

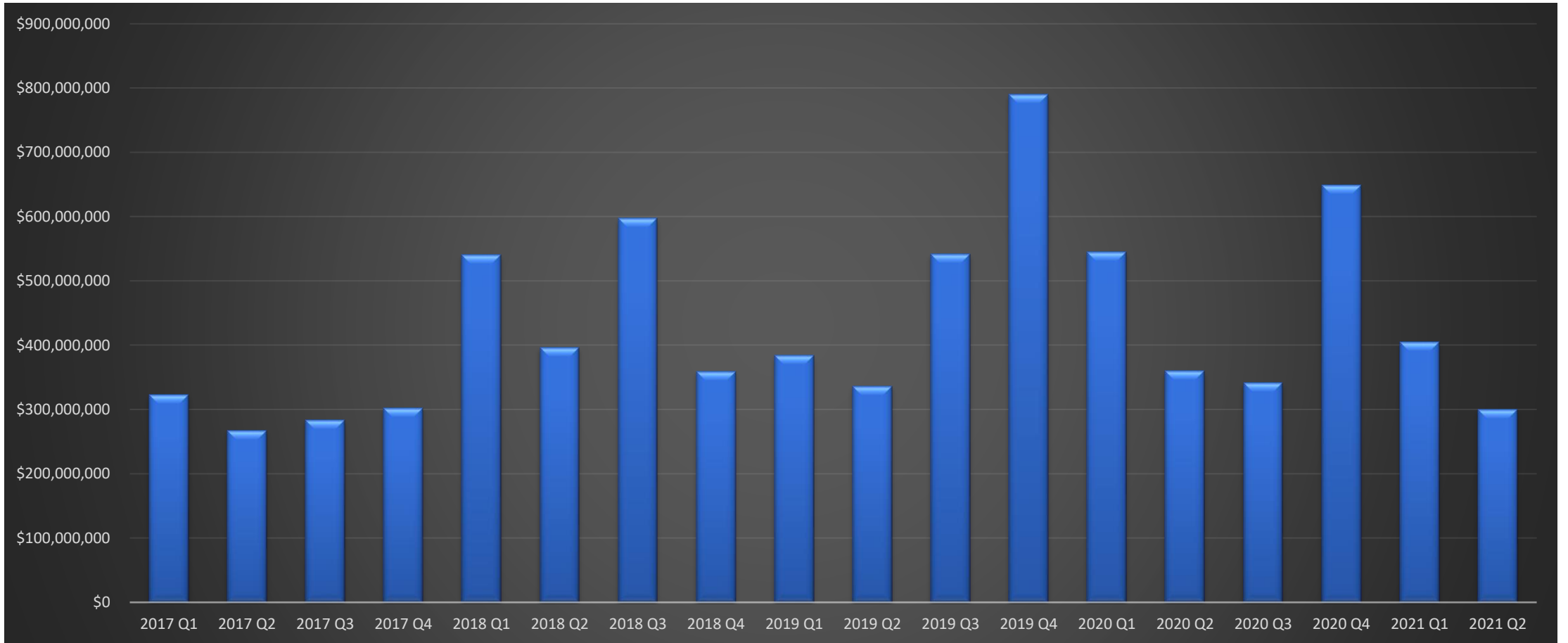


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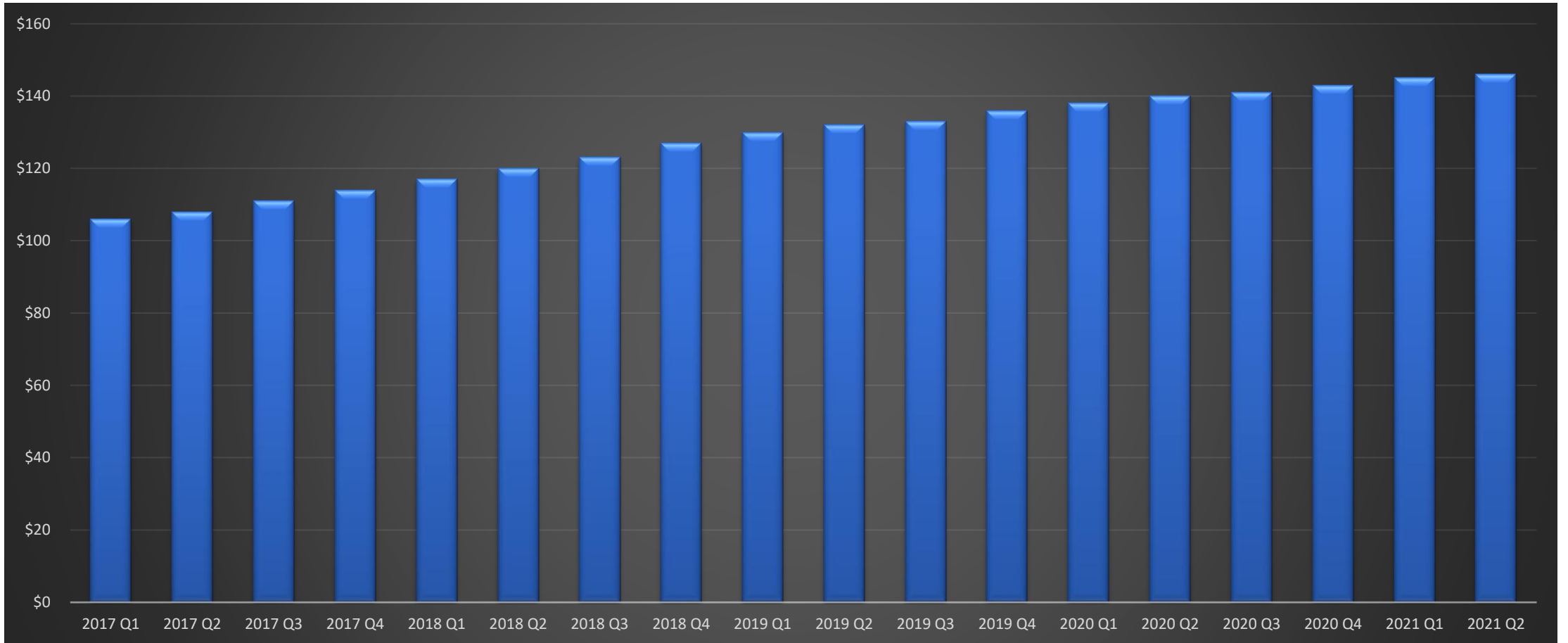
Denver Metro Market Update

Industrial Q2 2021

Sales Volume



Sales Price/ SF



Industrial Inventory Analysis

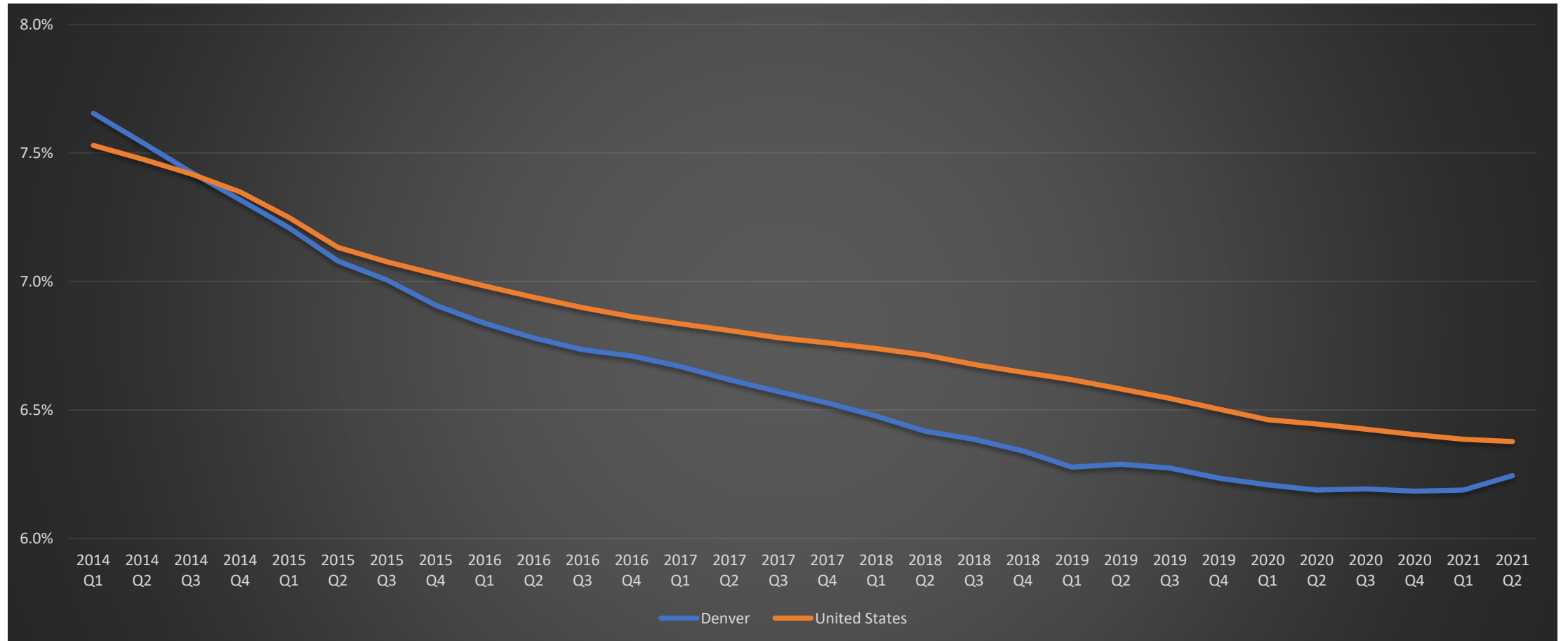
Total # of Comparable Sales (Settled) – 131

Absorption Rate (Total Sales/Months) – 43.7

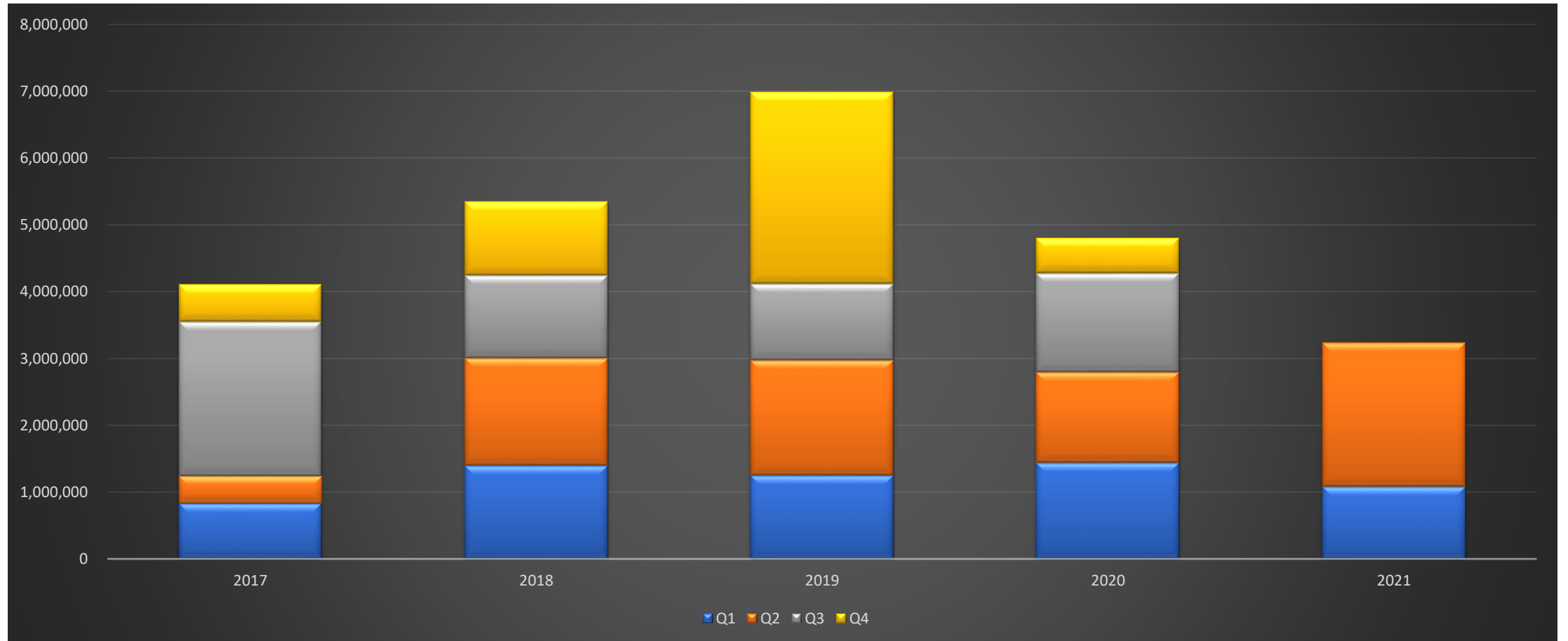
Total # of Comparable Active Listings – 187

Months of Office Supply (Lst/Ab. Rate) – 4.3 months

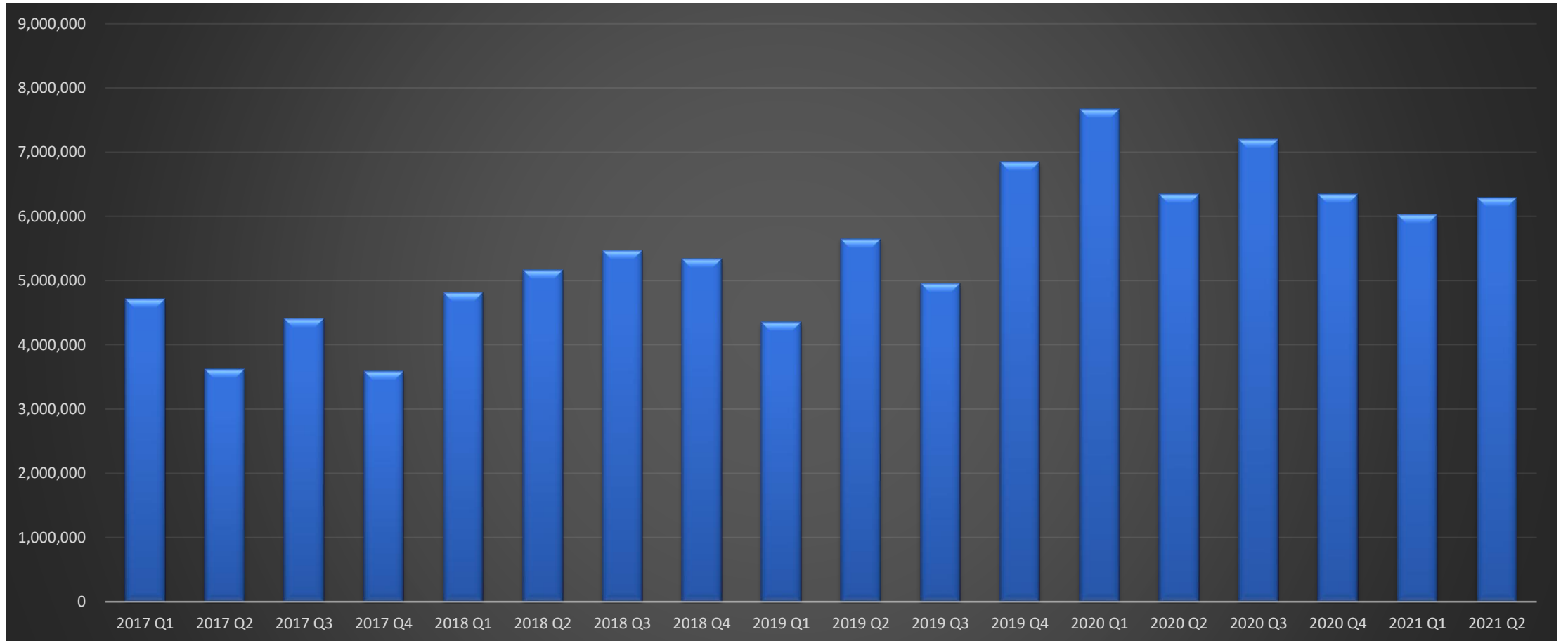
Capitalization Rate



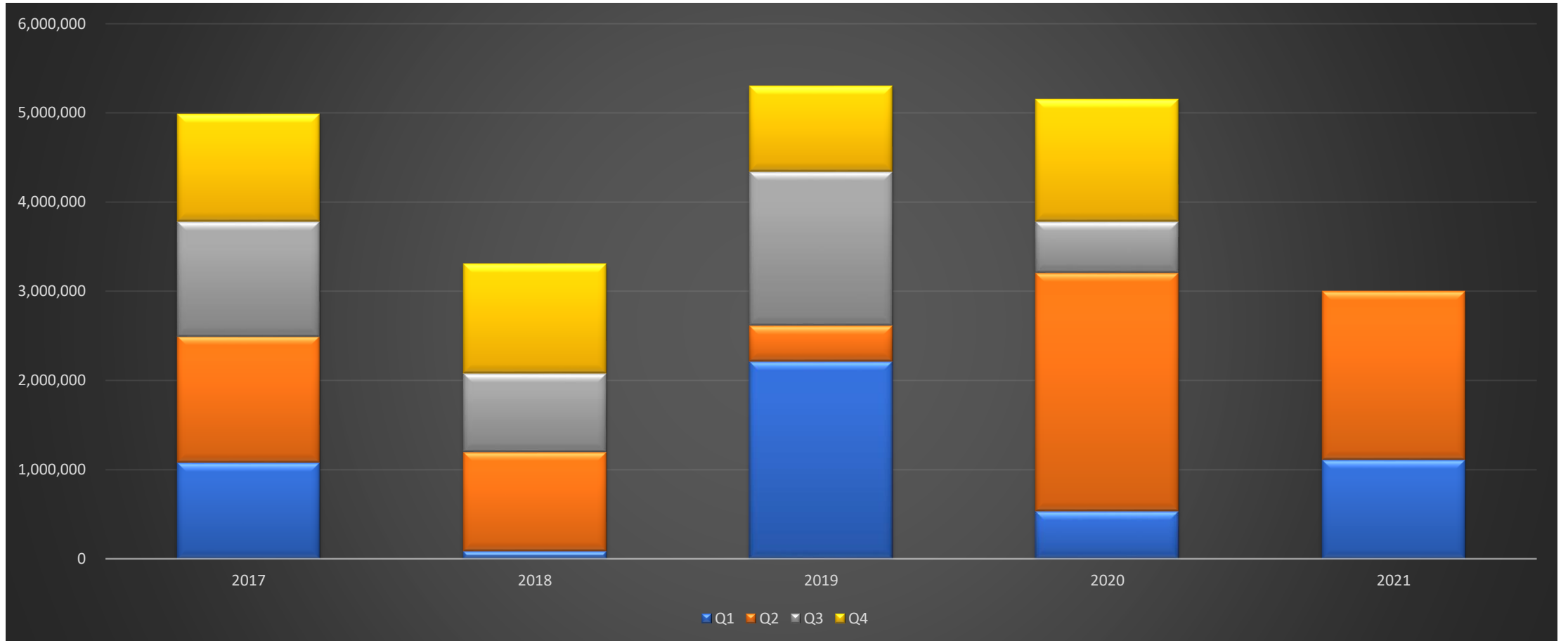
Construction Starts In SF



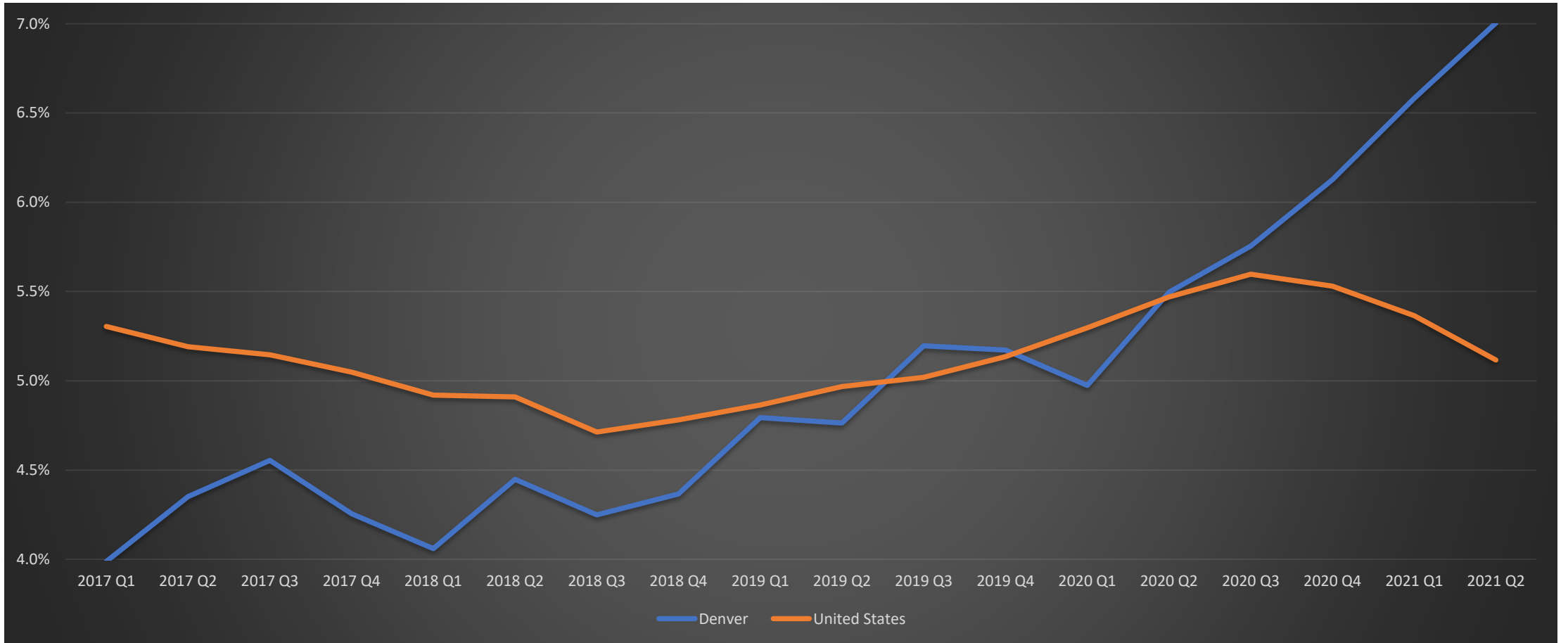
SF Under Construction



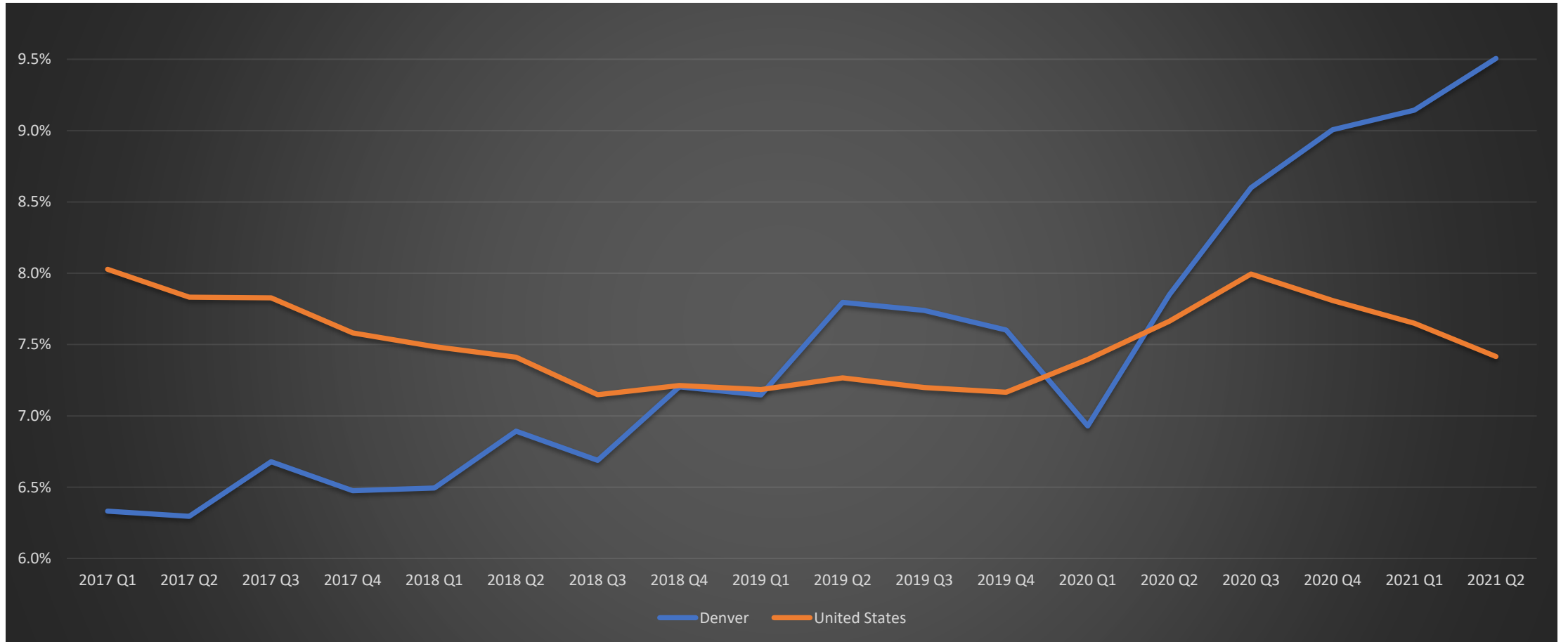
Net Deliveries In SF



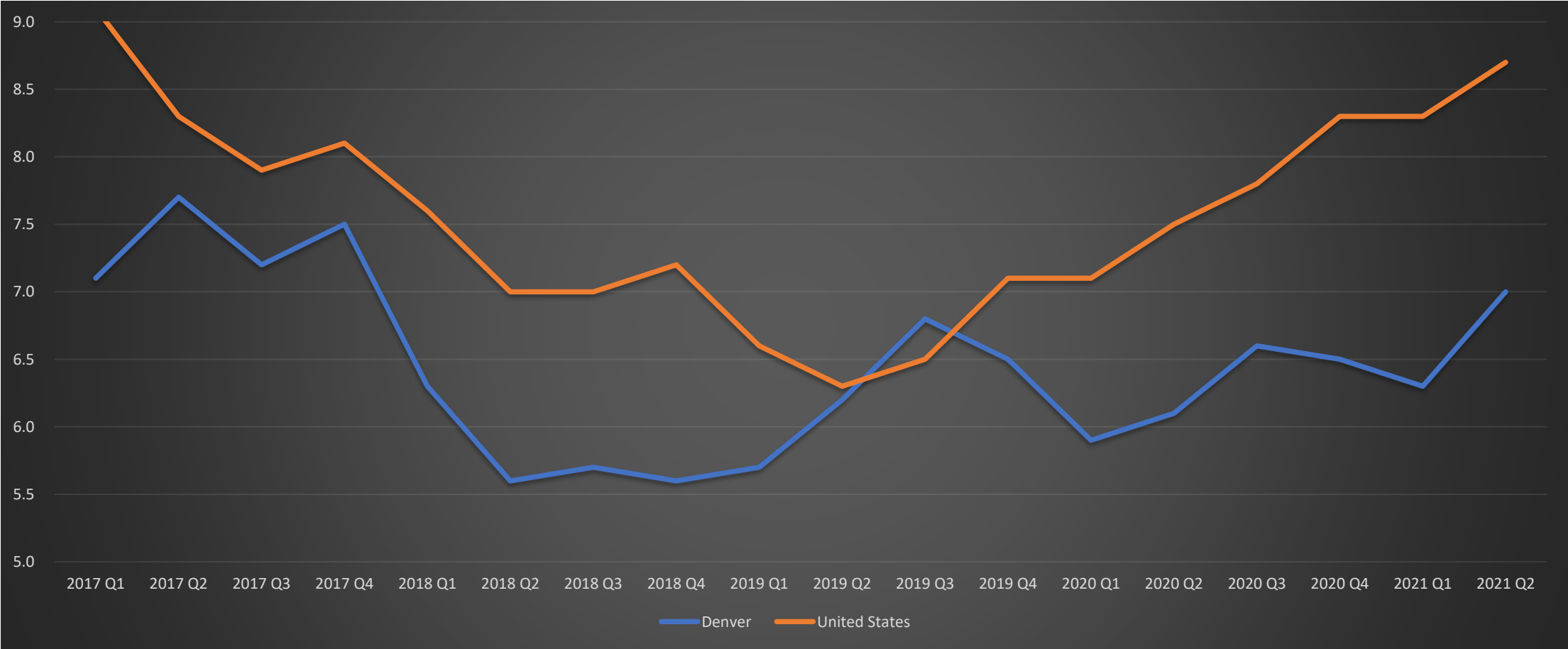
Vacancy Rate



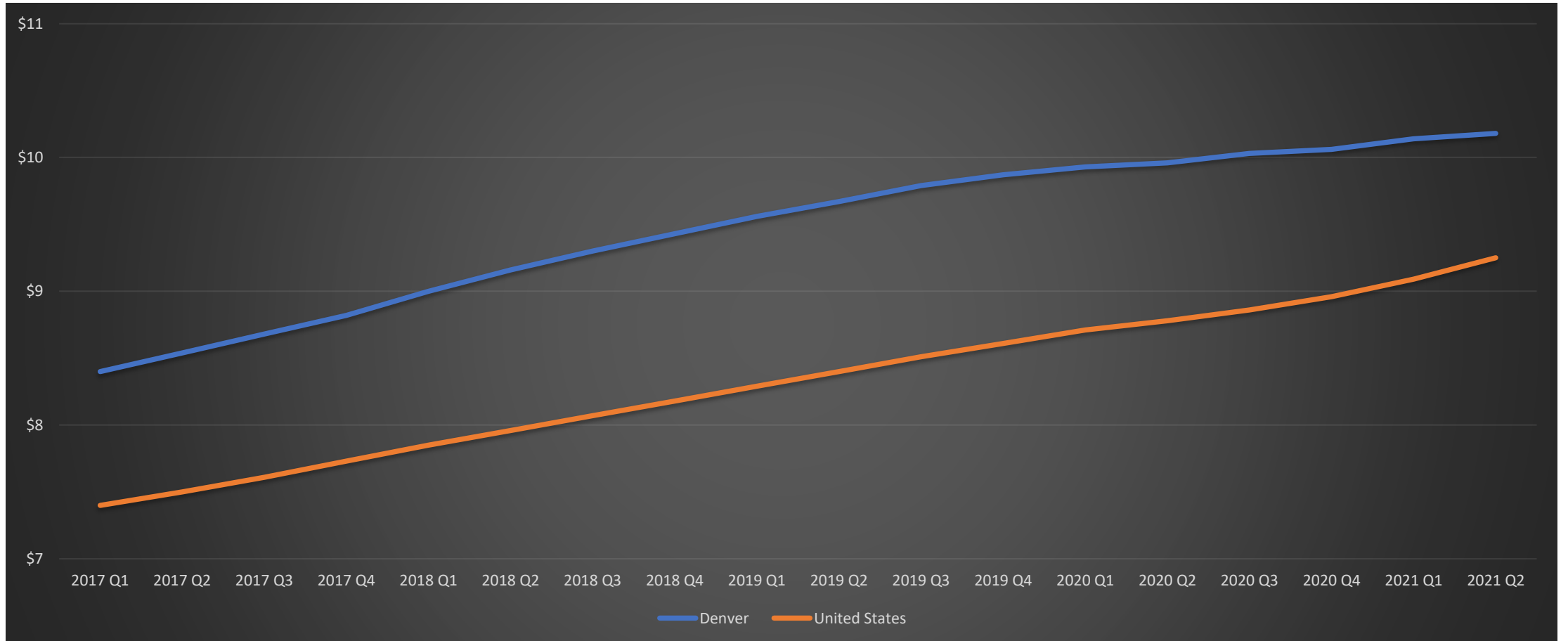
Availability Rate



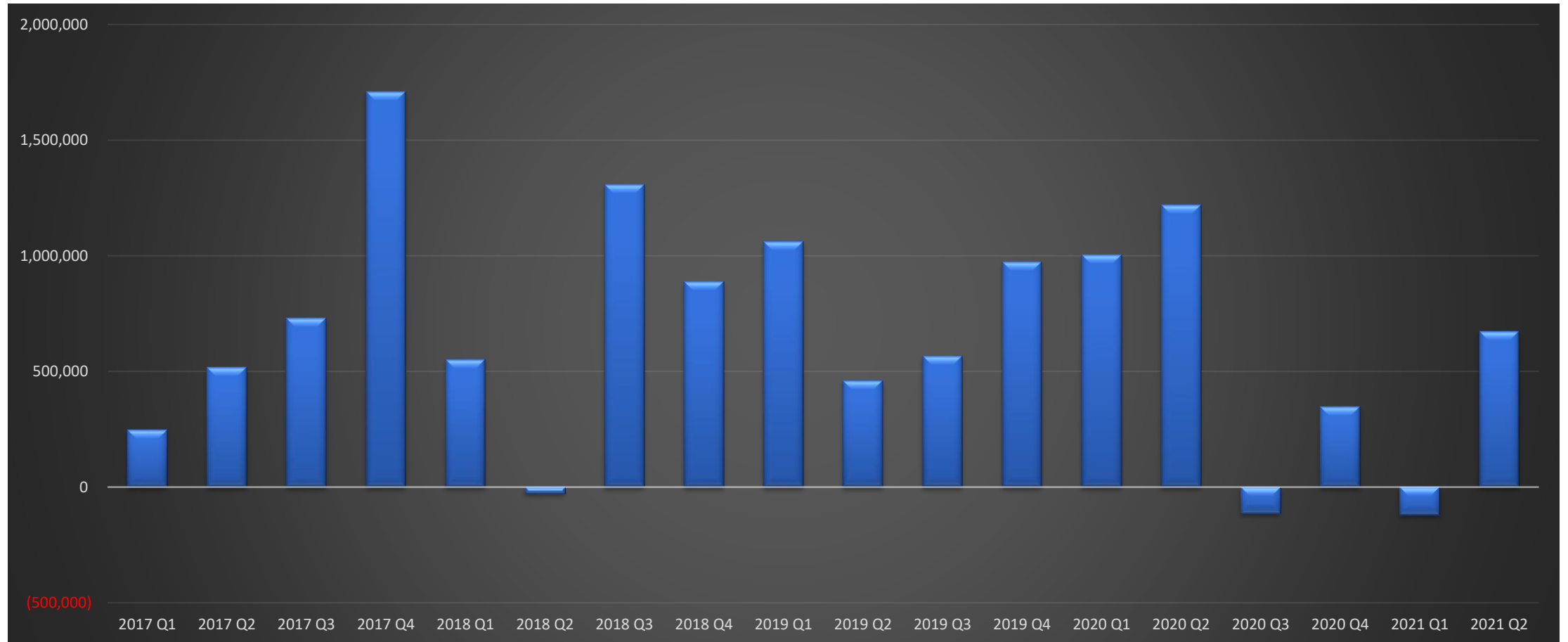
Months On Market For Lease



Market Rent Per SF (NNN)



Net Absorption (For Lease)



Conclusions

YTD Total Sales volume is down (22.2%) compared to the same period in 2020.

YTD Total Construction Starts are up 15.7%, so builders are expecting more demand.

Developers could be over speculating on Denver Industrial because we had a divergence from the national vacancy rate in Q2 2020. Denver vacancies have continued to climb will the National rate has been dropping.

Data Analyzed By



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Data Source

www.CoStar.com