

# COLORADO SPRINGS INDUSTRIAL MARKET WATCH

OCTOBER 2016



**RATES**  
**\$6.34/NNN**



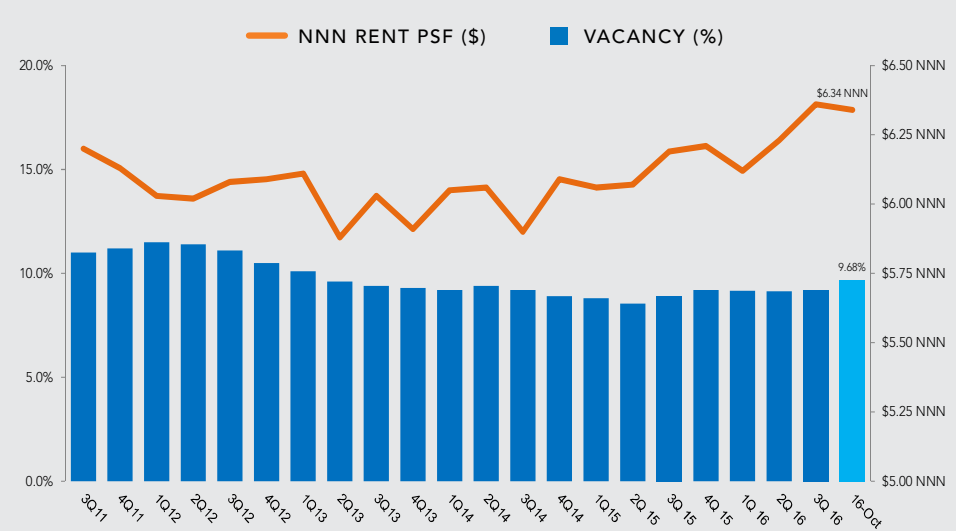
**DIRECT VACANCY**  
**9.68%**



**Y.T.D DIRECT ABSORPTION**  
**(178,670) 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 - October 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	9.54%	9.54%	491,417	(378,410)	\$6.47/nnn	▼
Northeast	2,567,404	75	11.53%	13.71%	296,110	(70,684)	\$8.64/nnn	▼
Northwest	6,358,769	167	15.23%	15.23%	968,416	216,001	\$5.63/nnn	↔
Southeast	13,069,283	605	8.29%	8.39%	1,083,124	40,199	\$6.37/nnn	▲
Southwest	2,512,259	113	0.51%	0.51%	12,933	(6,933)	\$8.36/nnn	▼
Teller County	330,990	16	0.80%	0.80%	2,649	(2,649)	NA	↔
<b>Colorado Springs All Flex/Industrial</b>	<b>31,755,678</b>	<b>1,321</b>	<b>9.68%</b>	<b>9.90%</b>	<b>3,073,917</b>	<b>-178,670</b>	<b>\$6.34/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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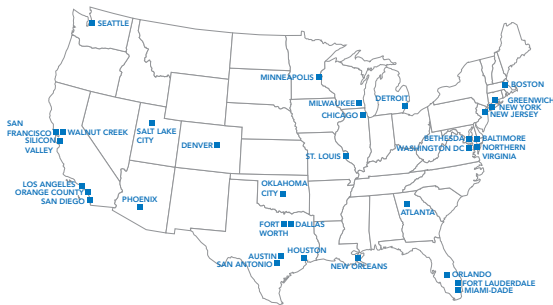
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### \*Source

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.



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