



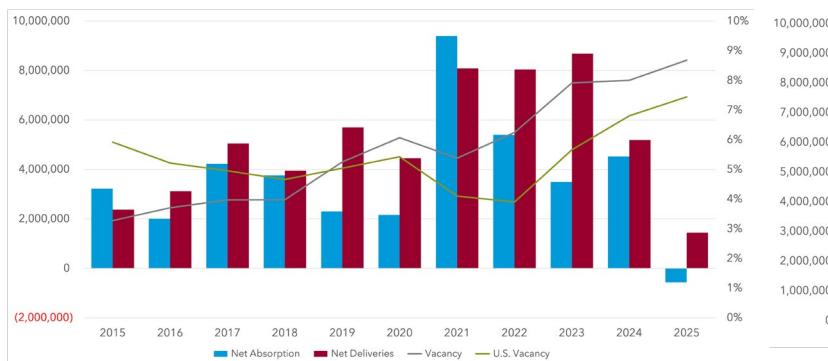
INDUSTRIAL MARKET OVERVIEW

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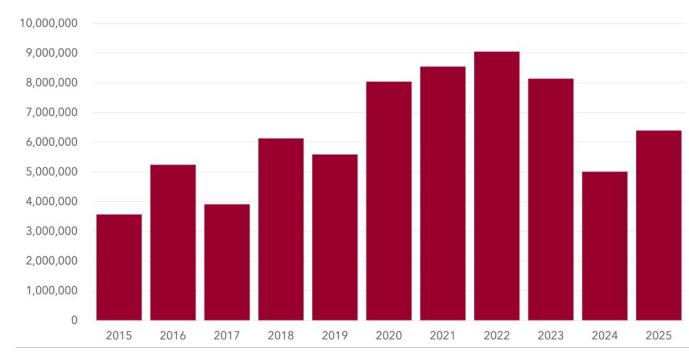
The Denver industrial market entered Q4 2025 showing continued signs of stabilization as tenant demand more closely aligned with a slowing pace of new supply. Vacancy remained elevated compared to long-term averages but appeared to be leveling off, supported by a declining construction pipeline. Landlords continued to demonstrate flexibility to subdivide spaces, with smaller-bay space outperforming larger-format offerings in terms of both rents and availability. Asking rents remained under modest pressure, though well-located flex, shallow-bay, and industrial outdoor storage properties showed greater resilience. Investment activity remained selective but steady, with institutional interest focused on high-quality assets, reinforcing expectations for gradual tightening as the market moves into 2026.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
Net Absorption SF	(562,323)	1,773,997	(1,735,711)	(305,020)	537,147
Vacancy Rate	8.7%	8.5%	8.9%	8.3%	8.0%
Avg NNN Asking Rate PSF	\$11.64	\$11.57	\$11.72	\$11.76	\$11.78
Sale Price PSF	\$171	\$172	\$173	\$174	\$174
Cap Rate	7.5%	7.5%	7.4%	7.4%	7.3%
Under Construction SF	6,391,067	5,120,597	5,473,145	5,222,444	3,591,189
Inventory SF	286,609,251	285,375,035	284,368,016	284,002,571	283,911,539

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
Upland & Denver Business Center Denver, CO	1,626,233 SF (16 Properties)	\$195,000,000 \$119.00 PSF	Harrison Properties Link Logistics Real Estate	Class B/C
2535 E. 40th Avenue Denver, CO	234,250 SF	\$39,500,000 \$168.62 PSF	City and County of Denver Iselo Investment Partners LLC	Class C
6055 Longbow Drive Boulder, CO	157,489 SF	\$6,000,000 \$38.00 PSF	Tebo Properties Trumble Real Estate	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
19755 E. 35th Drive Aurora, CO	200,000SF	Majestic Realty	Anheuser-Busch	Food & Beverage
8125 E. 88th Avenue Henderson, CO	157,845 SF	Bridge Investment Group	Undisclosed	Undisclosed
1900 Taylor Avenue Louisville, CO	136,929 SF	Starwood REIT	Lockheed Martin	Professional/Scientific



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