

Metro Denver Industrial/Flex Market

Availability	Current	5-Year Avg
Rent Per SF	\$6.30	\$5.66
Vacancy Rate	5.0%	7.3%
Vacant SF	10,850,478	15,717,324
Availability Rate	7.7%	11.2%
Available SF	16,738,678	24,041,315
Sublet SF	1,208,466	1,490,898
Months on Market	12.8	11.7

Inventory	Current	5-Year Avg
Existing Buildings	7,495	7,462
Existing SF	217,620,326	215,239,505
12 Mo. Const. Starts	506,390	558,195
Under Construction	0	411,108
12 Mo. Deliveries	960,838	574,364

Demand	Current	5-Year Avg
12 Mo. Absorption SF	4,233,048	1,843,908
12 Mo. Leasing SF	7,472,572	11,674,146

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$60	\$58
Asking Price Per SF	\$78	\$70
Sales Volume (Mil.)	\$610	\$365
Cap Rate	8.4%	8.6%

Vacancy Rate



Asking Rent Per SF



Net Absorption

