



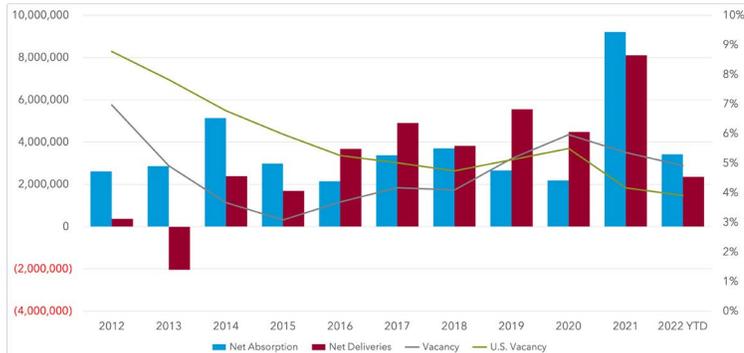
INDUSTRIAL MARKET OVERVIEW

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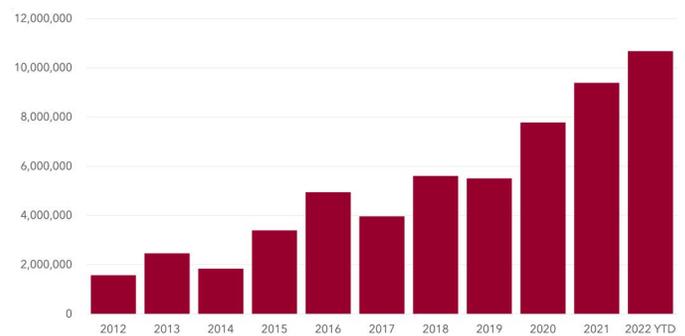
The second quarter for the Denver Industrial market ended off with some very consistent metrics: record low vacancy rates, record rental growth, and a high volume of construction. We have seen investment activity remain high, with \$1.2B in transactions YTD, and even with the rise in interest rates the market has experienced some record pricing. One large investment transaction recently traded at a sub 4% cap, and this was after the recent interest rate increase. While we are still seeing great momentum in the overall market, one area to keep an eye on is the number of large lease transactions in new product. The Denver market saw a significant number of deals land in 2021, and hope that the 2nd half of 2022 improves on the first two quarters.

MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▲ 12 Mo. Net Absorption SF	11,486,736	9,642,367	9,210,790	3,340,889	1,639,583
▼ Vacancy Rate	4.90%	5.40%	5.40%	6.30%	6.80%
▲ Avg NNN Asking Rate PSF	\$11.44	\$11.13	\$10.83	\$10.59	\$10.40
▲ SF Under Construction	9,584,646	9,176,213	9,391,632	10,192,745	8,701,347
▲ Inventory SF	266,000,000	264,000,000	263,000,000	260,000,000	259,000,000

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
3801 Brighton Boulevard Denver, CO	671,161 SF	\$158,000,000 \$230.27 PSF	Stoltz Real Estate Partners PepsiCo Beverages	Class C
11175 E 55th Avenue Denver, CO	236,800 SF	\$42,400,000 \$179.04 PSF	Stockbridge Capital Group, LLC Link Logistics Real Estate	Class B
4735-4795 Leyden Street Denver, CO	233,784 SF	\$33,040,000 \$141.31 PSF	Stockbridge Capital Group, LLC Link Logistics Real Estate	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
11700 E 47th Avenue Denver, CO	336,800 SF	Clarion Partners	Blue Triton Brands, Inc	Beverage Company
6300 N Broadway Denver, CO	141,524 SF	County of Adams	Undisclosed	Undisclosed
10000-10300 E 40th Avenue Denver, CO	115,829 SF	United Properties	Priority Wire & Cable	Wire & Cable Supplier

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