

COLORADO SPRINGS INDUSTRIAL MARKET WATCH

DECEMBER 2016



RATES
\$6.35/NNN



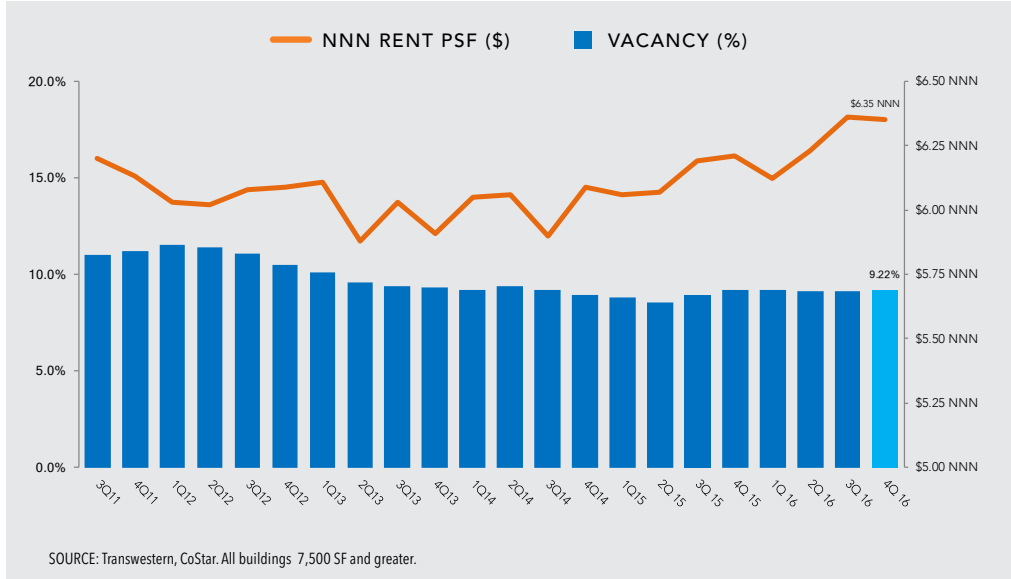
DIRECT VACANCY
9.22%



Y.T.D DIRECT ABSORPTION
(46,400) SF

* Arrow indicators represent change from previous quarter

INDUSTRIAL LEASE STATISTICS :: VACANCY & NNN RENTAL RATE



Industrial Market Statistics By Submarket - December 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	0.00%	12.42%	168,171	23,681	\$6.41/nnn	▲
North	5,152,860	236	9.47%	9.47%	488,150	(375,143)	\$6.43/nnn	▼
Northeast	2,567,404	75	10.09%	12.27%	259,110	(53,684)	\$8.64/nnn	▼
Northwest	6,358,769	167	14.07%	14.07%	894,422	289,995	\$5.65/nnn	▲
Southeast	13,069,283	605	8.01%	8.12%	1,047,114	76,209	\$6.40/nnn	▲
Southwest	2,512,259	113	0.44%	0.44%	10,934	(4,934)	\$8.36/nnn	▼
Teller County	272,112	15	0.97%	0.97%	2,649	(2,649)	\$12.00/nnn	▲
Colorado Springs All Flex/Industrial	31,696,800	1,320	9.22%	9.44%	2,921,647	(46,400)	\$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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*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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