

# COLORADO SPRINGS INDUSTRIAL MARKET WATCH

SEPTEMBER 2016



**RATES**  
\$6.36/NNN



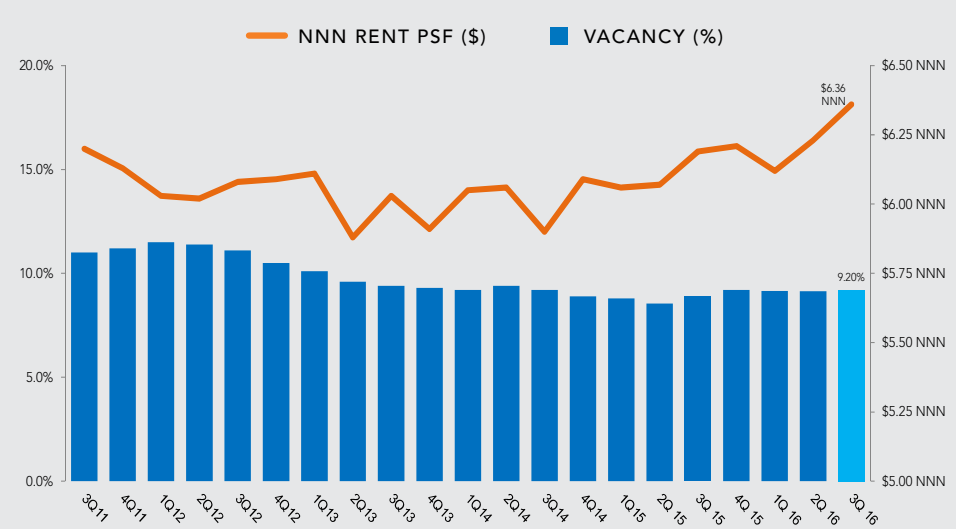
**DIRECT VACANCY**  
9.20%



**Y.T.D DIRECT ABSORPTION**  
(58,282) SF

\* Arrow indicators represent change from previous quarter

## INDUSTRIAL LEASE STATISTICS :: VACANCY & NNN RENTAL RATE



SOURCE: Transwestern, CoStar. All buildings 7,500 SF and greater.

## Industrial Market Statistics By Submarket - September 2016

CO. SPRINGS FLEX/INDUSTRIAL MARKET STATS	INVENTORY	# OF BUILDINGS	DIRECT VACANCY RATE	OVERALL VACANCY RATE	DIRECT VACANT SQUARE FEET	YTD NET ABSORPTION	ASKING DIRECT RATE PER COSTAR	TREND FROM PREVIOUS QUARTER
CBD	409,708	26	12.47%	12.47%	51,097	125	\$6.19/nnn	↔
Greater CBD	1,354,405	83	12.42%	12.42%	168,171	23,681	\$6.37/nnn	↔
North	5,152,860	236	8.29%	8.29%	427,234	(314,227)	\$6.61/nnn	▲
Northeast	2,567,404	75	10.87%	13.14%	279,110	(53,684)	\$8.98/nnn	▼
Northwest	6,358,769	167	15.66%	15.66%	995,733	188,684	\$5.63/nnn	▲
Southeast	13,033,283	604	7.56%	7.67%	985,250	102,073	\$6.33/nnn	▼
Southwest	2,512,259	113	0.44%	0.44%	10,934	(4,934)	\$9.65/nnn	▲
Teller County	330,990	16	0.00%	0.00%	0	0	NA	↔
<b>Colorado Springs All Flex/Industrial</b>	<b>31,719,678</b>	<b>1,320</b>	<b>9.20%</b>	<b>9.43%</b>	<b>2,917,529</b>	<b>(58,282)</b>	<b>\$6.36/nnn</b>	<b>▲</b>

\*Source: Transwestern, CoStar. The information in this report is the result of a compilation of information on the office properties located in the Denver metropolitan area. This report includes single tenant, multi-tenant, and owner-user office properties over 25,000 SF and larger excluding properties owned and occupied by a government agency.

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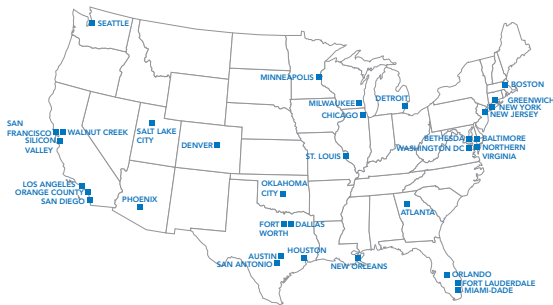
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**CONTACT:** Kevin Roberts :: President, Southwest  
713.270.3347 :: [kevin.roberts@transwestern.com](mailto:kevin.roberts@transwestern.com)

Jeffrey Buckingham :: Research Analyst  
303.952.5606 :: [jeffrey.buckingham@transwestern.com](mailto:jeffrey.buckingham@transwestern.com)

Bill Lawrence :: Senior Vice President  
303.407.1460 :: [bill.lawrence@transwestern.com](mailto:bill.lawrence@transwestern.com)

Craig Bustos :: Associate Broker  
303.407.1469 :: [craig.bustos@transwestern.com](mailto:craig.bustos@transwestern.com)

### \*Source

Transwestern, CoStar. The information in this report is the result of a compilation of information on the industrial properties located in the Denver metropolitan area. This report includes single tenant, multi-tenant, and owner-user industrial properties over 5,000 SF and larger excluding properties owned and occupied by a government agency.

Net absorption occurs when a lease is signed, not when physically occupied, pre-leased space counts as net absorption when a building delivers. Vacant space that is not available for direct lease is excluded, sublease space is excluded.



4643 S. Ulster Street, Suite 300  
Denver, CO 80237

T 303.639.3000  
[www.transwestern.com/denver](http://www.transwestern.com/denver)