

COLORADO SPRINGS INDUSTRIAL MARKET WATCH

NOVEMBER 2016



RATES
\$6.35/NNN



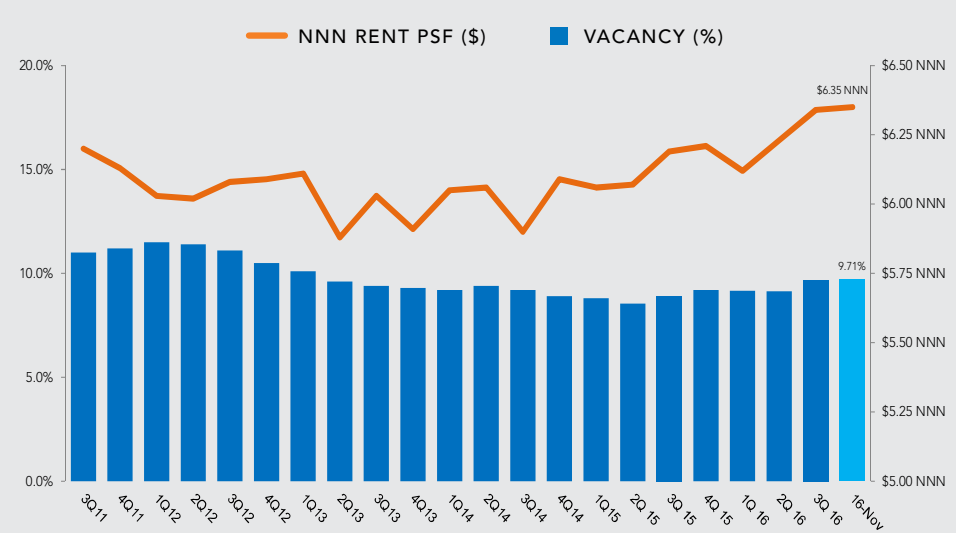
DIRECT VACANCY
9.71%



Y.T.D DIRECT ABSORPTION
(207,402) 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 - November 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	\$6.41/nnn	▲
North	5,152,860	236	9.79%	9.79%	504,232	(391,225)	\$6.48/nnn	▲
Northeast	2,567,404	75	11.53%	13.71%	296,110	(90,684)	\$8.64/nnn	↔
Northwest	6,358,769	167	15.14%	15.14%	962,931	221,486	\$5.63/nnn	↔
Southeast	13,069,283	605	8.30%	8.41%	1,084,526	38,797	\$6.39/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)	\$12.00/nnn	▲
Colorado Springs All Flex/Industrial	31,755,678	1,321	9.71%	9.93%	3,082,649	(207,402)	\$6.35/nnn	▲

*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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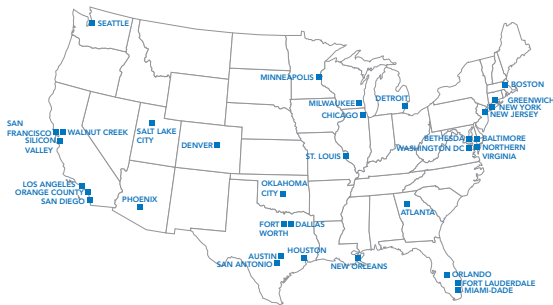
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*Source

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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