

DENVER INDUSTRIAL MARKET WATCH

AUGUST 2017



RATES

\$7.68/NNN



DIRECT VACANCY

3.61%

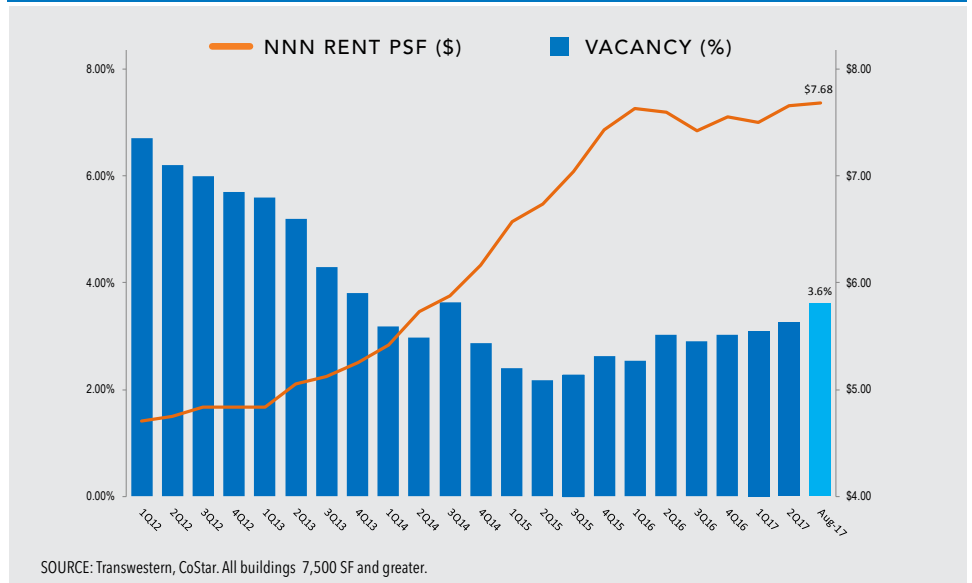


Y.T.D DIRECT ABSORPTION

1,347,792 SF

* Arrow indicators represent change from previous month

INDUSTRIAL LEASE STATISTICS :: VACANCY & NNN RENTAL RATE



Industrial Market Statistics By Submarket - August 2017

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	658,789	33	0.27%	0.27%	1,750	11,107	\$12.40/nnn	↔
Boulder	10,637,927	319	3.75%	4.90%	399,307	17,850	\$11.43/nnn	▲
Broomfield	3,301,969	87	2.15%	2.15%	70,988	754	\$7.68/nnn	▲
Central	11,200,557	378	3.76%	4.62%	420,730	64,458	\$8.46/nnn	↔
East I/70 Montbello	77,496,877	1,151	4.20%	4.91%	3,256,782	291,422	\$6.16/nnn	↔
Ft Collins & Loveland	12,331,949	427	1.87%	3.33%	231,137	375,971	\$8.83/nnn	▼
Glendale	1,443,024	58	3.26%	3.26%	47,113	(35,313)	\$8.28/nnn	↔
Longmont	3,110,596	119	2.82%	3.24%	87,565	(39,268)	\$7.93/nnn	▼
North Central	17,403,703	503	3.75%	3.90%	652,067	(134,457)	\$7.86/nnn	▼
North	6,629,302	171	3.12%	3.12%	207,095	92,386	\$7.39/nnn	▲
Northeast	18,591,989	484	10.34%	10.34%	1,923,080	649,636	\$9.35/nnn	↔
Northwest	10,965,932	313	2.76%	2.96%	303,003	(138,843)	\$8.03/nnn	▼
Parker/Castlerock	854,052	46	14.54%	14.54%	124,185	(78,075)	\$15.27/nnn	▲
South Central	11,992,095	511	2.21%	2.30%	264,691	(39,504)	\$8.35/nnn	▲
Southeast	8,272,655	206	2.64%	2.71%	218,732	200,993	\$9.29/nnn	↔
Southwest	6,205,566	232	1.15%	1.15%	71,078	(33,845)	\$8.84/nnn	↔
Weld County	19,102,173	572	0.85%	0.87%	162,003	79,540	\$9.52/nnn	▲
West	15,228,107	270	0.48%	0.53%	72,624	62,981	\$7.41/nnn	↔
Industrial All	234,568,148	5,873	3.61%	4.05%	8,513,932	1,347,792	\$7.68/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

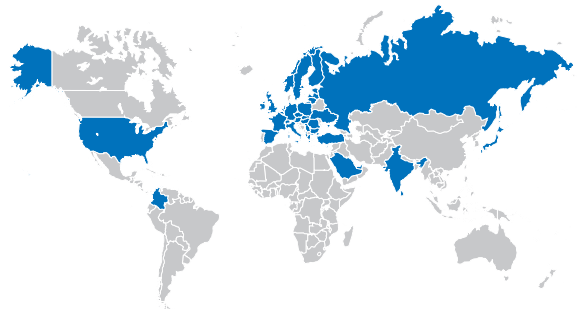
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Net absorption occurs when a lease is signed, not when physically occupied, pre-leased space counts as net absorption when a building delivers. Vacant space that is not available for direct lease is excluded, sublease space is excluded.



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