

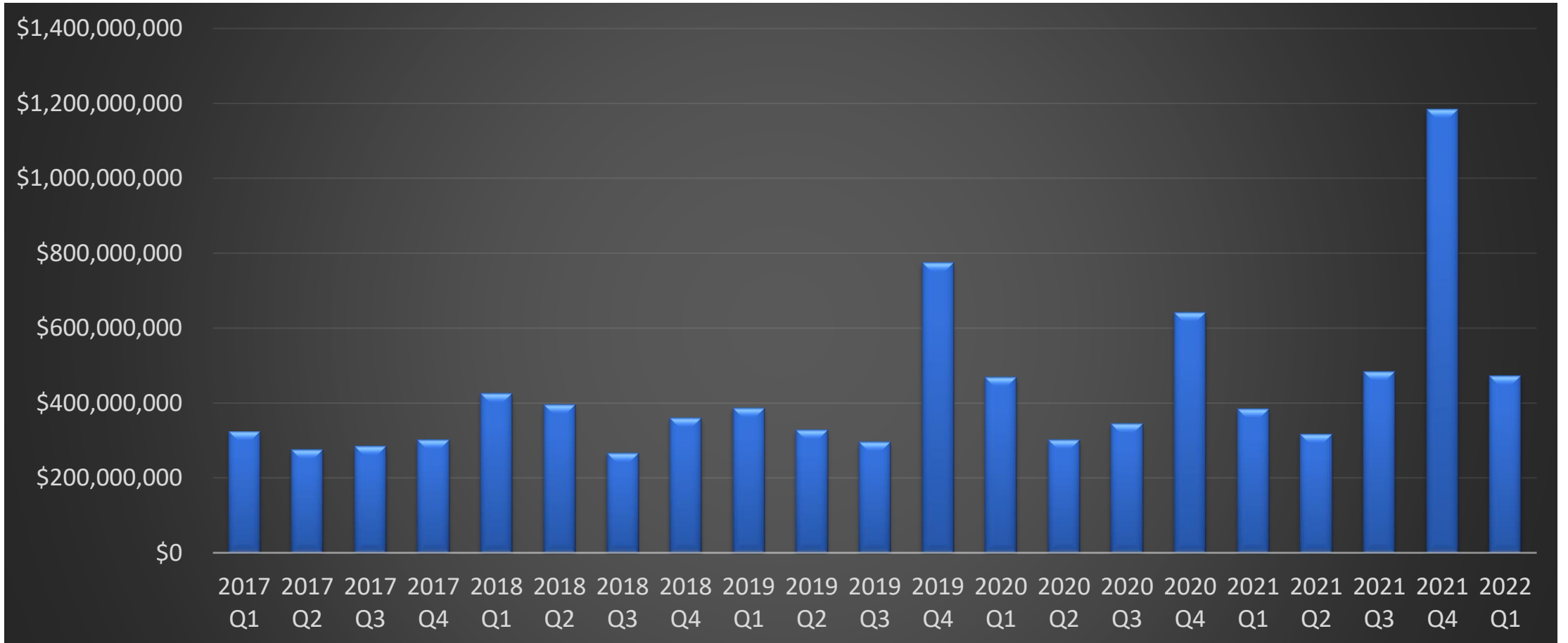


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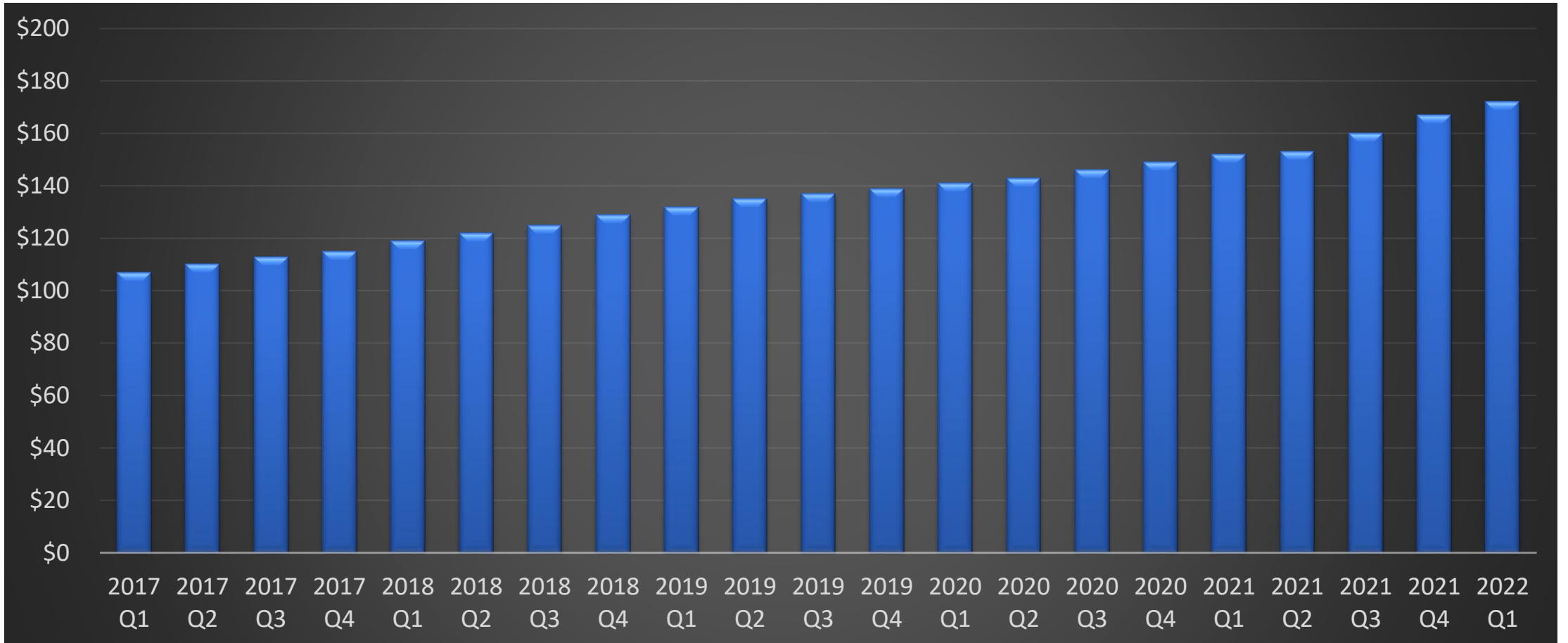
Denver Metro Market Update

Industrial Q1 2022

Sales Volume



Sales Price/ SF



Industrial Inventory Analysis

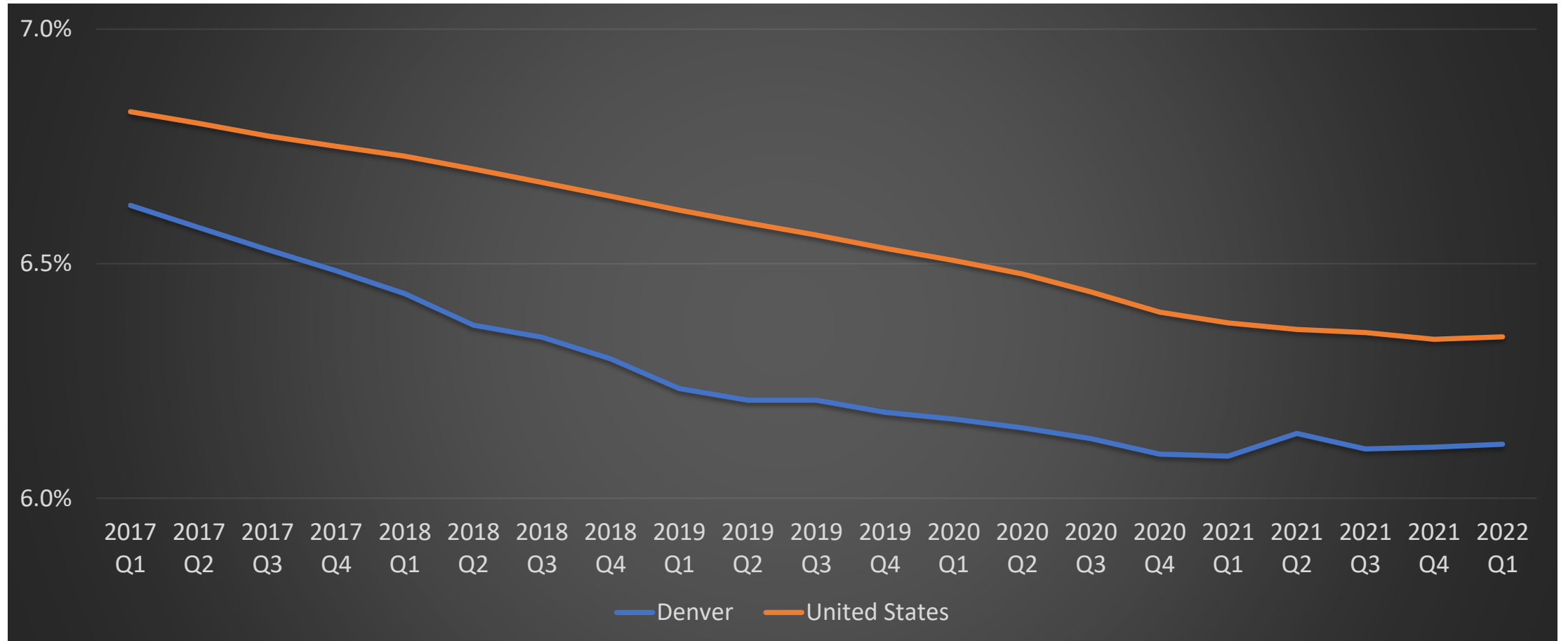
Total # of Comparable Sales (Settled) – 87

Absorption Rate (Total Sales/Months) – 29

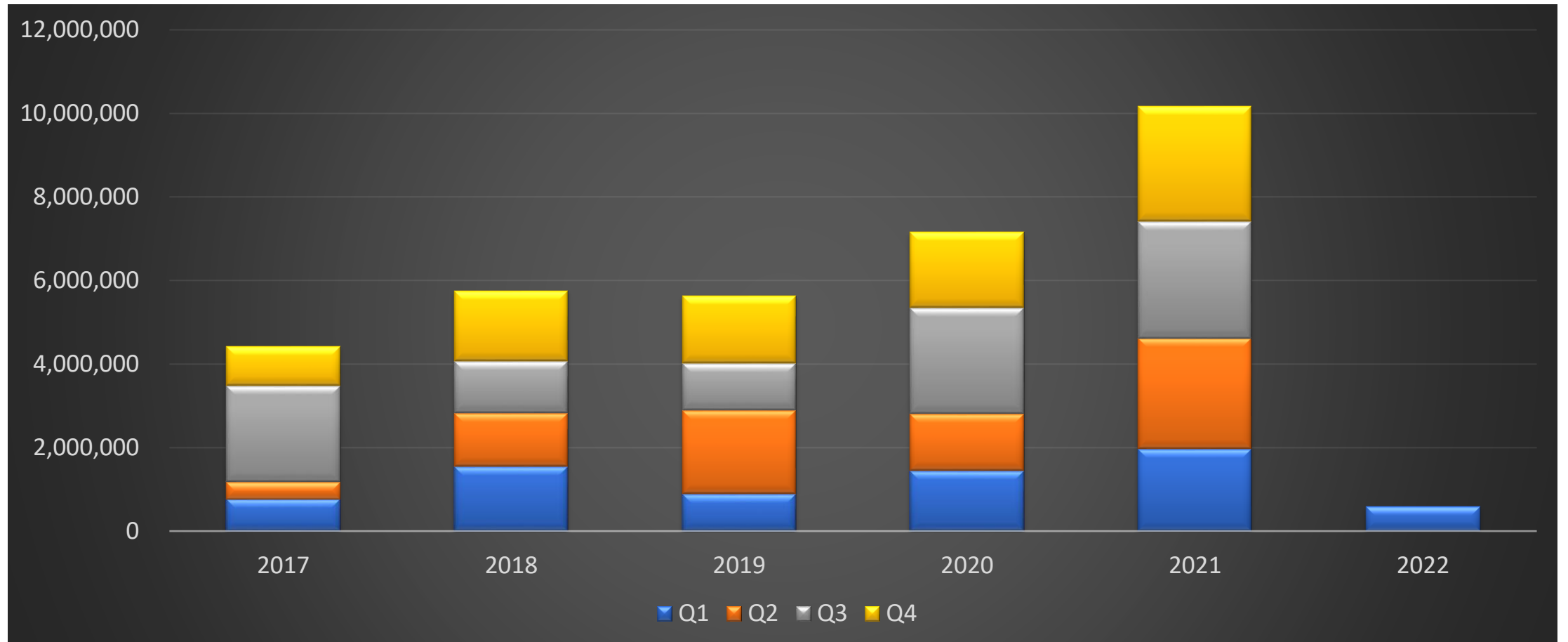
Total # of Comparable Active Listings – 151

Months of Office Supply (Lst/Ab. Rate) – 5.2 months

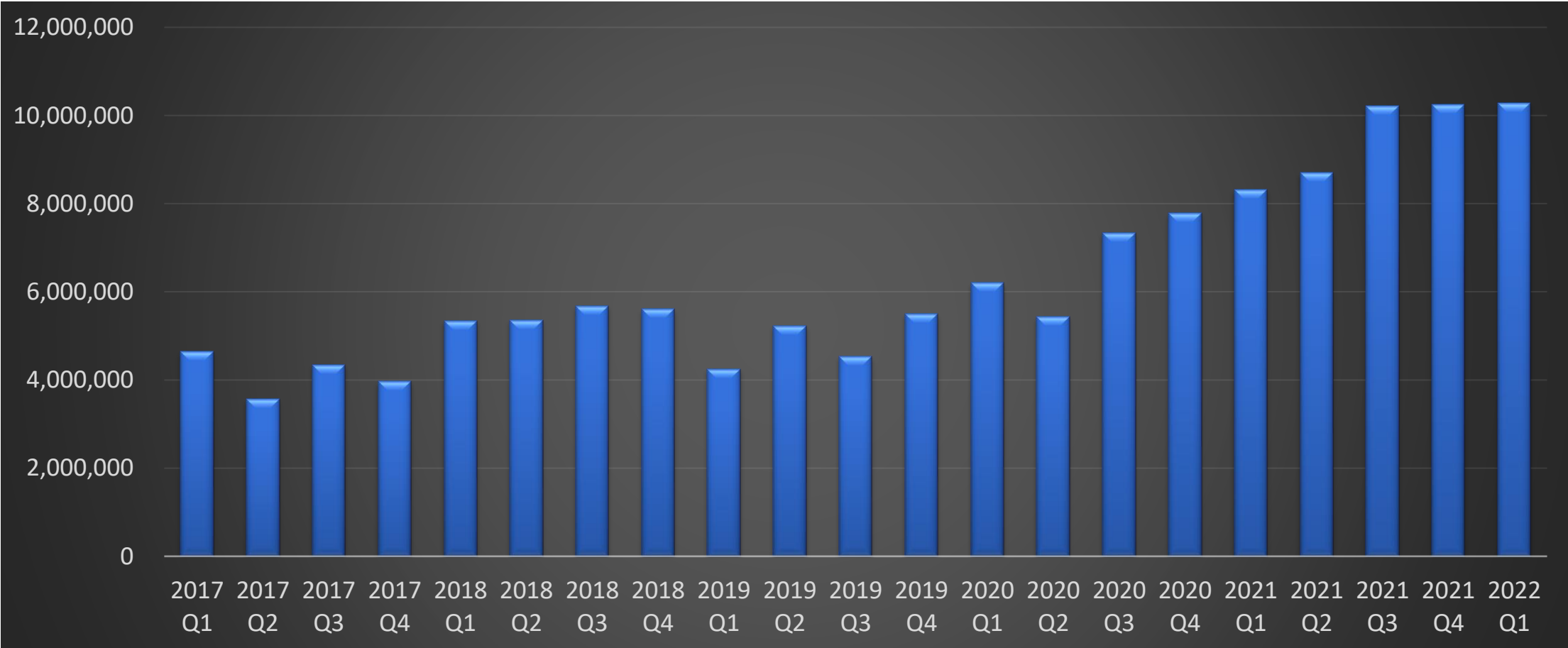
Capitalization Rate



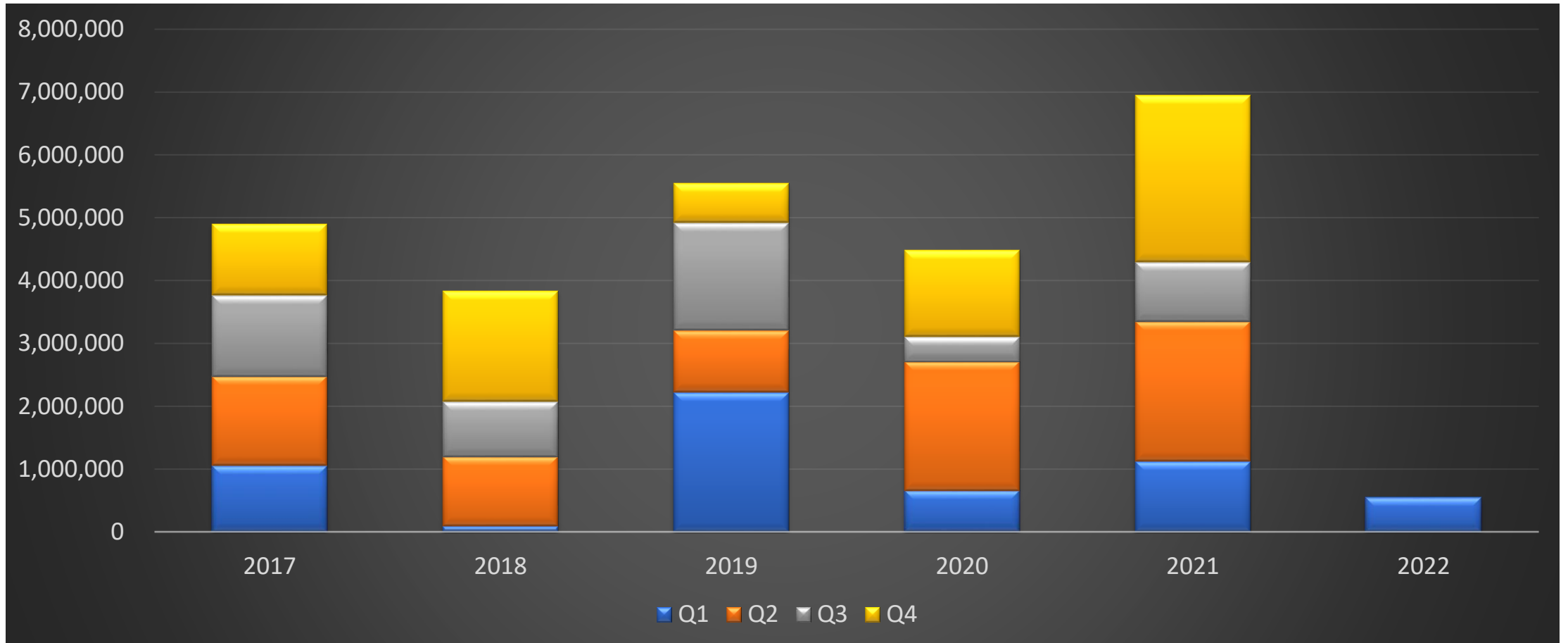
Construction Starts In SF



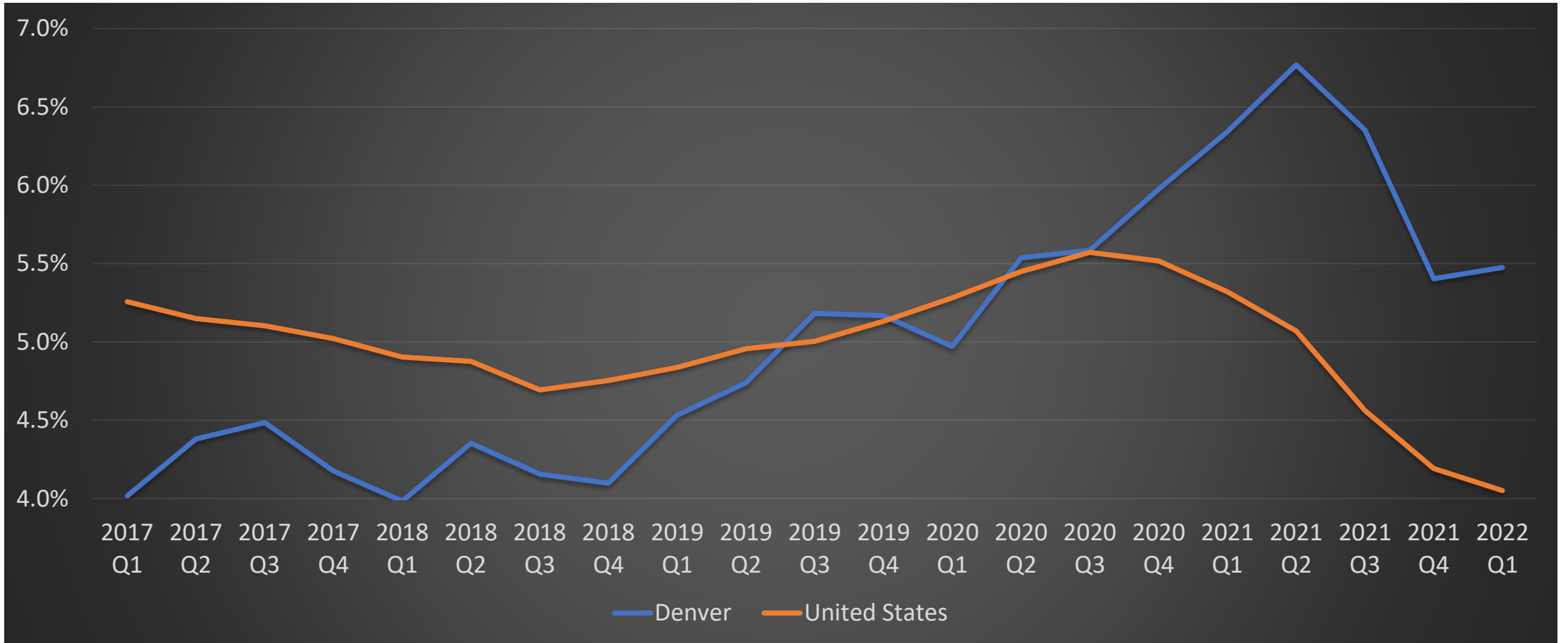
SF Under Construction



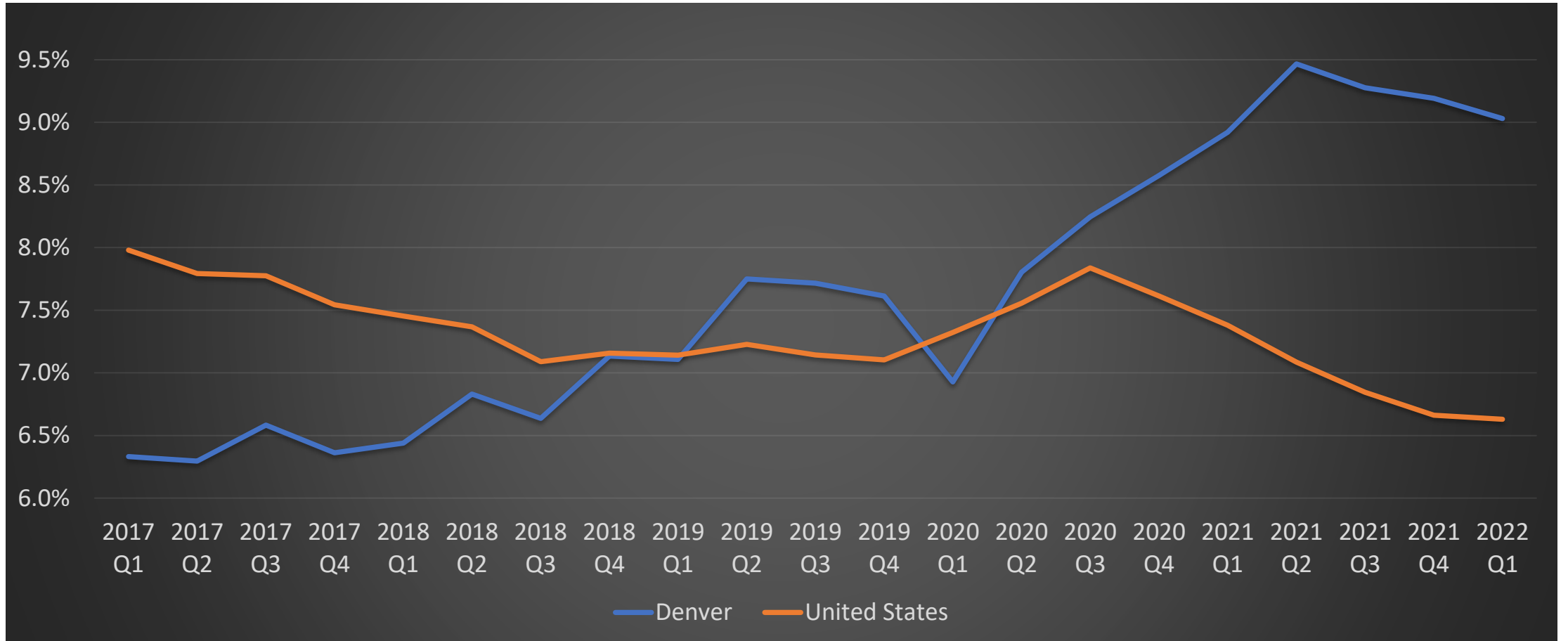
Net Deliveries In SF



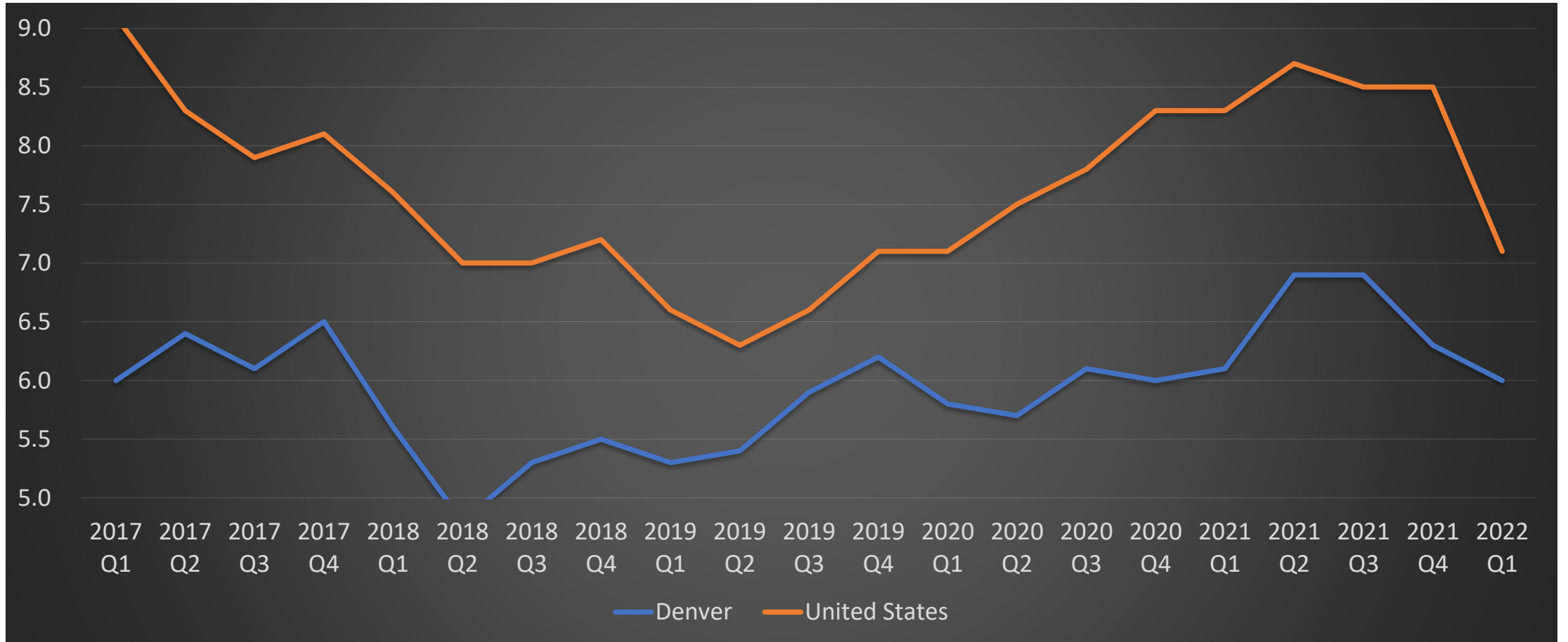
Vacancy Rate



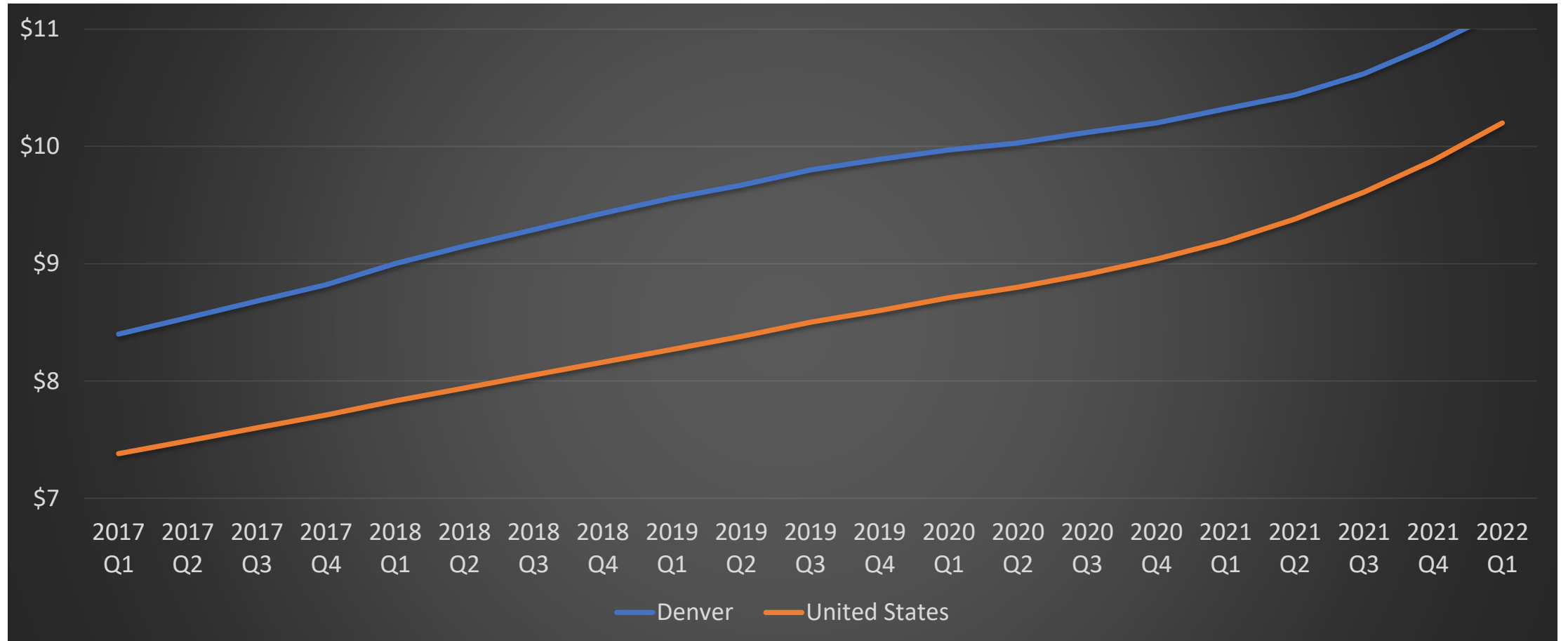
Availability Rate



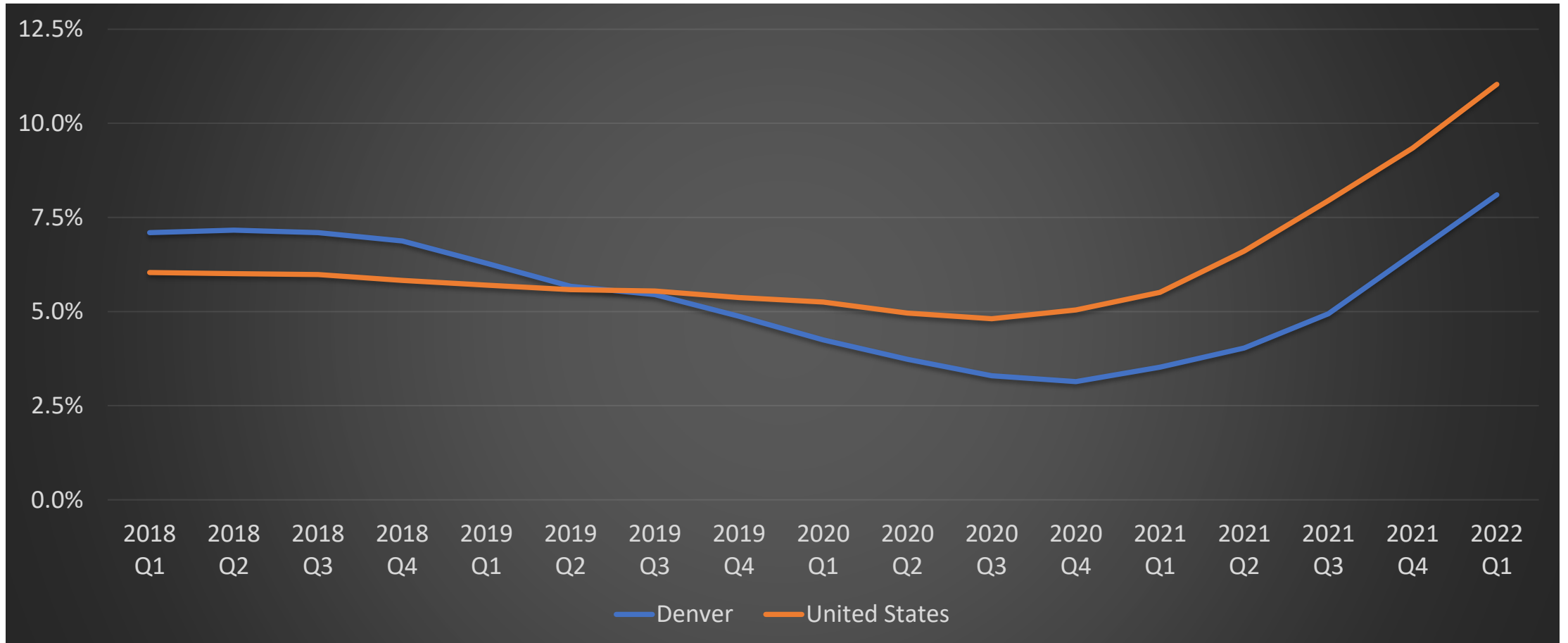
Months On Market For Lease



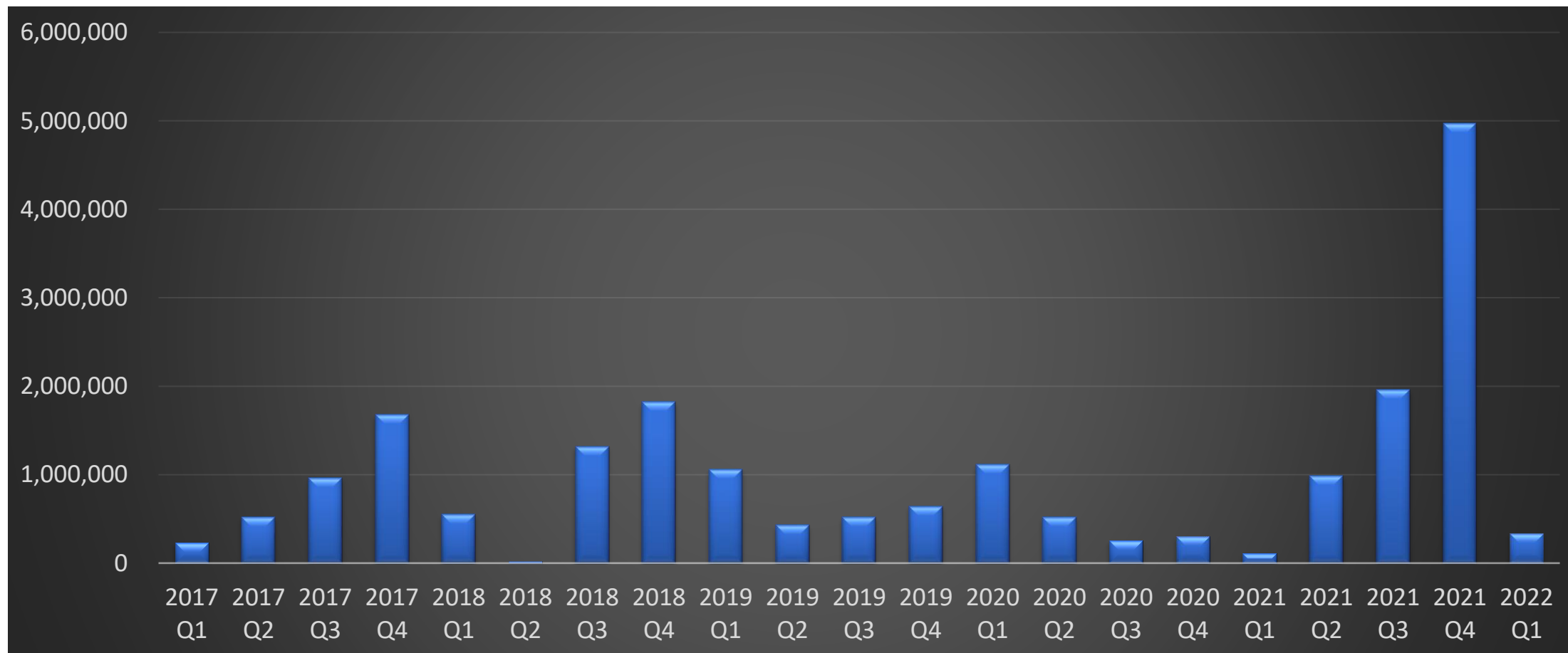
Market Rent Per SF (NNN)



Market Rent Growth YOY



Net Absorption (For Lease)



Conclusions

Sales volume for Q1 2022 was back into a normal range after a huge Q4 2021.

Total Construction Starts is lower than previous periods.

The vacancy rate is 140 basis points higher than the national average but is still low.

Rent growth has really taken off with 11% growth YOY!

Data Analyzed By



www.beaconrealestateservices.com

Data Source

www.CoStar.com