

# COLORADO SPRINGS INDUSTRIAL MARKET WATCH

AUGUST 2016



**RATES**  
\$6.21/NNN



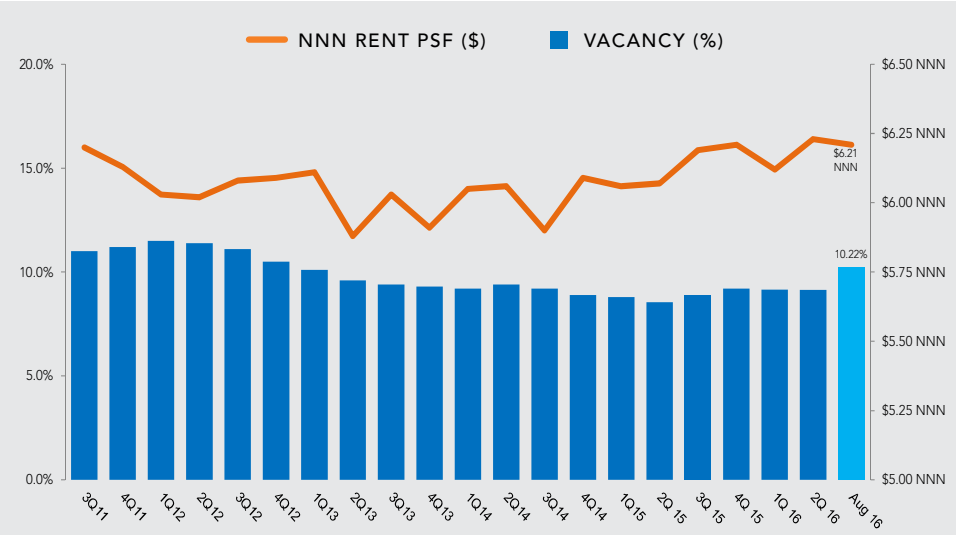
**DIRECT VACANCY**  
10.22%



**Y.T.D DIRECT ABSORPTION**  
(337,162 SF)

\* Arrow indicators represent change from previous month

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



SOURCE: Transwestern, CoStar. All buildings 5,000 SF and greater.

## Industrial Market Statistics By Submarket - August 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 MONTH
CBD	409,708	26	12.47%	12.47%	51,097	125	\$6.19/nnn	↔
Greater CBD	1,354,405	83	12.53%	12.53%	169,758	22,094	\$6.37/nnn	↔
North	5,152,860	236	11.96%	11.96%	616,286	(503,279)	\$5.94/nnn	▲
Northeast	2,567,404	75	10.68%	12.95%	274,110	(48,684)	\$8.99/nnn	↔
Northwest	6,358,769	167	16.70%	16.70%	1,061,615	122,802	\$5.64/nnn	▼
Southeast	13,223,455	608	8.12%	8.22%	1,073,264	74,724	\$6.35/nnn	▲
Southwest	2,512,259	113	0.44%	0.44%	10,943	(4,943)	\$9.65/nnn	↔
Teller County	330,990	16	0.00%	0.00%	0	0	NA	↔
<b>Colorado Springs All Flex/Industrial</b>	<b>31,909,850</b>	<b>1,324</b>	<b>10.22%</b>	<b>10.44%</b>	<b>3,257,074</b>	<b>(337,162)</b>	<b>\$6.21/nnn</b>	<b>↔</b>

Source: Transwestern, CoStar. The information in this report is the result of a compilation of information on the industrial properties located in the Colorado Springs 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.

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## About Transwestern

Transwestern is a privately held real estate firm of collaborative entrepreneurs who deliver a higher level of personalized service — **The Transwestern Experience**. Specializing in Agency Leasing, Management, Tenant Advisory, Capital Markets, Research and Sustainability services, our fully integrated global enterprise adds value for investors, owners and occupiers of all commercial property types. We leverage market insights and operational expertise from members of the Transwestern family of companies specializing in development, real estate investment management and research. Transwestern has 34 U.S. offices and assists clients through more than 180 offices in 37 countries as part of a strategic alliance with BNP Paribas Real Estate.

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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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