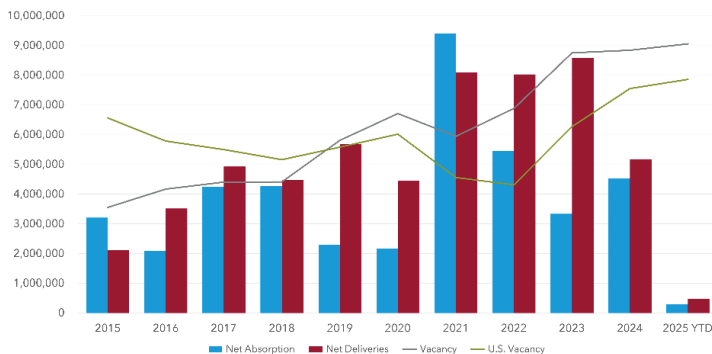## INDUSTRIAL MARKET OVERVIEW
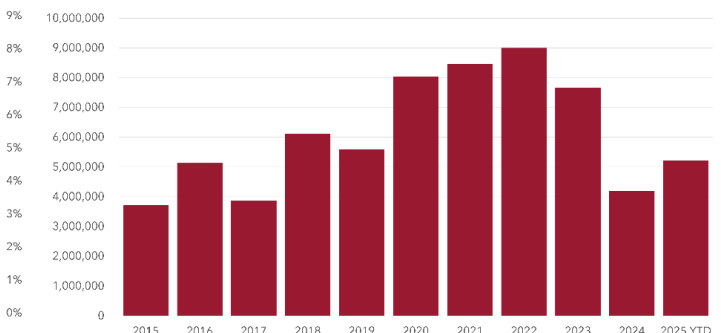### RON WEBERT, SIOR, *Principal*

Steady, that is the term we would use for the Denver Industrial market from a leasing and sales perspective in the 1st Qtr. Leasing numbers and absorption figures were consistent with previous quarters. The lack of large transactions is concerning, and the inventory of large available (75K+) units, is turning this into a Tenant's market. If Tenants are considering a move, they now find themselves with great options, and Landlords are now starting to offer incentives to land the deal. The recent threats of tariffs will most likely have a deep impact on the industrial market as companies will be paralyzed to make any major moves until we are in a more stable environment, so expect to see the same metrics and market indicators for the next few quarters, unless the administration changes course.

MARKET INDICATORS	Q1 2025	Q4 2024	Q3 2024	Q2 2024	Q1 2024
▲ Net Absorption SF	305,020	279,744	2,707,000	203,220	1,178,728
▲ Vacancy Rate	8.0%	7.8%	7.5%	8.40%	7.50%
▼ Avg NNN Asking Rate PSF	$12.11	$12.27	$12.31	$11.06	$11.01
▲ Sale Price PSF	$173	$171	$177	$177	$172
◄ ► Cap Rate	7.4%	7.4%	7.2%	7.2%	7.2%
▲ Under Construction SF	5,222,444	3,591,189	4,401,097	4,633,930	6,432,450
▼ Inventory SF	286,002,571	287,911,539	286,712,209	285,822,100	283,503,041

NET ABSORPTION, NET DELIVERIES, & VACANCY

UNDER CONSTRUCTION

TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
15450 Washington Street Thornton, CO	529,836 SF	$231,000,000 $435.98 PSF	Target Corporation Hillwood	Class A
17450 E. 32nd Avenue Aurora, CO	142,413 SF	$15,807,000 $111.00 PSF	Koll LBA Realty	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
21001 E. 13th Avenue, Bldg 3 Aurora, CO	220,071 SF	NorthPoint Development	Sonepar Management US, Inc.	Professional, Scientific
6225 N. Denali St. HighPoint, Bldg 1 Aurora, CO	200,169 SF	Hyde Development	TJMaxx	Retailer
20321-20431 E. 35th Drive, Bldg 7 Aurora, CO	152,656 SF	Majestic Realty Co	Undisclosed	Undisclosed