

DENVER INDUSTRIAL MARKET WATCH

AUGUST 2016



RATES
\$7.46/NNN

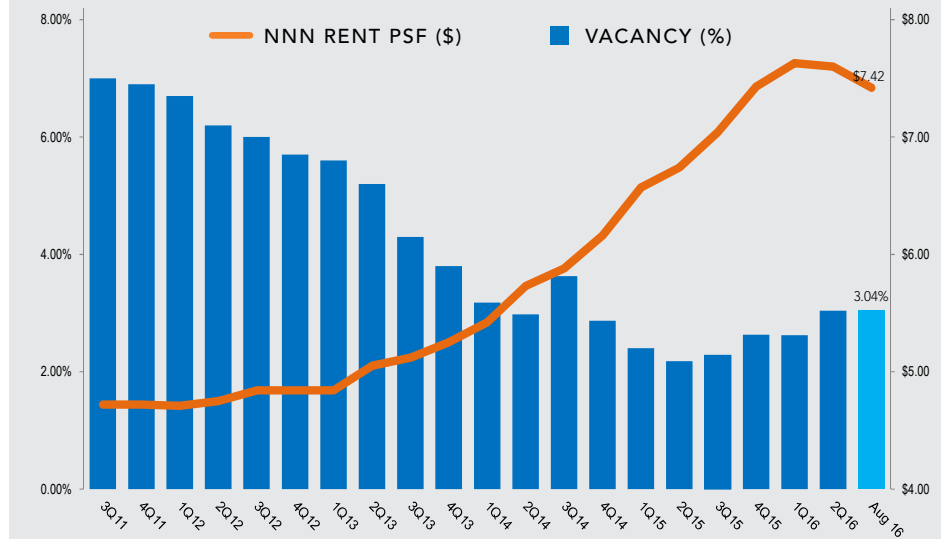


DIRECT VACANCY
3.04%



Y.T.D DIRECT ABSORPTION
1,798,664 SF

INDUSTRIAL LEASE STATISTICS :: VACANCY & NNN RENTAL RATE



SOURCE: Transwestern, CoStar. All buildings 7,500 SF and greater.

* Arrow indicators represent change from previous month

Industrial Market Statistics By Submarket - August 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	NA	↔
Boulder	7,481,283	228	2.16%	3.52%	161,710	57,551	\$12.62/nnn	▲
Broomfield	3,295,447	85	2.86%	2.86%	94,114	26,543	\$6.02/nnn	↔
Central	11,124,068	376	1.95%	2.28%	216,891	(19,628)	\$7.37/nnn	▲
East I/70 Montbello	73,894,824	1,138	2.56%	3.06%	1,893,876	1,061,007	\$6.27/nnn	▲
Ft Collins & Loveland	12,103,737	414	3.44%	4.83%	416,943	340,476	\$8.16/nnn	↔
Glendale	1,443,173	58	0.36%	0.36%	5,247	26,565	\$5.88/nnn	▲
Longmont	3,348,903	118	6.12%	6.12%	204,995	17,546	\$8.02/nnn	▼
North Central	17,631,664	514	2.00%	2.12%	353,213	(53,457)	\$8.31/nnn	▼
North	6,302,576	163	2.85%	2.85%	179,794	30,767	\$7.62/nnn	▲
Northeast	17,441,159	470	10.20%	10.20%	1,779,285	217,032	\$8.02/nnn	▼
Northwest	13,470,061	397	2.59%	2.72%	348,301	292,097	\$7.62/nnn	▲
Parker/Castlerock	833,522	44	0.55%	0.55%	4,569	4,111	\$11.84/nnn	↔
South Central	12,051,500	515	2.09%	2.09%	251,416	(112,198)	\$7.76/nnn	▼
Southeast	8,169,355	207	4.75%	4.82%	387,664	(96,343)	\$8.52/nnn	↔
Southwest	6,150,885	233	0.97%	0.97%	59,515	28,908	\$8.79/nnn	▼
Weld County	18,985,696	570	1.66%	1.66%	314,962	94,731	\$7.97/nnn	▲
West	15,290,696	272	1.98%	1.98%	302,385	(117,045)	\$7.45/nnn	▲
Industrial All	227,715,042	5,823	3.04%	3.35%	6,985,171	1,798,664	\$7.46/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

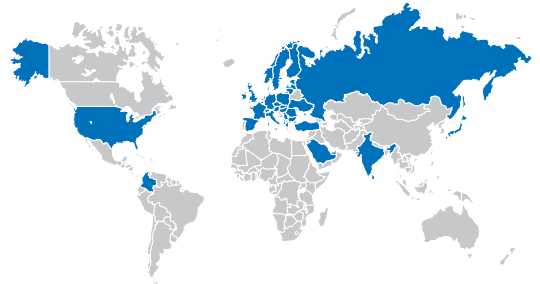
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*Source

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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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