



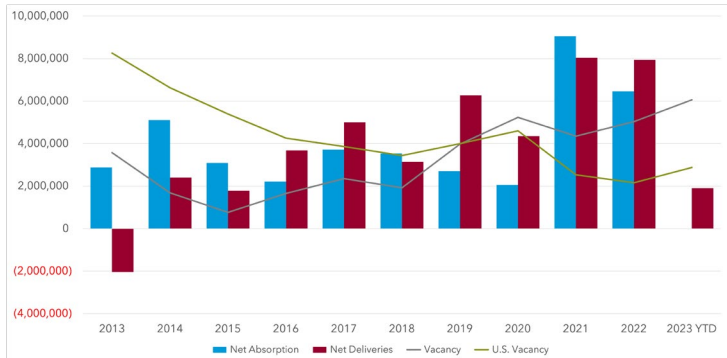
INDUSTRIAL MARKET OVERVIEW

RON WEBERT, SIOR, *Principal*

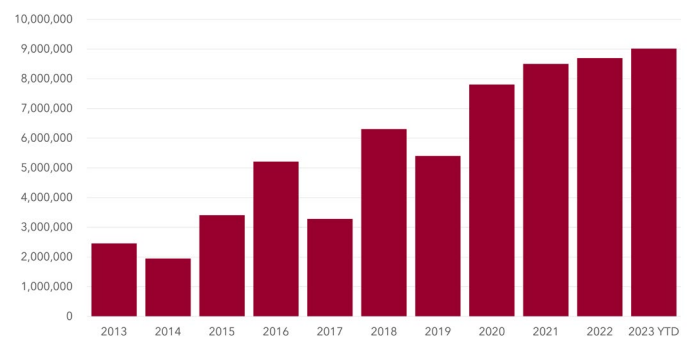
The Denver industrial market started the year off slow as one would expect, with concerns over the health of the national economy and continued high interest rates. Overall sales volume, a good indicator of the state of the market, only reached \$225M, which was a level not seen since Q1 2021, the start of the pandemic. When the market was reaching record levels we hit \$1.1B in sales in a single quarter, Q4 2021. Overall leasing is off with absorption only reaching 369,000 SF. We expect this to increase significantly with the announcement of some big deals in vacant facilities over the next few months. One bright spot is the health of the market as it relates to smaller units, 50K and below. Inventory is low, and lease rates continue to hold steady or rise.

MARKET INDICATORS	Q1 2023	Q4 2022	Q3 2022	Q2 2022	Q1 2022
▼ 12 Mo. Net Absorption SF	6,118,062	6,462,919	12,028,045	11,627,513	9,642,796
▲ Vacancy Rate	6.4%	5.8%	5.5%	5.0%	5.4%
▲ Avg NNN Asking Rate PSF	\$11.77	\$11.72	\$11.54	\$11.38	\$11.13
▲ SF Under Construction	9,014,901	8,698,896	9,230,130	10,631,341	9,166,355
▲ Inventory SF	274,244,848	272,337,471	270,746,495	266,789,918	264,860,404

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
5805 N Jackson Gap Street Aurora, CO	482,693 SF	\$72,219,900 \$149.62 PSF	Stonemont Financial Group Scannell Properties	Class A
4590 Jason Street Denver, CO	138,500 SF	\$12,500,000 \$90.25 PSF	Matrix Group, Inc Acme Distribution Center, Inc.	Class C
6255 Joyce Drive Golden, CO	90,872 SF	\$12,300,000 \$135.36 PSF	Kratos Industries Paul L. & Doris A. Guernsey	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
6225 N Denali Street Aurora, CO	170,300 SF	Hyde Development	PrimeSource Building Products, Inc	Finance & Insurance
14827 Grant Street Thornton, CO	135,000 SF	EverWest Real Estate Investors, LLC/Invesco Ltd	Ferguson Enterprises	Manufacturing
1400 N Lisbon Street Aurora, CO	110,937 SF	NorthPoint Development	Lanter	Distribution

