

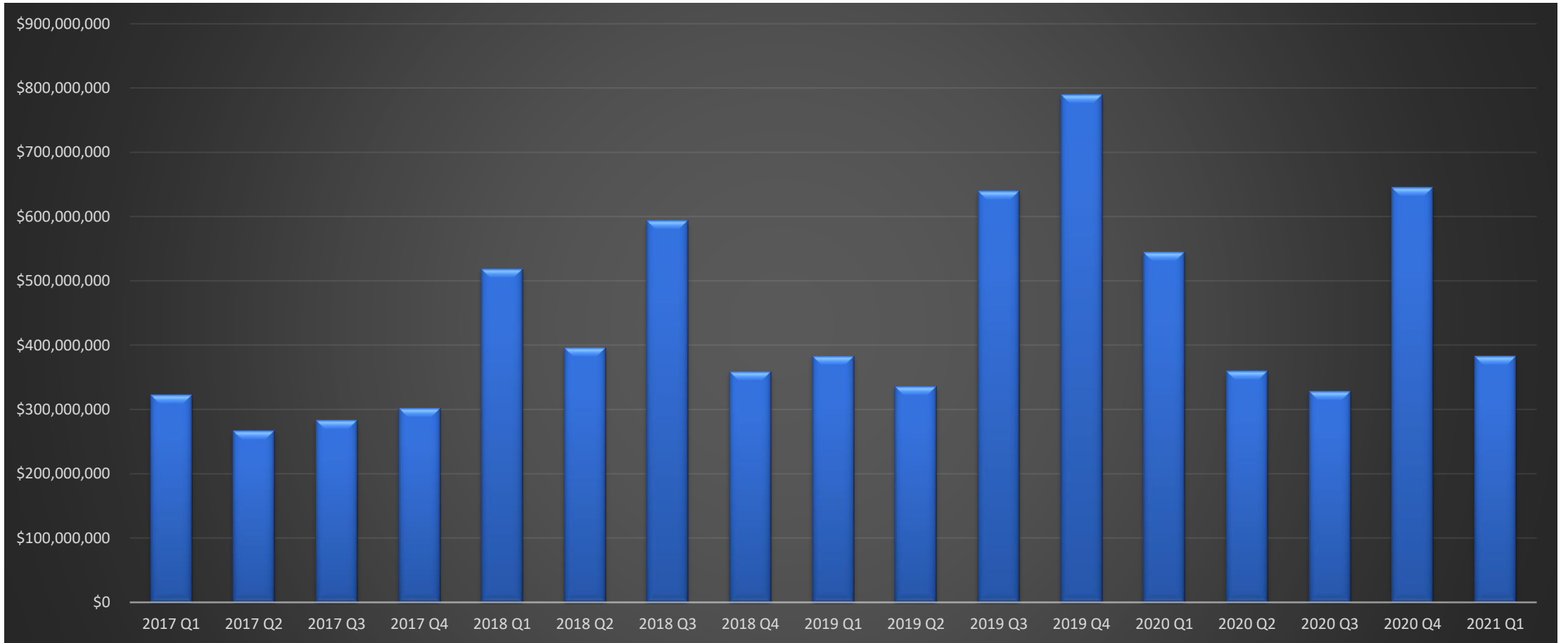


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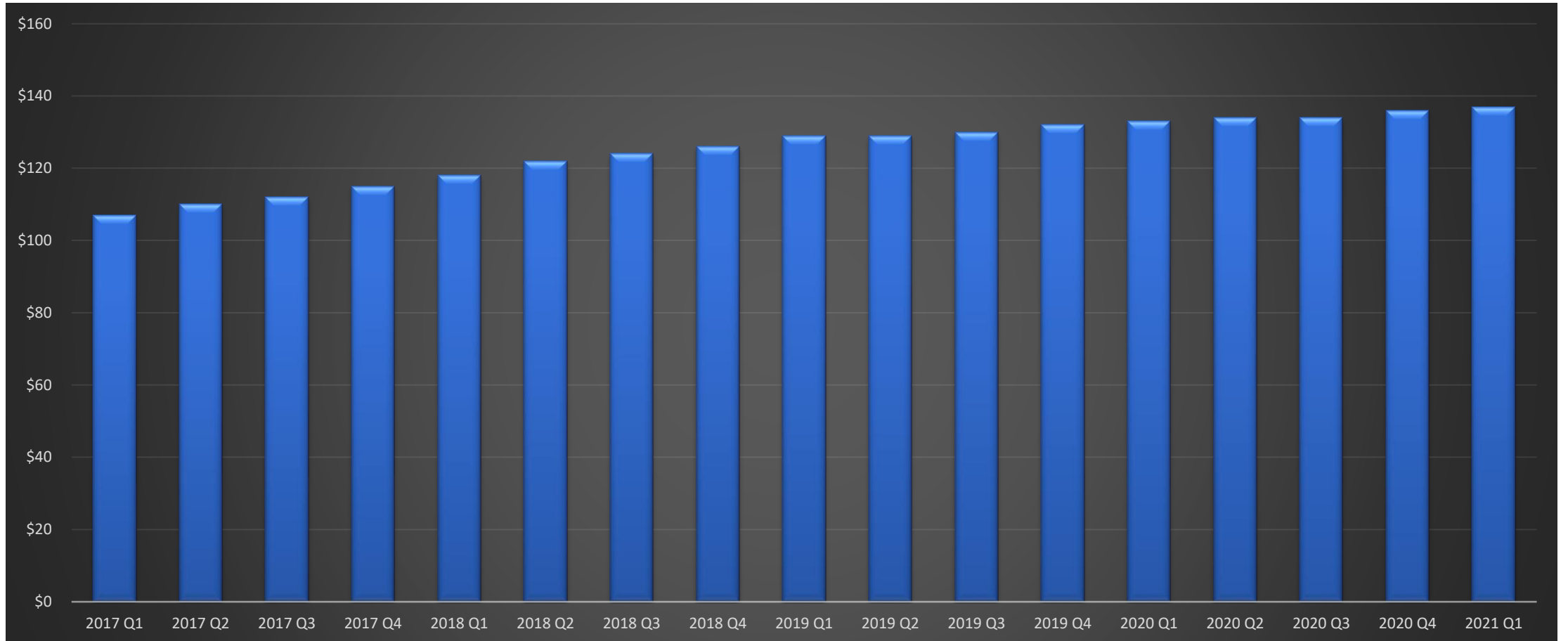
# **Denver Metro Market Update**

## **Industrial Q1 2021**

# Sales Volume



# Sales Price/ SF



# Industrial Inventory Analysis

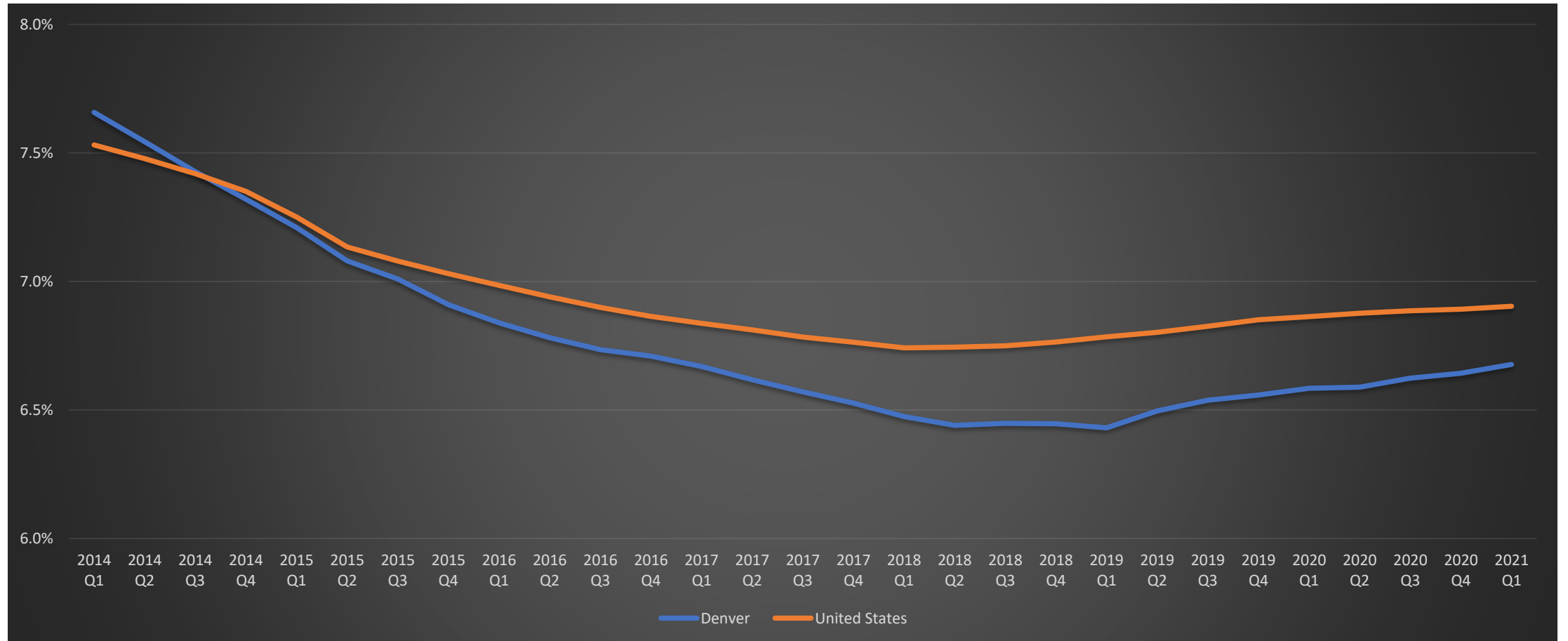
Total # of Comparable Sales (Settled) – 112

Absorption Rate (Total Sales/Months) – 37.3

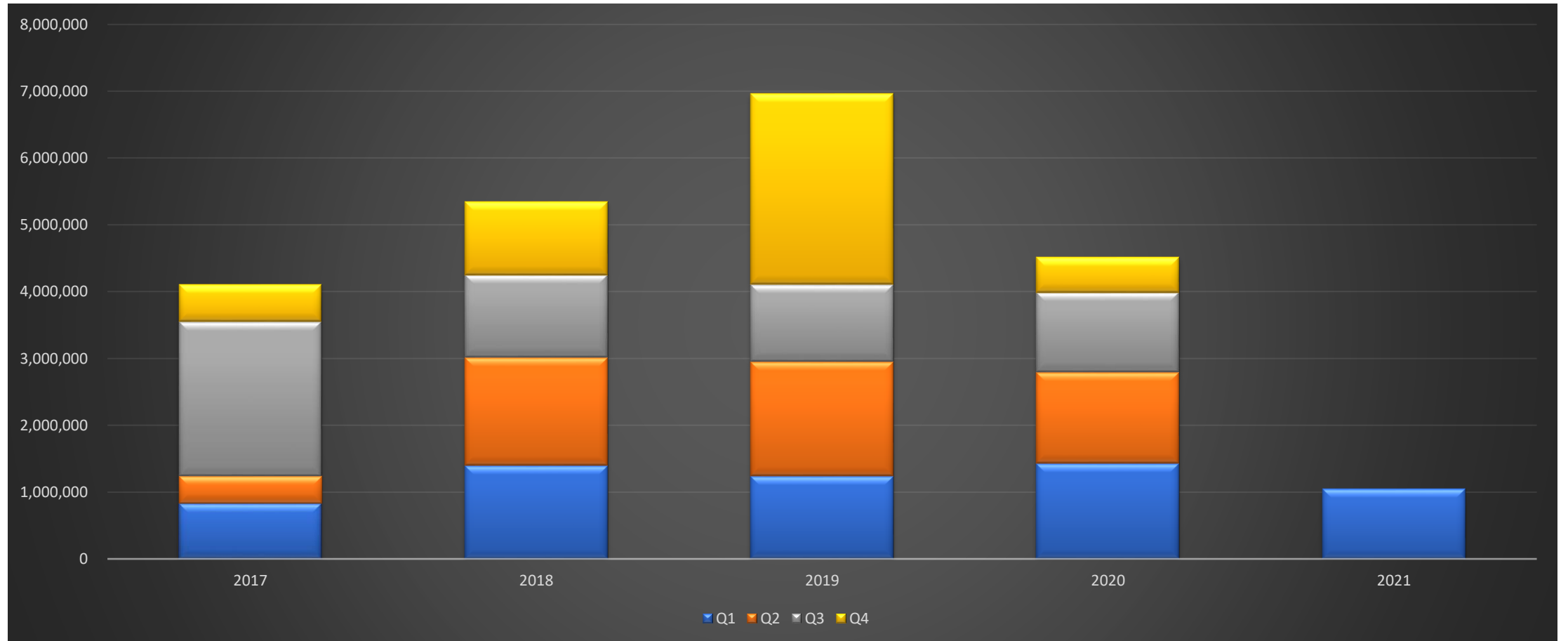
Total # of Comparable Active Listings – 182

**Months of Office Supply (Lst/Ab. Rate) – 4.9 months**

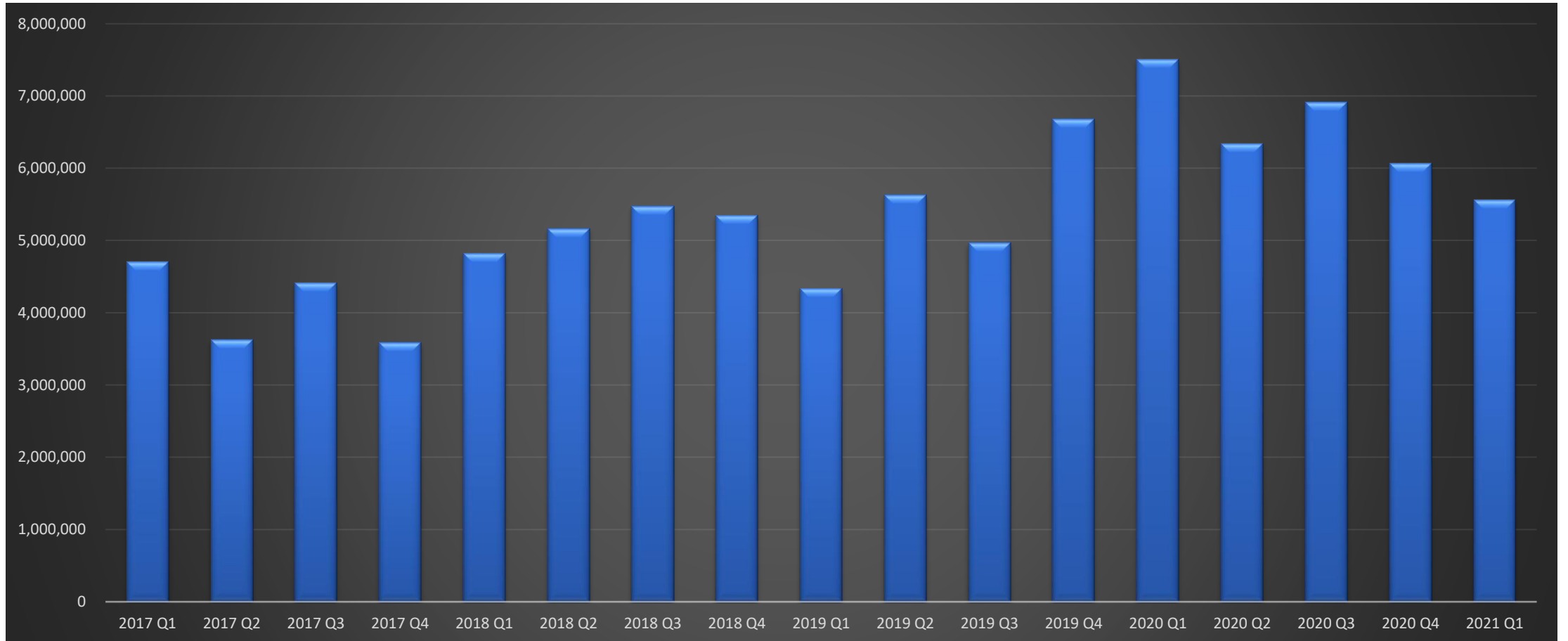
# Capitalization Rate



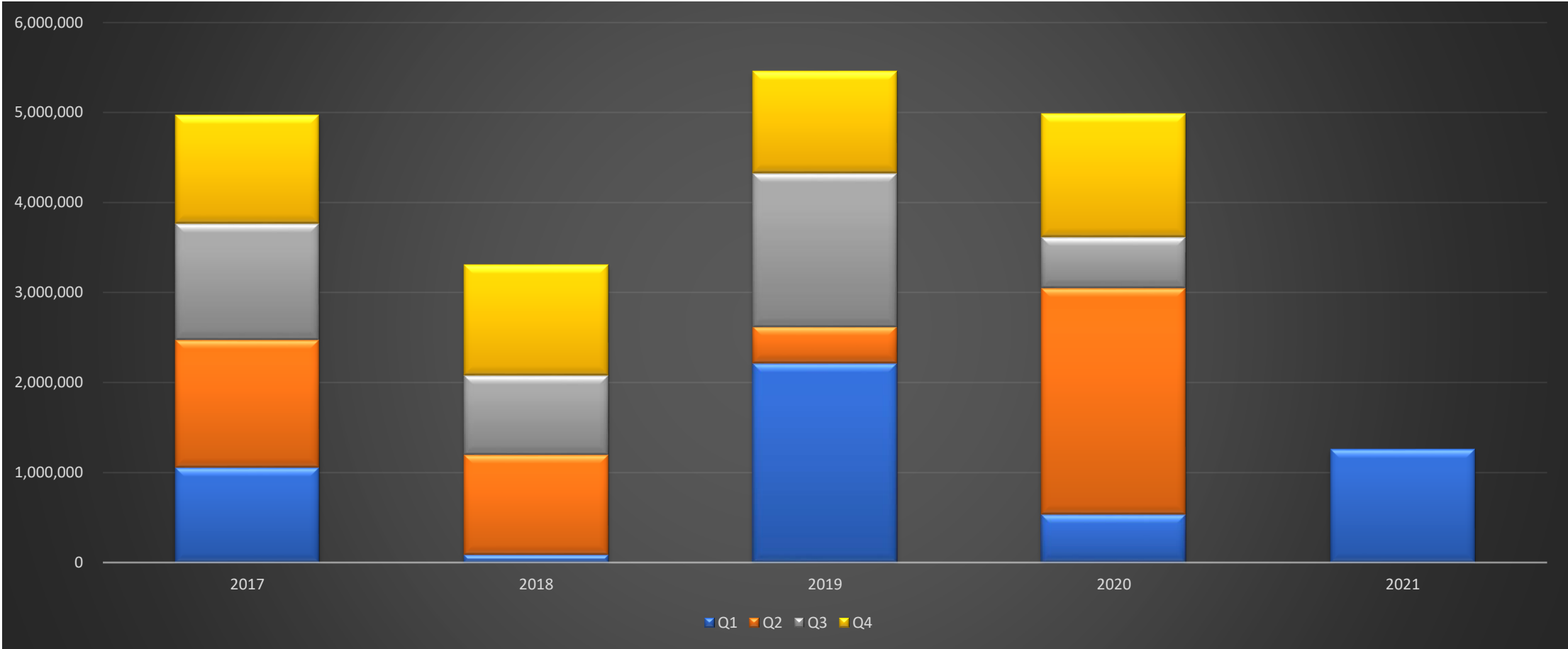
# Construction Starts In SF



# SF Under Construction

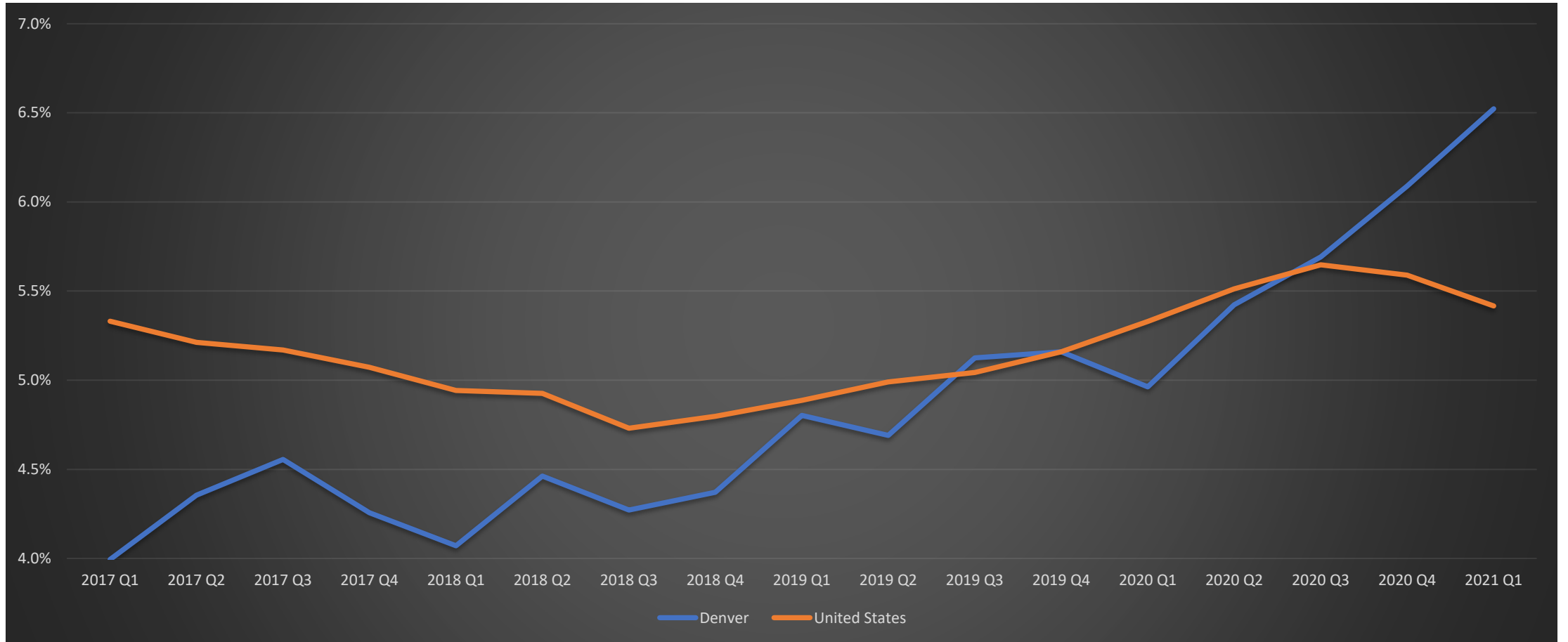


# Net Deliveries In SF

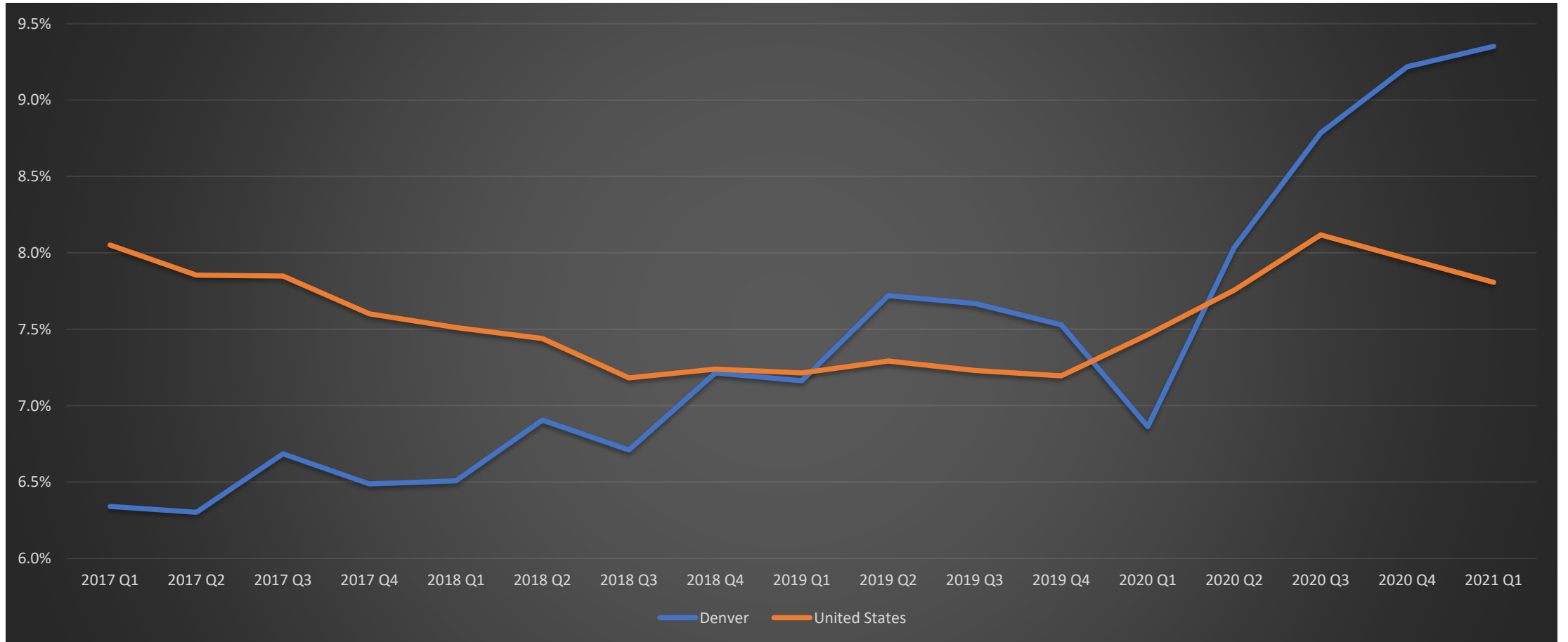




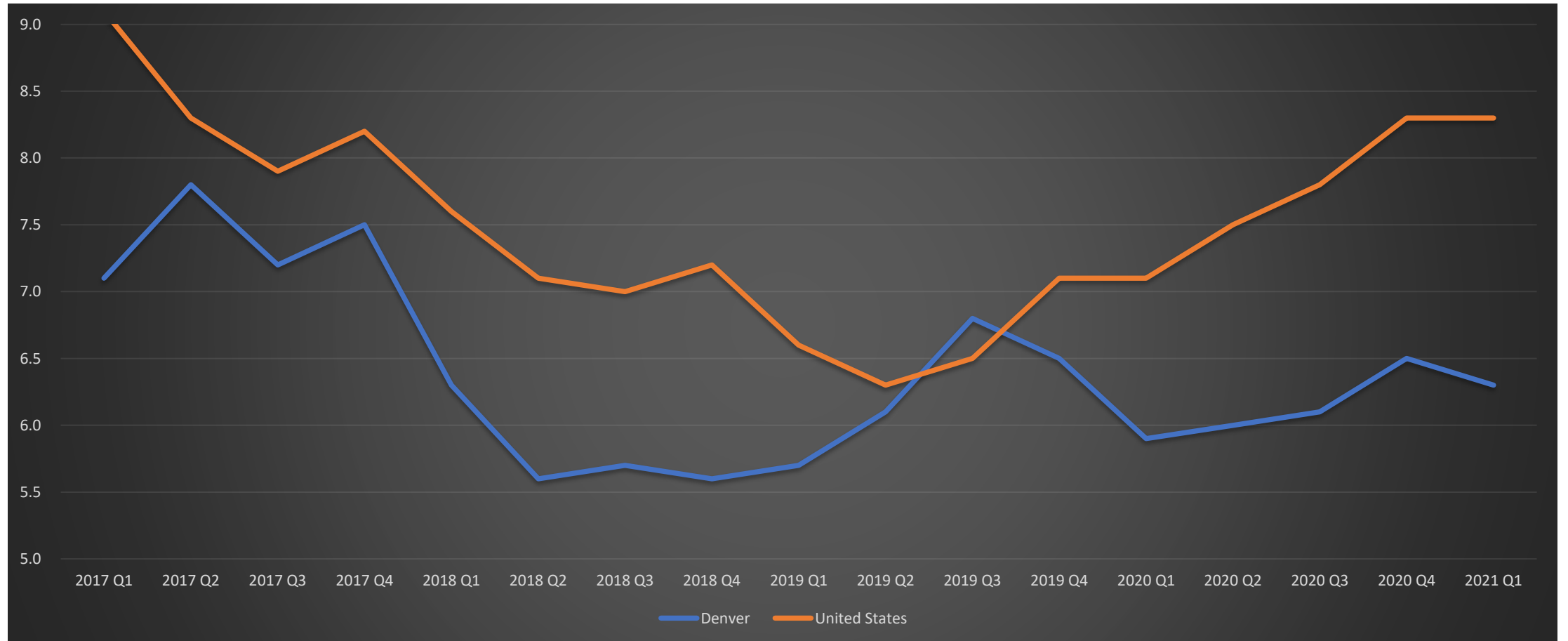
# Vacancy Rate



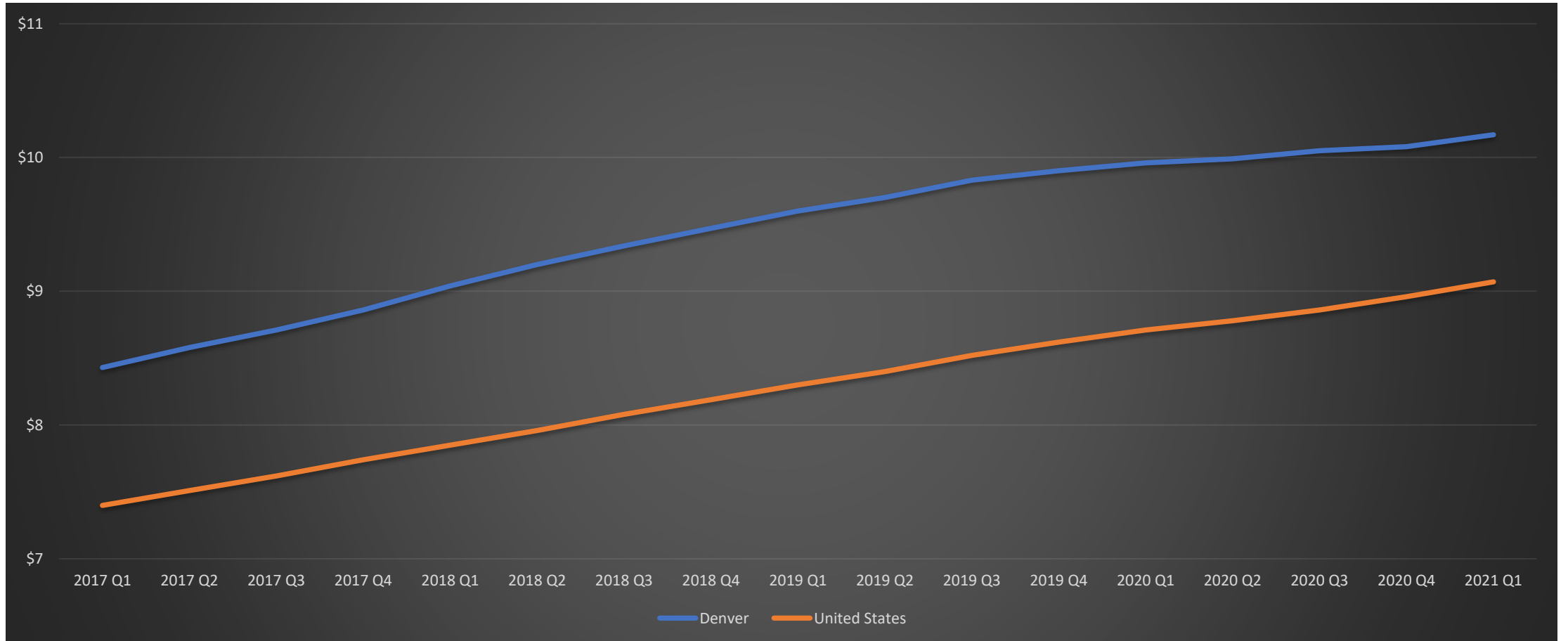
# Availability Rate



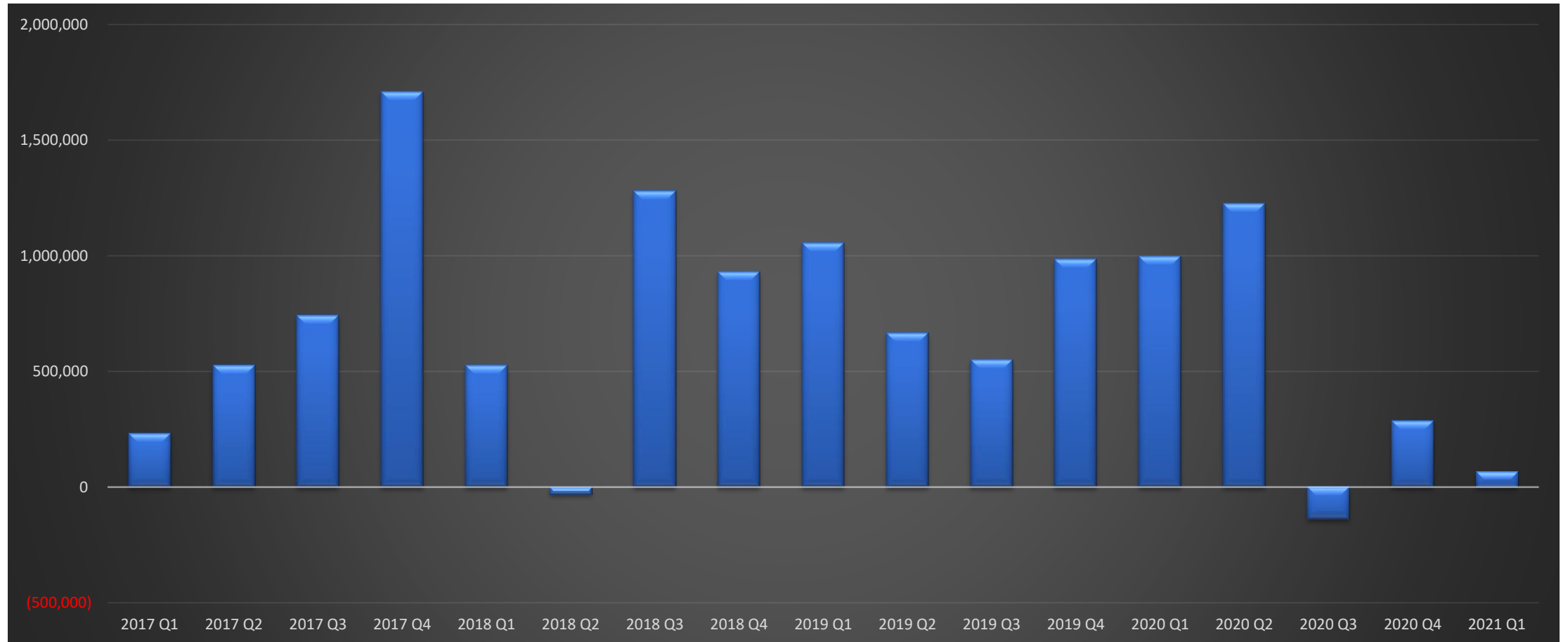
# Months On Market For Lease



# 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](http://www.beaconrealestateservices.com)

Data Source

[www.CoStar.com](http://www.CoStar.com)