

DENVER INDUSTRIAL MARKET WATCH

NOVEMBER 2016



RATES
\$7.54/NNN

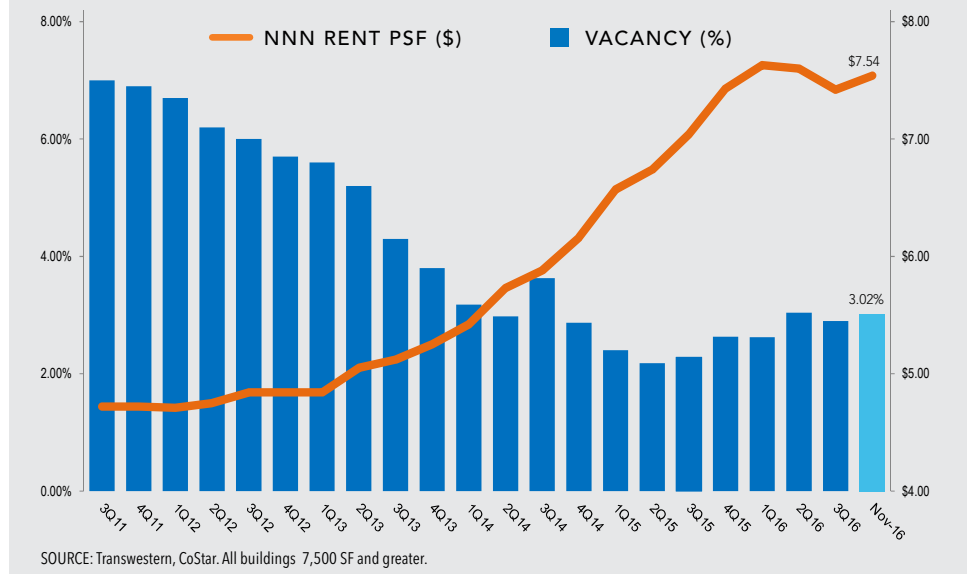


DIRECT VACANCY
3.02%



Y.T.D DIRECT ABSORPTION
3,127,463 SF

INDUSTRIAL LEASE STATISTICS :: VACANCY & NNN RENTAL RATE



* Arrow indicators represent change from previous month

Industrial Market Statistics By Submarket - November 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	1.95%	1.95%	12,857	(2,565)	\$11.90/nnn	▲
Boulder	7,857,375	227	2.00%	3.35%	157,226	62,035	\$12.61/nnn	▼
Broomfield	3,295,447	85	1.49%	1.49%	49,157	71,500	\$6.87/nnn	▲
Central	11,124,068	376	1.21%	1.54%	134,158	63,105	\$7.56/nnn	▲
East I/70 Montbello	74,969,349	1,142	3.21%	3.89%	2,409,057	1,620,351	\$6.29/nnn	▲
Ft Collins & Loveland	11,983,258	416	2.75%	4.13%	329,293	333,511	\$8.20/nnn	▲
Glendale	1,443,173	58	0.82%	0.82%	11,806	20,006	\$5.78/nnn	▼
Longmont	3,110,749	119	3.00%	3.00%	93,302	108,300	\$8.19/nnn	▲
North Central	17,631,664	514	2.10%	2.23%	370,258	(74,561)	\$8.41/nnn	▲
North	6,401,934	165	3.96%	4.01%	253,635	40,786	\$7.38/nnn	▼
Northeast	17,678,261	472	9.54%	9.54%	1,686,294	459,893	\$8.78/nnn	▲
Northwest	13,607,417	399	2.86%	2.86%	388,927	388,827	\$7.95/nnn	↔
Parker/Castlerock	833,522	44	1.15%	1.15%	9,566	(886)	\$12.56/nnn	↔
South Central	12,051,500	515	1.89%	1.89%	227,309	(88,091)	\$7.84/nnn	▲
Southeast	8,094,357	205	4.24%	4.28%	343,346	(62,175)	\$8.70/nnn	▲
Southwest	6,150,885	233	0.37%	0.37%	22,538	65,885	\$8.97/nnn	▲
Weld County	18,985,696	570	1.34%	1.34%	255,165	154,528	\$7.86/nnn	▼
West	15,290,696	272	1.43%	1.47%	218,323	(32,983)	\$7.59/nnn	↔
Industrial All	229,205,844	5,833	3.02%	3.38%	6,972,220	3,127,463	\$7.54/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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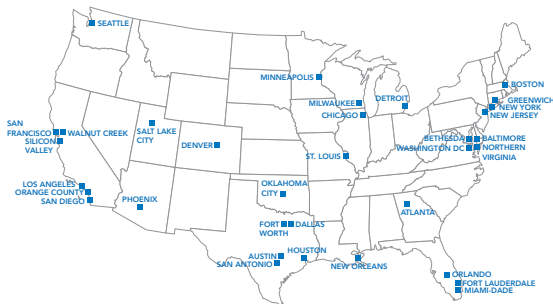
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About Transwestern

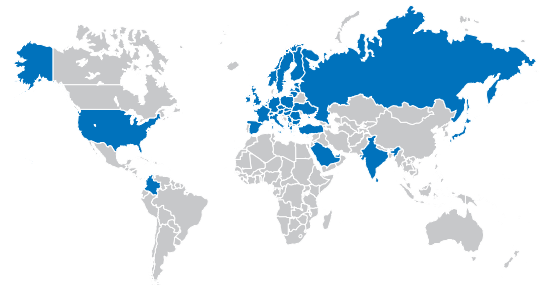
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*Source

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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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