

DENVER INDUSTRIAL MARKET WATCH

THIRD QUARTER 2016



RATES
\$7.42/NNN

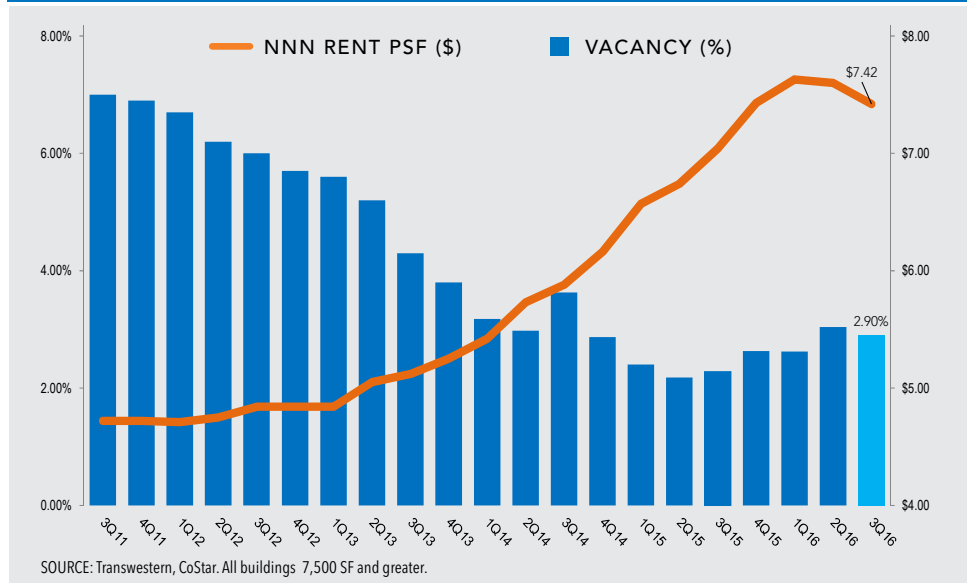


DIRECT VACANCY
2.90%



Y.T.D DIRECT ABSORPTION
2,241,219 SF

INDUSTRIAL LEASE STATISTICS :: VACANCY & NNN RENTAL RATE



* Arrow indicators represent change from previous quarter

Industrial Market Statistics By Submarket - Third Quarter 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 QUARTER
Aurora	660,576	33	1.56%	1.56%	10,292	0	NA	↔
Boulder	7,857,375	227	2.08%	3.49%	163,047	56,214	\$12.69/nnn	▲
Broomfield	3,295,447	85	1.54%	1.54%	50,587	70,070	\$6.50/nnn	▲
Central	11,124,068	376	1.94%	2.27%	215,864	(18,601)	\$6.27/nnn	▼
East I/70 Montbello	74,252,379	1,139	2.80%	3.28%	2,078,644	1,233,794	\$6.22/nnn	▼
Ft Collins & Loveland	11,983,258	416	3.65%	5.03%	436,938	225,866	\$8.19/nnn	▼
Glendale	1,443,173	58	0.13%	0.13%	1,880	29,932	\$5.93/nnn	▲
Longmont	3,110,749	119	6.12%	6.12%	190,417	11,185	\$8.02/nnn	▲
North Central	17,631,664	514	1.85%	1.98%	325,969	(30,272)	\$7.83/nnn	▼
North	6,302,576	163	2.74%	2.74%	172,504	38,057	\$7.45/nnn	▲
Northeast	17,578,261	471	9.61%	9.61%	1,689,077	357,110	\$8.04/nnn	▼
Northwest	13,470,061	397	2.42%	2.56%	326,644	313,754	\$7.66/nnn	▲
Parker/Castlerock	833,522	44	1.20%	1.20%	9,974	(1,294)	\$12.35/nnn	▼
South Central	12,051,500	515	1.93%	1.93%	232,251	(93,033)	\$7.81/nnn	▼
Southeast	8,094,357	205	3.68%	3.75%	297,564	(16,393)	\$8.53/nnn	▼
Southwest	6,150,885	233	0.51%	0.51%	31,618	56,805	\$9.02/nnn	▼
Weld County	18,985,696	570	1.60%	1.60%	304,080	105,613	\$8.00/nnn	▲
West	15,290,696	272	1.85%	1.85%	282,930	(97,590)	\$7.54/nnn	▲
Industrial All	228,152,160	5,825	2.90%	3.26%	6,820,278	2,241,219	\$7.42/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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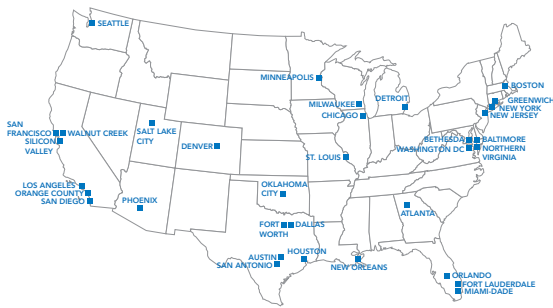
THIRD QUARTER 2016

About Transwestern

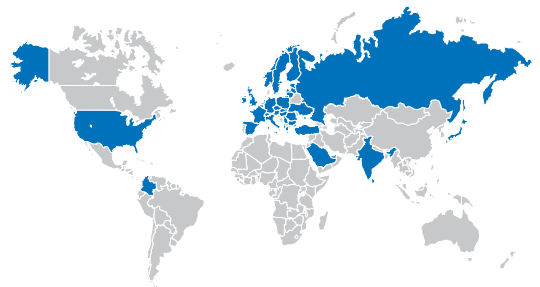
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*Source

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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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