

DENVER INDUSTRIAL MARKET WATCH

OCTOBER 2016



RATES
\$7.48/NNN

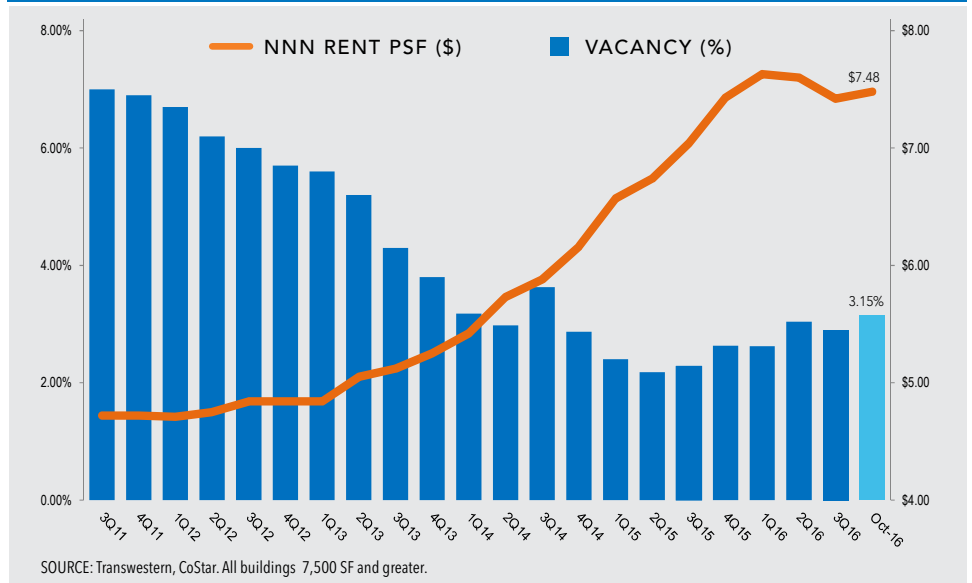


DIRECT VACANCY
3.15%



Y.T.D DIRECT ABSORPTION
2,550,928 SF

INDUSTRIAL LEASE STATISTICS :: VACANCY & NNN RENTAL RATE



* Arrow indicators represent change from previous month

Industrial Market Statistics By Submarket - October 2016

DENVER INDUSTRIAL	INVENTORY	# OF BUILDINGS	DIRECT VACANCY RATE	OVERALL VACANCY RATE	DIRECT VACANT SQUARE FEET	YTD NET ABSORPTION	ASKING DIRECT RATE PER COSTAR	\$/PSF TREND FROM PREVIOUS MONTH
Aurora	660,576	33	1.56%	1.56%	10,292	0	N/A	↔
Boulder	7,857,375	227	2.00%	3.35%	157,226	62,035	\$12.68/nnn	▼
Broomfield	3,295,447	85	1.68%	1.68%	55,243	65,414	\$6.52/nnn	▲
Central	11,124,068	376	1.81%	2.15%	201,694	(4,431)	\$7.37/nnn	▲
East I/70 Montbello	74,812,526	1,141	3.20%	3.88%	2,393,141	1,479,444	\$6.18/nnn	▼
Ft Collins & Loveland	11,983,258	416	3.50%	4.89%	419,836	242,968	\$8.18/nnn	▼
Glendale	1,443,173	58	0.82%	0.82%	11,806	20,006	\$5.79/nnn	▼
Longmont	3,110,749	119	3.08%	3.08%	95,697	105,905	\$8.00/nnn	▼
North Central	17,631,664	514	2.08%	2.22%	367,524	(71,827)	\$8.27/nnn	▲
North	6,401,934	165	4.03%	4.03%	258,164	36,257	\$7.49/nnn	▲
Northeast	17,578,261	471	9.70%	9.70%	1,705,819	340,368	\$8.74/nnn	▲
Northwest	13,590,642	398	3.69%	3.83%	501,907	259,072	\$7.95/nnn	▲
Parker/Castlerock	833,522	44	1.15%	1.15%	9,566	(886)	\$12.56/nnn	▲
South Central	12,051,500	515	1.70%	1.70%	204,747	(65,529)	\$7.82/nnn	▲
Southeast	8,094,357	205	4.37%	4.48%	353,804	(72,633)	\$8.61/nnn	▲
Southwest	6,150,885	233	0.24%	0.24%	14,988	73,435	\$8.93/nnn	▼
Weld County	18,985,696	570	1.48%	1.48%	280,779	128,914	\$7.89/nnn	▼
West	15,290,696	272	1.52%	1.56%	232,924	(47,584)	\$7.59/nnn	▲
Industrial All	228,932,246	5,830	3.15%	3.53%	7,275,157	2,550,928	\$7.48/nnn	▲

*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 7,500 SF and larger excluding properties owned and occupied by a government agency.

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About Transwestern

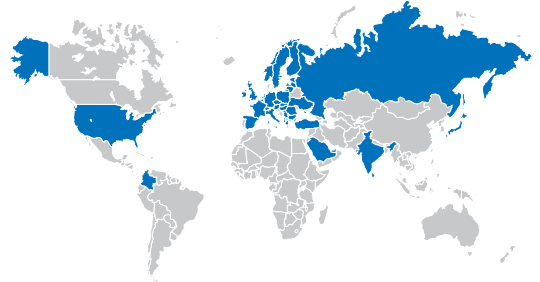
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*Source

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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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