



Industrial Market Report

Denver - CO

PREPARED BY



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INDUSTRIAL MARKET REPORT

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12 Mo Deliveries in SF

6M

12 Mo Net Absorption in SF

2.5M

Vacancy Rate

6.5%

12 Mo Rent Growth

6.3%

Demand is moderating across Denver's once-booming industrial market. Local population growth has slowed in recent years, just as inflation and economic uncertainties have accelerated. While leasing activity remained above the long-term quarterly average of 2.6 million square feet in 23Q2, this comes after the market logged upwards of 4 million square feet per quarter during most of 2021. Leasing activity has steadily decelerated since reaching that peak, presenting downside risk for the demand outlook. However, absorption picked up steam in the second quarter with a handful of large-scale tenants taking occupancy.

At 6.5%, Denver has one of the highest industrial vacancy rates among the 30 largest U.S. markets. Decelerating net absorption combined with a steady stream of industrial project completions has pushed Denver's vacancy ahead of the national average of 5.1%.

Denver has consistently held one of the lowest preleasing rates among major markets over the past two years, but recent build to suit activity has pushed preleasing rates higher. About 40% of space currently under construction is preleased, which now ranks above the national average. Still, supply risk from speculative construction remains, particularly in Denver's big box segment which maintains the highest availability rates.

The impact of newly built industrial space will vary across

the market. Areas with already high availability rates and a slew of new construction deliveries on the horizon, like North and Northeast Denver, could see leasing timelines extend further as tenants have more options to choose from. The East I-70 corridor, an area that has long served as Denver's traditional industrial node, commands the lion's share of construction activity. However, with a comparatively lower availability rate and the market's most impressive absorption averages, this area has more runway before tenants gain bargaining power in lease negotiations. Meanwhile, West Denver, the first stop for imports transported from west coast ports, holds one of the lowest availabilities across Denver and a limited construction pipeline.

Annual rent growth is decelerating, averaging 6.3%, which is down from the 9% gains achieved a year ago. The 2023 forecast has annual rent growth falling below the 10-year average. The robust pipeline will have an outsized impact on big box fundamentals, and those properties will likely see the most downward pressure on rent growth.

Investment volume slowed year-to-date, falling to the lowest level recorded in more than five years. Traded properties in the past year averaged an 87% occupancy rate, demonstrating investor appetite for cash-flowing assets. As credit markets continue to tighten, there could be additional pressure on deals in the year ahead.

KEY INDICATORS

Current Quarter	RBA	Vacancy Rate	Market Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
Logistics	189,894,705	7.1%	\$11.21	12.6%	618,839	1,194,792	9,330,519
Specialized Industrial	51,780,979	4.6%	\$13.13	8.1%	(227,793)	0	1,227,392
Flex	35,844,714	6.4%	\$16.54	9.1%	(105,408)	40,000	416,966
Market	277,520,398	6.5%	\$12.23	11.3%	285,638	1,234,792	10,974,877

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy Change (YOY)	1.1%	6.4%	6.7%	10.0%	2004 Q2	3.1%	2015 Q4
Net Absorption SF	2.5M	2,684,519	4,962,463	12,227,731	2022 Q3	(2,021,090)	2003 Q3
Deliveries SF	6M	3,665,348	6,153,062	10,532,099	2022 Q3	159,034	2011 Q4
Rent Growth	6.3%	3.3%	4.0%	8.7%	2015 Q2	-4.5%	2003 Q3
Sales Volume	\$1B	\$904.7M	N/A	\$2.9B	2022 Q2	\$213.8M	2010 Q1

After a slow start to the year, Denver's industrial tenants were active in the second quarter. Net absorption in 23Q2 amounted to nearly 1.4 million SF, surpassing new deliveries for the first time since 22Q2. This momentarily halted increases in Denver's vacancy rate, which still remains elevated at 6.5%. Third-party logistics tenants including Symbia Logistics and RFMX/Houger Express were the primary drivers of absorption last quarter. The largest move-ins by square footage (over 100,000 SF) were dispersed across the metro, but the majority of tenants continue to choose the East I-70 corridor which has long served as Denver's traditional industrial node. This area of Denver offers convenient access to major highways, rail, and Denver International Airport, as well as proximity to a skilled labor force.

Leasing activity has decelerated from its peak in 2021 but is still coming in strong despite looming economic headwinds. New leasing volume exceeded 3.2 million SF in 23Q2, the best quarterly performance dating back to 22Q2. However, market participants are reporting a lengthy planning process in getting deals across the finish line, so the recent uptick in leasing activity could be from deals that were started last year before retailers and wholesalers began to slow expansion plans in the wake of the weaker economic outlook.

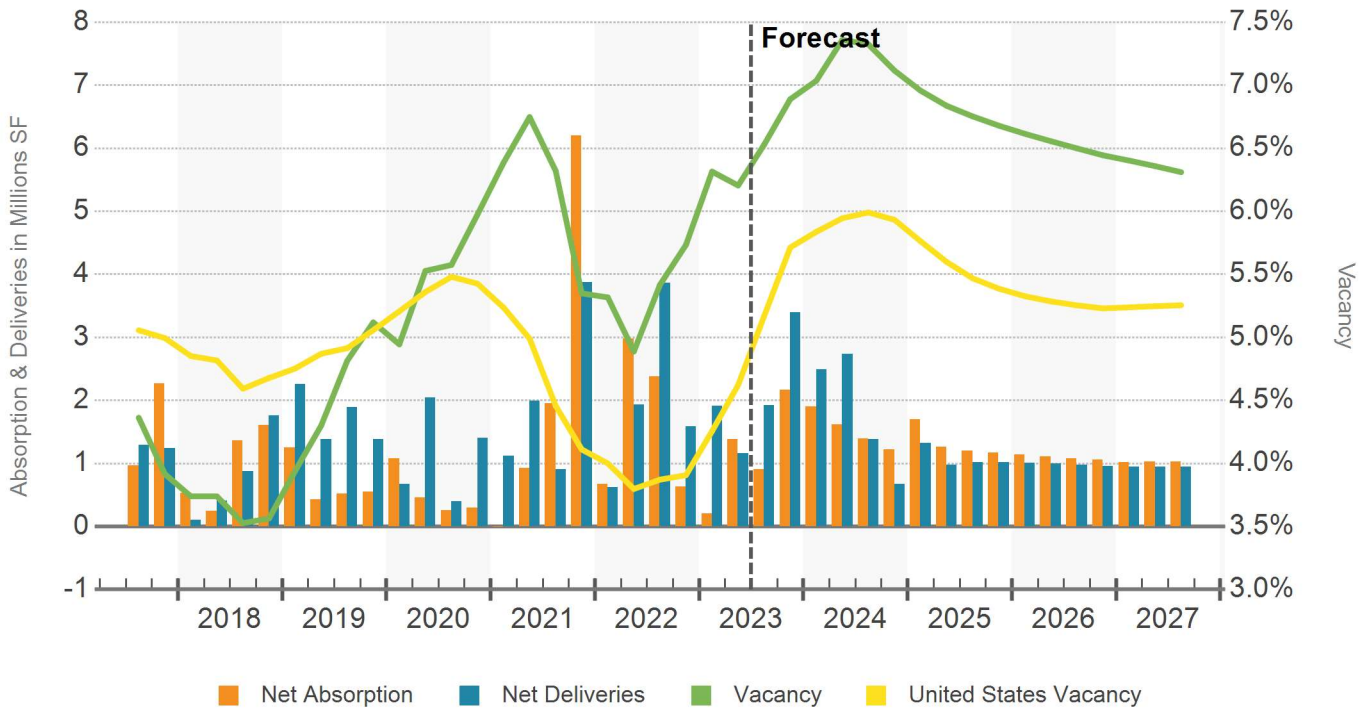
Demand for space at Denver's small-bay properties remains a bright spot in the region. Among the existing

stock of properties, industrial spaces smaller than 50,000 square feet that were leased over the past year typically spent less than four months on the market before securing a tenant. That figure jumps to 23 months for spaces larger than 100,000 square feet.

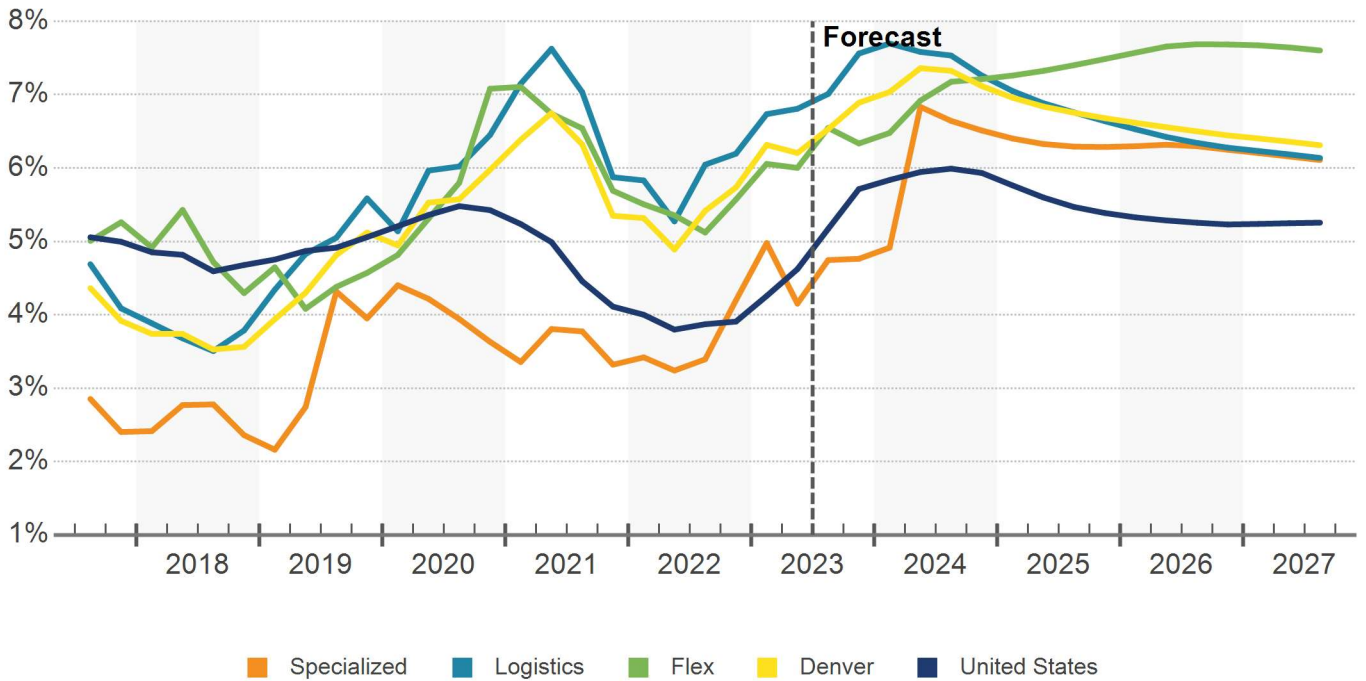
A few recent deals highlight this trend. Symbia Logistics leased 330,526 square feet of distribution space at the Nexus at DIA Park in May. The space was on the market for 26 months before being secured by the tenant. Tune Outdoor, a Denver-based manufacturer of custom truck campers, leased 29,300 square feet at a small-bay warehouse in Aurora. The space was listed on the market for just two months before being leased in February.

West Denver, in particular, is experiencing more demand among smaller users and an increasingly limited supply of inventory. Imports headed to Denver from coastal ports first arrive in this area by way of I-70, making it an ideal location for smaller warehouses where goods can be stored before reaching the consumer. Developable land parcels can be more difficult to obtain in this segment of the market due to an established residential population and a natural mountainous boundary, keeping the area from becoming overbuilt. Only 2.8% of space here is available, one of the lowest rates across the market.

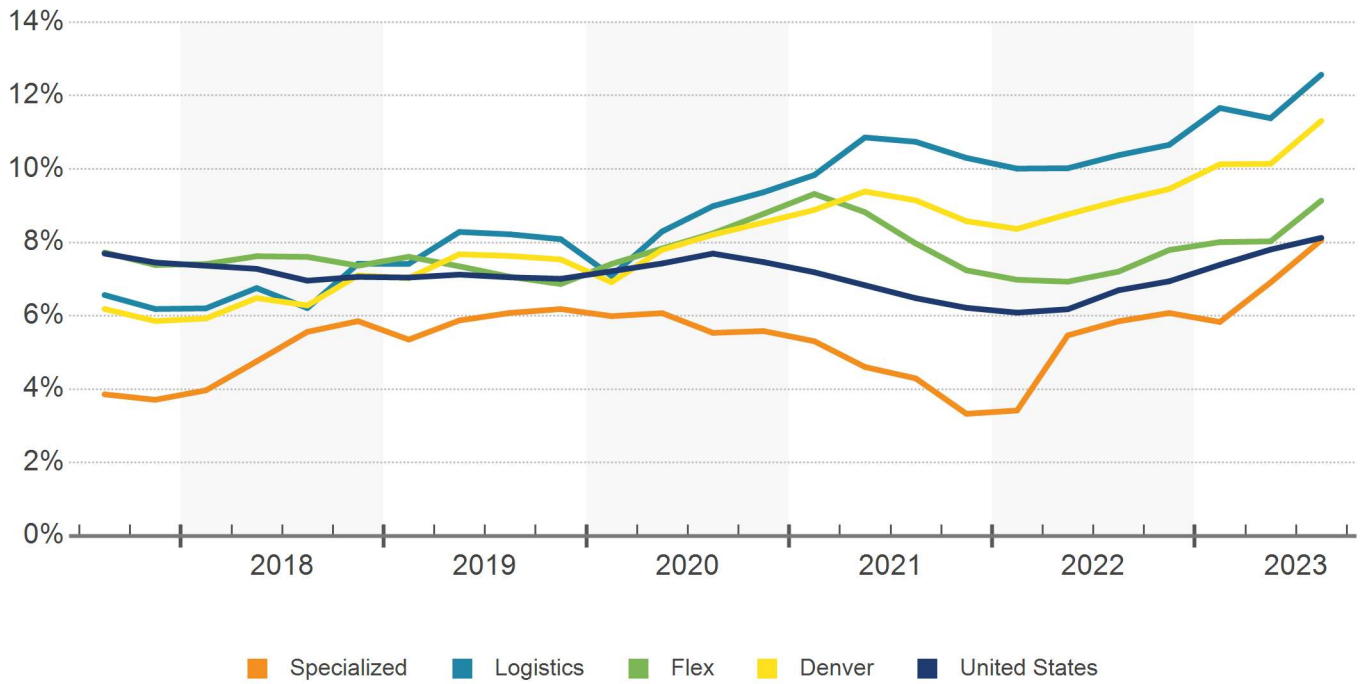
NET ABSORPTION, NET DELIVERIES & VACANCY



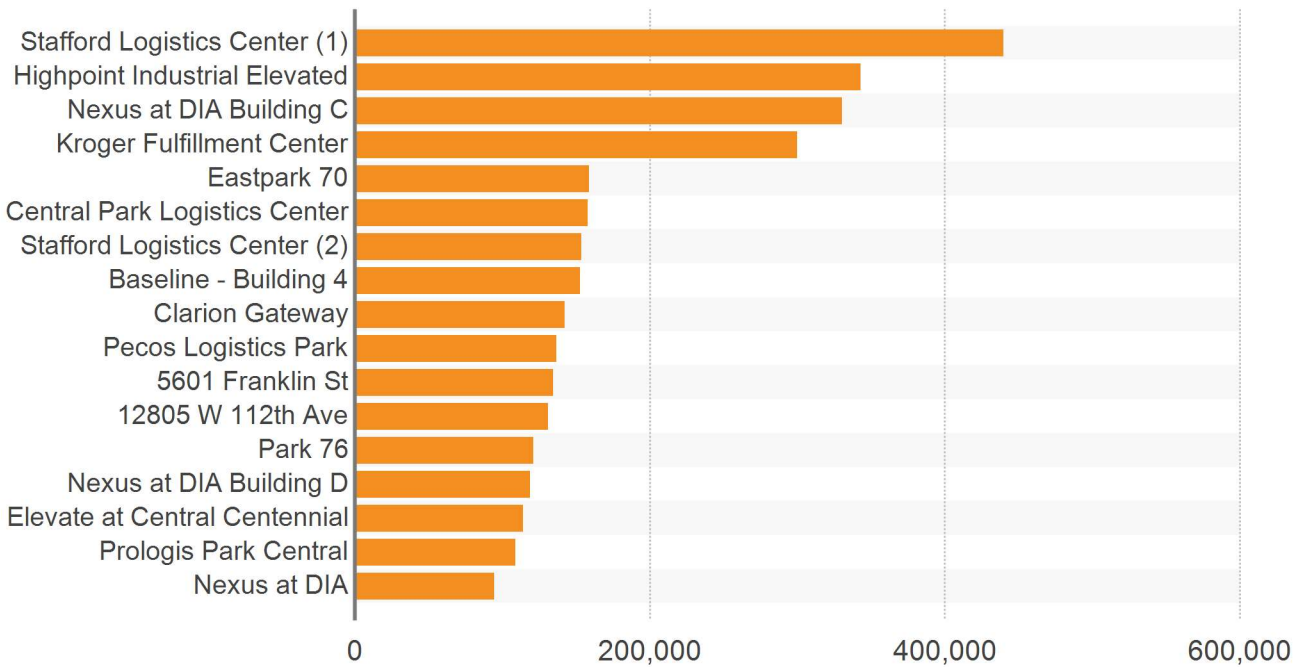
VACANCY RATE



AVAILABILITY RATE



12 MONTH NET ABSORPTION SF IN SELECTED BUILDINGS



Building Name/Address	Submarket	Bldg SF	Vacant SF	Net Absorption SF				
				1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	12 Month
Stafford Logistics Center (1)	SW DIA/Pena Blvd Ind	439,700	0	0	0	439,700	0	439,700
Highpoint Industrial Elevated	SW DIA/Pena Blvd Ind	541,840	0	(170,294)	(306)	170,600	0	342,775
Nexus at DIA Building C	DIA Ind	330,526	0	0	330,526	0	0	330,526
Kroger Fulfillment Center	SW DIA/Pena Blvd Ind	300,000	0	0	0	0	0	300,000
Eastpark 70	SW DIA/Pena Blvd Ind	158,846	0	98,498	0	60,348	0	158,846
Central Park Logistics Center	East I-70/270 Ind	201,501	42,096	(661)	0	58,565	0	158,118
Stafford Logistics Center (2)	SW DIA/Pena Blvd Ind	255,329	101,675	0	42,717	110,937	0	153,654
Baseline - Building 4	Broomfield County Ind	152,761	0	0	0	152,761	0	152,761
Clarion Gateway	SW DIA/Pena Blvd Ind	331,380	189,079	0	142,301	0	0	142,301
Pecos Logistics Park	Northwest Denver Ind	180,130	43,458	34,606	23,467	0	0	136,543
5601 Franklin St	Commerce City Ind	134,368	0	0	0	134,368	0	134,368
12805 W 112th Ave	Northwest Denver Ind	131,170	0	25,000	0	0	0	131,170
Park 76	DIA Ind	121,063	0	0	121,063	0	0	121,063
Nexus at DIA Building D	DIA Ind	170,500	51,665	0	0	118,835	0	118,835
Elevate at Central Centennial	Centennial Ind	132,300	18,375	17,762	0	36,137	0	113,925
Prologis Park Central	Commerce City Ind	384,442	0	0	0	0	0	108,937
Nexus at DIA	DIA Ind	540,800	0	0	0	0	0	94,621
Subtotal Primary Competitors		4,506,656	446,348	4,911	659,768	1,282,251	0	3,138,143
Remaining Denver Market		273,108,913	17,653,792	195,690	726,248	(1,001,846)	0	(615,253)
Total Denver Market		277,615,569	18,100,140	200,601	1,386,016	280,405	0	2,522,890

TOP INDUSTRIAL LEASES PAST 12 MONTHS

Building Name/Address	Submarket	Leased SF	Qtr	Tenant Name	Tenant Rep Company	Leasing Rep Company
17190 E 85th Ave	DIA	330,526	Q2 23	Symbia Logistics	Cresa	CBRE
4221 Monaco St	Quebec St	265,361	Q2 23	RFMX, Corp/Houger Expr...	Lee & Associates D...	CBRE
18875 E Bromley Ln	DIA	250,000	Q1 23	Johnson Storage & Movin...	CBRE	Cushman & Wakefield
11175 E 55th Ave	Cent E I-70/Montbello	187,200	Q3 23	Rexel Holdings Usa	Colliers	-
6225 N Denali St	SW DIA/Pena Blvd	170,300	Q1 23	PrimeSource Building Pro...	-	CBRE
19100 E 38th Ave	SW DIA/Pena Blvd	142,301	Q2 23	Office Elements, LLC	Stream Realty Partn...	CBRE
18100 E 40th Ave	SW DIA/Pena Blvd	141,171	Q4 22	Living Spaces	-	CBRE
12777 Claude Ct *	North Denver	138,206	Q2 23	Allegro Coffee	Cushman & Wakefield	-
SEC E 64th Ave & E-470	SW DIA/Pena Blvd	137,200	Q2 23	Whole Foods Market	Cushman & Wakefield	CBRE
14827 Grant St	North Denver	135,000	Q1 23	Ferguson	CBRE	Cushman & Wakefield
11011 E 104th Ave	DIA	126,280	Q2 23	-	-	CBRE
10818 E 108th Ave	DIA	121,063	Q4 22	Eagle Rock Distributing Co	Newmark	Ringsby Realty
1400 N Lisbon St	SW DIA/Pena Blvd	110,937	Q1 23	Lanter Delivery Systems, I...	-	Cushman & Wakefield
10899 Havana St	DIA	103,031	Q3 23	-	-	Stream Realty Partners...
9300 E 46th Pl	East I-70/270	100,840	Q4 22	Metrie	Avison Young	Newmark
8452 Highfield Pky	Centennial	99,745	Q3 23	-	-	CBRE
22100 E 26th Ave	SW DIA/Pena Blvd	93,229	Q2 23	Pelsue	Lincoln Property Co...	Lincoln Property Comp...
4625-4725 Forest St	East I-70/270	88,157	Q2 23	-	-	Cushman & Wakefield
5055-5085 Kalamath St	Upper North Central	86,425	Q2 23	-	-	CBRE
21250 E 36th Dr	SW DIA/Pena Blvd	84,000	Q3 22	Aspen Distribution	Cresa	CBRE
5725 Pecos St	Northwest Denver	78,469	Q4 22	Simpson Strong-Tie	Newmark	CBRE
19922 E 22nd Ave	SW DIA/Pena Blvd	77,142	Q2 23	Performance Contracting...	-	CBRE
1765 W 160th Ave	Broomfield County	76,188	Q1 23	Eaton	CBRE	CBRE
19900 E 23rd Ave *	SW DIA/Pena Blvd	75,869	Q2 23	Wayfair	-	CBRE
12625 Lafayette St	North Denver	75,731	Q2 23	Frito-Lay	-	Cushman & Wakefield
11715 W 112th Ave	Northwest Denver	75,292	Q3 23	-	-	JLL
4900 Kingston St	Cent E I-70/Montbello	68,674	Q4 22	Integrated Power Services	-	-
17776 E 84th Ave	DIA	66,408	Q4 22	La-Z-Boy	Savills	Cushman & Wakefield;...
5151 N Bannock St	Northwest Denver	65,126	Q2 23	KISS Nutraceuticals	Colliers	Cushman & Wakefield
4250 Oneida St	Quebec St	64,428	Q4 22	Denver Intermodal Express	-	Cushman & Wakefield
19722 E 22nd Ave	SW DIA/Pena Blvd	60,348	Q1 23	Empire Today	-	CBRE
3500 N Windsor Dr *	SW DIA/Pena Blvd	59,916	Q4 22	Andersen Logistics	Cushman & Wakefield	Majestic Realty Co.
7955 S Potomac St	Centennial	59,152	Q3 23	-	-	Stream Realty Partners...
5925 Washington St	Commerce City	58,738	Q3 23	Total Tool	-	Cushman & Wakefield
9300 E 46th Pl	East I-70/270	58,565	Q1 23	Consolidated Electrical...	-	Newmark
14805 E Moncrieff Pl	SW DIA/Pena Blvd	58,291	Q1 23	Trautman & Shreve, Inc.	Colliers	Cushman & Wakefield
8560 Upland Dr	Centennial	58,000	Q4 22	Charter Communications	CBRE	Stream Realty Partners...
15030 Compark Blvd	Centennial	54,732	Q4 22	TE Connectivity	-	CBRE
3101-3151 S Platte River Dr	Lower South Central	52,160	Q3 23	-	-	Colliers
16304 E 32nd Ave	SW DIA/Pena Blvd	50,176	Q1 23	Buckhead Meats	CBRE	CBRE

*Renewal

Rent growth is decelerating in the Denver market, driven by an active construction pipeline. As of 23Q3, annual rent growth stands at 6.3%, down from the recent annual high of 8.4% recorded in 22Q2. Average asking rents of \$12.20/SF have remained above the national average since 2010. While Denver's rent growth has followed a similar trajectory to the national average for the last three years, it has consistently grown at a slower pace and average national rents are projected to overtake local average rents on a per SF basis later in 2023.

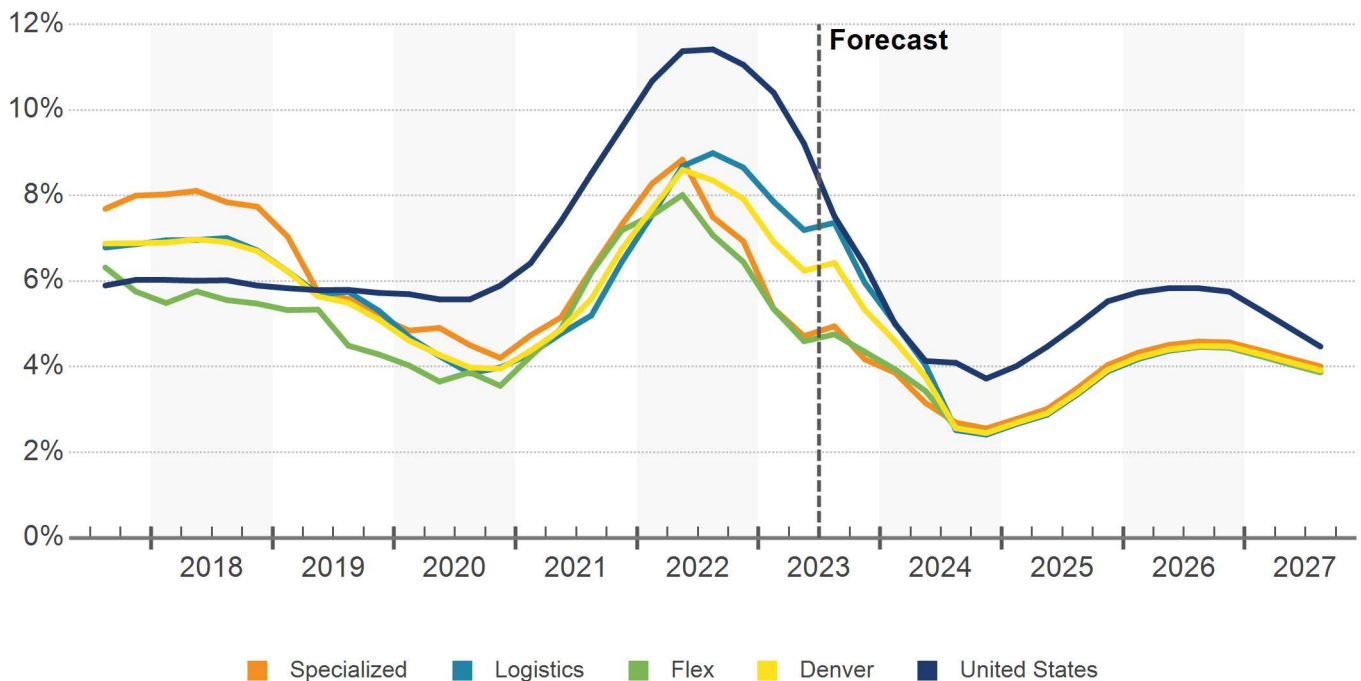
Denver industrial rent growth varies across the market. Submarkets in the Southeast Suburban Corridor, an area that has a high concentration of flex space, command a premium. However, these submarkets have also experienced the most downward pressure on rent growth in the last year. For example, rents in Highlands Ranch

average \$16.73/SF but have only increased by 3.6% annually. Similarly, rents in East Hampden average \$15.76/SF after growing by just 3.2% in the last year.

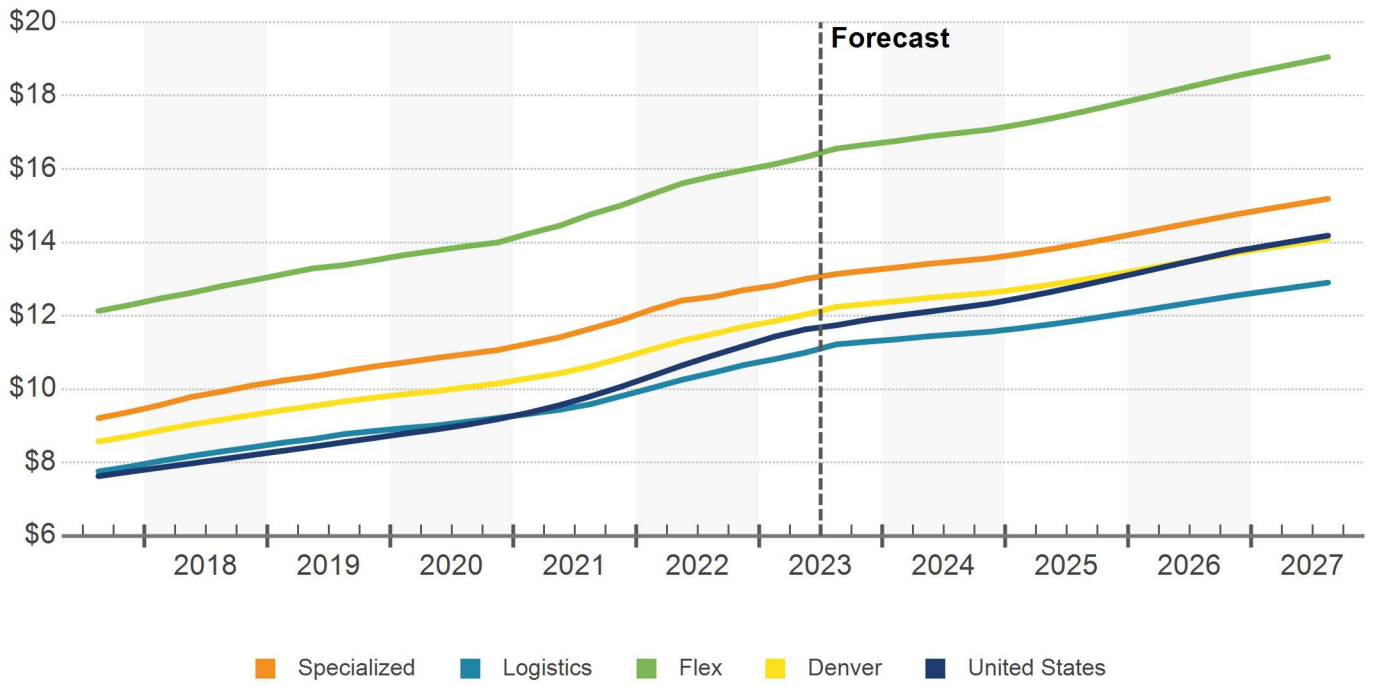
Submarkets near Denver International Airport offer comparatively lower rates and have also experienced some of the most robust annual rent increases despite continued high levels of construction activity. The SW DIA/Peña Blvd Submarket averages \$9.04/SF after rents increased by 6.5% in the last year.

The 2023 forecast has rents falling below the 10-year average for annual rent growth. However, the Denver market has experienced a pullback in construction starts. This signals that the market could begin to tighten and therefore support a reacceleration in rent growth by late 2024.

MARKET RENT GROWTH (YOY)



MARKET RENT PER SQUARE FEET



Denver ranks among an extensive list of markets expected to set new supply records in 2023. Nearly 10 million SF is scheduled to deliver this year, more than double the long-term annual absorption average of 4.2 million SF. At 11.3%, Denver already has one of the highest availability rates in the country. Availabilities are projected to rise further in the near term as construction continues to outpace demand in the market.

However, construction starts have fallen off dramatically in recent months as developers find it increasingly difficult to obtain financing for new projects. Big box speculative developments have been most impacted by tightening lending standards due to this segment's oversupply risks. According to market participants, the window to obtain a traditional construction loan for this type of project all but closed in late 2022.

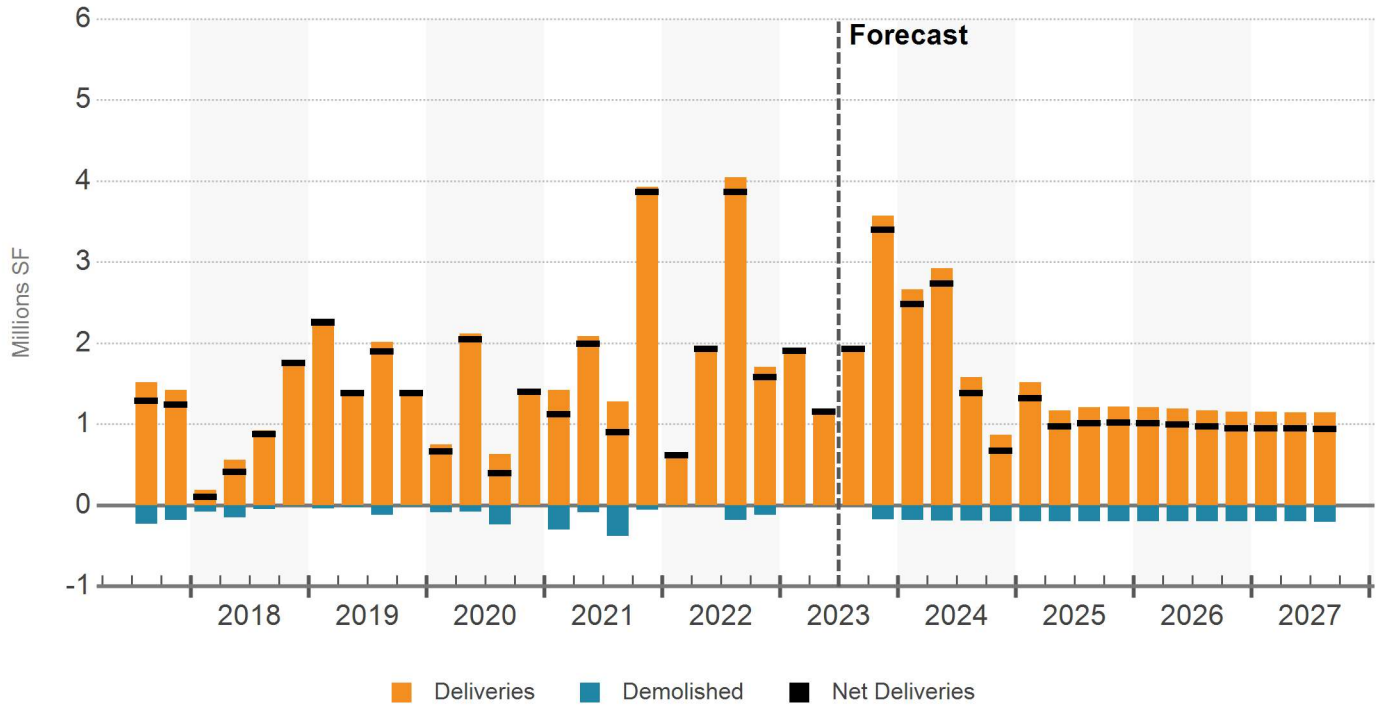
Developers had been undertaking increasingly larger speculative projects across Denver in recent years, largely concentrating on the East I-70 corridor and the area surrounding Denver International Airport (DIA) where developable land is readily available. Hurdles including permitting delays and labor shortages impacted developments of all sizes, and building bigger became a more efficient use of time and capital. Properties 500,000 SF and larger now have the highest availability rate of 15.8%, up from just 1% in late 2017. This big box segment makes up roughly half of Denver's pipeline and availabilities are projected to rise further as this space

will take time to digest. But no speculative projects in this category have managed to get off the ground in the last 6 months, signaling that the big box segment should find relief from rising availabilities as soon as early 2024.

Meanwhile, new groundbreakings have largely shifted to build-to-suit developments. PepsiCo broke ground on its 1.2 million-SF manufacturing facility near DIA in the second quarter, which will be its largest plant in North America when it opens in 2024. Nearby, Whole Foods preleased 140,000 SF at the Highpoint Industrial Elevated Park with plans to break ground this fall. The shift away from speculative development is boosting Denver's preleasing rate which registers 40% in 23Q3, up from 14% at the start of the year.

Smaller projects are also getting off the ground because they don't require the significant financing that larger projects do, and many are owner-financed. They're also attractive from a leasing perspective because Denver's industrial market remains dominated by small and mid-sized distribution tenants, and industrial spaces smaller than 50,000 SF tend to lease quickly. These small-bay properties made up 3% of the total construction pipeline at the beginning of the year, but that figure jumped to 8% in 23Q3. While big box activity is largely concentrated near the airport, small-bay development is able to disperse across the metro due to the smaller footprint required.

DELIVERIES & DEMOLITIONS



SUBMARKET CONSTRUCTION

No.	Submarket	Under Construction Inventory					Average Building Size		
		Bldgs	SF (000)	Pre-Leased SF (000)	Pre-Leased %	Rank	All Existing	Under Constr	Rank
1	SW DIA/Pena Blvd	12	5,470	1,432	26.2%	6	109,448	455,848	2
2	DIA	4	2,111	1,480	70.1%	3	59,868	527,640	1
3	Broomfield County	18	874	186	21.3%	7	35,508	48,564	8
4	Commerce City	5	607	193	31.8%	5	24,727	121,434	5
5	Northwest Denver	3	434	0	0%	9	30,130	144,738	4
6	Centennial	6	387	29	7.6%	8	45,002	64,511	7
7	Upper North Central	1	357	357	100%	1	22,883	357,000	3
8	North Denver	3	292	0	0%	9	40,706	97,491	6
9	Parker/Castle Rock	11	187	130	69.7%	4	13,876	16,976	10
10	Southwest C-470	4	106	95	90.0%	2	20,999	26,395	9
	All Other	7	150	100	66.7%		28,577	21,393	
Totals		74	10,975	4,003	36.5%		34,046	148,309	

Under Construction Properties

Denver Industrial

Properties

Square Feet

Percent of Inventory

Released

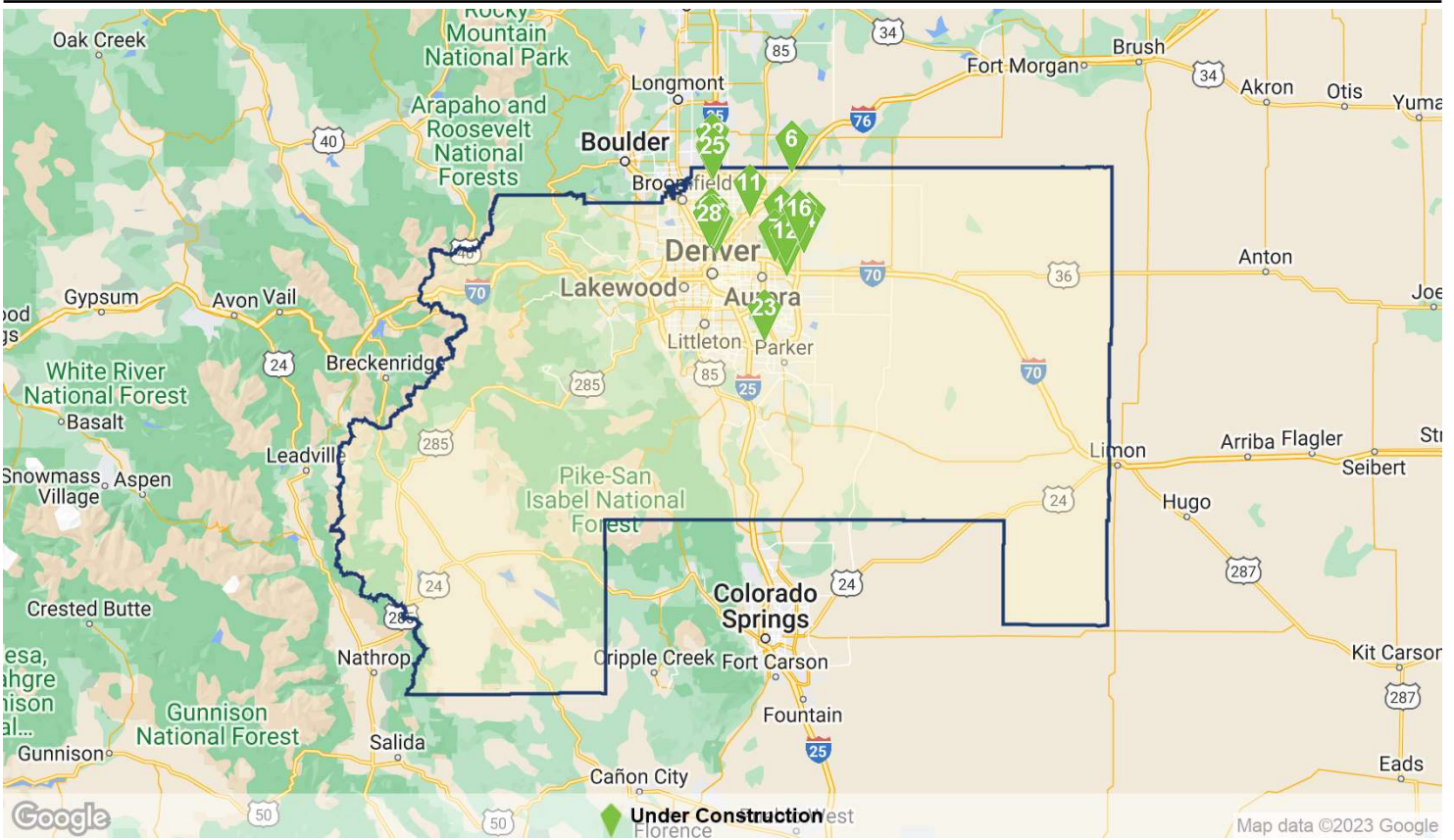
76

11,294,059

4.7%

35.4%

UNDER CONSTRUCTION PROPERTIES



UNDER CONSTRUCTION

Property Name/Address	Rating	Bldg SF	Stories	Start	Complete	Developer/Owner
1 PepsiCo Center 6972 Argonne St	★★★★★	1,200,000	3	Mar 2023	May 2024	- PepsiCo, Inc.
2 Building 6 20500 E Colfax Ave	★★★★☆	1,018,456	1	Nov 2022	Nov 2023	NorthPoint Development NorthPoint Development
3 Dollar General Warehouse TBD 64th Ave	★★★★☆	919,000	1	Sep 2022	Oct 2023	Hyde Development Dollar General Corporation
4 DIA Logistics Park DIA Logistics Park	★★★★☆	625,000	1	May 2022	Oct 2023	Crossdock Development -
5 Bldg 1A - Sun Empire 5300 N Harvest Rd	★★★★★	624,515	1	Feb 2023	Mar 2024	- The Opus Group
6 Lovett 76 Logistics Center 6196 East Bridge St	★★★★☆	613,758	1	Oct 2022	Oct 2023	- Lovett Industrial
7 3601 Salida St	★★★★☆	512,720	1	Oct 2022	Oct 2023	- -



Under Construction Properties

Denver Industrial

UNDER CONSTRUCTION

Property Name/Address	Rating	Bldg SF	Stories	Start	Complete	Developer/Owner
8 Building 12 20600 E 35th Dr	★★★★☆	461,580	1	Jul 2022	Nov 2023	-
9 5010 National Western Dr	★★★★☆	357,000	1	Feb 2023	Apr 2024	-
10 Building 1 6650 Denali St	★★★★☆	352,614	1	Feb 2023	Oct 2023	-
11 Building 1 100th & Havana St	★★★★☆	280,000	1	Oct 2022	Mar 2024	- Scannell Properties
12 Building # 11 20310 E 35th Dr	★★★★☆	244,920	1	Jul 2022	Nov 2023	-
13 Building 2 6550 N Denali St	★★★★☆	205,813	1	Feb 2023	Oct 2023	-
14 Bldg 1B - Sun Empire 25000 E 56th Ave	★★★★☆	204,364	1	Feb 2023	Mar 2024	- The Opus Group
15 Broadway Logistics Cen...	★★★★☆	201,329	1	Nov 2022	Nov 2023	- Lovett Industrial
16 Building 3 24251 E 64th Ave	★★★★☆	201,193	1	Feb 2023	Oct 2023	-
17 Building 4 17454 Spinnaker Way	★★★★☆	191,888	1	Jul 2022	Oct 2023	-
18 25 Commerce Park - Bld... SWC of Grant St & 152nd A	★★★★★	176,000	1	Sep 2023	Feb 2025	- Rockefeller Group
19 Building 1 525 E 58th	★★★★☆	162,000	1	Mar 2022	Oct 2023	-
20 Building 3 5925 Washington St	★★★★☆	154,800	1	Feb 2023	Dec 2023	- Westfield Company, Inc.
21 25 Commerce Park - Bld... SWC of Grant St & 152nd A	★★★★★	146,300	1	Sep 2023	Feb 2025	- Rockefeller Group
22 Building 3 17554 Spinnaker Way	★★★★☆	141,572	1	Jul 2022	Oct 2023	-
23 Bldg 1- The Point 8039 S. Chambers Rd.	★★★★☆	140,247	1	Apr 2023	Jan 2024	-
24 Bldg 6 14827 Grant St	★★★★☆	135,000	1	Mar 2023	Jan 2024	- EverWest Real Estate Investors,...
25 25 Commerce Park - Bld... SWC of Grant St & 152nd A	★★★★★	131,250	1	Sep 2023	Feb 2025	- Rockefeller Group
26 Building 2 485 W 56th Ave - Quantum	★★★★★	122,617	1	Aug 2023	May 2024	- Hines
27 Building 4 5945 Washington St	★★★★☆	122,400	1	Feb 2023	Dec 2023	- Westfield Company, Inc.
28 Building 3 455 W 56th Ave - Quantum	★★★★★	110,267	1	Aug 2023	May 2024	- Hines

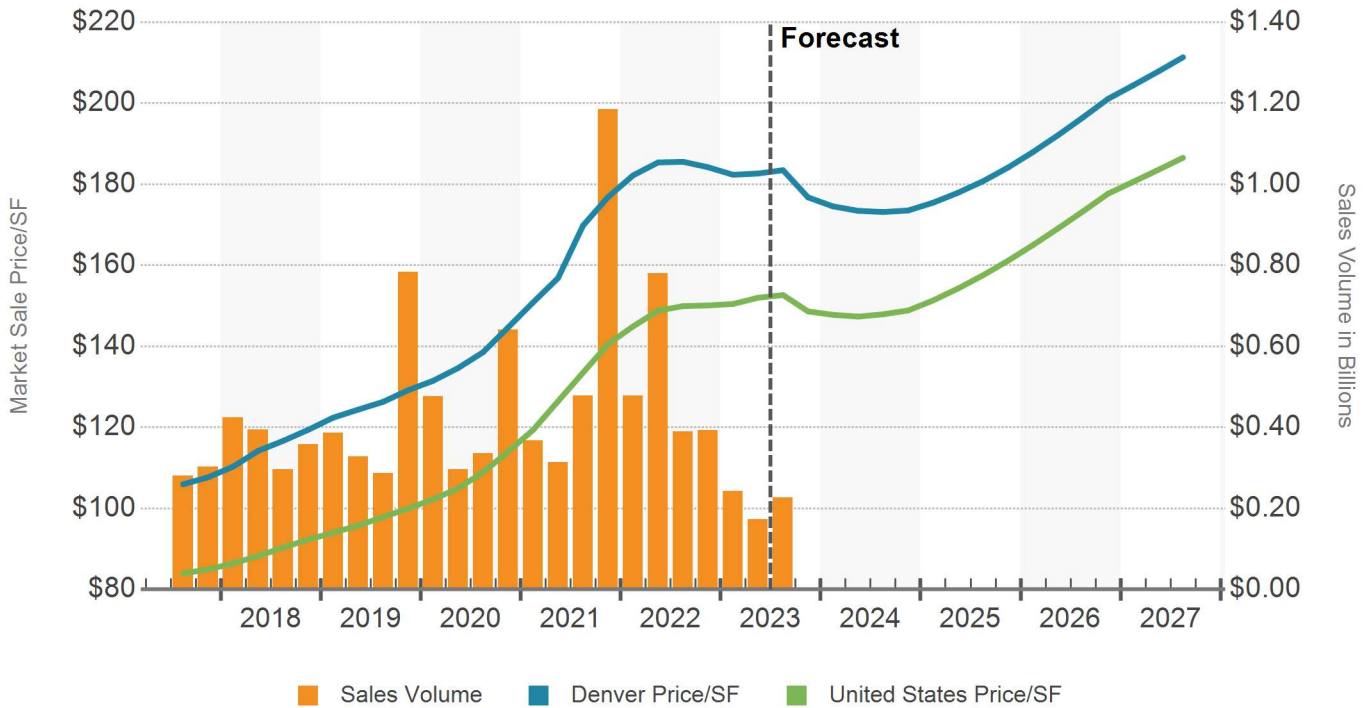
Investment volume slowed in the first half of the year. Annually, transaction activity amounted to \$1.0 billion, although the bulk of that activity occurred in 2022, before rising interest rates began having an impact on deal flow.

The rapid increase in the cost of debt is weighing heavily on overall industrial deal flow as the gap between buyer and seller expectations widens. Transaction pricing growth has leveled off in the last six months after

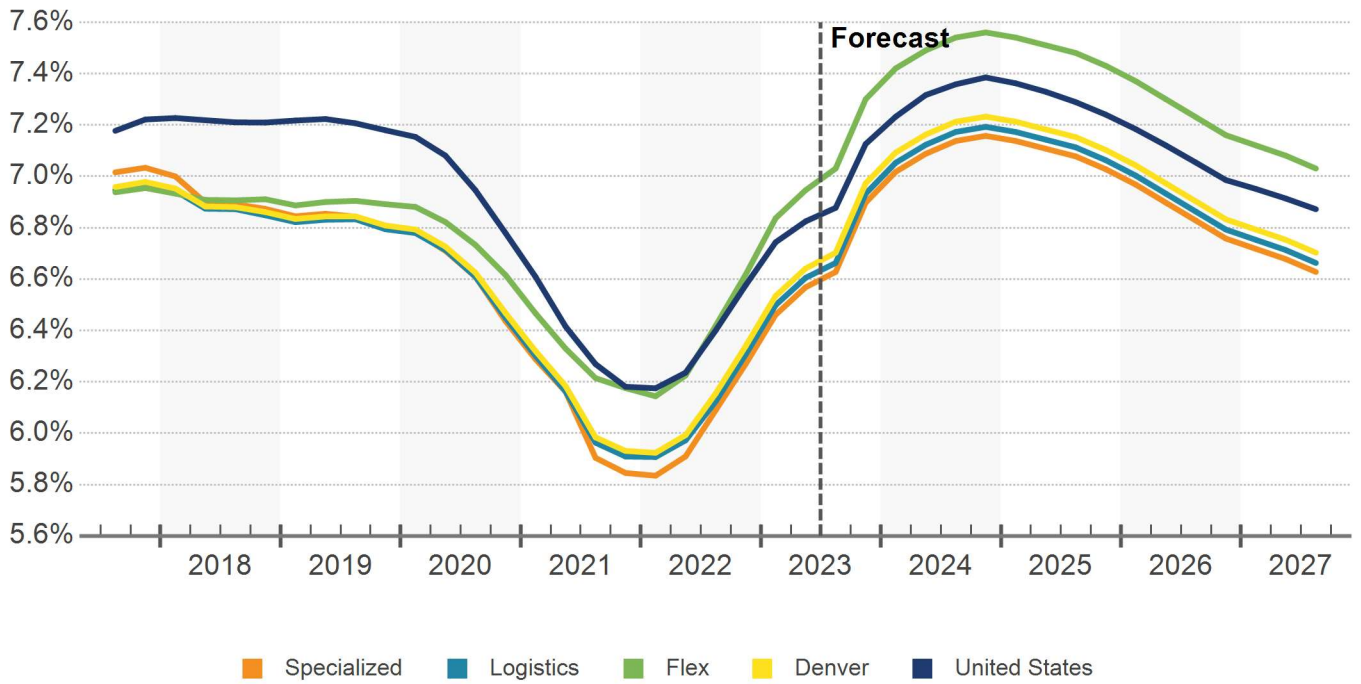
accelerating during the booming 2021 and early 2022. Currently, properties are trading at an average 5.6% discount from the asking price.

No properties exceeding \$100 million have transacted in 2023. In the largest sale year to date, Stonemont Financial Group purchased a 482,000-SF warehouse in Aurora built in 2022 and fully-leased to Fedex for \$72.2 million, or \$150/SF.

SALES VOLUME & MARKET SALE PRICE PER SF



MARKET CAP RATE



Sales Past 12 Months

Denver Industrial

Sale Comparables

361

Avg. Cap Rate

6.3%

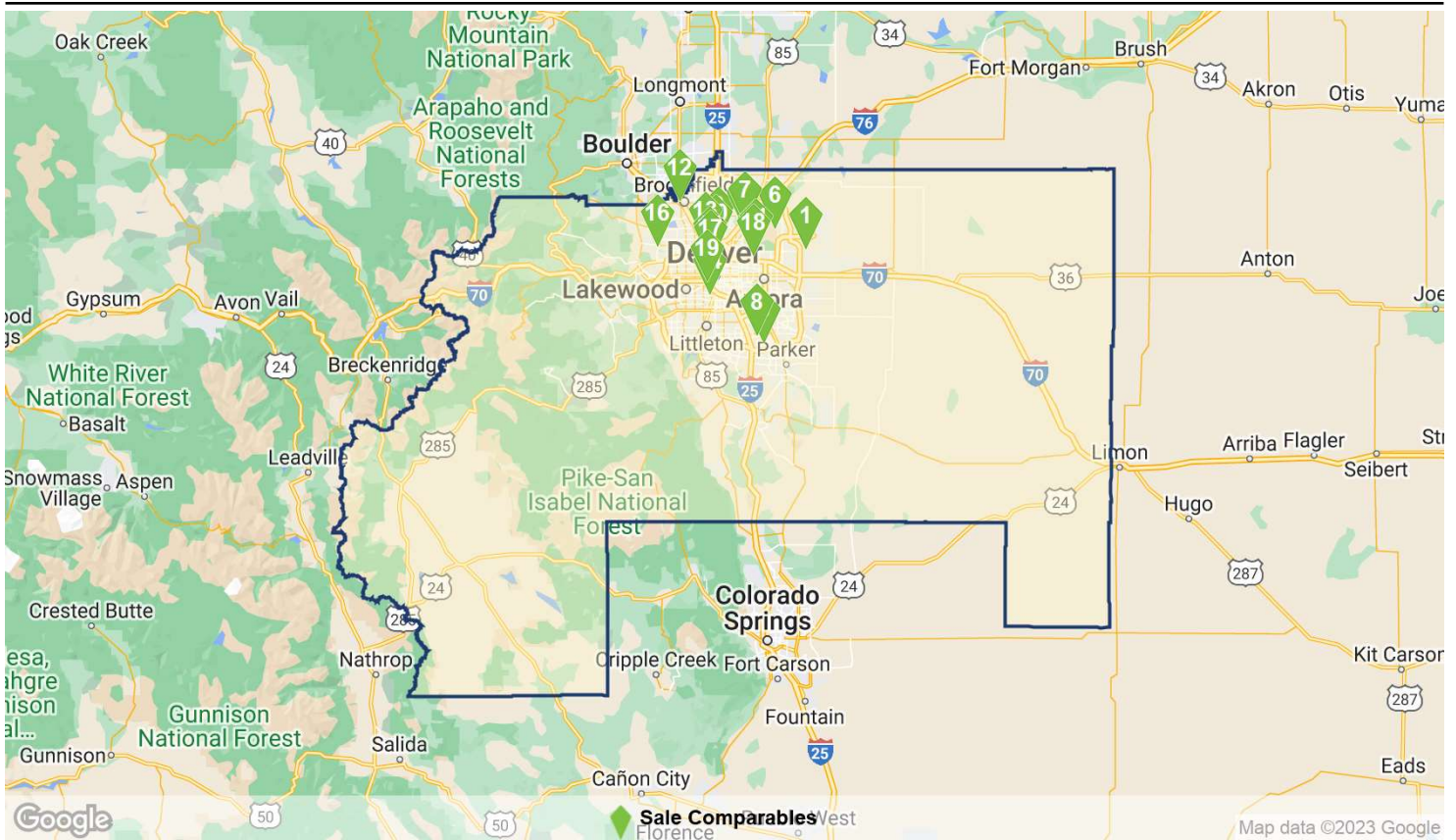
Avg. Price/SF

\$173

Avg. Vacancy At Sale

5.4%

SALE COMPARABLE LOCATIONS



SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	\$176,571	\$4,438,733	\$2,300,000	\$72,219,900
Price/SF	\$22	\$173	\$203	\$1,184
Cap Rate	3.5%	6.3%	6.1%	10.0%
Time Since Sale in Months	0.0	6.3	6.3	12.0
Property Attributes	Low	Average	Median	High
Building SF	790	22,994	10,980	482,693
Ceiling Height	10'	18'7"	18'	40'
Docks	0	6	0	246
Vacancy Rate At Sale	0%	5.4%	0%	100%
Year Built	1901	1978	1977	2022
Star Rating	★★★★★	★★★★★ 2.1	★★★★★	★★★★★



Sales Past 12 Months

Denver Industrial

RECENT SIGNIFICANT SALES

Property Name - Address	Property				Sale			
	Rating	Yr Built	Bldg SF	Vacancy	Sale Date	Price	Price/SF	Cap Rate
1 Building 2 - Fedex 5805 N Jackson Gap St	★★★★★	2022	482,693	0%	1/20/2023	\$72,219,900	\$150	-
2 2075 W 64th Ave	★★★★★	2021	157,724	0%	10/5/2022	\$34,246,121	\$217	-
3 Building 1 1550 E 73rd Ave	★★★★★	2020	153,265	0%	5/10/2023	\$32,575,169	\$213	-
4 DPI Food Products Co. 8125 E 88th Ave	★★★★★	1998	98,118	0%	10/19/2022	\$31,874,000	\$325	-
5 Dove Valley Business Ce... 14101 E Otero Ave	★★★★★	2018	149,652	0%	8/14/2023	\$29,750,000	\$199	-
6 Nexus at DIA Building D 17195 E 85th Ave	★★★★★	2022	170,500	30.3%	8/7/2023	\$26,500,000	\$155	-
7 8780 E 93rd PI	★★★★★	2022	52,500	0%	2/15/2023	\$21,000,000	\$400	-
8 Centennial Business Par... 6981 S Quentin St	★★★★★	2001	77,048	0%	8/21/2023	\$17,324,761	\$225	-
9 Midway Distribution Cen... 11475 E 53rd Ave	★★★★★	1985	168,560	13.9%	10/26/2022	\$17,106,705	\$101	-
10 Power Equipment Comp... 500 E 62nd Ave	★★★★★	1959	36,861	0%	11/2/2022	\$15,900,000	\$431	-
11 GE Building 11777 E 55th Ave	★★★★★	1986	171,880	0%	10/26/2022	\$15,893,295	\$92	-
12 2105-2165 Alter St	★★★★★	1980	95,158	0%	10/12/2022	\$14,692,620	\$154	-
13 2175 W 64th Ave	★★★★★	2021	62,895	0%	10/5/2022	\$13,453,879	\$214	-
14 1377-1401 S Jason St	★★★★★	1961	95,000	0%	7/21/2023	\$12,500,000	\$132	-
14 1377-1401 S Jason St	★★★★★	1961	95,000	0%	7/21/2023	\$12,500,000	\$132	-
15 4590 Jason St	★★★★★	1962	138,500	12.6%	1/26/2023	\$12,500,000	\$90	-
16 6255 Joyce Dr	★★★★★	1977	90,872	0%	1/10/2023	\$12,300,000	\$135	-
17 805 W. 39th Avenue 805 W 39th Ave	★★★★★	1912	15,695	0%	2/28/2023	\$12,000,000	\$765	-
18 4900 Kingston St	★★★★★	1978	68,674	0%	10/26/2022	\$12,000,000	\$175	6.0%
19 1505 W 3rd Ave	★★★★★	1963	78,755	0%	8/29/2023	\$11,300,000	\$143	-



The metro Denver region encompasses seven counties along the Front Range of Colorado and has a population nearing 3 million. The region's population has grown by 11.9% over the past decade, compared to the national benchmark of 5.7%. The region is expected to grow at a slower but steady pace over the next 10 years.

Denver's highly educated workforce, a globally connected airport, and low-tax environment have made the metro a hub for job creation. The region is home to 10 Fortune 500 Companies, including Arrow Electronics, DISH Network, and DaVita.

The Denver market recovered all jobs lost due to the pandemic by July 2021. The most recent data shows that 7,200 jobs were added in the past year, a 0.4% increase in employment. The unemployment rate of 3.4%

continues to trend below the national average. The slowdown in job growth could be a symptom of worker shortage rather than softening demand for workers.

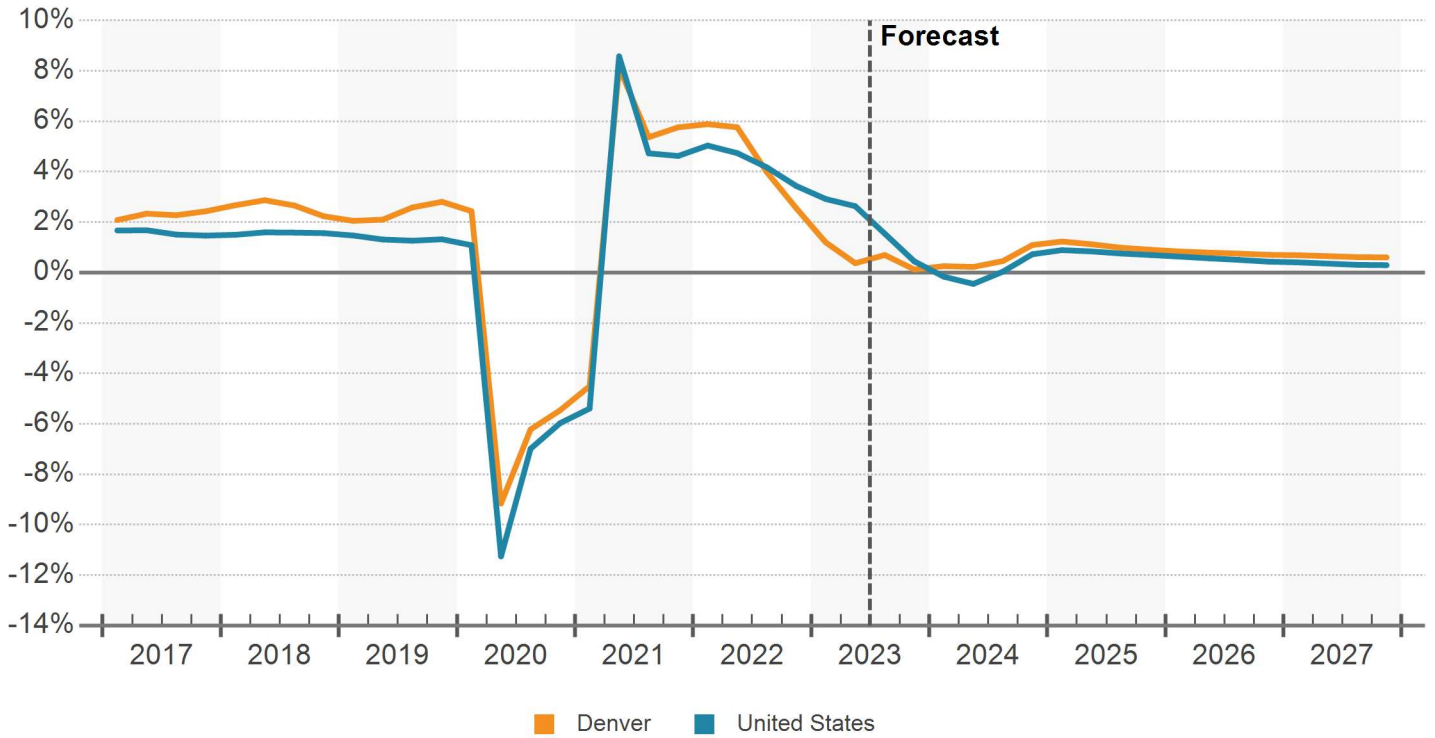
Denver has a high concentration of tech jobs, most of which are in the information sector which makes up 11% of Denver's total employment. According to Metro Denver Economic Development Corporation, the region has the fifth-highest employment concentration in the nation and was the fastest growing cluster in the region between 2016 and 2021, rising 49.2%. This sector also saw the greatest job losses over the past year as tech companies scaled back operations in the current high interest rate environment. The high concentration of tech in Denver has made the city one of the more flexible-friendly economies, which is further complicating the office market outlook.

DENVER EMPLOYMENT BY INDUSTRY IN THOUSANDS

Industry	CURRENT JOBS		CURRENT GROWTH		10 YR HISTORICAL		5 YR FORECAST	
	Jobs	LQ	Market	US	Market	US	Market	US
Manufacturing	72	0.5	-0.10%	0.36%	1.20%	0.75%	0.52%	0.06%
Trade, Transportation and Utilities	288	1.0	-0.49%	0.33%	1.68%	1.13%	0.09%	0.10%
Retail Trade	136	0.8	0.04%	0.21%	0.54%	0.29%	0.10%	0.10%
Financial Activities	116	1.2	-1.16%	0.50%	1.86%	1.43%	0.35%	0.13%
Government	203	0.9	0.88%	1.36%	1.16%	0.31%	0.97%	0.43%
Natural Resources, Mining and Construction	112	1.3	-0.43%	1.76%	3.18%	2.39%	0.69%	0.22%
Education and Health Services	197	0.8	1.03%	2.80%	2.10%	1.78%	0.90%	0.69%
Professional and Business Services	315	1.3	1.10%	1.23%	3.02%	2.08%	0.85%	0.37%
Information	53	1.7	-3.80%	-1.50%	1.67%	1.24%	0.29%	0.29%
Leisure and Hospitality	177	1.0	5.32%	4.27%	2.24%	1.52%	1.16%	0.89%
Other Services	67	1.1	0.51%	1.89%	2.65%	0.62%	0.73%	0.29%
Total Employment	1,600	1.0	0.70%	1.53%	2.11%	1.32%	0.68%	0.38%

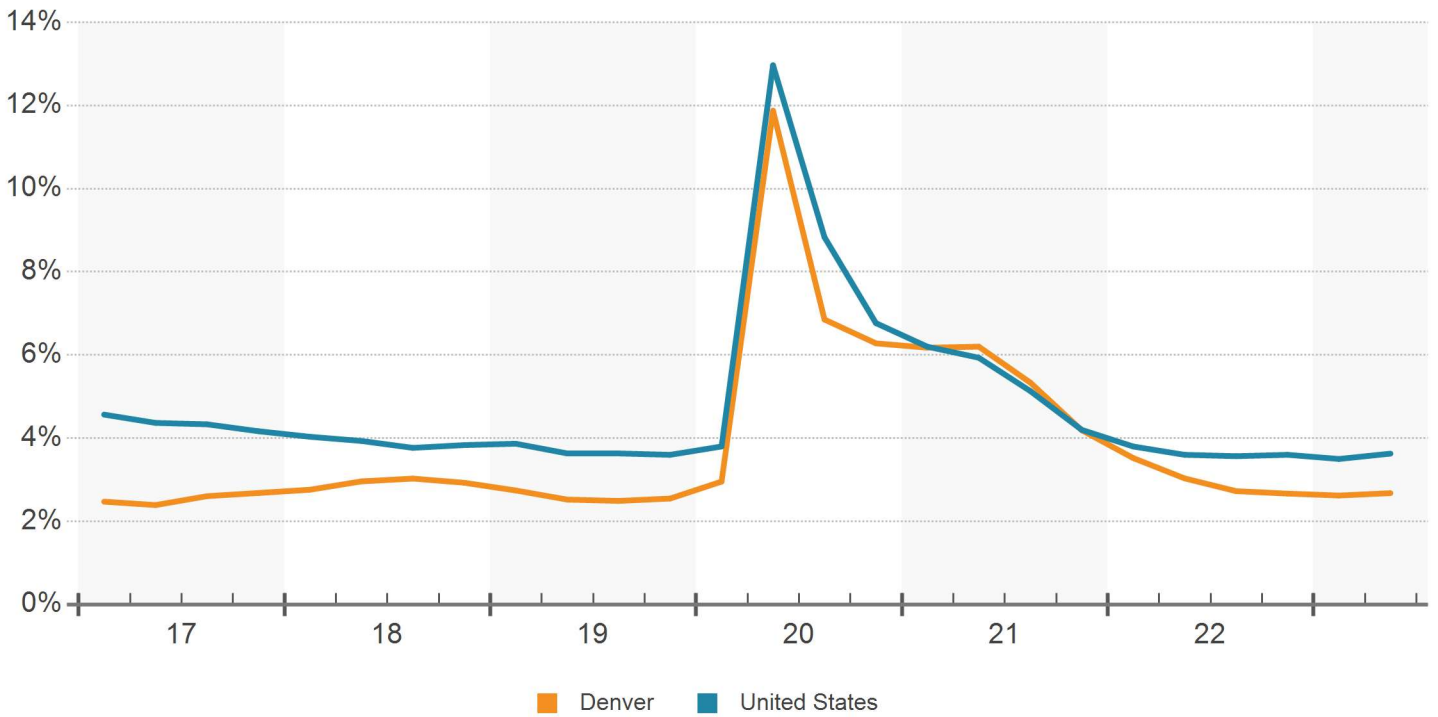
Source: Oxford Economics
LQ = Location Quotient

JOB GROWTH (YOY)

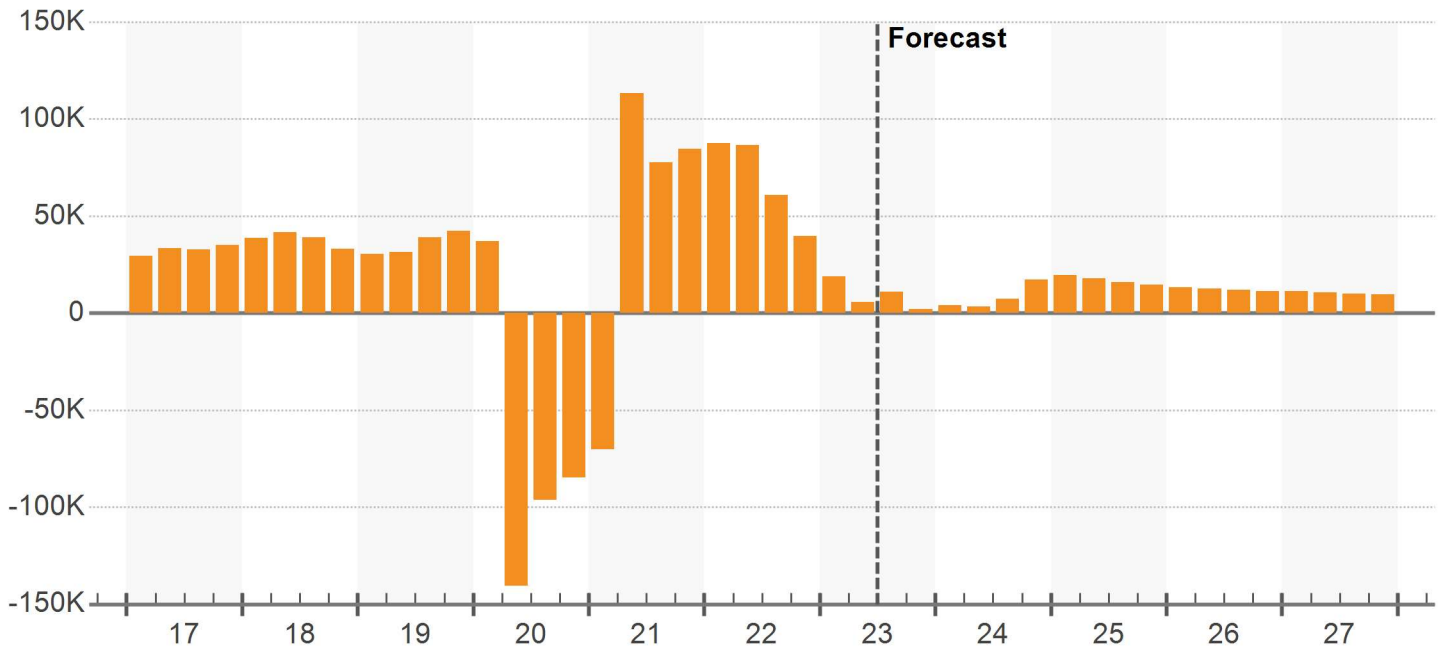


Source: Oxford Economics

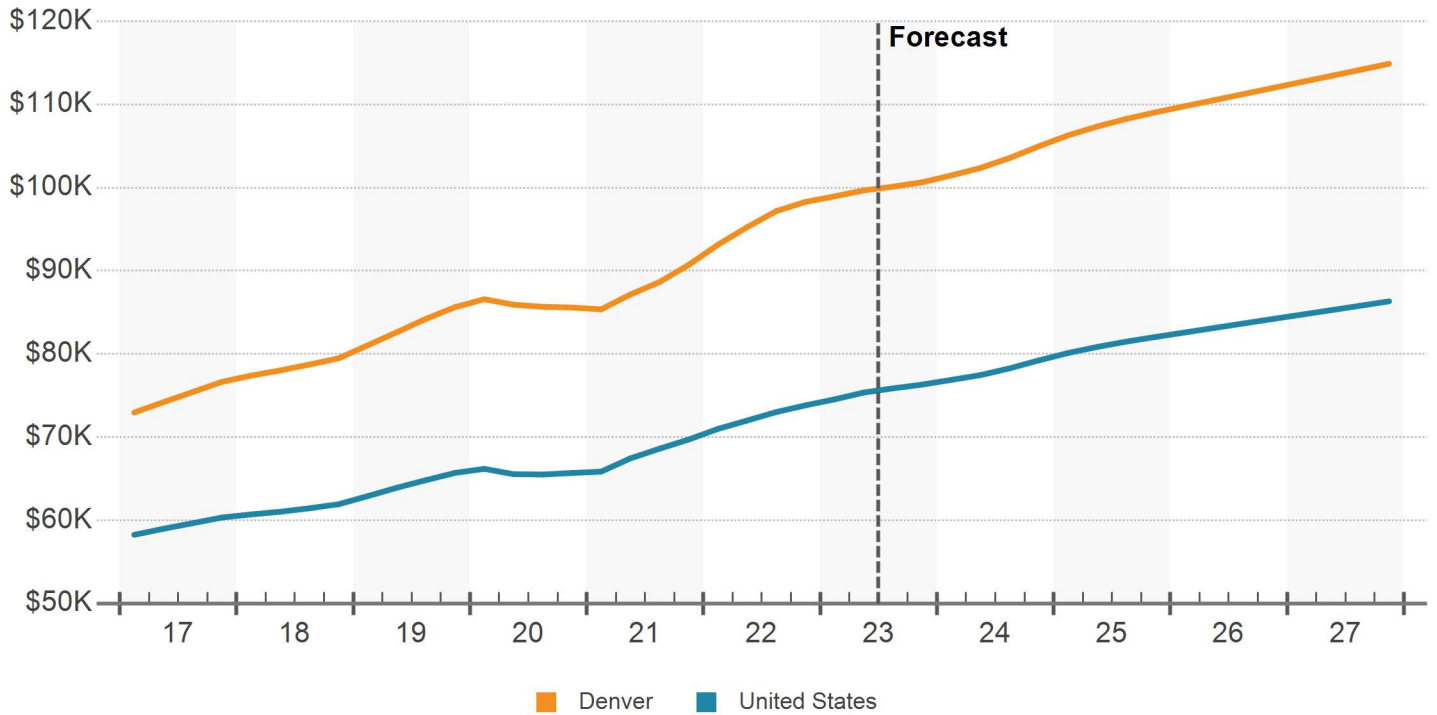
UNEMPLOYMENT RATE (%)



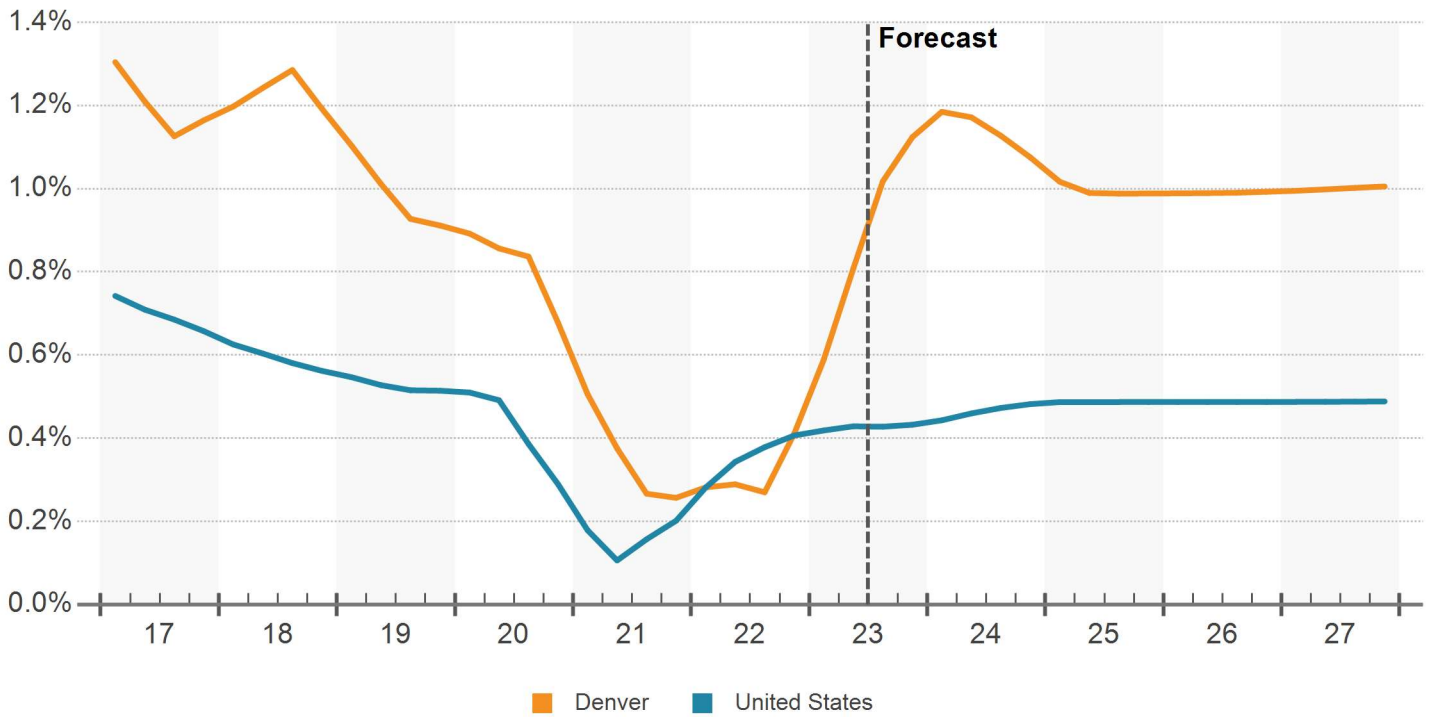
NET EMPLOYMENT CHANGE (YOY)



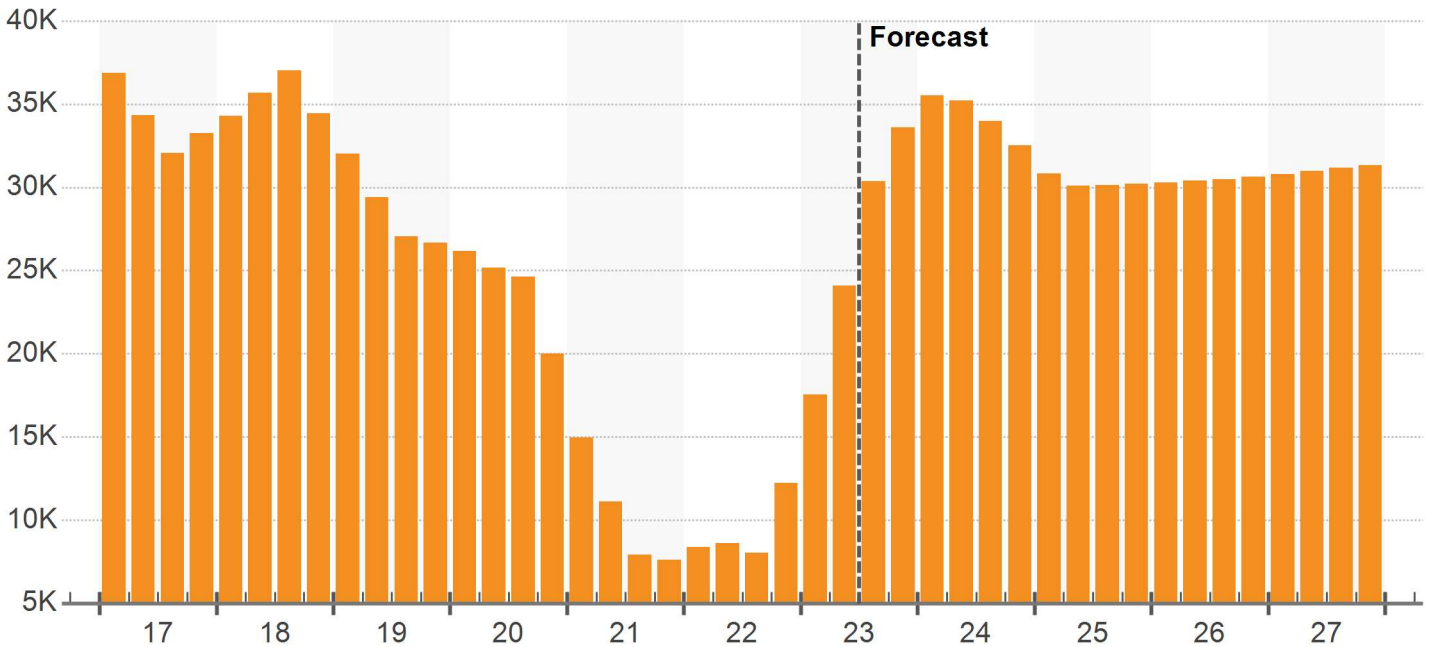
MEDIAN HOUSEHOLD INCOME



POPULATION GROWTH (YOY %)



NET POPULATION CHANGE (YOY)

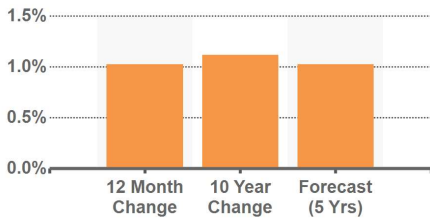


DEMOGRAPHIC TRENDS

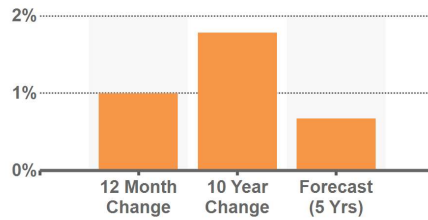
Demographic Category	Current Level		12 Month Change		10 Year Change		5 Year Forecast	
	Metro	US	Metro	US	Metro	US	Metro	US
Population	3,016,489	334,732,125	1.0%	0.4%	1.1%	0.5%	1.0%	0.5%
Households	1,222,712	129,995,242	1.2%	0.6%	1.6%	0.9%	1.1%	0.6%
Median Household Income	\$100,121	\$75,873	3.0%	3.9%	4.8%	3.8%	3.2%	3.0%
Labor Force	1,737,755	165,909,063	1.0%	0.9%	1.8%	0.6%	0.7%	0.4%
Unemployment	2.7%	3.6%	0%	0.1%	-0.4%	-0.4%	-	-

Source: Oxford Economics

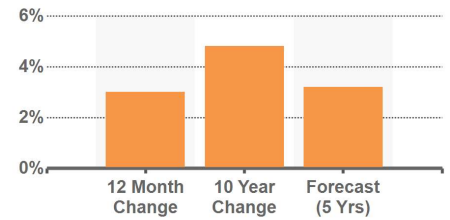
POPULATION GROWTH



LABOR FORCE GROWTH

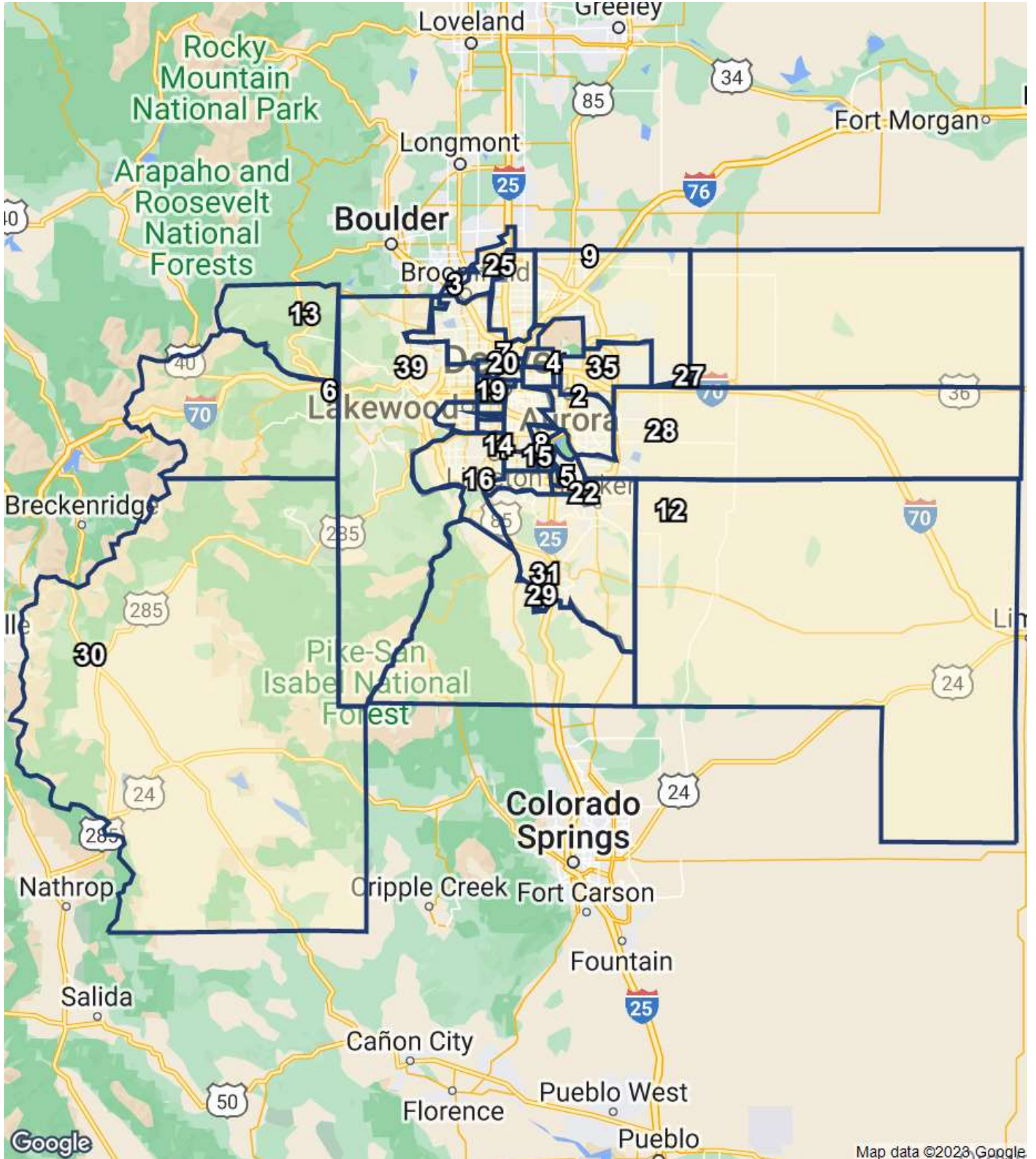


INCOME GROWTH



Source: Oxford Economics

DENVER SUBMARKETS



Map data ©2023, Google

SUBMARKET INVENTORY

No.	Submarket	Inventory				12 Month Deliveries				Under Construction			
		Bldgs	SF (000)	% Market	Rank	Bldgs	SF (000)	Percent	Rank	Bldgs	SF (000)	Percent	Rank
1	Arapahoe Rd	4	45	0%	36	0	0	0%	-	0	-	-	-
2	Aurora	109	2,626	0.9%	20	0	0	0%	-	0	-	-	-
3	Broomfield County	169	6,001	2.2%	16	3	322	5.4%	6	18	874	14.6%	3
4	Cent E I-70/Montbello	332	18,364	6.6%	4	0	0	0%	-	0	-	-	-
5	Centennial	315	14,176	5.1%	7	7	712	5.0%	3	6	387	2.7%	6
6	Clear Creek County	12	140	0.1%	33	1	9	6.1%	13	0	-	-	-
7	Commerce City	540	13,353	4.8%	8	2	144	1.1%	8	5	607	4.5%	4
8	Denver Tech Center	1	26	0%	37	0	0	0%	-	0	-	-	-
9	DIA	273	16,344	5.9%	6	5	1,321	8.1%	2	4	2,111	12.9%	2
10	East Hampden	10	171	0.1%	31	0	0	0%	-	0	-	-	-
11	East I-70/270	455	20,267	7.3%	3	1	8	0%	14	0	-	-	-
12	Elbert County	23	184	0.1%	30	1	3	1.7%	15	1	15	8.2%	13
13	Gilpin County	4	22	0%	38	0	0	0%	-	0	-	-	-
14	Glendale	153	2,677	1.0%	19	0	0	0%	-	0	-	-	-
15	Greenwood Village	1	7	0%	39	0	0	0%	-	0	-	-	-
16	Highlands Ranch	49	1,803	0.6%	23	0	0	0%	-	0	-	-	-
17	Inverness	54	2,411	0.9%	21	0	0	0%	-	0	-	-	-
18	Lakewood	15	143	0.1%	32	0	0	0%	-	0	-	-	-
19	Lower Central	348	8,017	2.9%	15	0	0	0%	-	0	-	-	-
20	Lower North Central	388	8,854	3.2%	14	0	0	0%	-	0	-	-	-
21	Lower South Central	563	9,140	3.3%	13	0	0	0%	-	0	-	-	-
22	Meridian	50	826	0.3%	27	1	21	2.5%	12	3	55	6.7%	12
23	Mid Central	278	4,315	1.6%	18	0	0	0%	-	0	-	-	-
24	Mid South Central	126	1,361	0.5%	25	0	0	0%	-	0	-	-	-
25	North Denver	313	12,741	4.6%	9	5	462	3.6%	5	3	292	2.3%	8
26	Northwest Denver	568	17,114	6.2%	5	6	497	2.9%	4	3	434	2.5%	5
27	Outlying Adams Cnty	10	251	0.1%	29	0	0	0%	-	0	-	-	-
28	Outlying Arapahoe Cty	13	850	0.3%	26	0	0	0%	-	0	-	-	-
29	Outlying Douglas Cnty	7	69	0%	35	0	0	0%	-	0	-	-	-
30	Park County	19	104	0%	34	0	0	0%	-	0	-	-	-
31	Parker/Castle Rock	137	1,901	0.7%	22	5	189	9.9%	7	11	187	9.8%	9
32	Quebec St	280	11,627	4.2%	11	0	0	0%	-	0	-	-	-
33	Southeast C-470	86	1,803	0.6%	24	0	0	0%	-	0	-	-	-
34	Southwest C-470	560	11,759	4.2%	10	1	50	0.4%	11	4	106	0.9%	10
35	SW DIA/Pena Blvd	443	48,485	17.5%	1	11	2,117	4.4%	1	12	5,470	11.3%	1
36	Upper Central	41	450	0.2%	28	1	59	13.2%	10	0	-	-	-
37	Upper North Central	433	9,908	3.6%	12	0	0	0%	-	1	357	3.6%	7
38	Upper South Central	355	4,778	1.7%	17	0	0	0%	-	0	-	-	-
39	West Denver	616	24,462	8.8%	2	4	138	0.6%	9	3	79	0.3%	11

SUBMARKET RENT

No.	Submarket	Market Rent		12 Month Market Rent		QTD Annualized Market Rent	
		Per SF	Rank	Growth	Rank	Growth	Rank
1	Arapahoe Rd	\$17.51	5	4.8%	24	4.3%	27
2	Aurora	\$16.02	11	4.8%	27	5.4%	16
3	Broomfield County	\$13.39	24	6.0%	13	5.8%	14
4	Cent E I-70/Montbello	\$8.87	39	7.8%	3	8.5%	3
5	Centennial	\$14.74	18	6.6%	9	7.3%	8
6	Clear Creek County	\$17.97	3	3.5%	39	5.5%	15
7	Commerce City	\$12.30	30	6.1%	11	6.1%	12
8	Denver Tech Center	\$19.70	1	30.1%	1	55.4%	1
9	DIA	\$12.20	32	6.9%	7	7.1%	9
10	East Hampden	\$16.10	9	4.6%	31	5.0%	21
11	East I-70/270	\$10.46	36	7.3%	4	7.5%	7
12	Elbert County	\$13.50	23	4.4%	37	3.9%	35
13	Gilpin County	\$15.06	17	4.8%	28	4.2%	31
14	Glendale	\$14.56	21	5.2%	18	5.0%	22
15	Greenwood Village	\$17.29	6	4.6%	33	3.7%	39
16	Highlands Ranch	\$17.23	8	4.8%	25	4.6%	26
17	Inverness	\$15.66	12	4.9%	23	4.0%	34
18	Lakewood	\$15.26	16	4.7%	29	4.3%	29
19	Lower Central	\$12.11	33	5.9%	14	6.1%	11
20	Lower North Central	\$13.39	25	4.6%	32	4.2%	30
21	Lower South Central	\$13.04	26	5.3%	17	5.1%	20
22	Meridian	\$18.89	2	4.4%	36	3.8%	37
23	Mid Central	\$14.15	22	5.1%	19	4.7%	24
24	Mid South Central	\$14.60	20	5.0%	21	4.6%	25
25	North Denver	\$12.77	29	6.7%	8	6.7%	10
26	Northwest Denver	\$12.79	27	6.0%	12	5.9%	13
27	Outlying Adams Cnty	\$11.18	35	7.2%	5	7.5%	6
28	Outlying Arapahoe Cty	\$12.08	34	4.5%	34	3.8%	38
29	Outlying Douglas Cnty	\$17.24	7	4.5%	35	3.8%	36
30	Park County	\$15.43	14	4.6%	30	4.1%	32
31	Parker/Castle Rock	\$17.73	4	4.8%	26	4.3%	28
32	Quebec St	\$10.31	37	7.1%	6	7.5%	5
33	Southeast C-470	\$16.10	10	6.3%	10	7.9%	4
34	Southwest C-470	\$15.49	13	5.1%	20	5.3%	17
35	SW DIA/Pena Blvd	\$9.43	38	8.4%	2	9.0%	2
36	Upper Central	\$14.66	19	4.4%	38	4.1%	33
37	Upper North Central	\$12.24	31	5.8%	15	5.1%	19
38	Upper South Central	\$12.78	28	4.9%	22	4.9%	23
39	West Denver	\$15.39	15	5.3%	16	5.2%	18

SUBMARKET VACANCY & NET ABSORPTION

No.	Submarket	Vacancy			12 Month Absorption			
		SF	Percent	Rank	SF	% of Inv	Rank	Construc. Ratio
1	Arapahoe Rd	-	-	-	0	0%	-	-
2	Aurora	92,761	3.5%	10	3,834	0.1%	15	-
3	Broomfield County	634,012	10.6%	29	(103,516)	-1.7%	36	-
4	Cent E I-70/Montbello	750,898	4.1%	14	252,607	1.4%	5	-
5	Centennial	2,095,618	14.8%	31	283,160	2.0%	4	2.5
6	Clear Creek County	5,968	4.3%	15	2,565	1.8%	16	3.3
7	Commerce City	197,394	1.5%	1	150,520	1.1%	7	1.0
8	Denver Tech Center	3,613	14.2%	30	(3,613)	-14.2%	25	-
9	DIA	2,748,667	16.8%	32	866,476	5.3%	2	1.5
10	East Hampden	10,025	5.9%	20	(9,928)	-5.8%	26	-
11	East I-70/270	1,105,958	5.5%	19	181,850	0.9%	6	-
12	Elbert County	3,200	1.7%	3	0	0%	-	-
13	Gilpin County	-	-	-	0	0%	-	-
14	Glendale	96,983	3.6%	11	14,191	0.5%	14	-
15	Greenwood Village	-	-	-	0	0%	-	-
16	Highlands Ranch	82,927	4.6%	17	29,828	1.7%	12	-
17	Inverness	174,789	7.2%	23	36,198	1.5%	10	-
18	Lakewood	-	-	-	0	0%	-	-
19	Lower Central	218,958	2.7%	8	(14,737)	-0.2%	27	-
20	Lower North Central	803,020	9.1%	26	(77,129)	-0.9%	33	-
21	Lower South Central	194,024	2.1%	4	(74,358)	-0.8%	32	-
22	Meridian	12,815	1.6%	2	16,462	2.0%	13	1.3
23	Mid Central	157,930	3.7%	12	(72,270)	-1.7%	31	-
24	Mid South Central	31,248	2.3%	5	(15,044)	-1.1%	28	-
25	North Denver	1,207,288	9.5%	28	(58,123)	-0.5%	30	-
26	Northwest Denver	1,405,424	8.2%	25	438,993	2.6%	3	1.1
27	Outlying Adams Cnty	-	-	-	0	0%	-	-
28	Outlying Arapahoe Cty	268,634	31.6%	33	(268,634)	-31.6%	39	-
29	Outlying Douglas Cnty	-	-	-	0	0%	-	-
30	Park County	8,130	7.8%	24	(50)	0%	24	-
31	Parker/Castle Rock	46,584	2.5%	6	141,928	7.5%	8	1.3
32	Quebec St	323,989	2.8%	9	66,643	0.6%	9	-
33	Southeast C-470	90,592	5.0%	18	(45,963)	-2.5%	29	-
34	Southwest C-470	439,818	3.7%	13	(88,842)	-0.8%	35	-
35	SW DIA/Pena Blvd	3,337,220	6.9%	22	1,318,248	2.7%	1	1.6
36	Upper Central	42,403	9.4%	27	30,011	6.7%	11	2.0
37	Upper North Central	645,065	6.5%	21	(81,380)	-0.8%	34	-
38	Upper South Central	218,070	4.6%	16	(151,016)	-3.2%	37	-
39	West Denver	646,115	2.6%	7	(246,018)	-1.0%	38	-

OVERALL SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2027	300,848,983	3,774,582	1.3%	4,102,419	1.4%	0.9
2026	297,074,401	3,927,583	1.3%	4,379,782	1.5%	0.9
2025	293,146,818	4,330,521	1.5%	5,318,354	1.8%	0.8
2024	288,816,297	7,271,886	2.6%	6,128,826	2.1%	1.2
2023	281,544,411	8,386,625	3.1%	4,655,193	1.7%	1.8
YTD	277,520,398	4,362,612	1.6%	1,872,255	0.7%	2.3
2022	273,157,786	8,146,323	3.1%	6,662,022	2.4%	1.2
2021	265,011,463	7,884,313	3.1%	9,060,068	3.4%	0.9
2020	257,127,150	4,506,782	1.8%	2,066,935	0.8%	2.2
2019	252,620,368	6,914,468	2.8%	2,757,946	1.1%	2.5
2018	245,705,900	3,140,249	1.3%	3,699,730	1.5%	0.8
2017	242,565,651	4,942,621	2.1%	4,105,118	1.7%	1.2
2016	237,623,030	3,715,464	1.6%	2,238,262	0.9%	1.7
2015	233,907,566	1,794,356	0.8%	3,105,440	1.3%	0.6
2014	232,113,210	2,392,891	1.0%	5,113,289	2.2%	0.5
2013	229,720,319	(2,035,852)	-0.9%	2,882,880	1.3%	-
2012	231,756,171	372,468	0.2%	2,538,230	1.1%	0.1
2011	231,383,703	(292,884)	-0.1%	(727,241)	-0.3%	-

SPECIALIZED INDUSTRIAL SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2027	53,266,311	109,121	0.2%	207,331	0.4%	0.5
2026	53,157,190	119,294	0.2%	133,841	0.3%	0.9
2025	53,037,896	117,992	0.2%	231,921	0.4%	0.5
2024	52,919,904	1,169,298	2.3%	191,104	0.4%	6.1
2023	51,750,606	(30,373)	-0.1%	(321,528)	-0.6%	-
YTD	51,780,979	0	0%	(204,387)	-0.4%	-
2022	51,780,979	13,469	0%	(441,228)	-0.9%	-
2021	51,767,510	240,046	0.5%	392,845	0.8%	0.6
2020	51,527,464	256,839	0.5%	411,041	0.8%	0.6
2019	51,270,625	748,796	1.5%	(85,027)	-0.2%	-
2018	50,521,829	380,000	0.8%	392,877	0.8%	1.0
2017	50,141,829	(59,922)	-0.1%	(483,662)	-1.0%	-
2016	50,201,751	(128,553)	-0.3%	193,043	0.4%	-
2015	50,330,304	15,213	0%	181,130	0.4%	0.1
2014	50,315,091	(306,649)	-0.6%	(44,383)	-0.1%	-
2013	50,621,740	(2,618,010)	-4.9%	(856,684)	-1.7%	-
2012	53,239,750	58,175	0.1%	292,162	0.5%	0.2
2011	53,181,575	30,789	0.1%	(451,801)	-0.8%	-

LOGISTICS SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2027	211,252,154	3,624,049	1.7%	3,808,150	1.8%	1.0
2026	207,628,105	3,761,132	1.8%	4,271,846	2.1%	0.9
2025	203,866,973	4,165,831	2.1%	5,140,240	2.5%	0.8
2024	199,701,142	5,785,607	3.0%	5,955,962	3.0%	1.0
2023	193,915,535	8,266,832	4.5%	5,108,538	2.6%	1.6
YTD	189,894,705	4,246,002	2.3%	2,264,131	1.2%	1.9
2022	185,648,703	7,826,124	4.4%	6,771,436	3.6%	1.2
2021	177,822,579	7,767,718	4.6%	8,289,326	4.7%	0.9
2020	170,054,861	3,831,495	2.3%	2,148,596	1.3%	1.8
2019	166,223,366	5,664,866	3.5%	2,460,491	1.5%	2.3
2018	160,558,500	2,406,814	1.5%	2,637,640	1.6%	0.9
2017	158,151,686	4,586,389	3.0%	4,238,942	2.7%	1.1
2016	153,565,297	3,815,972	2.5%	1,995,434	1.3%	1.9
2015	149,749,325	1,323,423	0.9%	1,931,677	1.3%	0.7
2014	148,425,902	2,174,871	1.5%	3,979,905	2.7%	0.5
2013	146,251,031	305,495	0.2%	2,907,797	2.0%	0.1
2012	145,945,536	151,796	0.1%	1,607,696	1.1%	0.1
2011	145,793,740	(323,304)	-0.2%	(618,977)	-0.4%	-

FLEX SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2027	36,330,518	41,412	0.1%	86,938	0.2%	0.5
2026	36,289,106	47,157	0.1%	(25,905)	-0.1%	-
2025	36,241,949	46,698	0.1%	(53,807)	-0.1%	-
2024	36,195,251	316,981	0.9%	(18,240)	-0.1%	-
2023	35,878,270	150,166	0.4%	(131,817)	-0.4%	-
YTD	35,844,714	116,610	0.3%	(187,489)	-0.5%	-
2022	35,728,104	306,730	0.9%	331,814	0.9%	0.9
2021	35,421,374	(123,451)	-0.3%	377,897	1.1%	-
2020	35,544,825	418,448	1.2%	(492,702)	-1.4%	-
2019	35,126,377	500,806	1.4%	382,482	1.1%	1.3
2018	34,625,571	353,435	1.0%	669,213	1.9%	0.5
2017	34,272,136	416,154	1.2%	349,838	1.0%	1.2
2016	33,855,982	28,045	0.1%	49,785	0.1%	0.6
2015	33,827,937	455,720	1.4%	992,633	2.9%	0.5
2014	33,372,217	524,669	1.6%	1,177,767	3.5%	0.4
2013	32,847,548	276,663	0.8%	831,767	2.5%	0.3
2012	32,570,885	162,497	0.5%	638,372	2.0%	0.3
2011	32,408,388	(369)	0%	343,537	1.1%	-

OVERALL RENT & VACANCY

Year	Market Rent				Vacancy		
	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2027	\$14.22	237	3.8%	21.6%	18,830,013	6.3%	-0.2%
2026	\$13.71	228	4.5%	17.2%	19,143,327	6.4%	-0.2%
2025	\$13.12	219	3.9%	12.1%	19,581,365	6.7%	-0.4%
2024	\$12.63	210	2.4%	7.9%	20,555,583	7.1%	0.2%
2023	\$12.33	205	5.3%	5.3%	19,399,032	6.9%	1.2%
YTD	\$12.23	204	6.3%	4.5%	18,089,882	6.5%	0.8%
2022	\$11.70	195	7.9%	0%	15,665,525	5.7%	0.4%
2021	\$10.84	181	6.8%	-7.3%	14,181,224	5.4%	-0.6%
2020	\$10.16	169	3.9%	-13.2%	15,356,959	6.0%	0.9%
2019	\$9.77	163	5.1%	-16.5%	12,917,132	5.1%	1.5%
2018	\$9.30	155	6.7%	-20.6%	8,759,310	3.6%	-0.3%
2017	\$8.71	145	6.9%	-25.5%	9,471,552	3.9%	0.3%
2016	\$8.15	136	7.0%	-30.3%	8,630,177	3.6%	0.6%
2015	\$7.62	127	8.2%	-34.9%	7,152,647	3.1%	-0.6%
2014	\$7.05	117	8.4%	-39.8%	8,463,731	3.6%	-1.2%
2013	\$6.50	108	5.9%	-44.4%	11,179,534	4.9%	-2.1%
2012	\$6.14	102	3.6%	-47.6%	16,035,091	6.9%	-1.0%
2011	\$5.92	99	1.7%	-49.4%	18,267,353	7.9%	0.2%

SPECIALIZED INDUSTRIAL RENT & VACANCY

Year	Market Rent				Vacancy		
	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2027	\$15.33	254	3.8%	20.7%	3,226,371	6.1%	-0.2%
2026	\$14.76	245	4.6%	16.2%	3,322,165	6.2%	0%
2025	\$14.12	234	4.0%	11.2%	3,334,298	6.3%	-0.2%
2024	\$13.57	225	2.6%	6.8%	3,445,665	6.5%	1.7%
2023	\$13.23	219	4.2%	4.2%	2,464,912	4.8%	0.6%
YTD	\$13.13	218	4.9%	3.4%	2,377,818	4.6%	0.4%
2022	\$12.70	211	6.9%	0%	2,173,431	4.2%	0.9%
2021	\$11.88	197	7.3%	-6.5%	1,718,734	3.3%	-0.3%
2020	\$11.07	184	4.2%	-12.9%	1,871,533	3.6%	-0.3%
2019	\$10.62	176	5.2%	-16.4%	2,025,735	4.0%	1.6%
2018	\$10.10	168	7.7%	-20.5%	1,191,912	2.4%	0%
2017	\$9.38	156	8.0%	-26.2%	1,204,789	2.4%	0.9%
2016	\$8.68	144	7.1%	-31.7%	777,177	1.5%	-0.6%
2015	\$8.11	135	9.2%	-36.2%	1,098,773	2.2%	-0.3%
2014	\$7.43	123	7.9%	-41.5%	1,264,690	2.5%	-0.5%
2013	\$6.88	114	6.1%	-45.8%	1,526,956	3.0%	-3.2%
2012	\$6.49	108	4.3%	-48.9%	3,288,282	6.2%	-0.4%
2011	\$6.22	103	2.5%	-51.0%	3,522,269	6.6%	0.9%

LOGISTICS RENT & VACANCY

Year	Market Rent				Vacancy		
	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2027	\$13.02	242	3.7%	22.2%	12,858,433	6.1%	-0.2%
2026	\$12.55	233	4.5%	17.8%	13,032,886	6.3%	-0.4%
2025	\$12.02	223	3.9%	12.7%	13,534,104	6.6%	-0.6%
2024	\$11.57	215	2.4%	8.5%	14,499,475	7.3%	-0.3%
2023	\$11.29	210	6.0%	6.0%	14,661,319	7.6%	1.4%
YTD	\$11.21	208	7.3%	5.1%	13,417,526	7.1%	0.9%
2022	\$10.66	198	8.7%	0%	11,501,655	6.2%	0.3%
2021	\$9.81	182	6.4%	-8.0%	10,446,967	5.9%	-0.6%
2020	\$9.21	171	4.0%	-13.5%	10,968,555	6.5%	0.9%
2019	\$8.86	165	5.3%	-16.8%	9,285,676	5.6%	1.8%
2018	\$8.42	157	6.7%	-21.0%	6,080,001	3.8%	-0.3%
2017	\$7.89	147	6.9%	-26.0%	6,463,588	4.1%	0.1%
2016	\$7.38	137	7.0%	-30.8%	6,116,141	4.0%	1.1%
2015	\$6.90	128	8.5%	-35.3%	4,295,275	2.9%	-0.4%
2014	\$6.36	118	9.3%	-40.3%	4,903,529	3.3%	-1.3%
2013	\$5.82	108	6.4%	-45.4%	6,708,214	4.6%	-1.7%
2012	\$5.47	102	3.7%	-48.7%	9,247,341	6.3%	-1.1%
2011	\$5.27	98	2.1%	-50.5%	10,769,741	7.4%	0.2%

FLEX RENT & VACANCY

Year	Market Rent				Vacancy		
	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2027	\$19.22	204	3.7%	20.3%	2,745,209	7.6%	-0.1%
2026	\$18.54	197	4.4%	16.0%	2,788,276	7.7%	0.2%
2025	\$17.75	189	3.9%	11.1%	2,712,963	7.5%	0.3%
2024	\$17.08	181	2.5%	6.9%	2,610,443	7.2%	0.9%
2023	\$16.67	177	4.3%	4.3%	2,272,801	6.3%	0.8%
YTD	\$16.54	176	4.7%	3.6%	2,294,538	6.4%	0.8%
2022	\$15.97	170	6.4%	0%	1,990,439	5.6%	-0.1%
2021	\$15.01	159	7.2%	-6.1%	2,015,523	5.7%	-1.4%
2020	\$14	149	3.6%	-12.4%	2,516,871	7.1%	2.5%
2019	\$13.52	144	4.3%	-15.4%	1,605,721	4.6%	0.3%
2018	\$12.96	138	5.5%	-18.8%	1,487,397	4.3%	-1.0%
2017	\$12.29	131	5.8%	-23.1%	1,803,175	5.3%	0.1%
2016	\$11.62	123	6.9%	-27.2%	1,736,859	5.1%	-0.1%
2015	\$10.88	116	6.0%	-31.9%	1,758,599	5.2%	-1.7%
2014	\$10.26	109	5.8%	-35.8%	2,295,512	6.9%	-2.1%
2013	\$9.69	103	4.3%	-39.3%	2,944,364	9.0%	-1.8%
2012	\$9.29	99	2.7%	-41.8%	3,499,468	10.7%	-1.5%
2011	\$9.05	96	-0.1%	-43.3%	3,975,343	12.3%	-1.1%

OVERALL SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2027	-	-	-	-	-	-	\$215.09	358	6.7%
2026	-	-	-	-	-	-	\$201.12	335	6.8%
2025	-	-	-	-	-	-	\$184.17	307	7.1%
2024	-	-	-	-	-	-	\$173.56	289	7.2%
2023	-	-	-	-	-	-	\$176.81	294	7.0%
YTD	242	\$642.7M	1.6%	\$3,570,525	\$171.63	6.0%	\$183.94	306	6.7%
2022	499	\$2B	5.1%	\$5,040,119	\$169.50	6.3%	\$184.25	307	6.3%
2021	636	\$2.3B	6.2%	\$4,679,933	\$166.31	6.5%	\$176.88	295	5.9%
2020	536	\$1.7B	5.9%	\$4,308,112	\$139.99	7.2%	\$144.70	241	6.5%
2019	526	\$1.8B	7.3%	\$4,450,830	\$133.72	7.0%	\$129.21	215	6.8%
2018	586	\$1.5B	8.0%	\$3,973,886	\$105.66	7.4%	\$119.41	199	6.9%
2017	595	\$1.2B	5.6%	\$2,813,993	\$108.66	7.2%	\$107.72	179	7.0%
2016	509	\$1.2B	5.7%	\$2,803,938	\$100.19	7.6%	\$103.13	172	6.7%
2015	504	\$895.4M	5.9%	\$2,142,207	\$76.50	7.9%	\$96.89	161	6.8%
2014	682	\$1.1B	7.8%	\$1,921,604	\$66.13	8.1%	\$84.60	141	7.3%
2013	477	\$641.7M	5.3%	\$1,608,207	\$59.29	8.3%	\$74.84	125	7.6%
2012	413	\$556.2M	4.5%	\$1,829,696	\$60.11	8.0%	\$68.96	115	8.0%

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(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

SPECIALIZED INDUSTRIAL SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2027	-	-	-	-	-	-	\$198.75	376	6.6%
2026	-	-	-	-	-	-	\$185.60	352	6.8%
2025	-	-	-	-	-	-	\$169.68	321	7.0%
2024	-	-	-	-	-	-	\$159.71	303	7.2%
2023	-	-	-	-	-	-	\$162.74	308	6.9%
YTD	39	\$117.4M	1.8%	\$4,046,817	\$167.55	6.1%	\$169.51	321	6.6%
2022	80	\$392.7M	6.5%	\$5,949,536	\$167.52	6.1%	\$169.56	321	6.3%
2021	102	\$396.4M	6.1%	\$5,215,399	\$154.03	6.0%	\$163.62	310	5.8%
2020	85	\$275.8M	4.4%	\$4,243,336	\$139.58	6.2%	\$130.03	246	6.4%
2019	71	\$330.2M	6.2%	\$5,413,360	\$115.44	6.5%	\$115.04	218	6.8%
2018	85	\$188.7M	5.1%	\$3,253,873	\$94.57	7.2%	\$105.93	201	6.9%
2017	76	\$131.2M	3.4%	\$2,224,016	\$101.33	7.6%	\$94.42	179	7.0%
2016	73	\$164.4M	4.3%	\$2,739,983	\$82.50	9.2%	\$89.45	169	6.8%
2015	76	\$169.2M	5.5%	\$2,602,476	\$68.37	7.7%	\$83.46	158	6.9%
2014	111	\$228.9M	7.4%	\$2,409,764	\$67.33	8.5%	\$73.32	139	7.3%
2013	81	\$90.8M	5.0%	\$1,244,129	\$42.07	8.3%	\$64.11	121	7.8%
2012	54	\$94.6M	5.6%	\$2,426,803	\$34.62	8.1%	\$58.81	111	8.1%

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LOGISTICS SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2027	-	-	-	-	-	-	\$213.48	366	6.6%
2026	-	-	-	-	-	-	\$199.59	343	6.8%
2025	-	-	-	-	-	-	\$182.72	314	7.1%
2024	-	-	-	-	-	-	\$172.21	296	7.2%
2023	-	-	-	-	-	-	\$175.50	301	6.9%
YTD	161	\$474.7M	1.7%	\$4,164,200	\$172.25	6.9%	\$182.62	313	6.6%
2022	332	\$1.4B	5.0%	\$5,428,341	\$167.58	6.0%	\$182.64	313	6.3%
2021	403	\$1.7B	6.4%	\$5,231,039	\$169.79	6.8%	\$174.94	300	5.9%
2020	334	\$1.2B	5.9%	\$4,682,331	\$137.99	7.9%	\$142.80	245	6.4%
2019	345	\$1.2B	7.2%	\$4,561,224	\$132.67	7.0%	\$127.16	218	6.8%
2018	366	\$1B	9.3%	\$4,604,128	\$101.99	7.1%	\$117.36	201	6.8%
2017	351	\$804.7M	5.3%	\$3,095,130	\$109.25	7.1%	\$105.61	181	7.0%
2016	324	\$719.2M	6.0%	\$2,724,272	\$90.80	7.0%	\$101.17	174	6.7%
2015	312	\$532.5M	6.2%	\$2,147,134	\$71.53	8.1%	\$95.27	163	6.7%
2014	415	\$664.6M	8.0%	\$1,983,873	\$63.14	7.9%	\$82.91	142	7.2%
2013	283	\$395.1M	4.9%	\$1,695,598	\$59.80	8.4%	\$73.29	126	7.6%
2012	276	\$274.5M	3.8%	\$1,358,910	\$55.84	7.8%	\$67.43	116	7.9%

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FLEX SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2027	-	-	-	-	-	-	\$247.84	308	7.0%
2026	-	-	-	-	-	-	\$232.26	289	7.2%
2025	-	-	-	-	-	-	\$213.28	265	7.4%
2024	-	-	-	-	-	-	\$201.23	250	7.6%
2023	-	-	-	-	-	-	\$204.57	254	7.3%
YTD	42	\$50.6M	0.9%	\$1,368,054	\$175.56	4.4%	\$212.28	264	7.0%
2022	87	\$220.9M	3.8%	\$2,906,908	\$187.40	6.7%	\$214.52	266	6.6%
2021	131	\$253.4M	5.2%	\$2,509,104	\$164.31	6.6%	\$206.95	257	6.2%
2020	117	\$321.4M	7.8%	\$3,383,401	\$148.02	6.7%	\$176.54	219	6.6%
2019	110	\$273.2M	9.2%	\$3,372,973	\$172.68	7.0%	\$161.17	200	6.9%
2018	135	\$240.5M	6.1%	\$2,795,930	\$140.65	8.0%	\$150.46	187	6.9%
2017	168	\$234.7M	10.3%	\$2,419,280	\$111.08	7.3%	\$138.78	172	7.0%
2016	112	\$277.2M	6.5%	\$3,080,261	\$165.70	8.2%	\$133.97	166	6.7%
2015	116	\$193.8M	5.5%	\$1,845,643	\$108.44	6.8%	\$125.46	156	6.7%
2014	156	\$162.2M	7.0%	\$1,362,816	\$79.54	8.2%	\$110.39	137	7.2%
2013	113	\$155.8M	7.6%	\$1,675,041	\$75.71	8.1%	\$99.03	123	7.6%
2012	83	\$187.1M	5.9%	\$2,969,560	\$116.69	9.0%	\$92.20	115	7.8%

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