



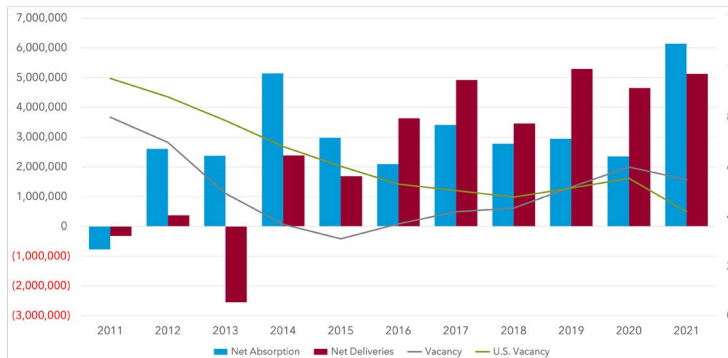
### INDUSTRIAL MARKET OVERVIEW

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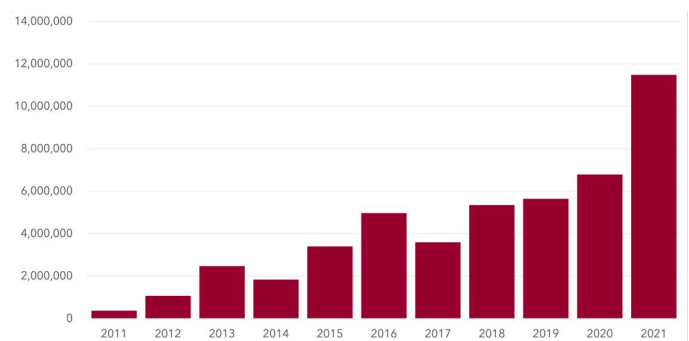
The Denver Industrial market is firing on all cylinders, with construction and net absorption at all time highs, and the future forecasts pointing in an upward direction. Capitalization rates for institutional properties are sub 4%, matching what you see in the top tier markets. Price per foot continues to climb steadily. Like most markets, Denver has witnessed the “Amazon” effect, with the company continuing to lease large blocks of space and developers selling those leased assets for record prices. Large Tenants that have leases expiring in the next 12 months may have sticker shock when it comes to the renewal rate and may want to keep the option of moving in play as there will be an abundance of new product delivered in 2022.

MARKET INDICATORS	Q4 2021	Q3 2021	Q2 2021	Q1 2021	Q4 2020
▲ 12 Mo. Net Absorption SF	6,137,626	3,166,407	1,441,551	1,597,353	2,347,714
▼ Vacancy Rate	5.5%	6.5%	6.8%	6.4%	6.0%
▲ Avg NNN Asking Rate PSF	\$10.72	\$10.50	\$10.34	\$10.25	\$10.14
▲ SF Under Construction	11,481,825	9,589,090	7,616,043	6,429,449	6,781,757
▲ Inventory SF	259,709,756	258,894,866	257,740,124	255,717,354	254,559,541

#### NET ABSORPTION, NET DELIVERIES, & VACANCY



#### UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
21111 E 36th Drive Aurora, CO	545,000 SF	Undisclosed	Blackstone Medline Industries	Class A
1100 W 120th Avenue Westminster, CO	539,891 SF	\$80,250,000 \$156.00 PSF	QA Logistics ATCAP Partners	Class B
5676 Pecos Denver, CO	283,500 SF	\$86,030,000 \$303.00 PSF	JP Morgan Westfield	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
21111 E 36th Drive Aurora, CO	140,000 SF	Medline	Keller Warehousing	Transportation
17956 E 84th Avenue Commerce City, CO	135,053 SF	PGIM	McKesson	Medical Supplies
10000 East 56th Avenue Denver, CO	131,398 SF	Prologis	HD Supply	Machine & Equipment

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