



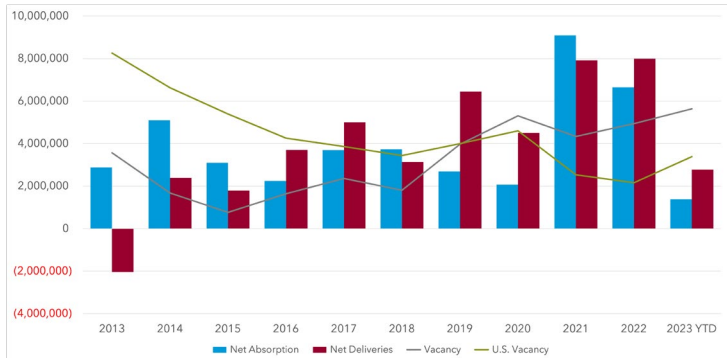
INDUSTRIAL MARKET OVERVIEW

MATTHEW NORA, *Vice President*

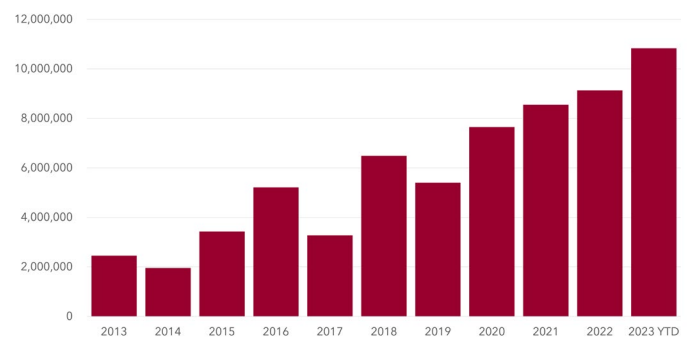
The Denver industrial market remains steady with tenant demand remaining robust. New product continues to be delivered with almost 11M SF under construction as the development pipeline remains strong. Average asking rental rates continue to increase across all industrial product types, closing at \$11.93 PSF on a triple net basis. Vacancy has decreased slightly from Q1 with an average vacancy rate of 6.10% and 4.6M SF of absorption in Q2 2023. It is important to note many large users' preference has shifted to a desire of owning their own real estate (Dollar General, Pepsi, Whole Foods). Sales prices are still well above the national average, with interest rates continuing to creep upwards causing a slowdown in investment activity.

MARKET INDICATORS	Q2 2023	Q1 2023	Q4 2022	Q3 2022	Q2 2022
▼ 12 Mo. Net Absorption SF	4,577,754	6,176,845	6,653,949	12,235,012	11,786,317
▼ Vacancy Rate	6.10%	6.30%	5.70%	5.40%	4.90%
▲ Avg NNN Asking Rate PSF	\$11.93	\$11.81	\$11.69	\$11.51	\$11.35
▼ SF Under Construction	10,833,983	11,209,798	9,129,877	9,075,932	9,615,643
▲ Inventory SF	275,534,372	274,663,813	272,756,436	271,165,460	267,158,883

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
700 W. Mineral Avenue Littleton, CO	600,000 SF	Undisclosed	Undisclosed Martin Marietta	Class C
1550 E. 73rd Avenue Denver, CO	153,264 SF	\$32,404,062 \$211.43 PSF	EverWestREal Estate Investors LLC Comuneale Properties	Class A
12300 Grant Street Thornton, CO	144,024 SF	\$18,000,120 \$124.98 PSF	Undisclosed Chicago Venture Partners	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
17190 E. 85th Avenue Commerce City, CO	330,526 SF	Becknell Industries	Undisclosed	Undisclosed
4221 Monaco Street Denver, CO	265,361 SF	Conscience Bay Company	RFMX, Corp/Houger Express LLC	Transportation and Warehousing
19100 E. 38th Aurora, CO	142,301 SF	Calrion Partners	Undisclosed	Undisclosed

