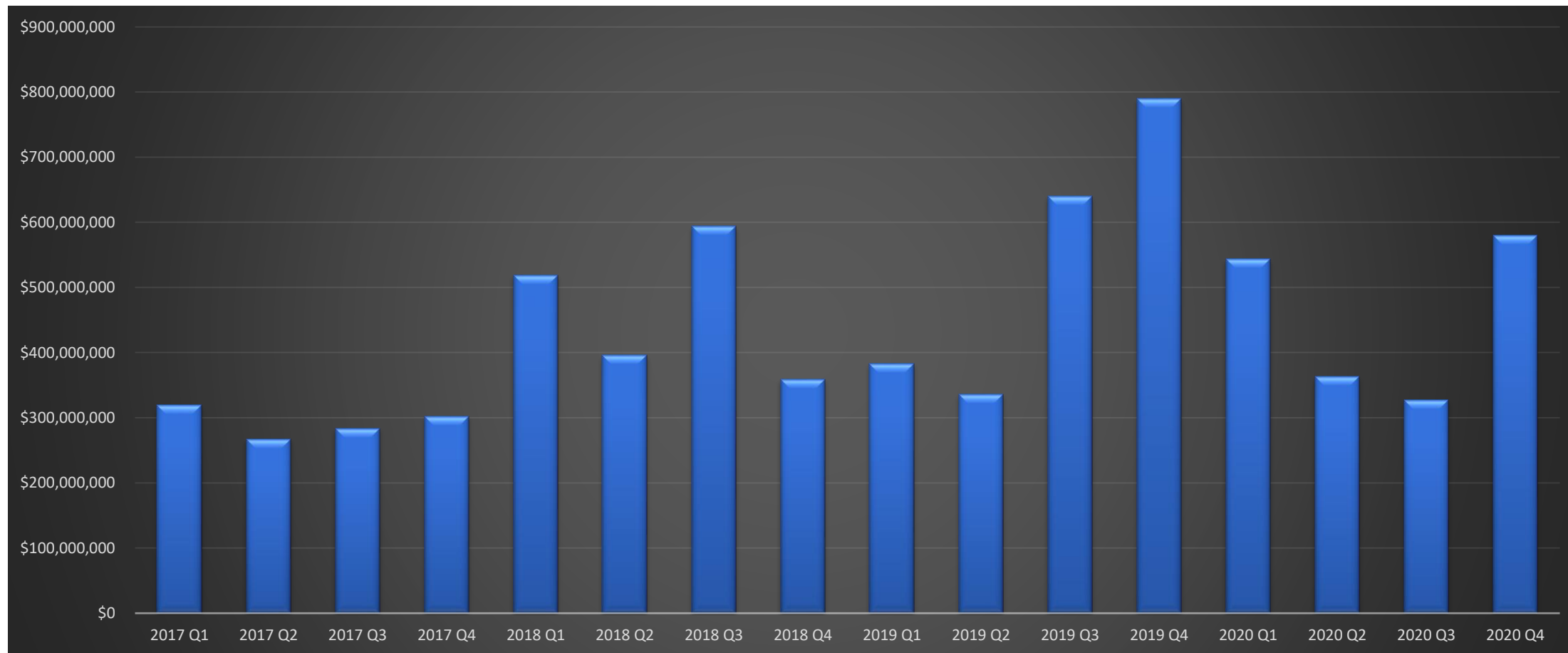


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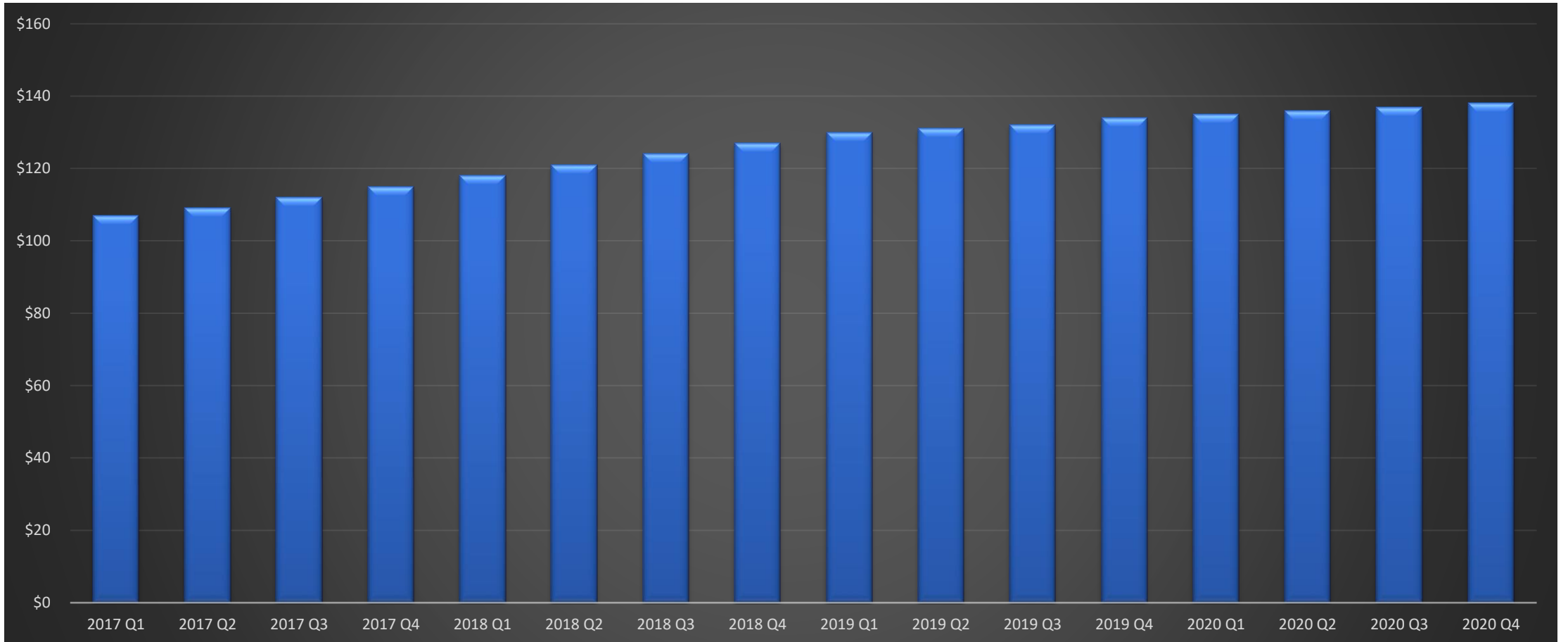
Denver Metro Market Update

Industrial Q4 2020

Sales Volume



Sales Price/ SF



Industrial Inventory Analysis

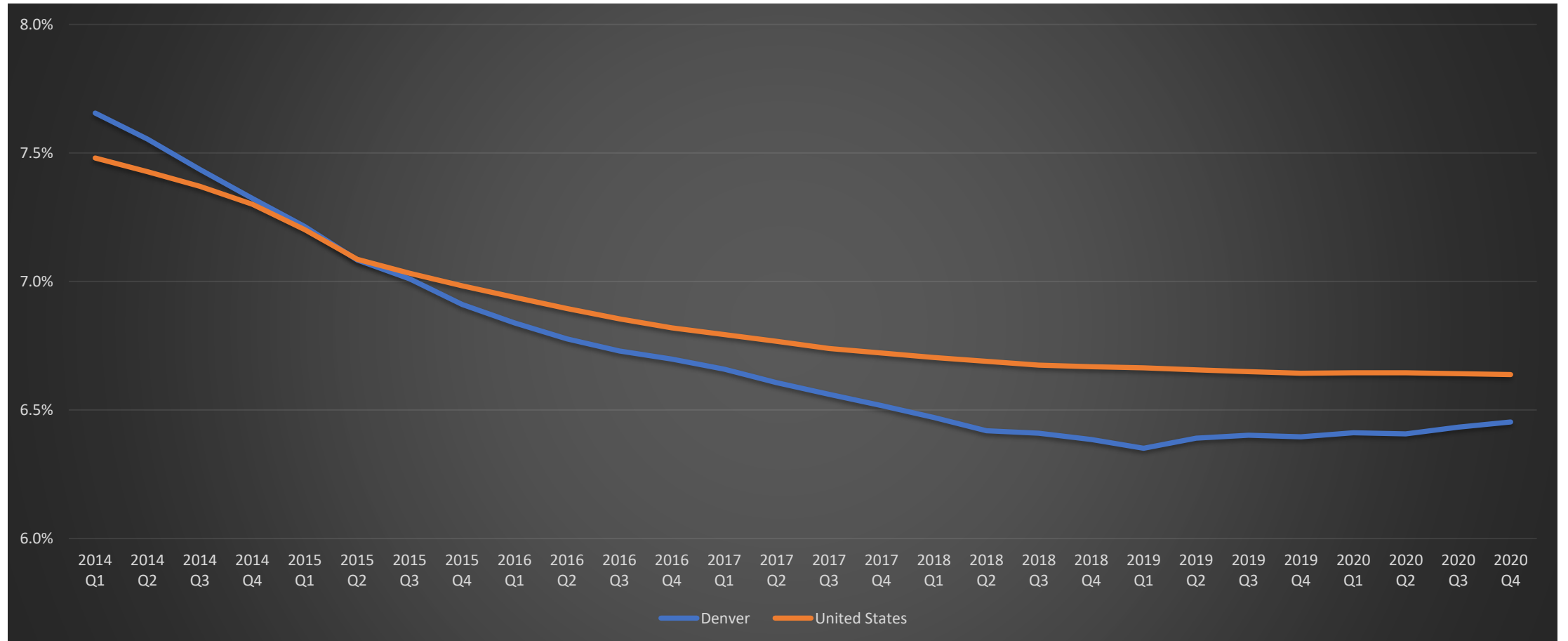
Total # of Comparable Sales (Settled) – 128

Absorption Rate (Total Sales/Months) – 42.6

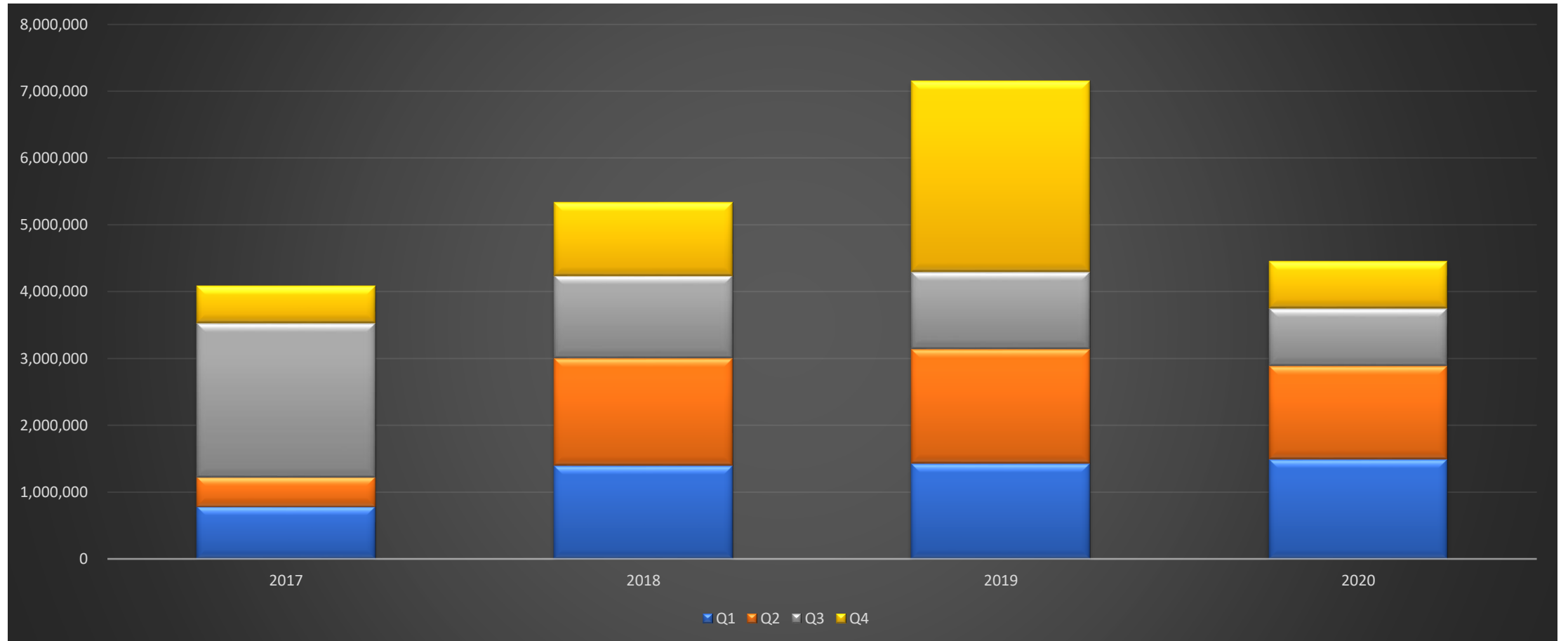
Total # of Comparable Active Listings – 180

Months of Office Supply (Lst/Ab. Rate) – 4.2 months

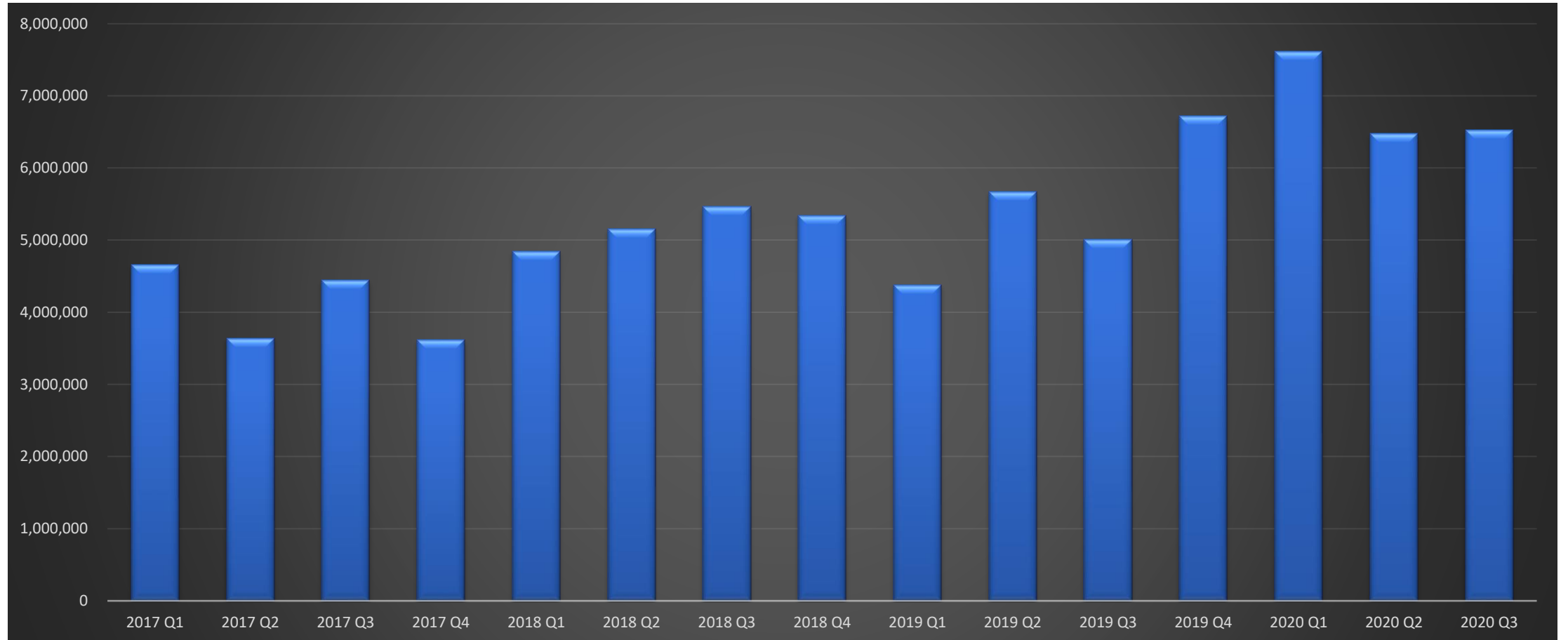
Capitalization Rate



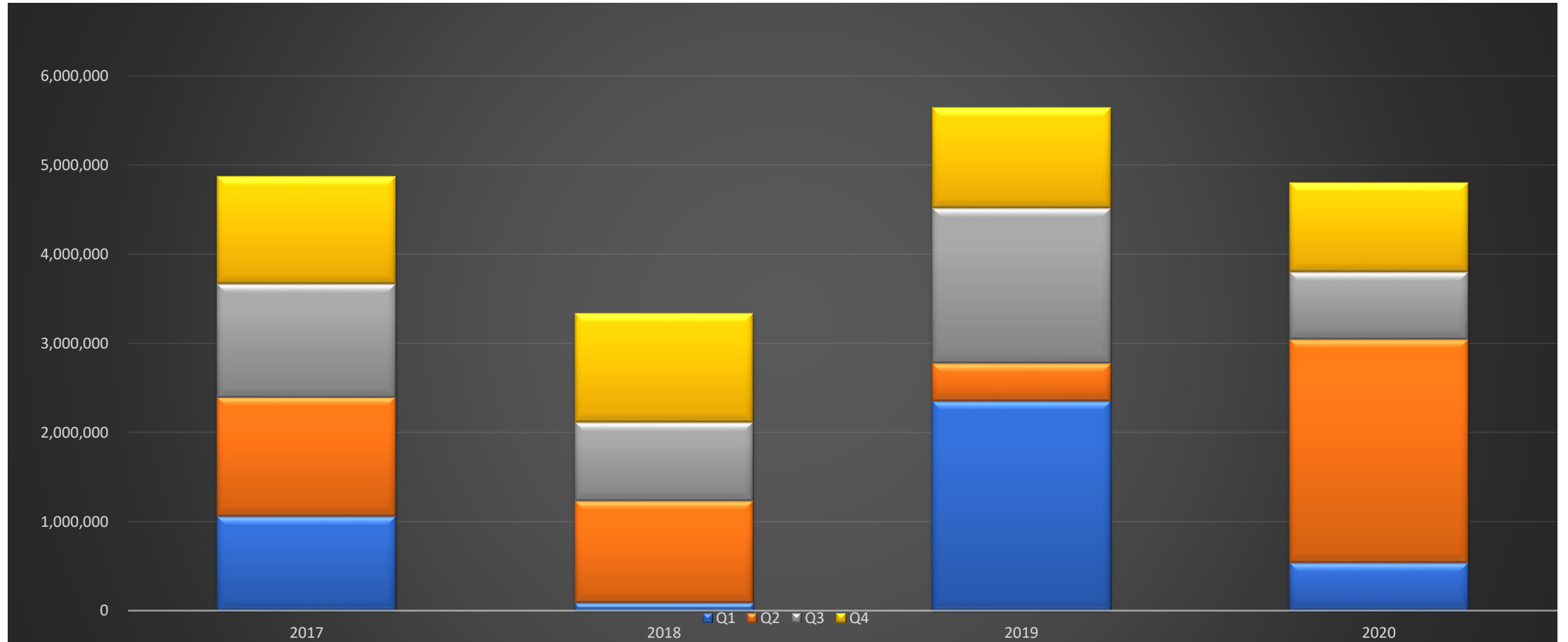
Construction Starts In SF



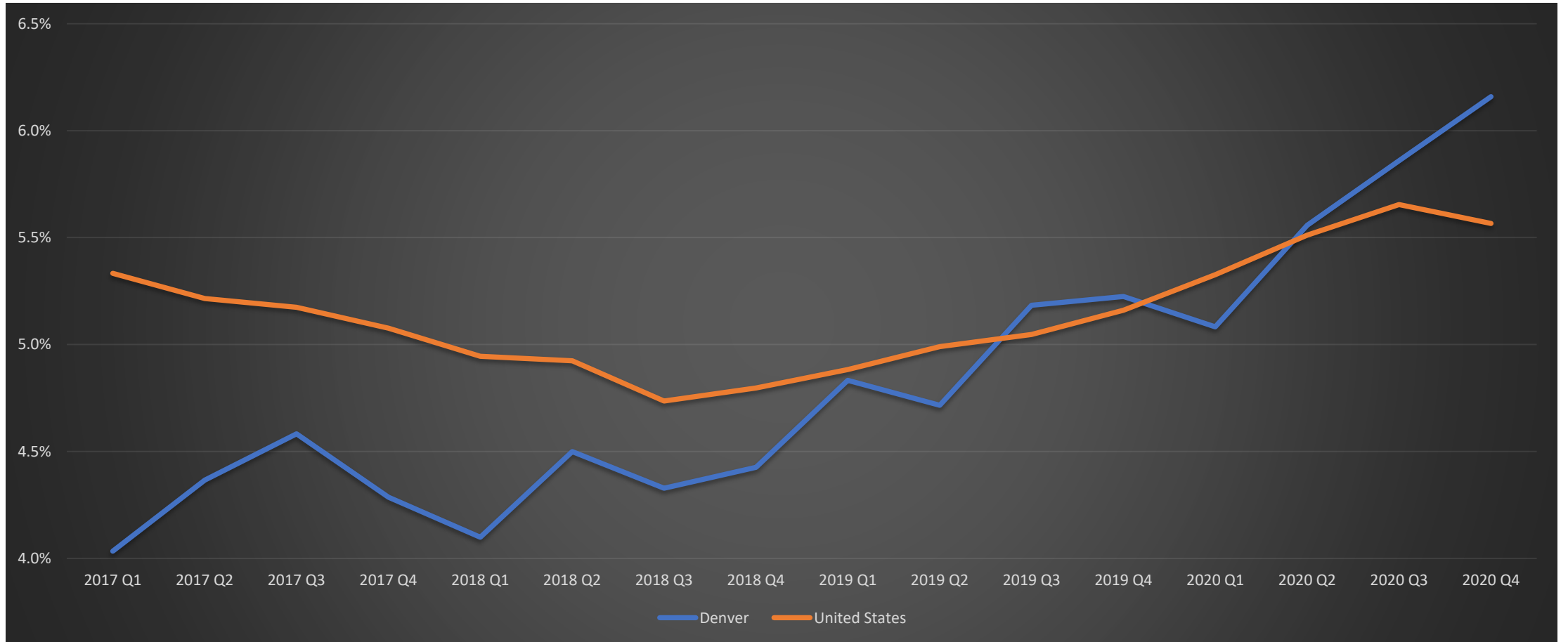
SF Under Construction



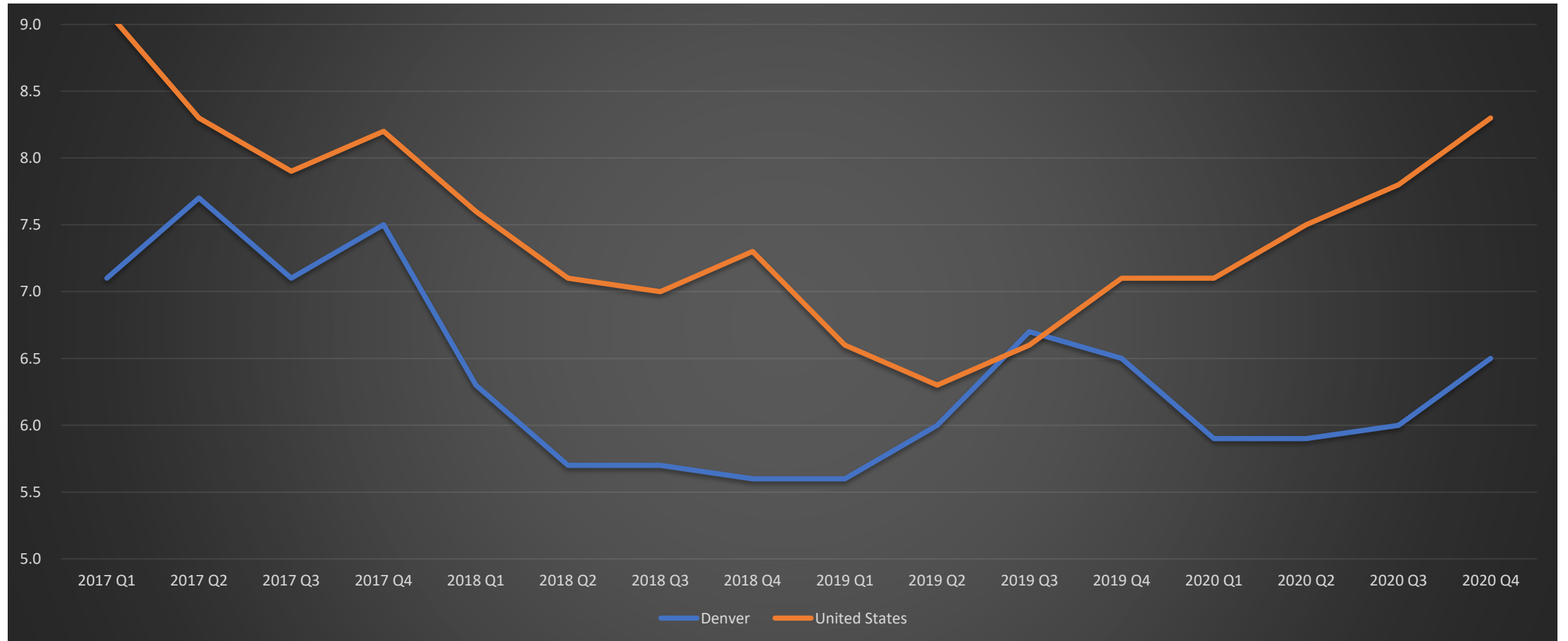
Net Deliveries In SF



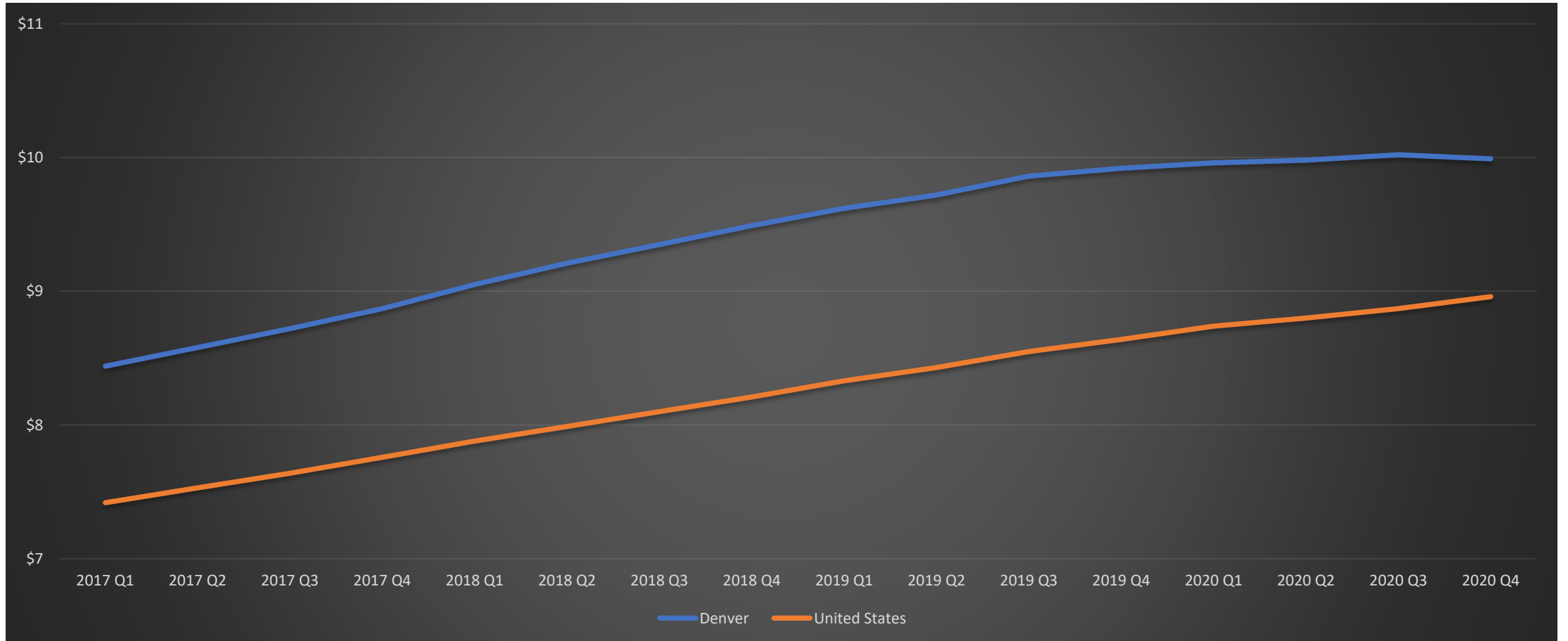
Vacancy Rate



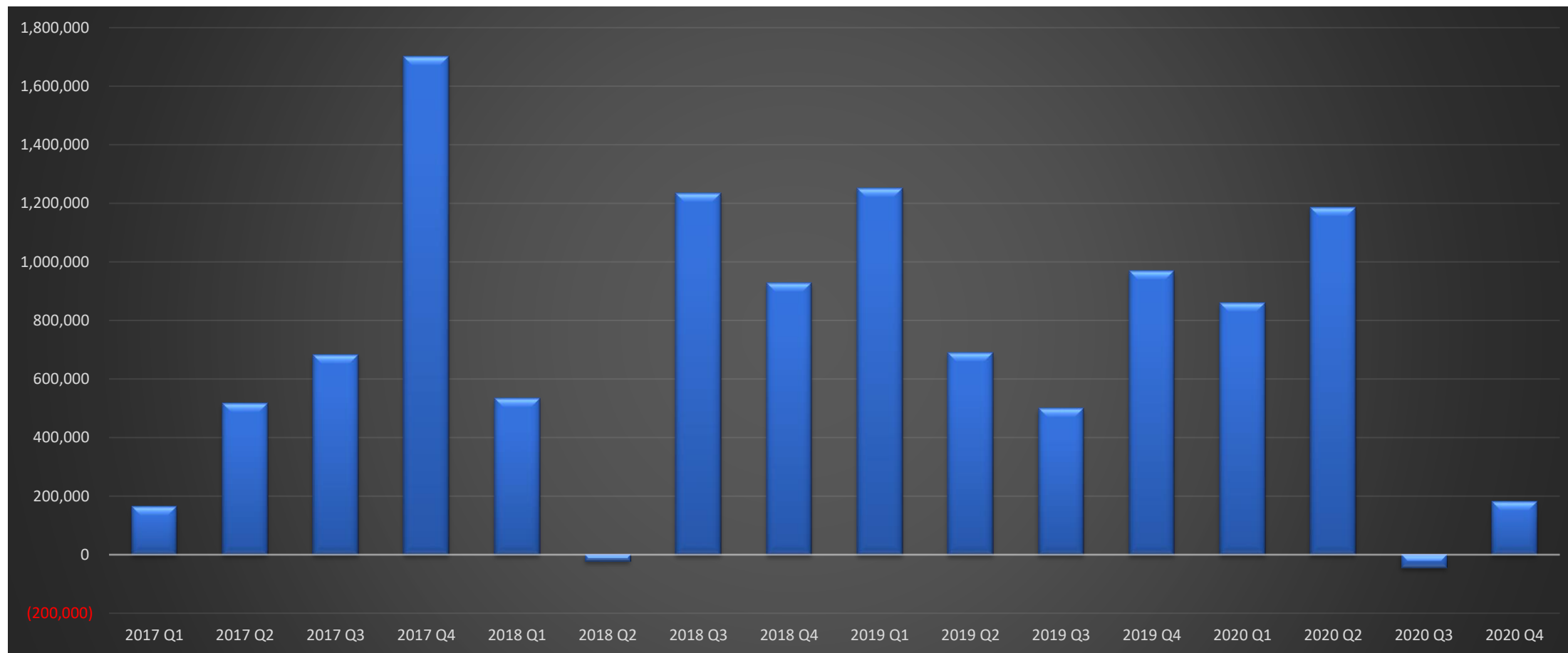
Months On Market For Lease



Market Rent Per SF (NNN)



Net Absorption (For Lease)



Conclusions

Sales volume is up 77% compared to Q3 but down (27%) compared to Q4 2019.

Total construction starts are down (38%) compared to 2019 but the average under construction is 23% higher.

Net absorption for leasing was revised for Q3 2020 to a much more favorable number. Total absorption at this point is down (35.9%).

Data Analyzed By



www.beaconrealestateservices.com

Data Source

www.CoStar.com