

Q3 2024 to Q4 2024



Vacancy Rate

7.5% to 7.8%



Absorption Rate

1.8MM to 334K (SF)



Market Rent Per SF

\$12.35 to \$12.23



Market Cap Rate

7.3% to 7.4%



Construction starts from

63.3K to 1.1MM (SF)



Sales Volume from

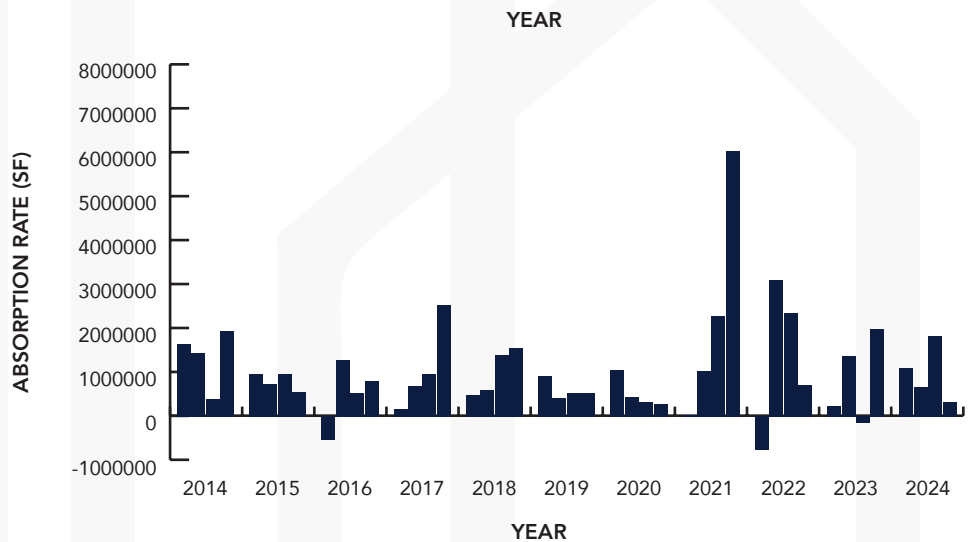
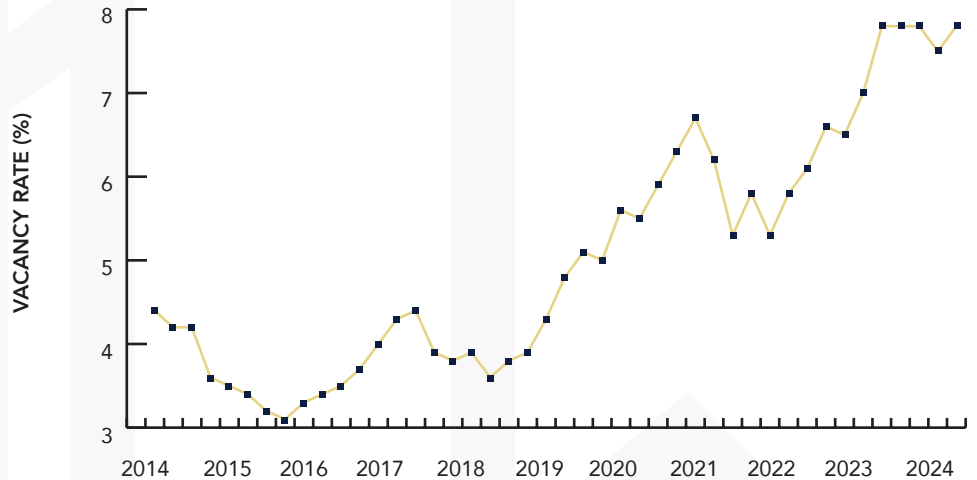
\$406MM to \$594MM



Average Price Per SF

\$174 to \$172

Vacancy & Absorption 10-Year Overview



Source: CoStar

SUMMARY

The Denver Industrial Market saw the Vacancy Rate slightly increase from 7.5% to 7.8% from Q3 2024 to Q4 2024.

The Absorption Rate decreased this quarter, from 1.8MM to 333,998 Square Feet.

The Market Rent Per Square Foot slightly decreased from \$12.35 to \$12.23 per Square Foot.

The Sales Volume continued to increase from \$406MM to \$594MM from the previous quarter.

The Price Per Square Foot slightly decreased from \$174 to \$172.

The Market Cap Rate increased from 7.3% to 7.4%