

The CoStar Industrial Report

Year - End 2015

Denver Industrial Market



CoStarTM
The knowledge market

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Methodology

The CoStar Industrial Report calculates Industrial statistics using CoStar Group's base of existing, under construction and under renovation Industrial buildings in each given metropolitan area. All Industrial building types are included, including warehouse, flex/research & development, distribution, manufacturing, industrial showroom, and service buildings, in both single-tenant and multi-tenant buildings, including owner-occupied buildings. CoStar Group's national database includes approximately 80.7 billion square feet of coverage in 3.5 million properties. All rental rates reported in the CoStar Industrial Report are calculated using the quoted rental rate for each property. The quoted rental rate is exclusive of the expense pass through associated with the rent.

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Terms & Definitions

Availability Rate: The ratio of available space to total rentable space, calculated by dividing the total available square feet by the total rentable square feet.

Available Space: The total amount of space that is currently being marketed as available for lease in a given time period. It includes any space that is available, regardless of whether the space is vacant, occupied, available for sublease, or available at a future date.

Build-to-Suit: A term describing a particular property, developed specifically for a certain tenant to occupy, with structural features, systems, or improvement work designed specifically for the needs of that tenant. A build-to-suit can be leased or owned by the tenant. In a leased build-to-suit, a tenant will usually have a long term lease on the space.

Buyer: The individual, group, company, or entity that has purchased a commercial real estate asset.

Cap Rate: Short for capitalization rate. The Cap Rate is a calculation that reflects the relationship between one year's net operating income and the current market value of a particular property. The Cap Rate is calculated by dividing the annual net operating income by the sales price (or asking sales price).

CBD: Abbreviation for Central Business District. (See also: Central Business District)

Central Business District: The designations of Central Business District (CBD) and Suburban refer to a particular geographic area within a metropolitan statistical area (MSA) describing the level of real estate development found there. The CBD is characterized by a high density, well organized core within the largest city of a given MSA.

Class A: A classification used to describe buildings that generally qualify as extremely desirable investment-grade properties and command the highest rents or sale prices compared to other buildings in the same market. Such buildings are well located and provide efficient tenant layouts as well as high quality, and in some buildings, one-of-a-kind floor plans. They can be an architectural or historical landmark designed by prominent architects. These buildings contain a modern mechanical system, and have above-average maintenance and management as well as the best quality materials and workmanship in their trim and interior fittings. They are generally the most attractive and eagerly sought by investors willing to pay a premium for quality.

Class B: A classification used to describe buildings that generally qualify as a more speculative investment, and as such, command lower rents or sale prices compared to Class A properties. Such buildings offer utilitarian space without special attractions, and have ordinary design, if new or fairly new; good to excellent design if an older non-landmark building. These buildings typically have average to good maintenance, management and tenants. They are less appealing to tenants than Class A properties, and may be deficient in a number of respects including floor plans, condition and facilities. They lack prestige and must depend chiefly on a lower price to attract tenants and investors.

Class C: A classification used to describe buildings that generally qualify as no-frills, older buildings that offer basic space and command lower rents or sale prices compared to other buildings in the same market. Such buildings typically have below-average maintenance and management, and could have mixed or low tenant prestige, inferior elevators, and/or mechanical/electrical systems. These buildings lack prestige and must depend chiefly on a lower price to attract tenants and investors.

Construction Starts: Buildings that began construction during a specific period of time. (See also: Deliveries)

Contiguous Blocks of Space: Space within a building that is, or is able to be joined together into a single contiguous space.

Deliveries: Buildings that complete construction during a specified period of time. In order for space to be considered delivered, a certi-

cate of occupancy must have been issued for the property.

Delivery Date: The date a building completes construction and receives a certificate of occupancy.

Developer: The company, entity or individual that transforms raw land to improved property by use of labor, capital and entrepreneurial efforts.

Direct Space: Space that is being offered for lease directly from the landlord or owner of a building, as opposed to space being offered in a building by another tenant (or broker of a tenant) trying to sublet a space that has already been leased.

Existing Inventory: The square footage of buildings that have received a certificate of occupancy and are able to be occupied by tenants. It does not include space in buildings that are either planned, under construction or under renovation.

Flex Building: A type of building designed to be versatile, which may be used in combination with office (corporate headquarters), research and development, quasi-retail sales, and including but not limited to industrial, warehouse, and distribution uses. A typical flex building will be one or two stories with at least half of the rentable area being used as office space, have ceiling heights of 16 feet or less, and have some type of drive-in door, even though the door may be glassed in or sealed off.

Full Service Rental Rate: Rental rates that include all operating expenses such as utilities, electricity, janitorial services, taxes and insurance.

Gross Absorption: The total change in occupied space over a given period of time, counting space that is occupied but not space that is vacated by tenants. Gross absorption differs from leasing activity, which is the sum of all space leased over a certain period of time. Unless otherwise noted Gross Absorption includes direct and sublease space.

Growth in Inventory: The change in size of the existing square footage in a given area over a given period of time, generally due to the construction of new buildings.

Industrial Building: A type of building adapted for such uses as the assemblage, processing, and/or manufacturing of products from raw materials or fabricated parts. Additional uses include warehousing, distribution, and maintenance facilities. The primary purpose of the space is for storing, producing, assembling, or distributing product.

Landlord Rep: (Landlord Representative) In a typical lease transaction between an owner/landlord and tenant, the broker that represents the interests of the owner/landlord is referred to as the Landlord Rep.

Leased Space: All the space that has a financial lease obligation. It includes all leased space, regardless of whether the space is currently occupied by a tenant. Leased space also includes space being offered for sublease.

Leasing Activity: The volume of square footage that is committed to and signed under a lease obligation for a specific building or market in a given period of time. It includes direct leases, subleases and renewals of existing leases. It also includes any pre-leasing activity in planned, under construction, or under renovation buildings.

Market: Geographic boundaries that serve to delineate core areas that are competitive with each other and constitute a generally accepted primary competitive set of areas. Markets are building-type specific, and are non-overlapping contiguous geographic designations having a cumulative sum that matches the boundaries of the entire Region (See also: Region). Markets can be further subdivided into Submarkets. (See also: Submarkets)

Multi-Tenant: Buildings that house more than one tenant at a given time. Usually, multi-tenant buildings were designed and built to accommodate many different floor plans and designs for different

tenant needs. (See also: Tenancy).

Net Absorption: The net change in occupied space over a given period of time. Unless otherwise noted Net Absorption includes direct and sublease space.

Net Rental Rate: A rental rate that excludes certain expenses that a tenant could incur in occupying office space. Such expenses are expected to be paid directly by the tenant and may include janitorial costs, electricity, utilities, taxes, insurance and other related costs.

New Space: Sometimes called first generation space, refers to space that has never been occupied and/or leased by a tenant.

Occupied Space: Space that is physically occupied by a tenant. It does not include leased space that is not currently occupied by a tenant.

Office Building: A type of commercial building used exclusively or primarily for office use (business), as opposed to manufacturing, warehousing, or other uses. Office buildings may sometimes have other associated uses within part of the building, i.e., retail sales, financial, or restaurant, usually on the ground floor.

Owner: The company, entity, or individual that holds title on a given building or property.

Planned/Proposed: The status of a building that has been announced for future development but not yet started construction.

Preleased Space: The amount of space in a building that has been leased prior to its construction completion date, or certificate of occupancy date.

Price/SF: Calculated by dividing the price of a building (either sales price or asking sales price) by the Rentable Building Area (RBA).

Property Manager: The company and/or person responsible for the day-to-day operations of a building, such as cleaning, trash removal, etc. The property manager also makes sure that the various systems within the building, such as the elevators, HVAC, and electrical systems, are functioning properly.

Quoted Rental Rate: The asking rate per square foot for a particular building or unit of space by a broker or property owner. Quoted rental rates may differ from the actual rates paid by tenants following the negotiation of all terms and conditions in a specific lease.

RBA: Abbreviation for Rentable Building Area. (See also: Rentable Building Area)

Region: Core areas containing a large population nucleus, that together with adjacent communities have a high degree of economic and social integration. Regions are further divided into market areas, called Markets. (See also: Markets)

Relet Space: Sometimes called second generation or direct space, refers to existing space that has previously been occupied by another tenant.

Rentable Building Area: (RBA) The total square footage of a building that can be occupied by, or assigned to a tenant for the purpose of determining a tenant's rental obligation. Generally RBA includes a percentage of common areas including all hallways, main lobbies, bathrooms, and telephone closets.

Rental Rates: The annual costs of occupancy for a particular space quoted on a per square foot basis.

Sales Price: The total dollar amount paid for a particular property at a particular point in time.

Sales Volume: The sum of sales prices for a given group of buildings in a given time period.

Seller: The individual, group, company, or entity that sells a particular commercial real estate asset.

SF: Abbreviation for Square Feet.

Single-Tenant: Buildings that are occupied, or intended to be occupied by a single tenant. (See also: Build-to-suit and Tenancy)

Sublease Space: Space that has been leased by a tenant and is being offered for lease back to the market by the tenant with the lease obligation. Sublease space is sometimes referred to as sublet space.

Submarkets: Specific geographic boundaries that serve to delineate a core group of buildings that are competitive with each other and constitute a generally accepted primary competitive set, or peer group. Submarkets are building type specific (office, industrial, retail, etc.), with distinct boundaries dependent on different factors relevant to each building type. Submarkets are non-overlapping, contiguous geographic designations having a cumulative sum that matches the boundaries of the Market they are located within (See also: Market).

Suburban: The Suburban and Central Business District (CBD) designations refer to a particular geographic area within a metropolitan statistical area (MSA). Suburban is defined as including all office inventory not located in the CBD. (See also: CBD)

Tenancy: A term used to indicate whether or not a building is occupied by multiple tenants (See also: Multi-tenant) or a single tenant. (See also: Single-tenant)

Tenant Rep: Tenant Rep stands for Tenant Representative. In a typical lease transaction between an owner/landlord and tenant, the broker that represents the interests of the tenant is referred to as a Tenant Rep.

Time On Market: A measure of how long a currently available space has been marketed for lease, regardless of whether it is vacant or occupied.

Under Construction: Buildings in a state of construction, up until they receive their certificate of occupancy. In order for CoStar to consider a building under construction, the site must have a concrete foundation in place. Abbreviated UC.

Vacancy Rate: A measurement expressed as a percentage of the total amount of physically vacant space divided by the total amount of existing inventory. Under construction space generally is not included in vacancy calculations.

Vacant Space: Space that is not currently occupied by a tenant, regardless of any lease obligation that may be on the space. Vacant space could be space that is either available or not available. For example, sublease space that is currently being paid for by a tenant but not occupied by that tenant, would be considered vacant space. Likewise, space that has been leased but not yet occupied because of finish work being done, would also be considered vacant space.

Weighted Average Rental Rate: Rental rates that are calculated by factoring in, or weighting, the square footage associated with each particular rental rate. This has the effect of causing rental rates on larger spaces to affect the average more than that of smaller spaces. The weighted average rental rate is calculated by taking the ratio of the square footage associated with the rental rate on each individual available space to the square footage associated with rental rates on all available spaces, multiplying the rental rate by that ratio, and then adding together all the resulting numbers. Unless specifically specified otherwise, rental rate averages include both Direct and Sublet available spaces.

Year Built: The year in which a building completed construction and was issued a certificate of occupancy.

YTD: Abbreviation for Year-to-Date. Describes statistics that are cumulative from the beginning of a calendar year through whatever time period is being studied.

Denver Industrial Market



Overview

Denver's Vacancy Rises to 4.4% Net Absorption Negative (459,613) SF in the Quarter

The Denver Industrial market ended the fourth quarter 2015 with a vacancy rate of 4.4%. The vacancy rate was up over the previous quarter, with net absorption totaling negative (459,613) square feet in the fourth quarter. Vacant sublease space increased in the quarter, ending the quarter at 1,288,571 square feet. Rental rates ended the fourth quarter at \$7.98, an increase over the previous quarter. A total of seven buildings delivered to the market in the quarter totaling 301,136 square feet, with 3,569,111 square feet still under construction at the end of the quarter.

Absorption

Net absorption for the overall Denver Industrial market was negative (459,613) square feet in the fourth quarter 2015. That compares to positive 893,511 square feet in the third quarter 2015, positive 833,873 square feet in the second quarter 2015, and positive 624,690 square feet in the first quarter 2015.

Tenants moving out of large blocks of space in 2015 include: HD Supply Facility moving out of (136,400) square feet at 11700 E 47th Ave, Fresca Foods moving out of (119,150) square feet at 19755 E 35th Dr, and Timberline Colorado moving out of (112,248) square feet at 9911 E 47th Ave.

Tenants moving into large blocks of space in 2015 include: HD Supply Facility moving into 261,027 square feet at 10000 E 56th Ave, Appliance Factory Outlet moving into 228,651 square feet at 321 W 84th Ave, and Fresca Foods moving into 158,000 square feet at 3700 N Windsor Dr.

The Flex building market recorded net absorption of positive 465,692 square feet in the fourth quarter 2015, compared

to positive 354,689 square feet in the third quarter 2015, positive 108,853 in the second quarter 2015, and positive 359,677 in the first quarter 2015.

The Warehouse building market recorded net absorption of negative (925,305) square feet in the fourth quarter 2015 compared to positive 538,822 square feet in the third quarter 2015, positive 725,020 in the second quarter 2015, and positive 265,013 in the first quarter 2015.

Vacancy

The Industrial vacancy rate in the Denver market area increased to 4.4% at the end of the fourth quarter 2015. The vacancy rate was 4.1% at the end of the third quarter 2015, 4.3% at the end of the second quarter 2015, and 4.4% at the end of the first quarter 2015.

Flex projects reported a vacancy rate of 9.4% at the end of the fourth quarter 2015, 10.1% at the end of the third quarter 2015, 10.8% at the end of the second quarter 2015, and 10.8% at the end of the first quarter 2015.

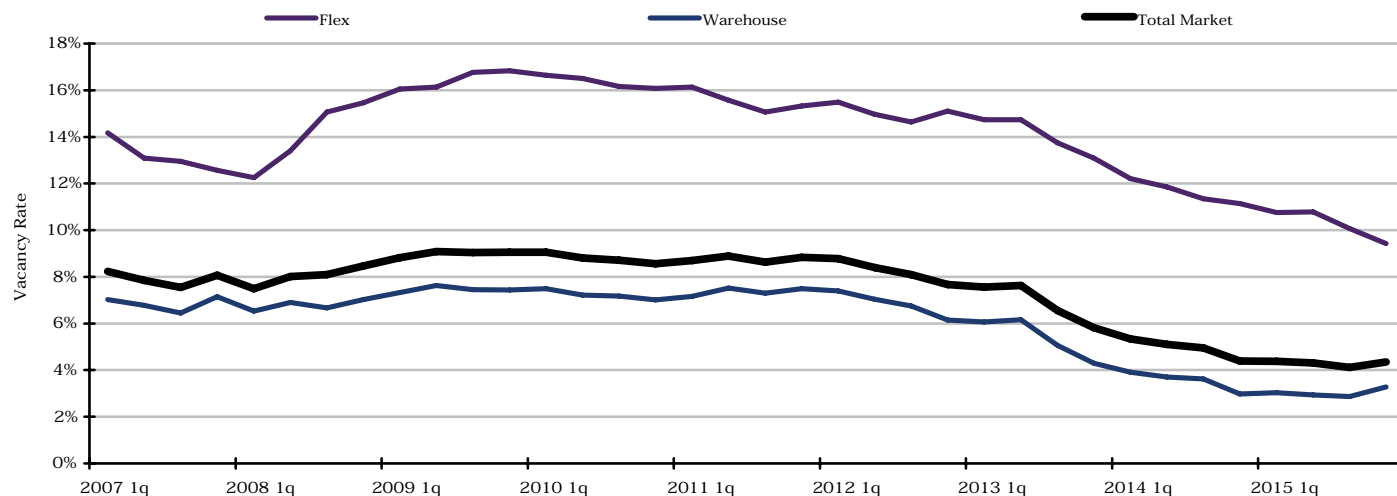
Warehouse projects reported a vacancy rate of 3.3% at the end of the fourth quarter 2015, 2.9% at the end of third quarter 2015, 2.9% at the end of the second quarter 2015, and 3.0% at the end of the first quarter 2015.

Largest Lease Signings

The largest lease signings occurring in 2015 included: the 503,000-square-foot lease signed by Beverage Distributors at 9410 E 40th Ave in the East I-70/Montbello market; the 228,651-square-foot deal signed by Appliance Factory Outlet at 321 W 84th Ave in the North Denver market; and the

Vacancy Rates by Building Type

1999-2015



Source: CoStar Property®

200,053-square-foot lease signed by OtterBox at 4185 Salazar Way in the Weld County market.

Sublease Vacancy

The amount of vacant sublease space in the Denver market increased to 1,288,571 square feet by the end of the fourth quarter 2015, from 1,094,751 square feet at the end of the third quarter 2015. There was 1,057,672 square feet vacant at the end of the second quarter 2015 and 1,041,604 square feet at the end of the first quarter 2015.

Denver's Flex projects reported vacant sublease space of 523,421 square feet at the end of fourth quarter 2015, up from the 500,933 square feet reported at the end of the third quarter 2015. There were 498,241 square feet of sublease space vacant at the end of the second quarter 2015, and 519,577 square feet at the end of the first quarter 2015.

Warehouse projects reported increased vacant sublease space from the third quarter 2015 to the fourth quarter 2015. Sublease vacancy went from 593,818 square feet to 765,150 square feet during that time. There was 559,431 square feet at the end of the second quarter 2015, and 522,027 square feet at the end of the first quarter 2015.

Rental Rates

The average quoted asking rental rate for available Industrial space was \$7.98 per square foot per year at the end of the fourth quarter 2015 in the Denver market area. This represented a 2.3% increase in quoted rental rates from the end of the third quarter 2015, when rents were reported at \$7.80 per square foot.

The average quoted rate within the Flex sector was \$10.15 per square foot at the end of the fourth quarter 2015, while Warehouse rates stood at \$7.01. At the end of the third quarter 2015, Flex rates were \$10.05 per square foot, and Warehouse rates were \$6.82.

Deliveries and Construction

During the fourth quarter 2015, seven buildings totaling 301,136 square feet were completed in the Denver market area. This compares to two buildings totaling 355,840 square feet that were completed in the third quarter 2015, seven buildings totaling 683,818 square feet completed in the second quarter 2015, and 580,308 square feet in three buildings completed in the first quarter 2015.

There were 3,569,111 square feet of Industrial space under construction at the end of the fourth quarter 2015.

Some of the notable 2015 deliveries include: 1005-10200 E 40th Ave, a 466,540-square-foot facility that delivered in second quarter 2015 and is now 42% occupied, and 10000 E 56th Ave, a 392,425-square-foot building that delivered in first quarter 2015 and is now 100% occupied.

The largest projects underway at the end of fourth quarter 2015 were 19799 E 36th Ave, a 452,400-square-foot building with 0% of its space pre-leased, and 480 E 55th Ave, a 376,598-square-foot facility that is 0% pre-leased.

Inventory

Total Industrial inventory in the Denver market area amounted to 290,508,852 square feet in 10,280 buildings as of the end of the fourth quarter 2015. The Flex sector consisted of 50,480,806 square feet in 1,759 projects. The Warehouse sector consisted of 240,028,046 square feet in 8,521 buildings. Within the Industrial market there were 1,604 owner-occupied buildings accounting for 71,715,394 square feet of Industrial space.

Sales Activity

Tallying industrial building sales of 15,000 square feet or larger, Denver industrial sales figures rose during the third quarter 2015 in terms of dollar volume compared to the second quarter of 2015.

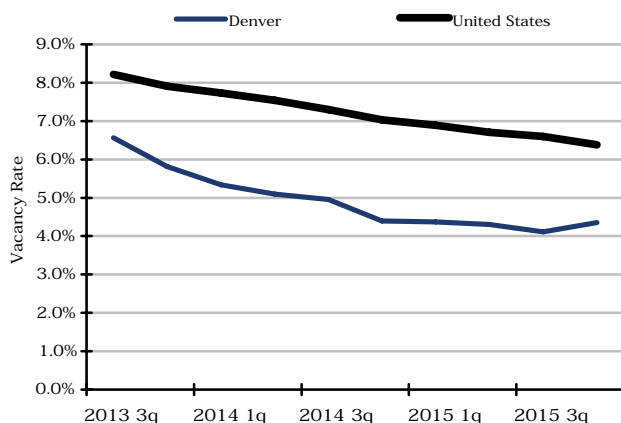
In the third quarter, 53 industrial transactions closed with a total volume of \$212,309,716. The 53 buildings totaled 3,016,873 square feet and the average price per square foot equated to \$70.37 per square foot. That compares to 55 transactions totaling \$205,856,689 in the second quarter. The total square footage was 2,703,656 for an average price per square foot of \$76.14.

Total year-to-date industrial building sales activity in 2015 is down compared to the previous year. In the first nine months of 2015, the market saw 142 industrial sales transactions with a total volume of \$570,562,435. The price per square foot has averaged \$72.79 this year. In the first nine months of 2014, the market posted 173 transactions with a total volume of \$666,970,412. The price per square foot averaged \$63.17.

Cap rates have been lower in 2015, averaging 7.70%, compared to the first nine months of last year when they averaged 8.10%.

U.S. Vacancy Comparison

Past 10 Quarters



Source: CoStar Property®

Denver Industrial Market



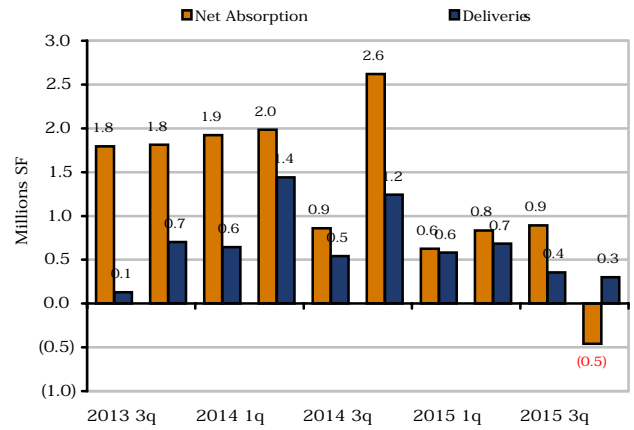
Overview

One of the largest transactions that has occurred within the last four quarters in the Denver market is the sale of 15845 E 32nd Ave in Aurora. This 691,000-square-foot industrial building sold for \$46,600,000, or \$67.44 per square foot. The property sold on 3/3/2015.

Reports compiled by: Jeff Miles, CoStar Research Manager.

Absorption & Deliveries

Past 10 Quarters



Source: CoStar Property®

CoStar Submarket Clusters & Submarkets

In analyzing metropolitan areas, CoStar has developed geographic designations to help group properties together, called Markets, Submarket Clusters and Submarkets. Markets are the equivalent of metropolitan areas, or areas containing a large population nucleus, that together with adjacent communities have a high degree of economic and social integration. Markets are then divided into Submarket Clusters, which are core areas within a metropolitan area that are known to be competitive with each other in terms of attracting and keeping tenants. Markets are then further subdivided into smaller units called Submarkets, which serve to delineate a core group of buildings that are competitive with each other and constitute a generally accepted competitive set, or peer group.

| Submarket Clusters | Submarkets | | | | |
|---------------------------|---|---------------------------------------|---|----------------------------------|--|
| Aurora Ind | Aurora Ind | | | | |
| Boulder Ind | Boulder County Ind | Boulder Ind | | | |
| Broomfield Ind | Broomfield County Ind | | | | |
| Central Ind | Lower Central Ind | Mid Central Ind | Upper Central Ind | | |
| Clear Creek County Ind | Clear Creek County Ind | | | | |
| East I-70/Montbello Ind | Cent E I-70/Montbello Ind | East I-70/270 Ind | Quebec St Ind | SW DIA/Pena Blvd Ind | |
| Elbert County Ind | Elbert County Ind | | | | |
| Fort Collins/Loveland Ind | Fort Collins/Loveland Ind | | | | |
| Gilpin County Ind | Gilpin County Ind | | | | |
| Glendale Ind | Glendale Ind | | | | |
| Longmont Ind | Longmont Ind | | | | |
| North Central Ind | Lower North Central Ind | Upper North Central Ind | | | |
| North Denver Ind | North Denver Ind | | | | |
| Northeast Denver Ind | Commerce City Ind | DIA Ind | | | |
| Northwest Denver Ind | Northwest Denver Ind | | | | |
| Park County Ind | Park County Ind | | | | |
| Parker/Castle Rock Ind | Parker/Castle Rock Ind | | | | |
| South Central Ind | Lower South Central Ind | Mid South Central Ind | Upper South Central Ind | | |
| Southeast Denver Ind | Arapahoe Rd Ind Greenwood Village Ind Southeast C-470 Ind | Centennial Ind Highlands Ranch Ind | Denver Tech Center Ind Inverness Ind | East Hampden Ind Meridian Ind | |
| Southwest Denver Ind | Lakewood Ind | Southwest C-470 Ind | | | |
| Weld County Ind | Weld County Ind | | | | |
| West Denver Ind | West Denver Ind | | | | |

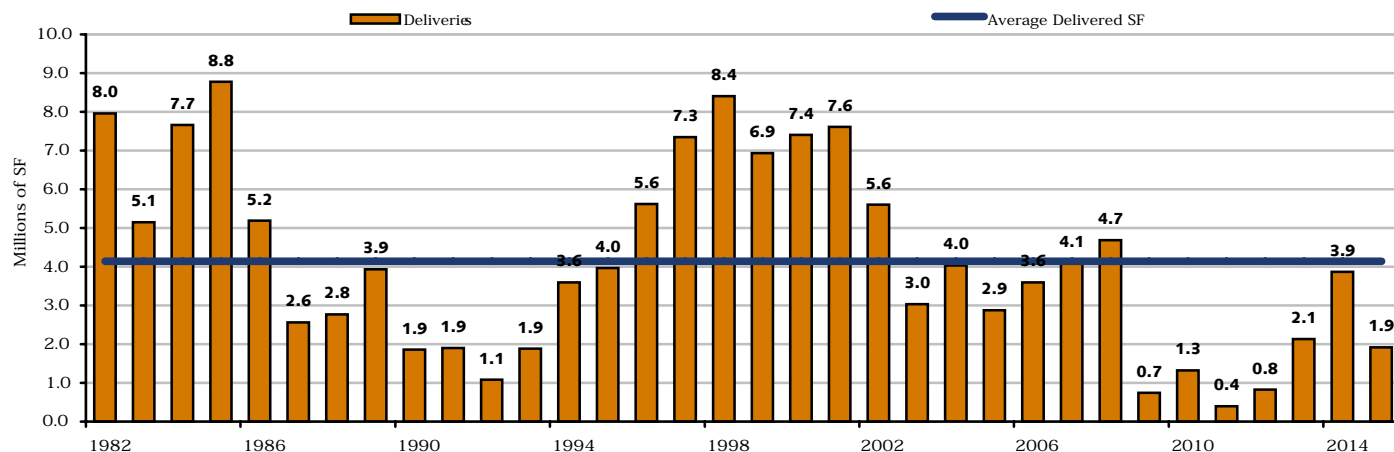
Denver Industrial Market



Inventory & development

Historical Deliveries

1982 - 2015



Source: CoStar Property® * Future deliveries based on current under construction buildings.

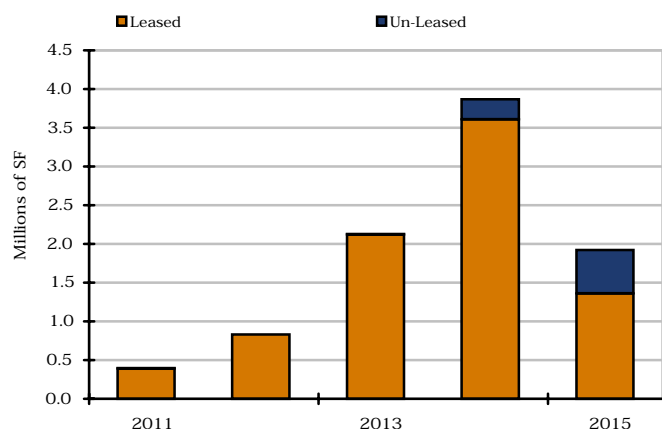
CONSTRUCTION ACTIVITY Markets Ranked by Under Construction RBA

| Market | Under Construction Inventory | | | | Average Bldg Size | |
|---------------------------|------------------------------|------------------|------------------|--------------|-------------------|----------------|
| | # Bldgs | Total RBA | Preleased SF | Preleased % | All Existing | U/C |
| East I-70/Montbello Ind | 7 | 1,772,935 | 258,964 | 14.6% | 54,504 | 253,276 |
| Northeast Denver Ind | 5 | 857,998 | 165,839 | 19.3% | 26,384 | 171,600 |
| Northwest Denver Ind | 3 | 359,677 | 238,800 | 66.4% | 26,920 | 119,892 |
| Fort Collins/Loveland Ind | 4 | 355,043 | 340,043 | 95.8% | 22,147 | 88,761 |
| Southeast Denver Ind | 2 | 104,875 | 6,000 | 5.7% | 32,732 | 52,437 |
| West Denver Ind | 2 | 39,308 | 39,308 | 100.0% | 38,188 | 19,654 |
| Southwest Denver Ind | 1 | 33,500 | 0 | 0.0% | 20,475 | 33,500 |
| North Denver Ind | 1 | 21,875 | 21,875 | 100.0% | 31,349 | 21,875 |
| Weld County Ind | 2 | 18,900 | 0 | 0.0% | 22,989 | 9,450 |
| Clear Creek County Ind | 1 | 5,000 | 5,000 | 100.0% | 15,029 | 5,000 |
| All Other | 0 | 0 | 0 | 0.0% | 20,924 | 0 |
| Totals | 28 | 3,569,111 | 1,075,829 | 30.1% | 28,260 | 127,468 |

Source: CoStar Property®

Recent Deliveries

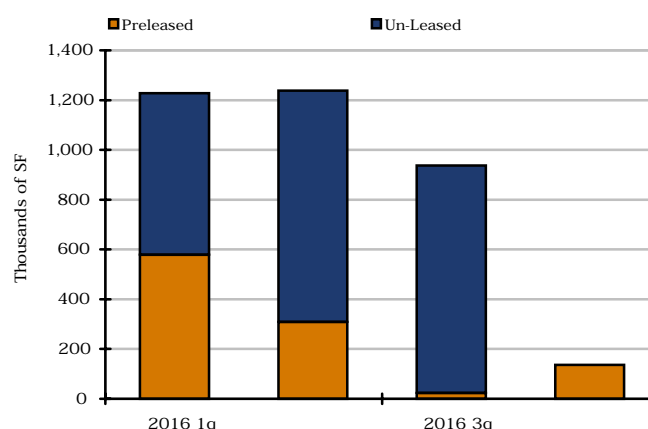
Leased & Un-Leased SF in Deliveries Since 2011



Source: CoStar Property®

Future Deliveries

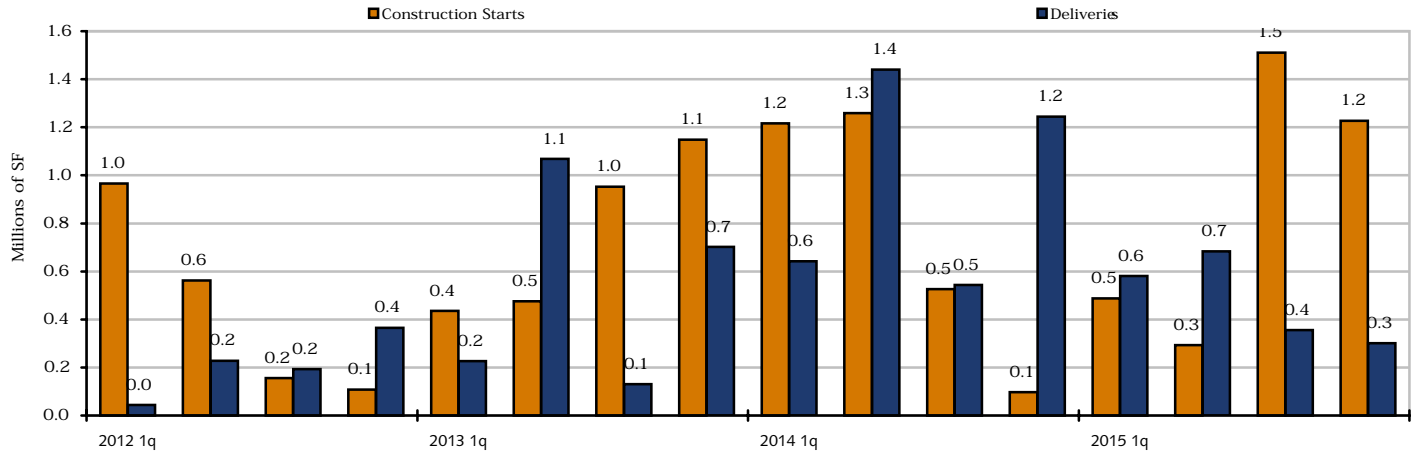
Preleased & Un-Leased SF in Properties Scheduled to Deliver



Source: CoStar Property®

Historical Construction Starts & Deliveries

Square Footage Per Quarter Starting and Completing Construction



Source: CoStar Property®

RECENT DELIVERIES BY PROJECT SIZE Breakdown of Year-to-Date Development Based on RBA of Project

| Building Size | # Bldgs | RBA | SF Leased | % Leased | Avg Rate | Single-Tenant | Multi-Tenant |
|-------------------------|---------|-----------|-----------|----------|----------|---------------|--------------|
| < 50,000 SF | 9 | 124,554 | 82,773 | 66.5% | \$14.49 | 97,354 | 27,200 |
| 50,000 SF - 99,999 SF | 6 | 453,042 | 453,042 | 100.0% | \$0.00 | 301,944 | 151,098 |
| 100,000 SF - 249,999 SF | 1 | 136,701 | 136,701 | 100.0% | \$0.00 | 0 | 136,701 |
| 250,000 SF - 499,999 SF | 3 | 1,206,805 | 685,767 | 56.8% | \$4.85 | 0 | 1,206,805 |
| >= 500,000 SF | 0 | 0 | 0 | 0.0% | \$0.00 | 0 | 0 |

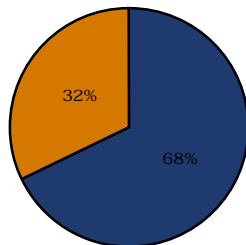
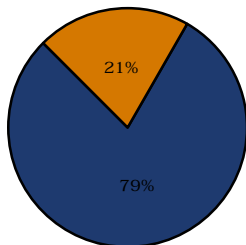
Source: CoStar Property®

Recent Development by Tenancy

Based on RBA Developed for Single & Multi-Tenant Use

2015 Deliveries

Currently Under Construction



■ Multi ■ Single

■ Multi ■ Single

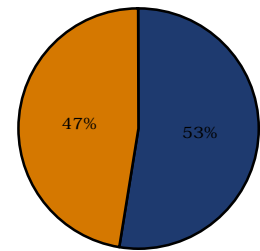
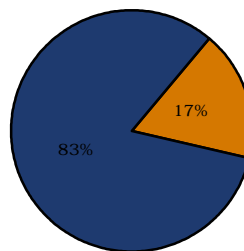
Source: CoStar Property®

Existing Inventory Comparison

Based on Total RBA

By Building Type

By Tenancy Type



■ Flex ■ Warehouse

■ Multi ■ Single

Source: CoStar Property®

Denver Industrial Market



Inventory & development

Select Year-to-Date Deliveries

Based on Project Square Footage

- | | | |
|---|---|---|
| <p>1. 10050-10200 E 40th Ave</p> <hr/> <p>Submarket: East I-70/Montbello Industrial Market RBA: 466,540 Occupied: 42% Quoted Rate: Negotiable Grnd Brk Date: Second Quarter 2014 Deliv Date: Second Quarter 2015 Leasing Co: Newmark Grubb Knight Frank Developer: United Properties</p> | <p>2. 10000 E 56th Ave</p> <hr/> <p>Submarket: East I-70/Montbello Industrial Market RBA: 392,425 Occupied: 100% Quoted Rate: N/A Grnd Brk Date: Second Quarter 2014 Deliv Date: First Quarter 2015 Leasing Co: CBRE Developer: N/A</p> | <p>3. 18250 E 40th Ave</p> <hr/> <p>Submarket: East I-70/Montbello Industrial Market RBA: 347,840 Occupied: 28% Quoted Rate: \$4.85 Grnd Brk Date: Third Quarter 2014 Deliv Date: Third Quarter 2015 Leasing Co: Pauls Real Estate Investments, LLC Developer: Pauls Real Estate Investments, LLC</p> |
| <p>4. 1900 Taylor Ave</p> <hr/> <p>Submarket: Northwest Denver Industrial Market RBA: 136,701 Occupied: 100% Quoted Rate: N/A Grnd Brk Date: Third Quarter 2014 Deliv Date: Second Quarter 2015 Leasing Co: Etkin Johnson Real Estate Partners Developer: N/A</p> | <p>5. 4910 Nautilus Ct N</p> <hr/> <p>Submarket: Boulder Industrial Market RBA: 95,922 Occupied: 100% Quoted Rate: N/A Grnd Brk Date: First Quarter 2014 Deliv Date: First Quarter 2015 Leasing Co: Avery Brewing Company Inc Developer: N/A</p> | <p>6. 9600 E 40th Ave</p> <hr/> <p>Submarket: East I-70/Montbello Industrial Market RBA: 91,961 Occupied: 100% Quoted Rate: N/A Grnd Brk Date: First Quarter 2014 Deliv Date: First Quarter 2015 Leasing Co: Newmark Grubb Knight Frank Developer: N/A</p> |
| <p>7. 5381 Alkire Cir</p> <hr/> <p>Submarket: Southwest Denver Industrial Market RBA: 70,000 Occupied: 100% Quoted Rate: N/A Grnd Brk Date: First Quarter 2015 Deliv Date: Fourth Quarter 2015 Leasing Co: Ojala & Company, LLC Developer: Ojala & Company, LLC</p> | <p>8. 1812 35th St</p> <hr/> <p>Submarket: North Central Industrial Market RBA: 68,822 Occupied: 100% Quoted Rate: N/A Grnd Brk Date: Fourth Quarter 2014 Deliv Date: Fourth Quarter 2015 Leasing Co: N/A Developer: N/A</p> | <p>9. 8100 S Potomac St</p> <hr/> <p>Submarket: Southeast Denver Industrial Market RBA: 67,200 Occupied: 100% Quoted Rate: N/A Grnd Brk Date: First Quarter 2015 Deliv Date: Fourth Quarter 2015 Leasing Co: N/A Developer: Confluent Development</p> |
| <p>10. 1960 Cherry St</p> <hr/> <p>Submarket: Northwest Denver Industrial Market RBA: 59,137 Occupied: 100% Quoted Rate: N/A Grnd Brk Date: First Quarter 2015 Deliv Date: Fourth Quarter 2015 Leasing Co: Etkin Johnson Real Estate Partners Developer: Etkin Johnson Real Estate Partners</p> | <p>11. 8675 Concord Center Dr</p> <hr/> <p>Submarket: Southeast Denver Industrial Market RBA: 35,000 Occupied: 100% Quoted Rate: N/A Grnd Brk Date: Third Quarter 2014 Deliv Date: Second Quarter 2015 Leasing Co: Wired Real Estate Group Developer: N/A</p> | <p>12. 5925 E Evans Ave</p> <hr/> <p>Submarket: Glendale Industrial Market RBA: 22,177 Occupied: 9% Quoted Rate: Negotiable Grnd Brk Date: First Quarter 2015 Deliv Date: Fourth Quarter 2015 Leasing Co: Dunton Commercial Real Estate Co. Developer: N/A</p> |
| <p>13. 531 Energy Park Dr</p> <hr/> <p>Submarket: Weld County Industrial Market RBA: 20,000 Occupied: 100% Quoted Rate: N/A Grnd Brk Date: Fourth Quarter 2014 Deliv Date: Second Quarter 2015 Leasing Co: Francis Energy, Inc. Developer: N/A</p> | <p>14. 4738 Marketplace Dr</p> <hr/> <p>Submarket: Fort Collins/Loveland Industrial Market RBA: 11,400 Occupied: 100% Quoted Rate: \$14.50 Grnd Brk Date: First Quarter 2015 Deliv Date: Second Quarter 2015 Leasing Co: N/A Developer: N/A</p> | <p>15. 7200 Eagle Blvd</p> <hr/> <p>Submarket: Weld County Industrial Market RBA: 9,800 Occupied: 0% Quoted Rate: Negotiable Grnd Brk Date: Third Quarter 2015 Deliv Date: Fourth Quarter 2015 Leasing Co: CBRE Developer: N/A</p> |

Select Top Under Construction Properties

Based on Project Square Footage

| | | |
|--|--|---|
| <p>1. 19799 E 36th Ave</p> <p>Submarket: East I-70/Montbello Industrial Market RBA: 452,400 Preleased: 0% Quoted Rate: Negotiable Grnd Brk Date: Third Quarter 2015 Deliv Date: First Quarter 2016 Leasing Co: Majestic Realty Co. Developer: Commerce Construction Co. L.P.</p> | <p>2. 480 E 55th Ave</p> <p>Submarket: Northeast Denver Industrial Market RBA: 376,598 Preleased: 0% Quoted Rate: Negotiable Grnd Brk Date: Third Quarter 2015 Deliv Date: Second Quarter 2016 Leasing Co: Newmark Grubb Knight Frank Developer: Trammell Crow Company</p> | <p>3. 19550 E 23rd Ave</p> <p>Submarket: East I-70/Montbello Industrial Market RBA: 356,833 Preleased: 0% Quoted Rate: Negotiable Grnd Brk Date: Fourth Quarter 2015 Deliv Date: Third Quarter 2016 Leasing Co: CBRE Developer: N/A</p> |
| <p>4. 777 E Lincoln Ave</p> <p>Submarket: Fort Collins/Loveland Industrial Market RBA: 303,000 Preleased: 100% Quoted Rate: N/A Grnd Brk Date: Second Quarter 2014 Deliv Date: First Quarter 2016 Leasing Co: Woodward, Inc. Developer: Next Level Development, Inc.</p> | <p>5. 12900 E Smith Rd</p> <p>Submarket: East I-70/Montbello Industrial Market RBA: 290,147 Preleased: 0% Quoted Rate: Negotiable Grnd Brk Date: Fourth Quarter 2015 Deliv Date: Third Quarter 2016 Leasing Co: Newmark Grubb Knight Frank Developer: Brookwood Capital Partners</p> | <p>6. 5503 Havana St</p> <p>Submarket: East I-70/Montbello Industrial Market RBA: 251,591 Preleased: 0% Quoted Rate: Negotiable Grnd Brk Date: Third Quarter 2015 Deliv Date: Second Quarter 2016 Leasing Co: CBRE Developer: Prologis</p> |
| <p>7. 11601 W 112th Ave</p> <p>Submarket: Northwest Denver Industrial Market RBA: 216,000 Preleased: 100% Quoted Rate: N/A Grnd Brk Date: First Quarter 2015 Deliv Date: First Quarter 2016 Leasing Co: SunCap Property Group Developer: SunCap Property Group</p> | <p>8. 18401 E 40th Ave</p> <p>Submarket: East I-70/Montbello Industrial Market RBA: 204,000 Preleased: 100% Quoted Rate: N/A Grnd Brk Date: Second Quarter 2015 Deliv Date: Second Quarter 2016 Leasing Co: Murray & Stafford, Inc.>> Developer: Murray & Stafford, Inc.>></p> | <p>9. 610 E 55th Ave</p> <p>Submarket: Northeast Denver Industrial Market RBA: 168,050 Preleased: 0% Quoted Rate: Negotiable Grnd Brk Date: Fourth Quarter 2015 Deliv Date: Third Quarter 2016 Leasing Co: Newmark Grubb Knight Frank Developer: Trammell Crow Company</p> |
| <p>10. 11550 E 45th Ave</p> <p>Submarket: East I-70/Montbello Industrial Market RBA: 163,000 Preleased: 0% Quoted Rate: Negotiable Grnd Brk Date: Third Quarter 2015 Deliv Date: First Quarter 2016 Leasing Co: Colliers International Developer: Panattoni Development Company</p> | <p>11. 390 E 55th Ave</p> <p>Submarket: Northeast Denver Industrial Market RBA: 127,480 Preleased: 100% Quoted Rate: N/A Grnd Brk Date: Fourth Quarter 2015 Deliv Date: Fourth Quarter 2016 Leasing Co: Newmark Grubb Knight Frank Developer: Trammell Crow Company</p> | <p>12. 435-495 E 62nd Ave</p> <p>Submarket: Northeast Denver Industrial Market RBA: 124,000 Preleased: 0% Quoted Rate: Negotiable Grnd Brk Date: Third Quarter 2015 Deliv Date: Second Quarter 2016 Leasing Co: Newmark Grubb Knight Frank Developer: N/A</p> |
| <p>13. 2000 Taylor Ave</p> <p>Submarket: Northwest Denver Industrial Market RBA: 120,877 Preleased: 0% Quoted Rate: Negotiable Grnd Brk Date: Fourth Quarter 2015 Deliv Date: Second Quarter 2016 Leasing Co: Etkin Johnson Real Estate Partners Developer: Etkin Johnson Real Estate Partners</p> | <p>14. HighField - Building 5</p> <p>Submarket: Southeast Denver Industrial Market RBA: 98,875 Preleased: 0% Quoted Rate: Negotiable Grnd Brk Date: Fourth Quarter 2015 Deliv Date: Third Quarter 2016 Leasing Co: CBRE Developer: Confluent Development</p> | <p>15. 200 E 55th Ave</p> <p>Submarket: Northeast Denver Industrial Market RBA: 61,870 Preleased: 62% Quoted Rate: Negotiable Grnd Brk Date: Third Quarter 2015 Deliv Date: Second Quarter 2016 Leasing Co: Newmark Grubb Knight Frank Developer: Trammell Crow Company</p> |

Denver Industrial Market



Figures at a Glance

Flex Market Statistics

Year-End 2015

| Market | Existing Inventory | | Vacancy | | | YTD Net Absorption | YTD Deliveries | Under Const SF | Quoted Rates |
|---------------------------|--------------------|-------------------|------------------|------------------|-------------|--------------------|----------------|----------------|----------------|
| | # Blds | Total RBA | Direct SF | Total SF | Vac % | | | | |
| Aurora Ind | 51 | 1,653,478 | 230,658 | 242,860 | 14.7% | (58,199) | 0 | 0 | \$7.46 |
| Boulder Ind | 182 | 7,050,187 | 391,322 | 428,674 | 6.1% | 145,011 | 95,922 | 0 | \$12.86 |
| Broomfield Ind | 34 | 926,044 | 74,825 | 74,825 | 8.1% | (16,034) | 0 | 0 | \$13.36 |
| Central Ind | 38 | 425,293 | 20,500 | 20,500 | 4.8% | (686) | 0 | 0 | \$11.09 |
| Clear Creek County Ind | 1 | 29,272 | 14,655 | 14,655 | 50.1% | 6,183 | 0 | 0 | \$10.67 |
| East I-70/Montbello Ind | 85 | 2,222,284 | 46,782 | 46,782 | 2.1% | 121,087 | 91,961 | 54,964 | \$8.98 |
| Elbert County Ind | 0 | 0 | 0 | 0 | 0.0% | 0 | 0 | 0 | \$0.00 |
| Fort Collins/Loveland Ind | 188 | 6,015,864 | 977,207 | 977,207 | 16.2% | 65,240 | 0 | 13,400 | \$10.16 |
| Gilpin County Ind | 0 | 0 | 0 | 0 | 0.0% | 0 | 0 | 0 | \$0.00 |
| Glendale Ind | 48 | 1,031,017 | 40,587 | 40,587 | 3.9% | 53,899 | 22,177 | 0 | \$8.74 |
| Longmont Ind | 66 | 2,999,941 | 371,766 | 833,096 | 27.8% | (20,527) | 0 | 0 | \$8.27 |
| North Central Ind | 50 | 889,524 | 7,831 | 7,831 | 0.9% | (1,581) | 0 | 0 | \$10.03 |
| North Denver Ind | 43 | 1,683,734 | 375,845 | 375,845 | 22.3% | (34,682) | 0 | 0 | \$11.43 |
| Northeast Denver Ind | 38 | 790,368 | 23,956 | 23,956 | 3.0% | (17,206) | 0 | 0 | \$11.12 |
| Northwest Denver Ind | 170 | 4,530,441 | 250,145 | 252,205 | 5.6% | 344,926 | 136,701 | 120,877 | \$9.66 |
| Park County Ind | 2 | 14,500 | 500 | 500 | 3.4% | 0 | 0 | 0 | \$15.00 |
| Parker/Castle Rock Ind | 16 | 250,907 | 22,076 | 22,076 | 8.8% | (10,476) | 0 | 0 | \$13.18 |
| South Central Ind | 66 | 759,567 | 22,106 | 22,106 | 2.9% | (7,277) | 0 | 0 | \$8.46 |
| Southeast Denver Ind | 283 | 8,690,567 | 643,239 | 648,791 | 7.5% | 186,529 | 67,200 | 0 | \$10.95 |
| Southwest Denver Ind | 152 | 4,051,989 | 144,013 | 144,013 | 3.6% | 367,181 | 70,000 | 33,500 | \$9.08 |
| Weld County Ind | 99 | 2,304,945 | 393,101 | 393,101 | 17.1% | 47,301 | 0 | 0 | \$9.07 |
| West Denver Ind | 147 | 4,160,884 | 186,465 | 191,390 | 4.6% | 118,222 | 0 | 8,893 | \$10.17 |
| Totals | 1,759 | 50,480,806 | 4,237,579 | 4,761,000 | 9.4% | 1,288,911 | 483,961 | 231,634 | \$10.15 |

Source: CoStar Property®

Warehouse Market Statistics

Year-End 2015

| Market | Existing Inventory | | Vacancy | | | YTD Net Absorption | YTD Deliveries | Under Const SF | Quoted Rates |
|---------------------------|--------------------|--------------------|------------------|------------------|-------------|--------------------|------------------|------------------|----------------|
| | # Blds | Total RBA | Direct SF | Total SF | Vac % | | | | |
| Aurora Ind | 47 | 714,201 | 13,947 | 13,947 | 2.0% | 0 | 0 | 0 | \$0.00 |
| Boulder Ind | 300 | 7,783,432 | 224,961 | 265,613 | 3.4% | (70,526) | 0 | 0 | \$11.36 |
| Broomfield Ind | 114 | 3,412,085 | 156,715 | 167,915 | 4.9% | 51,273 | 0 | 0 | \$6.23 |
| Central Ind | 641 | 12,376,907 | 173,948 | 211,201 | 1.7% | (29,941) | 4,000 | 0 | \$6.62 |
| Clear Creek County Ind | 7 | 90,961 | 0 | 0 | 0.0% | 7,420 | 0 | 5,000 | \$8.42 |
| East I-70/Montbello Ind | 1,311 | 73,865,167 | 2,153,484 | 2,676,344 | 3.6% | 1,213,307 | 1,206,805 | 1,717,971 | \$5.81 |
| Elbert County Ind | 13 | 112,688 | 0 | 0 | 0.0% | 4,500 | 0 | 0 | \$5.86 |
| Fort Collins/Loveland Ind | 663 | 12,831,362 | 373,509 | 475,095 | 3.7% | (222,208) | 17,777 | 341,643 | \$8.46 |
| Gilpin County Ind | 3 | 17,306 | 0 | 0 | 0.0% | 0 | 0 | 0 | \$0.00 |
| Glendale Ind | 104 | 1,662,792 | 38,971 | 38,971 | 2.3% | (17,203) | 0 | 0 | \$6.30 |
| Longmont Ind | 164 | 3,571,476 | 305,491 | 305,491 | 8.6% | (58,697) | 0 | 0 | \$7.14 |
| North Central Ind | 852 | 19,178,447 | 408,941 | 435,481 | 2.3% | (6,772) | 68,822 | 0 | \$7.80 |
| North Denver Ind | 218 | 6,498,363 | 179,234 | 179,234 | 2.8% | 715,437 | 0 | 21,875 | \$7.66 |
| Northeast Denver Ind | 655 | 17,493,688 | 1,320,931 | 1,338,357 | 7.7% | (1,199,964) | 0 | 857,998 | \$7.41 |
| Northwest Denver Ind | 507 | 13,694,614 | 602,976 | 602,976 | 4.4% | (65,883) | 59,137 | 238,800 | \$5.59 |
| Park County Ind | 12 | 77,571 | 36,246 | 36,246 | 46.7% | (10,296) | 0 | 0 | \$0.00 |
| Parker/Castle Rock Ind | 93 | 1,030,037 | 10,180 | 10,880 | 1.1% | (3,080) | 0 | 0 | \$9.68 |
| South Central Ind | 914 | 13,781,321 | 145,476 | 145,476 | 1.1% | (2,087) | 0 | 0 | \$7.54 |
| Southeast Denver Ind | 235 | 8,264,510 | 310,063 | 310,063 | 3.8% | 211,330 | 35,000 | 104,875 | \$8.62 |
| Southwest Denver Ind | 375 | 6,738,504 | 126,972 | 130,972 | 1.9% | 4,289 | 0 | 0 | \$10.35 |
| Weld County Ind | 919 | 21,097,579 | 335,589 | 337,872 | 1.6% | 40,521 | 45,600 | 18,900 | \$8.67 |
| West Denver Ind | 374 | 15,735,035 | 199,161 | 199,811 | 1.3% | 42,130 | 0 | 30,415 | \$7.12 |
| Totals | 8,521 | 240,028,046 | 7,116,795 | 7,881,945 | 3.3% | 603,550 | 1,437,141 | 3,337,477 | \$7.01 |

Source: CoStar Property®



Denver Industrial Market

Figures at a Glance

Total Industrial Market Statistics

Year-End 2015

| Market | Existing Inventory | | Vacancy | | | YTD Net Absorption | YTD Deliveries | Under Const SF | Quoted Rates |
|---------------------------|--------------------|--------------------|-------------------|-------------------|-------------|--------------------|------------------|------------------|---------------|
| | # Blds | Total RBA | Direct SF | Total SF | Vac % | | | | |
| Aurora Ind | 98 | 2,367,679 | 244,605 | 256,807 | 10.8% | (58,199) | 0 | 0 | \$7.46 |
| Boulder Ind | 482 | 14,833,619 | 616,283 | 694,287 | 4.7% | 74,485 | 95,922 | 0 | \$12.31 |
| Broomfield Ind | 148 | 4,338,129 | 231,540 | 242,740 | 5.6% | 35,239 | 0 | 0 | \$8.11 |
| Central Ind | 679 | 12,802,200 | 194,448 | 231,701 | 1.8% | (30,627) | 4,000 | 0 | \$6.84 |
| Clear Creek County Ind | 8 | 120,233 | 14,655 | 14,655 | 12.2% | 13,603 | 0 | 5,000 | \$10.24 |
| East I-70/Montbello Ind | 1,396 | 76,087,451 | 2,200,266 | 2,723,126 | 3.6% | 1,334,394 | 1,298,766 | 1,772,935 | \$5.86 |
| Elbert County Ind | 13 | 112,688 | 0 | 0 | 0.0% | 4,500 | 0 | 0 | \$5.86 |
| Fort Collins/Loveland Ind | 851 | 18,847,226 | 1,350,716 | 1,452,302 | 7.7% | (156,968) | 17,777 | 355,043 | \$8.83 |
| Gilpin County Ind | 3 | 17,306 | 0 | 0 | 0.0% | 0 | 0 | 0 | \$0.00 |
| Glendale Ind | 152 | 2,693,809 | 79,558 | 79,558 | 3.0% | 36,696 | 22,177 | 0 | \$7.05 |
| Longmont Ind | 230 | 6,571,417 | 677,257 | 1,138,587 | 17.3% | (79,224) | 0 | 0 | \$7.97 |
| North Central Ind | 902 | 20,067,971 | 416,772 | 443,312 | 2.2% | (8,353) | 68,822 | 0 | \$7.98 |
| North Denver Ind | 261 | 8,182,097 | 555,079 | 555,079 | 6.8% | 680,755 | 0 | 21,875 | \$9.90 |
| Northeast Denver Ind | 693 | 18,284,056 | 1,344,887 | 1,362,313 | 7.5% | (1,217,170) | 0 | 857,998 | \$7.64 |
| Northwest Denver Ind | 677 | 18,225,055 | 853,121 | 855,181 | 4.7% | 279,043 | 195,838 | 359,677 | \$7.17 |
| Park County Ind | 14 | 92,071 | 36,746 | 36,746 | 39.9% | (10,296) | 0 | 0 | \$15.00 |
| Parker/Castle Rock Ind | 109 | 1,280,944 | 32,256 | 32,956 | 2.6% | (13,556) | 0 | 0 | \$11.33 |
| South Central Ind | 980 | 14,540,888 | 167,582 | 167,582 | 1.2% | (9,364) | 0 | 0 | \$7.59 |
| Southeast Denver Ind | 518 | 16,955,077 | 953,302 | 958,854 | 5.7% | 397,859 | 102,200 | 104,875 | \$10.08 |
| Southwest Denver Ind | 527 | 10,790,493 | 270,985 | 274,985 | 2.5% | 371,470 | 70,000 | 33,500 | \$9.38 |
| Weld County Ind | 1,018 | 23,402,524 | 728,690 | 730,973 | 3.1% | 87,822 | 45,600 | 18,900 | \$8.74 |
| West Denver Ind | 521 | 19,895,919 | 385,626 | 391,201 | 2.0% | 160,352 | 0 | 39,308 | \$8.30 |
| Totals | 10,280 | 290,508,852 | 11,354,374 | 12,642,945 | 4.4% | 1,892,461 | 1,921,102 | 3,569,111 | \$7.98 |

Source: CoStar Property®

Denver Industrial Market



Figures at a Glance

Flex Submarket Statistics

Year-End 2015

| Market | Existing Inventory | | Vacancy | | | YTD Net Absorption | YTD Deliveries | Under Const SF | Quoted Rates |
|-----------------------|--------------------|-------------------|------------------|------------------|-------------|--------------------|----------------|----------------|----------------|
| | # Blds | Total RBA | Direct SF | Total SF | Vac % | | | | |
| Arapahoe Rd Ind | 1 | 18,000 | 0 | 0 | 0.0% | 0 | 0 | 0 | \$0.00 |
| Aurora Ind | 51 | 1,653,478 | 230,658 | 242,860 | 14.7% | (58,199) | 0 | 0 | \$7.46 |
| Boulder County Ind | 29 | 1,778,830 | 4,092 | 4,092 | 0.2% | 54,192 | 0 | 0 | \$9.43 |
| Boulder Ind | 153 | 5,271,357 | 387,230 | 424,582 | 8.1% | 90,819 | 95,922 | 0 | \$12.98 |
| Broomfield County In. | 34 | 926,044 | 74,825 | 74,825 | 8.1% | (16,034) | 0 | 0 | \$13.36 |
| Cent E I-70/Montbell. | 27 | 484,768 | 15,455 | 15,455 | 3.2% | 28,185 | 0 | 0 | \$10.81 |
| Centennial Ind | 130 | 4,368,564 | 258,715 | 264,267 | 6.0% | 159,487 | 67,200 | 0 | \$9.81 |
| Clear Creek County I. | 1 | 29,272 | 14,655 | 14,655 | 50.1% | 6,183 | 0 | 0 | \$10.67 |
| Commerce City Ind | 23 | 349,444 | 0 | 0 | 0.0% | 2,050 | 0 | 0 | \$8.38 |
| Denver Tech Center I. | 5 | 181,467 | 53,767 | 53,767 | 29.6% | 15,290 | 0 | 0 | \$18.38 |
| DIA Ind | 15 | 440,924 | 23,956 | 23,956 | 5.4% | (19,256) | 0 | 0 | \$11.55 |
| East Hampden Ind | 7 | 140,757 | 0 | 0 | 0.0% | 41,149 | 0 | 0 | \$7.82 |
| East I-70/270 Ind | 10 | 260,925 | 7,782 | 7,782 | 3.0% | (7,782) | 0 | 0 | \$6.00 |
| Elbert County Ind | 0 | 0 | 0 | 0 | 0.0% | 0 | 0 | 0 | \$0.00 |
| Fort Collins/Lovelan. | 188 | 6,015,864 | 977,207 | 977,207 | 16.2% | 65,240 | 0 | 13,400 | \$10.16 |
| Gilpin County Ind | 0 | 0 | 0 | 0 | 0.0% | 0 | 0 | 0 | \$0.00 |
| Glendale Ind | 48 | 1,031,017 | 40,587 | 40,587 | 3.9% | 53,899 | 22,177 | 0 | \$8.74 |
| Greenwood Village In. | 0 | 0 | 0 | 0 | 0.0% | 0 | 0 | 0 | \$0.00 |
| Highlands Ranch Ind | 27 | 1,059,921 | 86,252 | 86,252 | 8.1% | 10,840 | 0 | 0 | \$9.41 |
| Inverness Ind | 48 | 2,001,889 | 195,092 | 195,092 | 9.7% | (33,004) | 0 | 0 | \$11.47 |
| Lakewood Ind | 5 | 50,456 | 6,636 | 6,636 | 13.2% | 0 | 0 | 0 | \$9.00 |
| Longmont Ind | 66 | 2,999,941 | 371,766 | 833,096 | 27.8% | (20,527) | 0 | 0 | \$8.27 |
| Lower Central Ind | 13 | 141,358 | 0 | 0 | 0.0% | 0 | 0 | 0 | \$12.03 |
| Lower North Central . | 28 | 639,448 | 7,351 | 7,351 | 1.1% | (3,455) | 0 | 0 | \$10.74 |
| Lower South Central . | 32 | 406,865 | 5,329 | 5,329 | 1.3% | 1,500 | 0 | 0 | \$7.17 |
| Meridian Ind | 8 | 78,126 | 924 | 924 | 1.2% | 3,276 | 0 | 0 | \$15.00 |
| Mid Central Ind | 14 | 178,271 | 20,500 | 20,500 | 11.5% | (686) | 0 | 0 | \$10.00 |
| Mid South Central In. | 15 | 198,819 | 0 | 0 | 0.0% | 0 | 0 | 0 | \$11.23 |
| North Denver Ind | 43 | 1,683,734 | 375,845 | 375,845 | 22.3% | (34,682) | 0 | 0 | \$11.43 |
| Northwest Denver Ind | 170 | 4,530,441 | 250,145 | 252,205 | 5.6% | 344,926 | 136,701 | 120,877 | \$9.66 |
| Park County Ind | 2 | 14,500 | 500 | 500 | 3.4% | 0 | 0 | 0 | \$15.00 |
| Parker/Castle Rock I. | 16 | 250,907 | 22,076 | 22,076 | 8.8% | (10,476) | 0 | 0 | \$13.18 |
| Quebec St Ind | 19 | 780,206 | 0 | 0 | 0.0% | 100,411 | 91,961 | 0 | \$7.50 |
| Southeast C-470 Ind | 57 | 841,843 | 48,489 | 48,489 | 5.8% | (10,509) | 0 | 0 | \$12.19 |
| Southwest C-470 Ind | 147 | 4,001,533 | 137,377 | 137,377 | 3.4% | 367,181 | 70,000 | 33,500 | \$9.08 |
| SW DIA/Pena Blvd Ind | 29 | 696,385 | 23,545 | 23,545 | 3.4% | 273 | 0 | 54,964 | \$9.00 |
| Upper Central Ind | 11 | 105,664 | 0 | 0 | 0.0% | 0 | 0 | 0 | \$0.00 |
| Upper North Central . | 22 | 250,076 | 480 | 480 | 0.2% | 1,874 | 0 | 0 | \$9.22 |
| Upper South Central . | 19 | 153,883 | 16,777 | 16,777 | 10.9% | (8,777) | 0 | 0 | \$12.67 |
| Weld County Ind | 99 | 2,304,945 | 393,101 | 393,101 | 17.1% | 47,301 | 0 | 0 | \$9.07 |
| West Denver Ind | 147 | 4,160,884 | 186,465 | 191,390 | 4.6% | 118,222 | 0 | 8,893 | \$10.17 |
| Totals | 1,759 | 50,480,806 | 4,237,579 | 4,761,000 | 9.4% | 1,288,911 | 483,961 | 231,634 | \$10.15 |

Source: CoStar Property®

Warehouse Submarket Statistics

Year-End 2015

| Market | Existing Inventory | | Vacancy | | | YTD Net Absorption | YTD Deliveries | Under Const SF | Quoted Rates |
|-----------------------|--------------------|--------------------|------------------|------------------|-------------|--------------------|------------------|------------------|---------------|
| | # Blds | Total RBA | Direct SF | Total SF | Vac % | | | | |
| Arapahoe Rd Ind | 3 | 27,398 | 0 | 0 | 0.0% | 0 | 0 | 0 | \$0.00 |
| Aurora Ind | 47 | 714,201 | 13,947 | 13,947 | 2.0% | 0 | 0 | 0 | \$0.00 |
| Boulder County Ind | 70 | 1,892,943 | 9,642 | 9,642 | 0.5% | 9,307 | 0 | 0 | \$9.71 |
| Boulder Ind | 230 | 5,890,489 | 215,319 | 255,971 | 4.3% | (79,833) | 0 | 0 | \$11.40 |
| Broomfield County In. | 114 | 3,412,085 | 156,715 | 167,915 | 4.9% | 51,273 | 0 | 0 | \$6.23 |
| Cent E I-70/Montbell. | 301 | 17,511,521 | 518,372 | 580,996 | 3.3% | (42,302) | 0 | 163,000 | \$5.74 |
| Centennial Ind | 143 | 5,848,242 | 194,851 | 194,851 | 3.3% | 203,476 | 35,000 | 104,875 | \$8.56 |
| Clear Creek County I. | 7 | 90,961 | 0 | 0 | 0.0% | 7,420 | 0 | 5,000 | \$8.42 |
| Commerce City Ind | 461 | 10,123,274 | 140,331 | 157,757 | 1.6% | (52,376) | 0 | 857,998 | \$7.28 |
| Denver Tech Center I. | 0 | 0 | 0 | 0 | 0.0% | 0 | 0 | 0 | \$0.00 |
| DIA Ind | 194 | 7,370,414 | 1,180,600 | 1,180,600 | 16.0% | (1,147,588) | 0 | 0 | \$8.32 |
| East Hampden Ind | 1 | 4,800 | 0 | 0 | 0.0% | 0 | 0 | 0 | \$0.00 |
| East I-70/270 Ind | 419 | 18,431,479 | 234,891 | 347,355 | 1.9% | 442,409 | 392,425 | 251,591 | \$6.88 |
| Elbert County Ind | 13 | 112,688 | 0 | 0 | 0.0% | 4,500 | 0 | 0 | \$5.86 |
| Fort Collins/Lovelan. | 663 | 12,831,362 | 373,509 | 475,095 | 3.7% | (222,208) | 17,777 | 341,643 | \$8.46 |
| Gilpin County Ind | 3 | 17,306 | 0 | 0 | 0.0% | 0 | 0 | 0 | \$0.00 |
| Glendale Ind | 104 | 1,662,792 | 38,971 | 38,971 | 2.3% | (17,203) | 0 | 0 | \$6.30 |
| Greenwood Village In. | 1 | 7,337 | 0 | 0 | 0.0% | 0 | 0 | 0 | \$0.00 |
| Highlands Ranch Ind | 21 | 363,694 | 0 | 0 | 0.0% | 0 | 0 | 0 | \$18.04 |
| Inverness Ind | 8 | 471,048 | 22,336 | 22,336 | 4.7% | (22,336) | 0 | 0 | \$7.95 |
| Lakewood Ind | 9 | 94,642 | 0 | 0 | 0.0% | 0 | 0 | 0 | \$0.00 |
| Longmont Ind | 164 | 3,571,476 | 305,491 | 305,491 | 8.6% | (58,697) | 0 | 0 | \$7.14 |
| Lower Central Ind | 342 | 7,840,636 | 86,180 | 86,180 | 1.1% | (69,137) | 0 | 0 | \$7.22 |
| Lower North Central . | 444 | 9,842,938 | 286,528 | 293,068 | 3.0% | (18,756) | 68,822 | 0 | \$7.48 |
| Lower South Central . | 498 | 8,107,230 | 75,808 | 75,808 | 0.9% | (8,302) | 0 | 0 | \$6.94 |
| Meridian Ind | 30 | 591,815 | 6,464 | 6,464 | 1.1% | 1,834 | 0 | 0 | \$11.61 |
| Mid Central Ind | 266 | 4,190,653 | 85,404 | 122,657 | 2.9% | 37,860 | 4,000 | 0 | \$6.18 |
| Mid South Central In. | 98 | 1,088,656 | 23,565 | 23,565 | 2.2% | 2,468 | 0 | 0 | \$14.52 |
| North Denver Ind | 218 | 6,498,363 | 179,234 | 179,234 | 2.8% | 715,437 | 0 | 21,875 | \$7.66 |
| Northwest Denver Ind | 507 | 13,694,614 | 602,976 | 602,976 | 4.4% | (65,883) | 59,137 | 238,800 | \$5.59 |
| Park County Ind | 12 | 77,571 | 36,246 | 36,246 | 46.7% | (10,296) | 0 | 0 | \$0.00 |
| Parker/Castle Rock I. | 93 | 1,030,037 | 10,180 | 10,880 | 1.1% | (3,080) | 0 | 0 | \$9.68 |
| Quebec St Ind | 255 | 9,736,418 | 382,232 | 382,232 | 3.9% | 260,305 | 466,540 | 0 | \$8.65 |
| Southeast C-470 Ind | 28 | 950,176 | 86,412 | 86,412 | 9.1% | 28,356 | 0 | 0 | \$8.31 |
| Southwest C-470 Ind | 366 | 6,643,862 | 126,972 | 130,972 | 2.0% | 4,289 | 0 | 0 | \$10.35 |
| SW DIA/Pena Blvd Ind | 336 | 28,185,749 | 1,017,989 | 1,365,761 | 4.8% | 552,895 | 347,840 | 1,303,380 | \$4.92 |
| Upper Central Ind | 33 | 345,618 | 2,364 | 2,364 | 0.7% | 1,336 | 0 | 0 | \$9.73 |
| Upper North Central . | 408 | 9,335,509 | 122,413 | 142,413 | 1.5% | 11,984 | 0 | 0 | \$8.42 |
| Upper South Central . | 318 | 4,585,435 | 46,103 | 46,103 | 1.0% | 3,747 | 0 | 0 | \$8.15 |
| Weld County Ind | 919 | 21,097,579 | 335,589 | 337,872 | 1.6% | 40,521 | 45,600 | 18,900 | \$8.67 |
| West Denver Ind | 374 | 15,735,035 | 199,161 | 199,811 | 1.3% | 42,130 | 0 | 30,415 | \$7.12 |
| Totals | 8,521 | 240,028,046 | 7,116,795 | 7,881,945 | 3.3% | 603,550 | 1,437,141 | 3,337,477 | \$7.01 |

Source: CoStar Property®

Denver Industrial Market



Figures at a Glance

Total Industrial Submarket Statistics

Year-End 2015

| Market | Existing Inventory | | Vacancy | | | YTD Net Absorption | YTD Deliveries | Under Const SF | Quoted Rates |
|-----------------------|--------------------|--------------------|-------------------|-------------------|-------------|--------------------|------------------|------------------|---------------|
| | # Blds | Total RBA | Direct SF | Total SF | Vac % | | | | |
| Arapahoe Rd Ind | 4 | 45,398 | 0 | 0 | 0.0% | 0 | 0 | 0 | \$0.00 |
| Aurora Ind | 98 | 2,367,679 | 244,605 | 256,807 | 10.8% | (58,199) | 0 | 0 | \$7.46 |
| Boulder County Ind | 99 | 3,671,773 | 13,734 | 13,734 | 0.4% | 63,499 | 0 | 0 | \$9.51 |
| Boulder Ind | 383 | 11,161,846 | 602,549 | 680,553 | 6.1% | 10,986 | 95,922 | 0 | \$12.40 |
| Broomfield County In. | 148 | 4,338,129 | 231,540 | 242,740 | 5.6% | 35,239 | 0 | 0 | \$8.11 |
| Cent E I-70/Montbell. | 328 | 17,996,289 | 533,827 | 596,451 | 3.3% | (14,117) | 0 | 163,000 | \$5.82 |
| Centennial Ind | 273 | 10,216,806 | 453,566 | 459,118 | 4.5% | 362,963 | 102,200 | 104,875 | \$9.22 |
| Clear Creek County I. | 8 | 120,233 | 14,655 | 14,655 | 12.2% | 13,603 | 0 | 5,000 | \$10.24 |
| Commerce City Ind | 484 | 10,472,718 | 140,331 | 157,757 | 1.5% | (50,326) | 0 | 857,998 | \$7.29 |
| Denver Tech Center I. | 5 | 181,467 | 53,767 | 53,767 | 29.6% | 15,290 | 0 | 0 | \$18.38 |
| DIA Ind | 209 | 7,811,338 | 1,204,556 | 1,204,556 | 15.4% | (1,166,844) | 0 | 0 | \$9.37 |
| East Hampden Ind | 8 | 145,557 | 0 | 0 | 0.0% | 41,149 | 0 | 0 | \$7.82 |
| East I-70/270 Ind | 429 | 18,692,404 | 242,673 | 355,137 | 1.9% | 434,627 | 392,425 | 251,591 | \$6.87 |
| Elbert County Ind | 13 | 112,688 | 0 | 0 | 0.0% | 4,500 | 0 | 0 | \$5.86 |
| Fort Collins/Lovelan. | 851 | 18,847,226 | 1,350,716 | 1,452,302 | 7.7% | (156,968) | 17,777 | 355,043 | \$8.83 |
| Gilpin County Ind | 3 | 17,306 | 0 | 0 | 0.0% | 0 | 0 | 0 | \$0.00 |
| Glendale Ind | 152 | 2,693,809 | 79,558 | 79,558 | 3.0% | 36,696 | 22,177 | 0 | \$7.05 |
| Greenwood Village In. | 1 | 7,337 | 0 | 0 | 0.0% | 0 | 0 | 0 | \$0.00 |
| Highlands Ranch Ind | 48 | 1,423,615 | 86,252 | 86,252 | 6.1% | 10,840 | 0 | 0 | \$9.60 |
| Inverness Ind | 56 | 2,472,937 | 217,428 | 217,428 | 8.8% | (55,340) | 0 | 0 | \$11.34 |
| Lakewood Ind | 14 | 145,098 | 6,636 | 6,636 | 4.6% | 0 | 0 | 0 | \$9.00 |
| Longmont Ind | 230 | 6,571,417 | 677,257 | 1,138,587 | 17.3% | (79,224) | 0 | 0 | \$7.97 |
| Lower Central Ind | 355 | 7,981,994 | 86,180 | 86,180 | 1.1% | (69,137) | 0 | 0 | \$7.52 |
| Lower North Central . | 472 | 10,482,386 | 293,879 | 300,419 | 2.9% | (22,211) | 68,822 | 0 | \$7.70 |
| Lower South Central . | 530 | 8,514,095 | 81,137 | 81,137 | 1.0% | (6,802) | 0 | 0 | \$6.96 |
| Meridian Ind | 38 | 669,941 | 7,388 | 7,388 | 1.1% | 5,110 | 0 | 0 | \$12.18 |
| Mid Central Ind | 280 | 4,368,924 | 105,904 | 143,157 | 3.3% | 37,174 | 4,000 | 0 | \$6.33 |
| Mid South Central In. | 113 | 1,287,475 | 23,565 | 23,565 | 1.8% | 2,468 | 0 | 0 | \$13.76 |
| North Denver Ind | 261 | 8,182,097 | 555,079 | 555,079 | 6.8% | 680,755 | 0 | 21,875 | \$9.90 |
| Northwest Denver Ind | 677 | 18,225,055 | 853,121 | 855,181 | 4.7% | 279,043 | 195,838 | 359,677 | \$7.17 |
| Park County Ind | 14 | 92,071 | 36,746 | 36,746 | 39.9% | (10,296) | 0 | 0 | \$15.00 |
| Parker/Castle Rock I. | 109 | 1,280,944 | 32,256 | 32,956 | 2.6% | (13,556) | 0 | 0 | \$11.33 |
| Quebec St Ind | 274 | 10,516,624 | 382,232 | 382,232 | 3.6% | 360,716 | 558,501 | 0 | \$8.62 |
| Southeast C-470 Ind | 85 | 1,792,019 | 134,901 | 134,901 | 7.5% | 17,847 | 0 | 0 | \$9.55 |
| Southwest C-470 Ind | 513 | 10,645,395 | 264,349 | 268,349 | 2.5% | 371,470 | 70,000 | 33,500 | \$9.38 |
| SW DIA/Pena Blvd Ind | 365 | 28,882,134 | 1,041,534 | 1,389,306 | 4.8% | 553,168 | 347,840 | 1,358,344 | \$4.98 |
| Upper Central Ind | 44 | 451,282 | 2,364 | 2,364 | 0.5% | 1,336 | 0 | 0 | \$9.73 |
| Upper North Central . | 430 | 9,585,585 | 122,893 | 142,893 | 1.5% | 13,858 | 0 | 0 | \$8.51 |
| Upper South Central . | 337 | 4,739,318 | 62,880 | 62,880 | 1.3% | (5,030) | 0 | 0 | \$8.27 |
| Weld County Ind | 1,018 | 23,402,524 | 728,690 | 730,973 | 3.1% | 87,822 | 45,600 | 18,900 | \$8.74 |
| West Denver Ind | 521 | 19,895,919 | 385,626 | 391,201 | 2.0% | 160,352 | 0 | 39,308 | \$8.30 |
| Totals | 10,280 | 290,508,852 | 11,354,374 | 12,642,945 | 4.4% | 1,892,461 | 1,921,102 | 3,569,111 | \$7.98 |

Source: CoStar Property®

Flex Market Statistics

Year-End 2015

| Period | Existing Inventory | | Vacancy | | | Net Absorption | Deliveries | | UC Inventory | | Quoted Rates |
|---------|--------------------|------------|-----------|-----------|-------|----------------|------------|-----------|--------------|-----------|--------------|
| | # Blds | Total RBA | Direct SF | Total SF | Vac % | | # Blds | Total RBA | # Blds | Total RBA | |
| 2015 4q | 1,759 | 50,480,806 | 4,237,579 | 4,761,000 | 9.4% | 465,692 | 3 | 159,377 | 5 | 231,634 | \$10.15 |
| 2015 3q | 1,756 | 50,321,429 | 4,566,382 | 5,067,315 | 10.1% | 354,689 | 0 | 0 | 6 | 261,241 | \$10.05 |
| 2015 2q | 1,757 | 50,327,531 | 4,929,865 | 5,428,106 | 10.8% | 108,853 | 1 | 136,701 | 5 | 247,841 | \$10.01 |
| 2015 1q | 1,756 | 50,190,830 | 4,880,681 | 5,400,258 | 10.8% | 359,677 | 2 | 187,883 | 5 | 329,578 | \$9.96 |
| 2014 4q | 1,754 | 50,002,947 | 5,028,545 | 5,572,052 | 11.1% | 572,890 | 5 | 533,936 | 3 | 324,584 | \$9.76 |
| 2014 3q | 1,749 | 49,469,011 | 5,043,641 | 5,611,006 | 11.3% | 317,409 | 3 | 76,393 | 8 | 858,520 | \$9.68 |
| 2014 2q | 1,746 | 49,392,618 | 5,256,347 | 5,852,022 | 11.8% | 214,904 | 1 | 40,000 | 10 | 798,212 | \$9.69 |
| 2014 1q | 1,745 | 49,352,618 | 5,433,382 | 6,026,926 | 12.2% | 598,147 | 2 | 188,630 | 11 | 838,212 | \$9.55 |
| 2013 | 1,743 | 49,163,988 | 5,816,454 | 6,436,443 | 13.1% | 1,111,649 | 5 | 202,152 | 6 | 316,945 | \$9.56 |
| 2012 | 1,740 | 49,017,599 | 6,820,455 | 7,401,703 | 15.1% | 217,227 | 3 | 130,353 | 4 | 128,127 | \$8.90 |
| 2011 | 1,737 | 48,887,246 | 6,980,444 | 7,488,577 | 15.3% | 383,291 | 1 | 32,332 | 2 | 119,675 | \$8.81 |
| 2010 | 1,738 | 48,874,782 | 7,332,146 | 7,859,404 | 16.1% | 414,936 | 4 | 60,236 | 1 | 32,332 | \$9.21 |
| 2009 | 1,735 | 48,817,611 | 7,532,336 | 8,217,169 | 16.8% | (373,674) | 11 | 350,883 | 1 | 18,746 | \$9.43 |
| 2008 | 1,724 | 48,466,728 | 6,772,280 | 7,492,612 | 15.5% | (436,061) | 44 | 1,394,455 | 10 | 321,936 | \$9.96 |
| 2007 | 1,684 | 47,364,472 | 5,732,303 | 5,954,295 | 12.6% | 1,302,225 | 29 | 600,669 | 27 | 709,790 | \$9.58 |
| 2006 | 1,655 | 46,763,803 | 6,453,759 | 6,655,851 | 14.2% | 513,741 | 28 | 572,988 | 21 | 481,641 | \$9.02 |

Source: CoStar Property®

Warehouse Market Statistics

Year-End 2015

| Period | Existing Inventory | | Vacancy | | | Net Absorption | Deliveries | | UC Inventory | | Quoted Rates |
|---------|--------------------|-------------|------------|------------|-------|----------------|------------|-----------|--------------|-----------|--------------|
| | # Blds | Total RBA | Direct SF | Total SF | Vac % | | # Blds | Total RBA | # Blds | Total RBA | |
| 2015 4q | 8,521 | 240,028,046 | 7,116,795 | 7,881,945 | 3.3% | (925,305) | 4 | 141,759 | 23 | 3,337,477 | \$7.01 |
| 2015 3q | 8,518 | 239,936,287 | 6,271,063 | 6,864,881 | 2.9% | 538,822 | 2 | 355,840 | 18 | 2,382,651 | \$6.82 |
| 2015 2q | 8,516 | 239,580,447 | 6,488,432 | 7,047,863 | 2.9% | 725,020 | 6 | 547,117 | 9 | 1,241,214 | \$6.61 |
| 2015 1q | 8,511 | 239,047,757 | 6,718,166 | 7,240,193 | 3.0% | 265,013 | 1 | 392,425 | 12 | 1,549,916 | \$6.47 |
| 2014 4q | 8,510 | 238,655,332 | 6,630,874 | 7,112,781 | 3.0% | 2,046,954 | 7 | 710,479 | 9 | 1,647,804 | \$6.15 |
| 2014 3q | 8,505 | 238,129,235 | 8,089,899 | 8,633,638 | 3.6% | 541,572 | 7 | 466,659 | 13 | 2,261,661 | \$5.94 |
| 2014 2q | 8,502 | 237,745,566 | 8,260,681 | 8,791,541 | 3.7% | 1,767,813 | 12 | 1,399,599 | 17 | 2,339,103 | \$5.83 |
| 2014 1q | 8,496 | 236,420,564 | 8,611,521 | 9,234,352 | 3.9% | 1,322,945 | 9 | 453,469 | 23 | 2,480,223 | \$5.56 |
| 2013 | 8,489 | 235,996,032 | 9,497,164 | 10,132,765 | 4.3% | 3,231,152 | 15 | 1,926,231 | 28 | 2,426,979 | \$5.44 |
| 2012 | 8,492 | 237,199,253 | 13,513,614 | 14,567,138 | 6.1% | 3,350,332 | 18 | 699,673 | 9 | 1,732,557 | \$4.97 |
| 2011 | 8,484 | 237,037,680 | 17,018,342 | 17,755,897 | 7.5% | (927,069) | 12 | 366,240 | 9 | 777,657 | \$4.84 |
| 2010 | 8,475 | 236,808,140 | 15,459,846 | 16,599,288 | 7.0% | 2,179,130 | 22 | 1,260,385 | 7 | 135,590 | \$4.85 |
| 2009 | 8,453 | 235,547,755 | 16,361,023 | 17,518,033 | 7.4% | (647,482) | 14 | 389,855 | 18 | 1,209,130 | \$5.02 |
| 2008 | 8,442 | 235,185,100 | 15,887,511 | 16,507,896 | 7.0% | 1,399,744 | 70 | 3,291,036 | 12 | 347,178 | \$5.33 |
| 2007 | 8,379 | 234,013,709 | 16,190,273 | 16,736,249 | 7.2% | 3,668,251 | 65 | 3,499,186 | 48 | 2,192,548 | \$5.24 |
| 2006 | 8,318 | 230,778,260 | 16,275,339 | 17,169,051 | 7.4% | 3,981,239 | 82 | 3,025,682 | 46 | 3,189,231 | \$5.11 |

Source: CoStar Property®

Total Industrial Market Statistics

Year-End 2015

| Period | Existing Inventory | | Vacancy | | | Net Absorption | Deliveries | | UC Inventory | | Quoted Rates |
|---------|--------------------|-------------|------------|------------|-------|----------------|------------|-----------|--------------|-----------|--------------|
| | # Blds | Total RBA | Direct SF | Total SF | Vac % | | # Blds | Total RBA | # Blds | Total RBA | |
| 2015 4q | 10,280 | 290,508,852 | 11,354,374 | 12,642,945 | 4.4% | (459,613) | 7 | 301,136 | 28 | 3,569,111 | \$7.98 |
| 2015 3q | 10,274 | 290,257,716 | 10,837,445 | 11,932,196 | 4.1% | 893,511 | 2 | 355,840 | 24 | 2,643,892 | \$7.80 |
| 2015 2q | 10,273 | 289,907,978 | 11,418,297 | 12,475,969 | 4.3% | 833,873 | 7 | 683,818 | 14 | 1,489,055 | \$7.67 |
| 2015 1q | 10,267 | 289,238,587 | 11,598,847 | 12,640,451 | 4.4% | 624,690 | 3 | 580,308 | 17 | 1,879,494 | \$7.58 |
| 2014 4q | 10,264 | 288,658,279 | 11,659,419 | 12,684,833 | 4.4% | 2,619,844 | 12 | 1,244,415 | 12 | 1,972,388 | \$7.27 |
| 2014 3q | 10,254 | 287,598,246 | 13,133,540 | 14,244,644 | 5.0% | 858,981 | 10 | 543,052 | 21 | 3,120,181 | \$7.12 |
| 2014 2q | 10,248 | 287,138,184 | 13,517,028 | 14,643,563 | 5.1% | 1,982,717 | 13 | 1,439,599 | 27 | 3,137,315 | \$7.05 |
| 2014 1q | 10,241 | 285,773,182 | 14,044,903 | 15,261,278 | 5.3% | 1,921,092 | 11 | 642,099 | 34 | 3,318,435 | \$6.80 |
| 2013 | 10,232 | 285,160,020 | 15,313,618 | 16,569,208 | 5.8% | 4,342,801 | 20 | 2,128,383 | 34 | 2,743,924 | \$6.70 |
| 2012 | 10,232 | 286,216,852 | 20,334,069 | 21,968,841 | 7.7% | 3,567,559 | 21 | 830,026 | 13 | 1,860,684 | \$5.99 |
| 2011 | 10,221 | 285,924,926 | 23,998,786 | 25,244,474 | 8.8% | (543,778) | 13 | 398,572 | 11 | 897,332 | \$5.90 |
| 2010 | 10,213 | 285,682,922 | 22,791,992 | 24,458,692 | 8.6% | 2,594,066 | 26 | 1,320,621 | 8 | 167,922 | \$5.98 |
| 2009 | 10,188 | 284,365,366 | 23,893,359 | 25,735,202 | 9.1% | (1,021,156) | 25 | 740,738 | 19 | 1,227,876 | \$6.16 |
| 2008 | 10,166 | 283,651,828 | 22,659,791 | 24,000,508 | 8.5% | 963,683 | 114 | 4,685,491 | 22 | 669,114 | \$6.44 |
| 2007 | 10,063 | 281,378,181 | 21,922,576 | 22,690,544 | 8.1% | 4,970,476 | 94 | 4,099,855 | 75 | 2,902,338 | \$6.21 |
| 2006 | 9,973 | 277,542,063 | 22,729,098 | 23,824,902 | 8.6% | 4,494,980 | 110 | 3,598,670 | 67 | 3,670,872 | \$6.05 |

Source: CoStar Property®

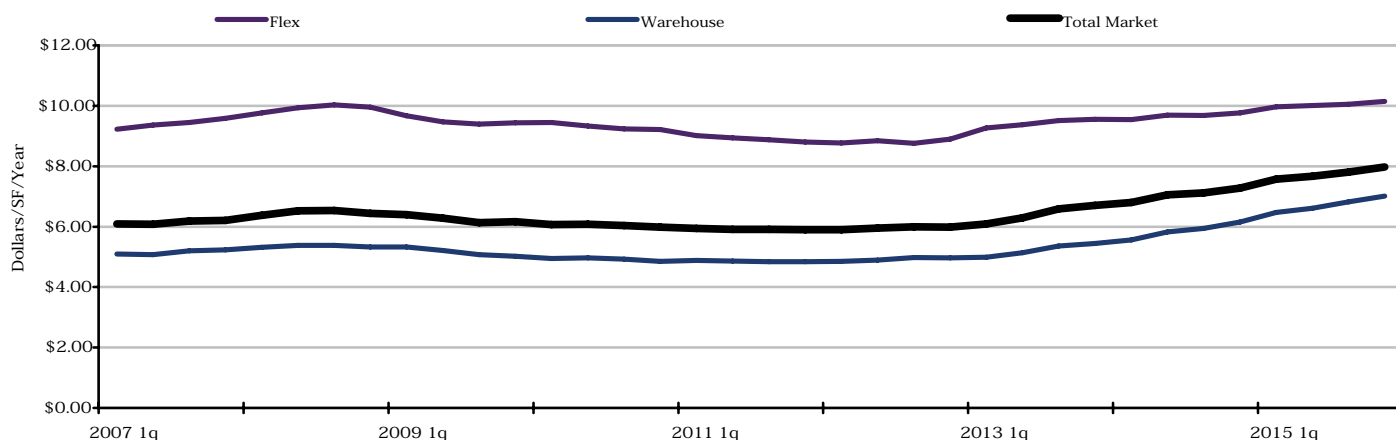
Denver Industrial Market



Leasing Activity

Historical Rental Rates

Based on Quoted Rental Rates



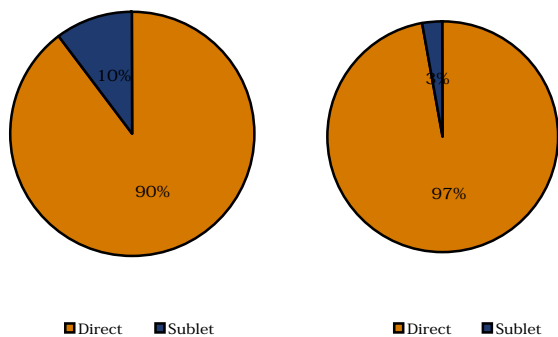
Source: CoStar Property®

Vacancy by Available Space Type

Percent of All Vacant Space in Direct vs. Sublet

Denver

United States



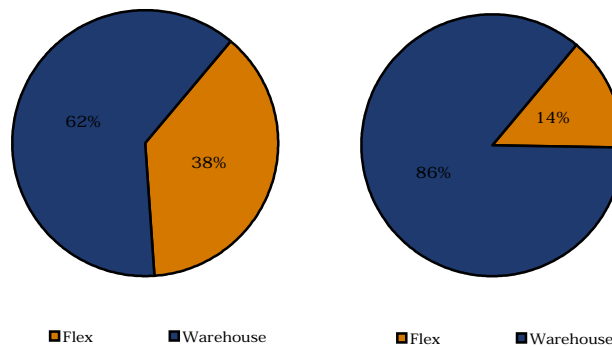
Source: CoStar Property®

Vacancy by Building Type

Percent of All Vacant Space by Building Type

Denver

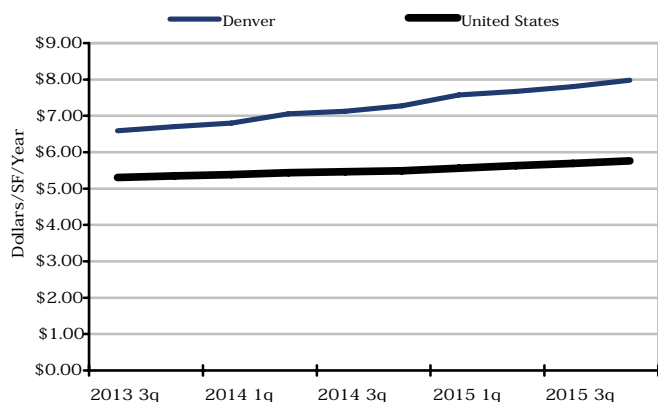
United States



Source: CoStar Property®

U.S. Rental Rate Comparison

Based on Average Quoted Rental Rates



Source: CoStar Property®

Future Space Available

Space Scheduled to be Available for Occupancy*



Source: CoStar Property®

* Includes Under Construction Space

Select Top Industrial Leases Based on Leased Square Footage For Deals Signed in 2015

| Building | Submarket | SF | Qtr | Tenant Name | Tenant Rep Company | Landlord Rep Company |
|-----------------------------|---------------------------|---------|-----|--|-------------------------------------|-------------------------------------|
| 1 9410 E 40th Ave | Quebec St Ind | 503,000 | 3rd | Beverage Distributors | Newmark Grubb Knight Frank | Newmark Grubb Knight Frank |
| 2 321 W 84th Ave | North Denver Ind | 228,651 | 2nd | Appliance Factory Outlet | N/A | Cushman & Wakefield |
| 3 4185 Salazar Way* | Weld County Ind | 200,053 | 4th | OtterBox | N/A | CBRE |
| 4 3700 N Windsor Dr | SW DIA/Pena Blvd Ind | 158,000 | 2nd | Fresca Foods | The Colorado Group, Inc. | Majestic Realty Co. |
| 5 19682 E 34th Dr* | SW DIA/Pena Blvd Ind | 147,120 | 3rd | Coca Cola | N/A | Majestic Realty Co. |
| 6 1900 Taylor Ave | Northwest Denver Ind | 136,701 | 1st | Fenix Outdoor Import | CBRE | Etkin Johnson Real Estate Partners |
| 7 11700 E 47th Ave | Cent E I-70/Montbello Ind | 136,400 | 1st | Nestle Waters North America | CBRE | Colliers International |
| 8 3700 N Windsor Dr | SW DIA/Pena Blvd Ind | 132,000 | 1st | Niagara Bottling | N/A | Majestic Realty Co. |
| 9 1100-1150 W 120th Ave | North Denver Ind | 131,458 | 1st | Tenere | NAI Shames Makovsky | Newmark Grubb Knight Frank |
| 10 9700 E 56th Ave | East I-70/270 Ind | 131,398 | 1st | Brighton-Best International | N/A | CBRE |
| 11 10000 E 56th Ave | East I-70/270 Ind | 131,398 | 1st | Animal Supply Company | Newmark Grubb Knight Frank | CBRE |
| 12 390 E 55th Ave | Commerce City Ind | 127,480 | 4th | American Tire Distributors | Jackson Cooksey, Inc. | Newmark Grubb Knight Frank |
| 13 14401 W 65th Way | West Denver Ind | 124,000 | 3rd | Prescient | Cushman & Wakefield | Newmark Grubb Knight Frank |
| 14 3200 Walnut St* | Boulder Ind | 121,873 | 2nd | Array BioPharma, Inc. | CBRE | CBRE |
| 15 10050-10200 E 40th Ave | Quebec St Ind | 115,615 | 1st | Priority Wire & Cable, Inc. | N/A | Newmark Grubb Knight Frank |
| 16 21000 E 32nd Pky | SW DIA/Pena Blvd Ind | 113,000 | 1st | Canasea | N/A | Pinetree Financial |
| 17 500 W 53rd Pl* | Northwest Denver Ind | 112,653 | 1st | Metech Recycling | Direct Deal | Direct Deal |
| 18 701 Osage St | Mid Central Ind | 107,111 | 1st | HD Supply White Cap | Cushman & Wakefield | JLL |
| 19 3344 Moline St* | Cent E I-70/Montbello Ind | 102,389 | 1st | Iron Mountain | N/A | JLL |
| 20 18250 E 40th Ave | SW DIA/Pena Blvd Ind | 97,656 | 4th | MS International | Gruber Commercial Real Estate Servi | Pauls Real Estate Investments, LLC |
| 21 21250 E 36th Dr | SW DIA/Pena Blvd Ind | 94,500 | 2nd | 1-800-PACK-RAT | N/A | Colliers International |
| 22 4850 Moline St | Cent E I-70/Montbello Ind | 92,670 | 2nd | The Timken Co | Unique Properties, Inc | Gruber Commercial Real Estate Servi |
| 23 4424-4430 Innovation Dr* | Fort Collins/Loveland Ind | 91,884 | 3rd | Advanced Energy | JLL | Cushman & Wakefield |
| 24 3503-3593 N Windsor Dr* | SW DIA/Pena Blvd Ind | 85,248 | 3rd | Lagasse, Inc. | N/A | Majestic Realty Co. |
| 25 10050-10200 E 40th Ave | Quebec St Ind | 81,748 | 2nd | Walmart | N/A | Newmark Grubb Knight Frank |
| 26 19755 E 35th Dr | SW DIA/Pena Blvd Ind | 80,884 | 3rd | Budweiser | N/A | Majestic Realty Co. |
| 27 13331-13333 E 37th Ave | SW DIA/Pena Blvd Ind | 76,663 | 3rd | Gibson Athletic, Inc. | N/A | Michael Bloom Realty Company |
| 28 14700 E 38th Ave | SW DIA/Pena Blvd Ind | 70,080 | 4th | Universal Forest Products | Cushman & Wakefield | Colliers International |
| 29 5381 Alkire Cir | Southwest C-470 Ind | 70,000 | 2nd | 3D Designs | N/A | Ojala & Company, LLC |
| 30 8535 Highfield Pky | Centennial Ind | 68,639 | 2nd | J.R. Butler | N/A | CBRE |
| 31 24210 E 19th Ave | SW DIA/Pena Blvd Ind | 67,772 | 4th | Bridgestone | JLL | CBRE |
| 32 701 Osage St | Mid Central Ind | 66,014 | 2nd | Ryder Integrated Logistics, Inc | CBRE | JLL |
| 33 195 CTC Blvd* | Northwest Denver Ind | 65,195 | 2nd | Fresca Foods | The Colorado Group, Inc. | Etkin Johnson Real Estate Partners |
| 34 12850 E 40th Ave* | SW DIA/Pena Blvd Ind | 65,000 | 4th | Chrysler | Cushman & Wakefield | Direct Deal |
| 35 3503-3593 N Windsor Dr | SW DIA/Pena Blvd Ind | 64,835 | 2nd | Expeditors International of Washington | N/A | Majestic Realty Co. |
| 36 4700-4740 Florence St | East I-70/270 Ind | 63,024 | 3rd | Adams Data Management | N/A | Colliers International |
| 37 13450 E Smith Rd | SW DIA/Pena Blvd Ind | 61,873 | 4th | Landsberg Orora | NAI Global Corporate Solutions | Lincoln Property Company |
| 38 11775 E 45th Ave | Cent E I-70/Montbello Ind | 60,659 | 3rd | American Lighting, Inc | Newmark Grubb Knight Frank | Colliers International |
| 39 1960 Cherry St | Northwest Denver Ind | 59,137 | 3rd | Packers Plus Energy Services | Colliers International | Etkin Johnson Real Estate Partners |
| 40 5000-5050 Moline St | Cent E I-70/Montbello Ind | 54,624 | 1st | Pacific Award Metals, Inc. | Prima Group | Colliers International |

Source: CoStar Property®

* Renewal

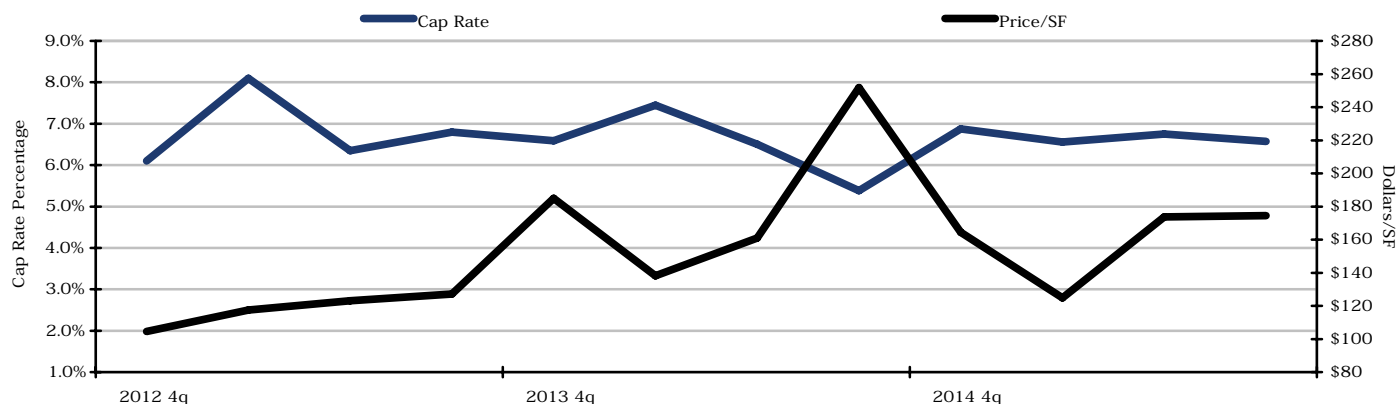
Denver Industrial Market



Sales Activity

The Optimist Sales Index

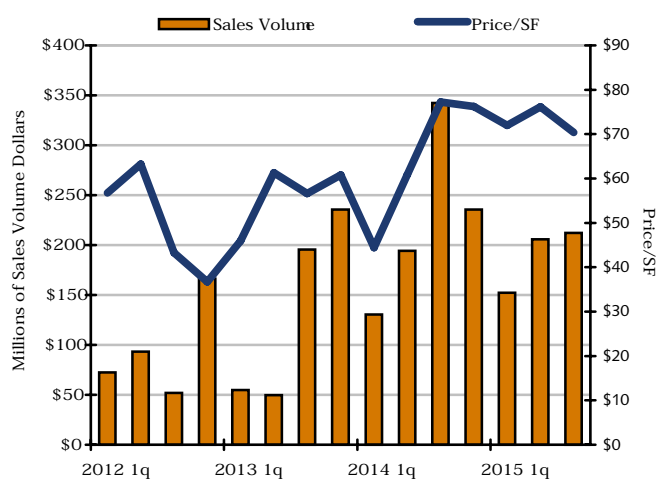
Average of Two Highest Price/SF's and Two Lowest Cap Rates Per Quarter



Source: CoStar COMPS®

Sales Volume & Price

Based on Industrial Building Sales of 15,000 SF and Larger



Source: CoStar COMPS®

Sales Analysis by Building Size

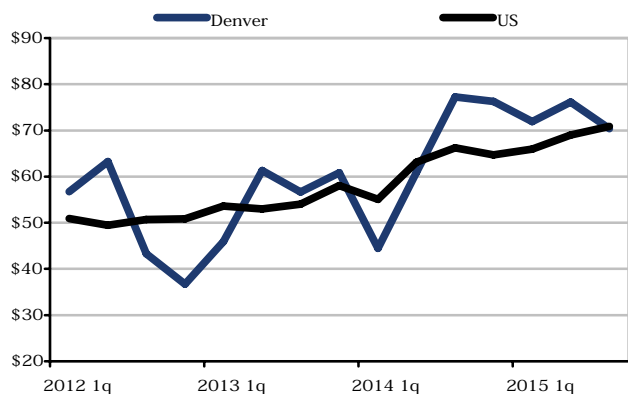
Based on Industrial Bldg Sales From Oct. 2014 - Sept. 2015

| Bldg Size | # | RBA | \$ Volume | Price/SF | Cap Rate |
|--------------|-----|-----------|---------------|----------|----------|
| < 25,000 SF | 242 | 2,926,402 | \$310,066,559 | \$105.95 | 7.93% |
| 25K-99K SF | 100 | 4,826,475 | \$379,105,136 | \$78.55 | 7.63% |
| 100K-249K SF | 15 | 2,203,129 | \$145,089,598 | \$65.86 | 7.43% |
| >250K SF | 5 | 2,329,716 | \$132,099,000 | \$56.70 | 6.75% |

Source: CoStar COMPS®

U.S. Price/SF Comparison

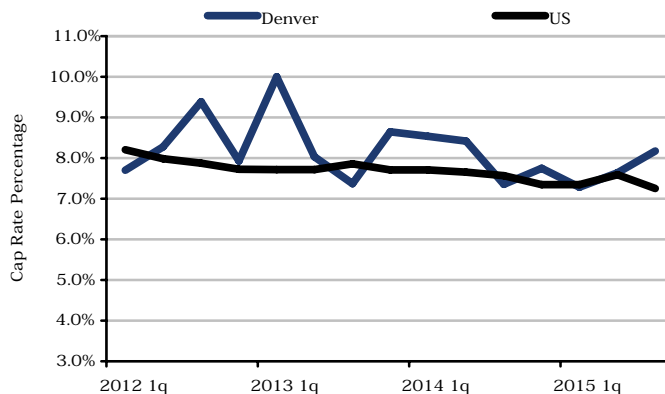
Based on Industrial Building Sales of 15,000 SF and Larger



Source: CoStar COMPS®

U.S. Cap Rate Comparison

Based on Industrial Building Sales of 15,000 SF and Larger



Source: CoStar COMPS®

Select Top Sales

Based on Sales from October 2014 Through December 2015

1. Airport Distribution Center



Aurora

Price: **\$46,600,000**
 Price/SF: **\$67.44**
 Cap Rate: **N/A**
 RBA: **691,000**
 Date: **3/3/2015**
 Year Built: **1999**
 Buyer: **DCT Industrial Trust**
 Seller: **Pauls Real Estate Investments, LLC**

2. 5151 N Bannock St



Denver

Price: **\$42,895,000**
 Price/SF: **\$60.77**
 Cap Rate: **6.75%**
 RBA: **705,839**
 Date: **8/11/2015**
 Year Built: **1952**
 Buyer: **Conscience Bay Company**
 Seller: **Equity Group**

3. 1450 Infinite Dr



Louisville

Price: **\$25,150,100**
 Price/SF: **\$163.31**
 Cap Rate: **7.25%**
 RBA: **154,000**
 Date: **10/20/2014**
 Year Built: **1996**
 Buyer: **Jakobson Properties, LLC**
 Seller: **Grosvenor Fund Management, Inc.**

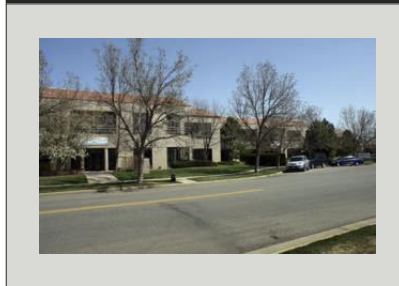
4. 321 W 84th Ave



Thornton

Price: **\$16,020,000**
 Price/SF: **\$47.31**
 Cap Rate: **N/A**
 RBA: **338,651**
 Date: **4/1/2015**
 Year Built: **1996**
 Buyer: **Appliance Factory Outlet**
 Seller: **Franklin Bruce Giesbrecht**

5. 4775 E Walnut St



Boulder

Price: **\$16,000,000**
 Price/SF: **\$158.22**
 Cap Rate: **6.4%**
 RBA: **101,127**
 Date: **7/28/2015**
 Year Built: **1986**
 Buyer: **The W.W. Reynolds Companies, Inc.**
 Seller: **Crestone Real Estate, LLC**

6. 5550 Airport Blvd



Boulder

Price: **\$14,614,000**
 Price/SF: **\$44.05**
 Cap Rate: **N/A**
 RBA: **331,726**
 Date: **9/2/2015**
 Year Built: **1991**
 Buyer: **AstraZeneca Pharmaceuticals LP**
 Seller: **Amgen, Inc.**

7. 1350 S Public Rd



Lafayette

Price: **\$13,000,000**
 Price/SF: **\$145.48**
 Cap Rate: **N/A**
 RBA: **89,360**
 Date: **10/23/2015**
 Year Built: **1998**
 Buyer: **Zaragon Holdings, Inc.**
 Seller: **Rocky Mountain Instrument Co.**

8. 3800 Clydesdale Pky



Loveland

Price: **\$12,325,000**
 Price/SF: **\$106.45**
 Cap Rate: **N/A**
 RBA: **115,778**
 Date: **9/18/2015**
 Year Built: **2001**
 Buyer: **Anheuser-Busch Companies, Inc.**
 Seller: **American Eagle Distributing Co**

9. Iliff Business Park



Denver

Price: **\$12,200,000**
 Price/SF: **\$90.99**
 Cap Rate: **8%**
 RBA: **134,078**
 Date: **6/29/2015**
 Year Built: **1983**
 Buyer: **MIG Real Estate, LLC**
 Seller: **RLA Advisors**

Denver Industrial Market

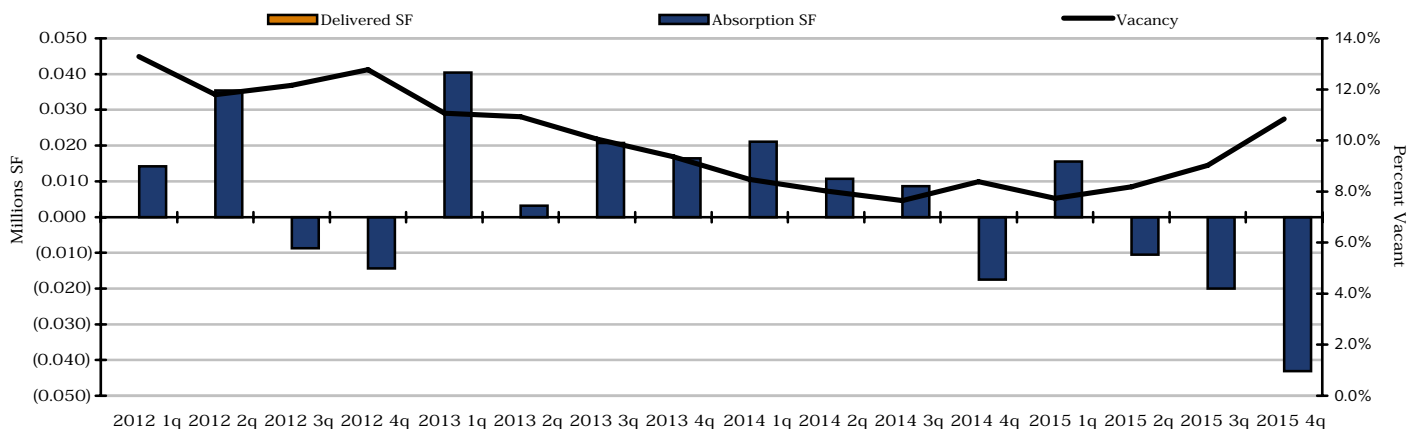


Aurora Market

MARKET HIGHLIGHTS - Flex & Warehouse

Deliveries, Absorption & Vacancy

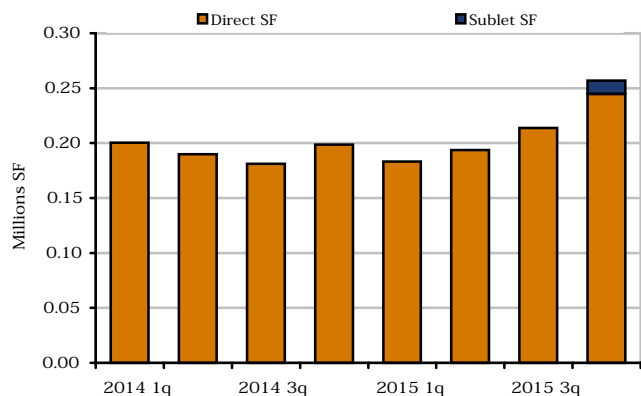
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Vacant Space

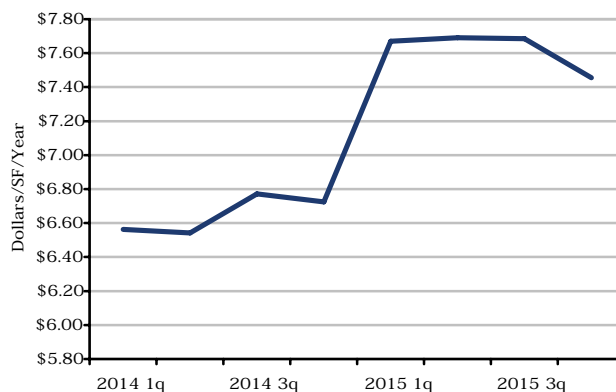
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Quoted Rental Rates

Historical Analysis, Flex and Warehouse



Source: CoStar Property®

| Period | Existing Inventory | | Vacancy | | Net Absorption | Delivered Inventory | | UC Inventory | | Quoted Rates |
|---------|--------------------|-----------|-----------|-----------|----------------|---------------------|-----------|--------------|-----------|--------------|
| | # Bldgs | Total RBA | Vacant SF | Vacancy % | | # Bldgs | Total RBA | # Bldgs | Total RBA | |
| 2015 4q | 98 | 2,367,679 | 256,807 | 10.8% | (43,132) | 0 | 0 | 0 | 0 | \$7.46 |
| 2015 3q | 98 | 2,367,679 | 213,675 | 9.0% | (20,020) | 0 | 0 | 0 | 0 | \$7.68 |
| 2015 2q | 98 | 2,367,679 | 193,655 | 8.2% | (10,558) | 0 | 0 | 0 | 0 | \$7.69 |
| 2015 1q | 98 | 2,367,679 | 183,097 | 7.7% | 15,511 | 0 | 0 | 0 | 0 | \$7.67 |
| 2014 4q | 98 | 2,367,679 | 198,608 | 8.4% | (17,467) | 0 | 0 | 0 | 0 | \$6.73 |
| 2014 3q | 98 | 2,367,679 | 181,141 | 7.7% | 8,634 | 0 | 0 | 0 | 0 | \$6.77 |
| 2014 2q | 98 | 2,367,679 | 189,775 | 8.0% | 10,720 | 0 | 0 | 0 | 0 | \$6.54 |
| 2014 1q | 98 | 2,367,679 | 200,495 | 8.5% | 21,105 | 0 | 0 | 0 | 0 | \$6.56 |
| 2013 4q | 98 | 2,367,679 | 221,600 | 9.4% | 16,446 | 0 | 0 | 0 | 0 | \$8.24 |
| 2013 3q | 98 | 2,367,679 | 238,046 | 10.1% | 20,720 | 0 | 0 | 0 | 0 | \$8.21 |
| 2013 2q | 98 | 2,367,679 | 258,766 | 10.9% | 3,149 | 0 | 0 | 0 | 0 | \$8.04 |
| 2013 1q | 98 | 2,367,679 | 261,915 | 11.1% | 40,407 | 0 | 0 | 0 | 0 | \$8.10 |
| 2012 4q | 98 | 2,367,679 | 302,322 | 12.8% | (14,370) | 0 | 0 | 0 | 0 | \$7.25 |
| 2012 3q | 98 | 2,367,679 | 287,952 | 12.2% | (8,755) | 0 | 0 | 0 | 0 | \$8.33 |
| 2012 2q | 98 | 2,367,679 | 279,197 | 11.8% | 35,405 | 0 | 0 | 0 | 0 | \$8.42 |
| 2012 1q | 98 | 2,367,679 | 314,602 | 13.3% | 14,199 | 0 | 0 | 0 | 0 | \$8.29 |

Source: CoStar Property®

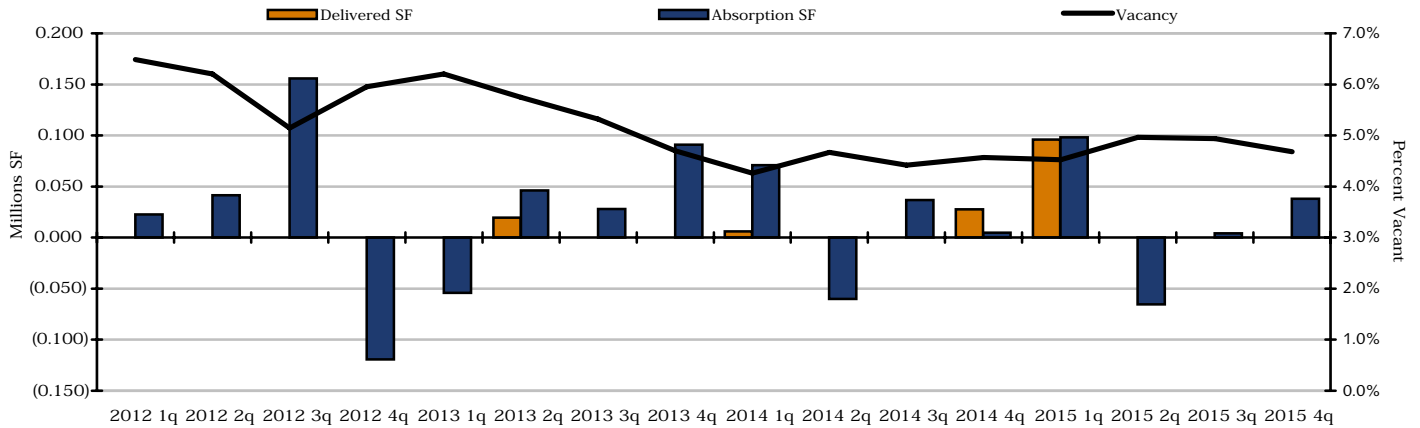


Denver Industrial Market

Boulder Market MARKET HIGHLIGHTS - Flex & Warehouse

Deliveries, Absorption & Vacancy

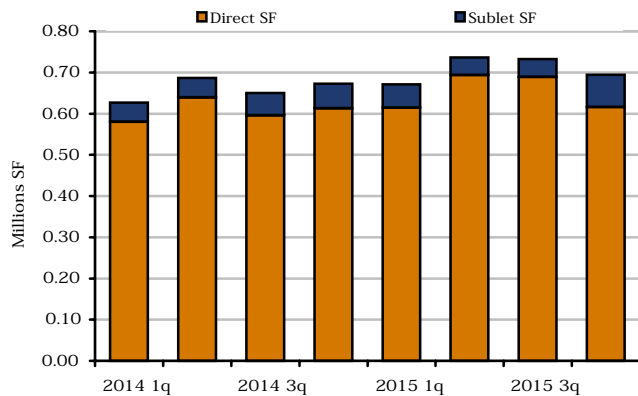
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Vacant Space

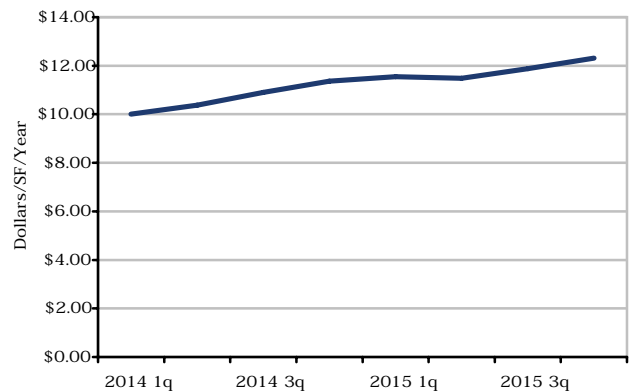
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Quoted Rental Rates

Historical Analysis, Flex and Warehouse



Source: CoStar Property®

| Period | Existing Inventory | | Vacancy | | Net Absorption | Delivered Inventory | | UC Inventory | | Quoted Rates |
|---------|--------------------|------------|-----------|-----------|----------------|---------------------|-----------|--------------|-----------|--------------|
| | # Bldgs | Total RBA | Vacant SF | Vacancy % | | # Bldgs | Total RBA | # Bldgs | Total RBA | |
| 2015 4q | 482 | 14,833,619 | 694,287 | 4.7% | 37,899 | 0 | 0 | 0 | 0 | \$12.31 |
| 2015 3q | 482 | 14,833,619 | 732,186 | 4.9% | 4,050 | 0 | 0 | 0 | 0 | \$11.88 |
| 2015 2q | 482 | 14,833,619 | 736,236 | 5.0% | (65,492) | 0 | 0 | 0 | 0 | \$11.48 |
| 2015 1q | 482 | 14,833,619 | 670,744 | 4.5% | 98,028 | 1 | 95,922 | 0 | 0 | \$11.55 |
| 2014 4q | 481 | 14,737,697 | 672,850 | 4.6% | 4,783 | 1 | 27,752 | 1 | 95,922 | \$11.37 |
| 2014 3q | 480 | 14,709,945 | 649,881 | 4.4% | 36,619 | 0 | 0 | 2 | 123,674 | \$10.91 |
| 2014 2q | 480 | 14,709,945 | 686,500 | 4.7% | (60,070) | 0 | 0 | 2 | 123,674 | \$10.38 |
| 2014 1q | 480 | 14,709,945 | 626,430 | 4.3% | 70,889 | 1 | 6,130 | 2 | 123,674 | \$10.00 |
| 2013 4q | 479 | 14,703,815 | 691,189 | 4.7% | 90,835 | 0 | 0 | 2 | 33,882 | \$9.82 |
| 2013 3q | 479 | 14,703,815 | 782,024 | 5.3% | 27,969 | 0 | 0 | 1 | 6,130 | \$9.72 |
| 2013 2q | 480 | 14,740,815 | 846,993 | 5.7% | 46,020 | 1 | 19,500 | 1 | 6,130 | \$9.66 |
| 2013 1q | 480 | 14,763,543 | 915,741 | 6.2% | (54,118) | 0 | 0 | 2 | 25,630 | \$9.07 |
| 2012 4q | 481 | 14,782,306 | 880,386 | 6.0% | (119,385) | 0 | 0 | 2 | 25,630 | \$9.06 |
| 2012 3q | 481 | 14,782,306 | 761,001 | 5.1% | 155,838 | 0 | 0 | 2 | 25,630 | \$8.77 |
| 2012 2q | 481 | 14,782,306 | 916,839 | 6.2% | 41,588 | 0 | 0 | 1 | 19,500 | \$9.25 |
| 2012 1q | 481 | 14,782,306 | 958,427 | 6.5% | 22,662 | 0 | 0 | 0 | 0 | \$8.97 |

Source: CoStar Property®

Denver Industrial Market

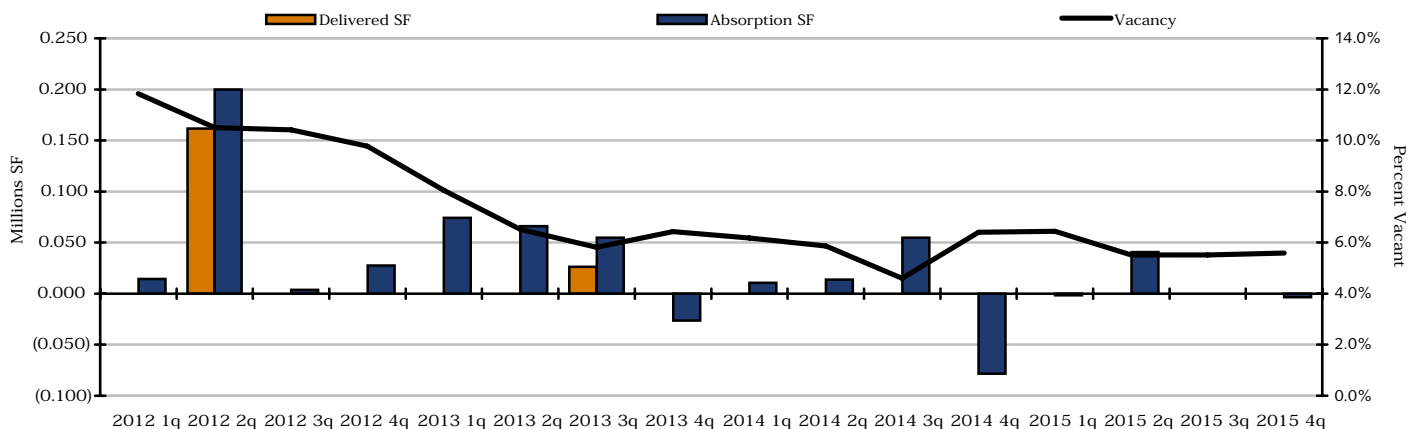


Broomfield Market

MARKET HIGHLIGHTS - Flex & Warehouse

Deliveries, Absorption & Vacancy

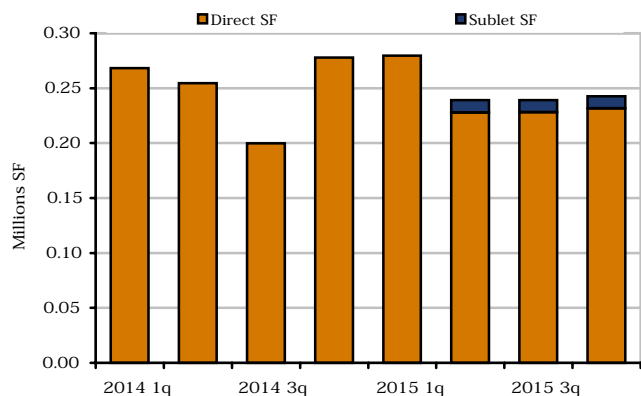
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Vacant Space

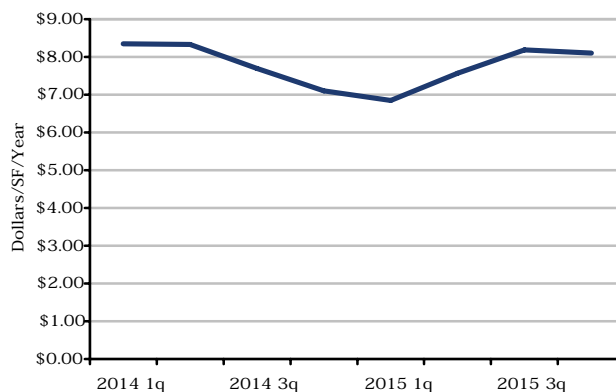
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Quoted Rental Rates

Historical Analysis, Flex and Warehouse



Source: CoStar Property®

| Period | Existing Inventory | | Vacancy | | Net Absorption | Delivered Inventory | | UC Inventory | | Quoted Rates |
|---------|--------------------|-----------|-----------|-----------|----------------|---------------------|-----------|--------------|-----------|--------------|
| | # Bldgs | Total RBA | Vacant SF | Vacancy % | | # Bldgs | Total RBA | # Bldgs | Total RBA | |
| 2015 4q | 148 | 4,338,129 | 242,740 | 5.6% | (3,575) | 0 | 0 | 0 | 0 | \$8.11 |
| 2015 3q | 148 | 4,338,129 | 239,165 | 5.5% | (129) | 0 | 0 | 0 | 0 | \$8.19 |
| 2015 2q | 148 | 4,338,129 | 239,036 | 5.5% | 40,568 | 0 | 0 | 0 | 0 | \$7.56 |
| 2015 1q | 148 | 4,338,129 | 279,604 | 6.4% | (1,625) | 0 | 0 | 0 | 0 | \$6.85 |
| 2014 4q | 148 | 4,338,129 | 277,979 | 6.4% | (78,310) | 0 | 0 | 0 | 0 | \$7.10 |
| 2014 3q | 148 | 4,338,129 | 199,669 | 4.6% | 54,753 | 0 | 0 | 0 | 0 | \$7.69 |
| 2014 2q | 148 | 4,338,129 | 254,422 | 5.9% | 13,746 | 0 | 0 | 0 | 0 | \$8.33 |
| 2014 1q | 148 | 4,338,129 | 268,168 | 6.2% | 10,699 | 0 | 0 | 0 | 0 | \$8.35 |
| 2013 4q | 148 | 4,338,129 | 278,867 | 6.4% | (26,439) | 0 | 0 | 0 | 0 | \$9.07 |
| 2013 3q | 148 | 4,338,129 | 252,428 | 5.8% | 54,860 | 1 | 26,292 | 0 | 0 | \$8.26 |
| 2013 2q | 147 | 4,311,837 | 280,996 | 6.5% | 66,205 | 0 | 0 | 1 | 26,292 | \$7.05 |
| 2013 1q | 147 | 4,311,837 | 347,201 | 8.1% | 74,160 | 0 | 0 | 1 | 26,292 | \$7.04 |
| 2012 4q | 147 | 4,311,837 | 421,361 | 9.8% | 27,588 | 0 | 0 | 0 | 0 | \$5.78 |
| 2012 3q | 147 | 4,311,837 | 448,949 | 10.4% | 3,822 | 0 | 0 | 0 | 0 | \$5.75 |
| 2012 2q | 147 | 4,311,837 | 452,771 | 10.5% | 199,737 | 1 | 161,730 | 0 | 0 | \$5.68 |
| 2012 1q | 146 | 4,150,107 | 490,778 | 11.8% | 14,419 | 0 | 0 | 1 | 161,730 | \$5.64 |

Source: CoStar Property®

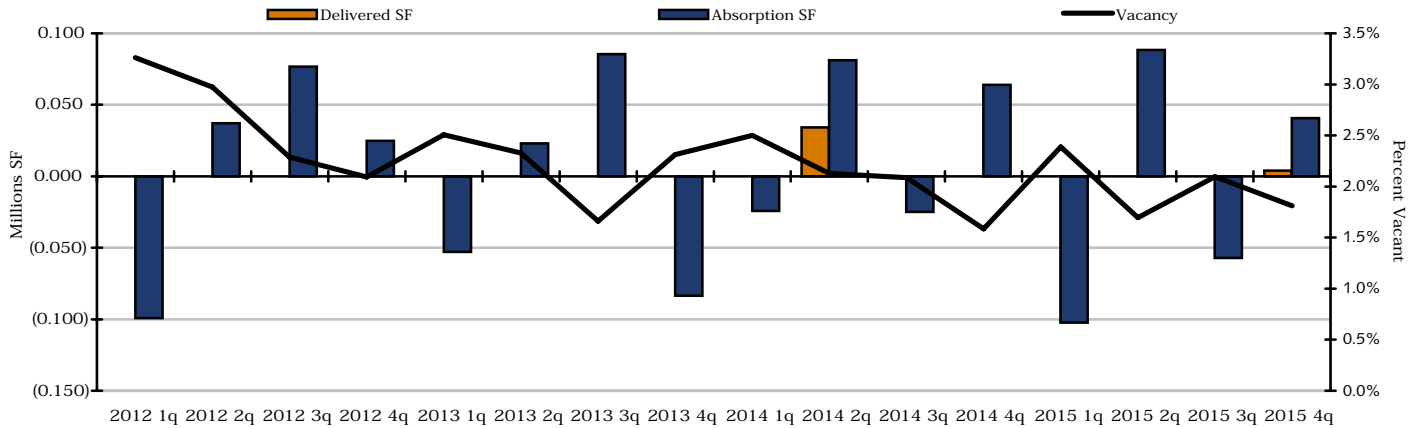


Denver Industrial Market

Central Market
MARKET HIGHLIGHTS - Flex & Warehouse

Deliveries, Absorption & Vacancy

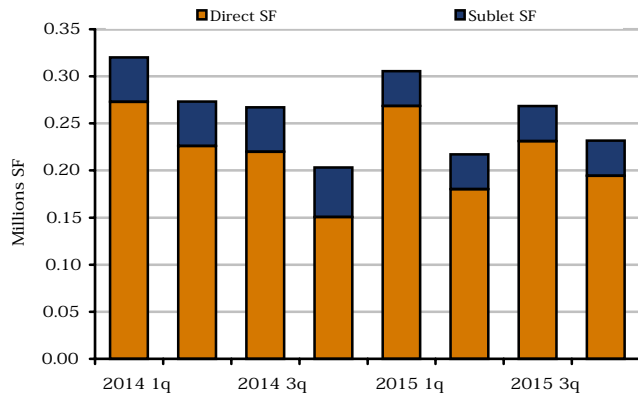
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Vacant Space

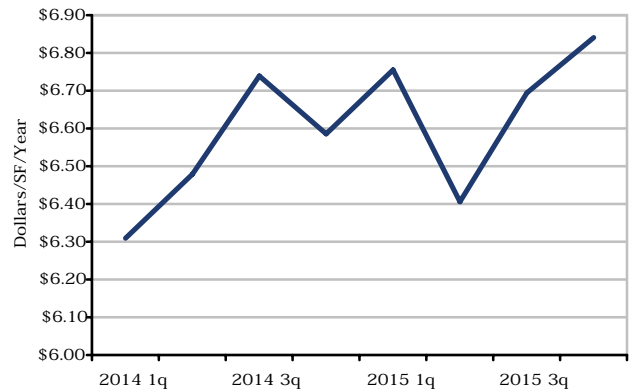
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Quoted Rental Rates

Historical Analysis, Flex and Warehouse



Source: CoStar Property®

| Period | Existing Inventory | | Vacancy | | Net Absorption | Delivered Inventory | | UC Inventory | | Quoted Rates |
|---------|--------------------|------------|-----------|-----------|----------------|---------------------|-----------|--------------|-----------|--------------|
| | # Bldgs | Total RBA | Vacant SF | Vacancy % | | # Bldgs | Total RBA | # Bldgs | Total RBA | |
| 2015 4q | 679 | 12,802,200 | 231,701 | 1.8% | 40,653 | 1 | 4,000 | 0 | 0 | \$6.84 |
| 2015 3q | 678 | 12,798,200 | 268,354 | 2.1% | (57,224) | 0 | 0 | 1 | 4,000 | \$6.69 |
| 2015 2q | 679 | 12,804,302 | 217,232 | 1.7% | 88,368 | 0 | 0 | 1 | 4,000 | \$6.41 |
| 2015 1q | 679 | 12,804,302 | 305,600 | 2.4% | (102,424) | 0 | 0 | 0 | 0 | \$6.76 |
| 2014 4q | 679 | 12,804,302 | 203,176 | 1.6% | 63,900 | 0 | 0 | 0 | 0 | \$6.59 |
| 2014 3q | 679 | 12,804,302 | 267,076 | 2.1% | (24,801) | 0 | 0 | 0 | 0 | \$6.74 |
| 2014 2q | 680 | 12,835,106 | 273,079 | 2.1% | 81,285 | 1 | 34,211 | 0 | 0 | \$6.48 |
| 2014 1q | 679 | 12,800,895 | 320,153 | 2.5% | (24,277) | 0 | 0 | 1 | 34,211 | \$6.31 |
| 2013 4q | 679 | 12,800,895 | 295,876 | 2.3% | (83,491) | 0 | 0 | 1 | 34,211 | \$5.75 |
| 2013 3q | 679 | 12,800,895 | 212,385 | 1.7% | 85,522 | 0 | 0 | 0 | 0 | \$5.78 |
| 2013 2q | 679 | 12,800,895 | 297,907 | 2.3% | 22,982 | 0 | 0 | 0 | 0 | \$5.86 |
| 2013 1q | 679 | 12,800,895 | 320,889 | 2.5% | (52,886) | 0 | 0 | 0 | 0 | \$5.91 |
| 2012 4q | 679 | 12,800,895 | 268,003 | 2.1% | 24,869 | 0 | 0 | 0 | 0 | \$5.61 |
| 2012 3q | 679 | 12,800,895 | 292,872 | 2.3% | 76,696 | 0 | 0 | 0 | 0 | \$5.19 |
| 2012 2q | 682 | 12,812,163 | 380,836 | 3.0% | 37,003 | 0 | 0 | 0 | 0 | \$5.28 |
| 2012 1q | 682 | 12,812,163 | 417,839 | 3.3% | (99,252) | 0 | 0 | 0 | 0 | \$5.37 |

Source: CoStar Property®

Denver Industrial Market

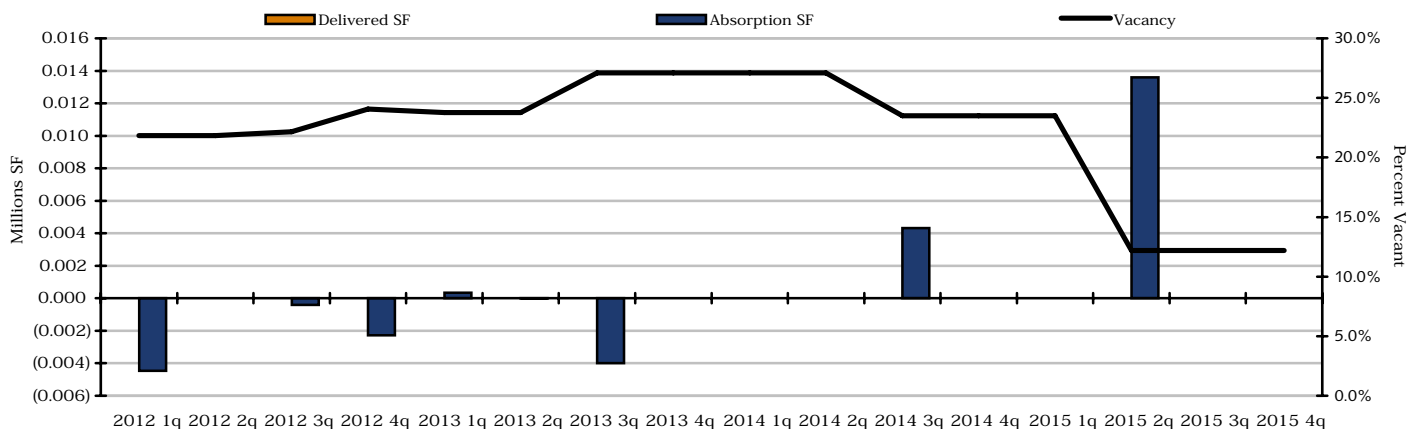


Clear Creek County Market

MARKET HIGHLIGHTS - Flex & Warehouse

Deliveries, Absorption & Vacancy

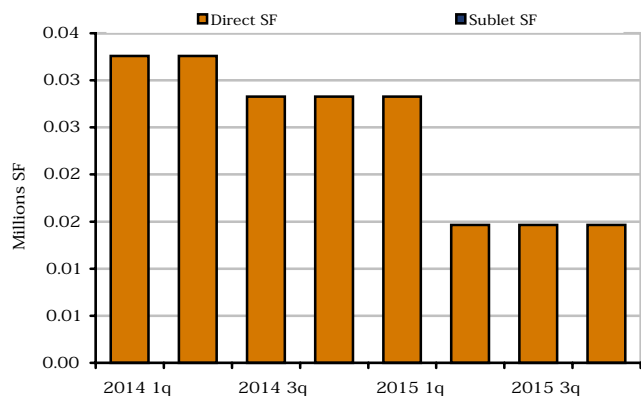
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Vacant Space

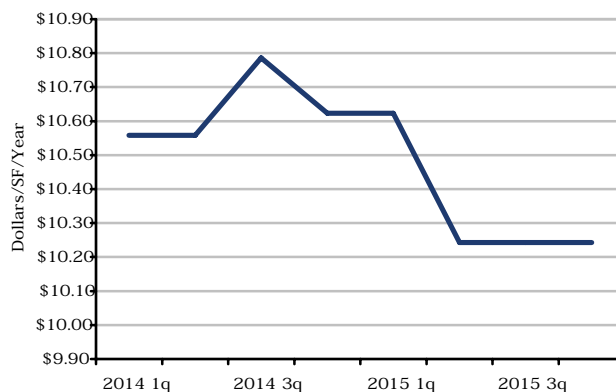
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Quoted Rental Rates

Historical Analysis, Flex and Warehouse



Source: CoStar Property®

| Period | Existing Inventory | | Vacancy | | Net Absorption | Delivered Inventory | | UC Inventory | | Quoted Rates |
|---------|--------------------|-----------|-----------|-----------|----------------|---------------------|-----------|--------------|-----------|--------------|
| | # Bldgs | Total RBA | Vacant SF | Vacancy % | | # Bldgs | Total RBA | # Bldgs | Total RBA | |
| 2015 4q | 8 | 120,233 | 14,655 | 12.2% | 0 | 0 | 0 | 1 | 5,000 | \$10.24 |
| 2015 3q | 8 | 120,233 | 14,655 | 12.2% | 0 | 0 | 0 | 1 | 5,000 | \$10.24 |
| 2015 2q | 8 | 120,233 | 14,655 | 12.2% | 13,603 | 0 | 0 | 0 | 0 | \$10.24 |
| 2015 1q | 8 | 120,233 | 28,258 | 23.5% | 0 | 0 | 0 | 0 | 0 | \$10.62 |
| 2014 4q | 8 | 120,233 | 28,258 | 23.5% | 0 | 0 | 0 | 0 | 0 | \$10.62 |
| 2014 3q | 8 | 120,233 | 28,258 | 23.5% | 4,320 | 0 | 0 | 0 | 0 | \$10.79 |
| 2014 2q | 8 | 120,233 | 32,578 | 27.1% | 0 | 0 | 0 | 0 | 0 | \$10.56 |
| 2014 1q | 8 | 120,233 | 32,578 | 27.1% | 0 | 0 | 0 | 0 | 0 | \$10.56 |
| 2013 4q | 8 | 120,233 | 32,578 | 27.1% | 0 | 0 | 0 | 0 | 0 | \$10.56 |
| 2013 3q | 8 | 120,233 | 32,578 | 27.1% | (4,000) | 0 | 0 | 0 | 0 | \$10.56 |
| 2013 2q | 8 | 120,233 | 28,578 | 23.8% | (4) | 0 | 0 | 0 | 0 | \$10.56 |
| 2013 1q | 8 | 120,233 | 28,574 | 23.8% | 350 | 0 | 0 | 0 | 0 | \$10.85 |
| 2012 4q | 8 | 120,233 | 28,924 | 24.1% | (2,270) | 0 | 0 | 0 | 0 | \$10.13 |
| 2012 3q | 8 | 120,233 | 26,654 | 22.2% | (411) | 0 | 0 | 0 | 0 | \$10.32 |
| 2012 2q | 8 | 120,233 | 26,243 | 21.8% | 0 | 0 | 0 | 0 | 0 | \$10.96 |
| 2012 1q | 8 | 120,233 | 26,243 | 21.8% | (4,470) | 0 | 0 | 0 | 0 | \$11.87 |

Source: CoStar Property®



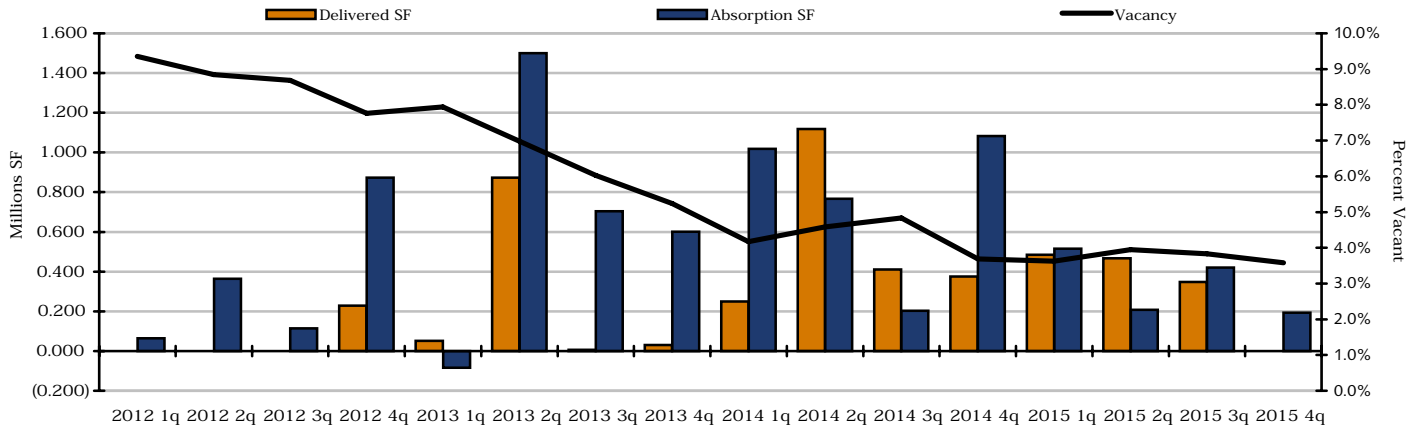
Denver Industrial Market

East I-70 / Montbello Market

MARKET HIGHLIGHTS - Flex & Warehouse

Deliveries, Absorption & Vacancy

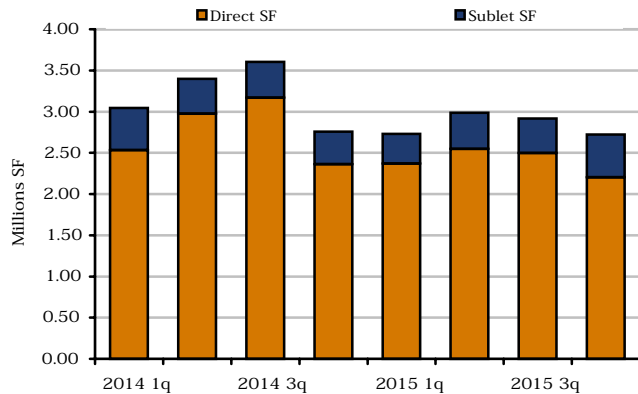
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Vacant Space

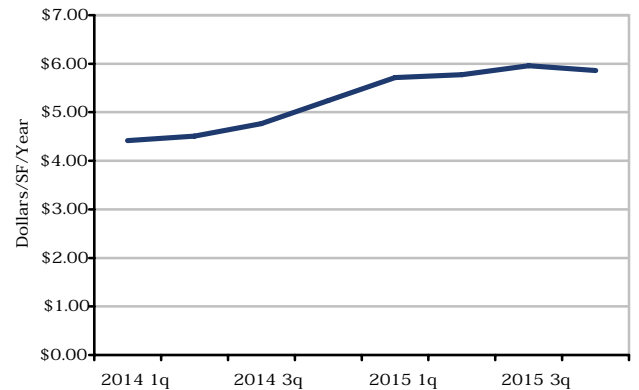
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Quoted Rental Rates

Historical Analysis, Flex and Warehouse



Source: CoStar Property®

| Period | Existing Inventory | | Vacancy | | Net Absorption | Delivered Inventory | | UC Inventory | | Quoted Rates |
|---------|--------------------|------------|-----------|-----------|----------------|---------------------|-----------|--------------|-----------|--------------|
| | # Bldgs | Total RBA | Vacant SF | Vacancy % | | # Bldgs | Total RBA | # Bldgs | Total RBA | |
| 2015 4q | 1,396 | 76,087,451 | 2,723,126 | 3.6% | 192,597 | 0 | 0 | 7 | 1,772,935 | \$5.86 |
| 2015 3q | 1,396 | 76,087,451 | 2,915,723 | 3.8% | 419,798 | 1 | 347,840 | 5 | 1,125,955 | \$5.96 |
| 2015 2q | 1,395 | 75,739,611 | 2,987,681 | 3.9% | 207,238 | 1 | 466,540 | 3 | 606,804 | \$5.78 |
| 2015 1q | 1,394 | 75,273,071 | 2,728,379 | 3.6% | 514,761 | 2 | 484,386 | 2 | 814,380 | \$5.72 |
| 2014 4q | 1,392 | 74,788,685 | 2,758,754 | 3.7% | 1,082,680 | 3 | 374,593 | 4 | 1,298,766 | \$5.24 |
| 2014 3q | 1,390 | 74,552,022 | 3,604,771 | 4.8% | 202,607 | 2 | 410,573 | 7 | 1,673,359 | \$4.76 |
| 2014 2q | 1,388 | 74,141,449 | 3,396,805 | 4.6% | 766,200 | 5 | 1,117,927 | 8 | 1,736,092 | \$4.51 |
| 2014 1q | 1,383 | 73,023,522 | 3,045,078 | 4.2% | 1,018,746 | 1 | 250,000 | 10 | 1,982,814 | \$4.42 |
| 2013 4q | 1,382 | 72,773,522 | 3,813,824 | 5.2% | 601,270 | 1 | 30,000 | 8 | 1,778,500 | \$4.22 |
| 2013 3q | 1,381 | 72,743,522 | 4,385,094 | 6.0% | 703,539 | 1 | 6,825 | 6 | 904,806 | \$4.18 |
| 2013 2q | 1,380 | 72,736,697 | 5,081,808 | 7.0% | 1,499,676 | 2 | 872,915 | 2 | 256,825 | \$4.15 |
| 2013 1q | 1,378 | 71,863,782 | 5,708,569 | 7.9% | (83,243) | 1 | 50,797 | 3 | 879,740 | \$3.95 |
| 2012 4q | 1,377 | 71,812,985 | 5,574,529 | 7.8% | 872,711 | 2 | 228,200 | 4 | 930,537 | \$3.97 |
| 2012 3q | 1,375 | 71,584,785 | 6,219,040 | 8.7% | 114,446 | 0 | 0 | 5 | 1,107,940 | \$3.93 |
| 2012 2q | 1,375 | 71,584,785 | 6,333,486 | 8.8% | 364,692 | 0 | 0 | 5 | 1,107,940 | \$3.84 |
| 2012 1q | 1,375 | 71,584,785 | 6,698,178 | 9.4% | 64,850 | 0 | 0 | 2 | 773,757 | \$3.77 |

Source: CoStar Property®

Denver Industrial Market

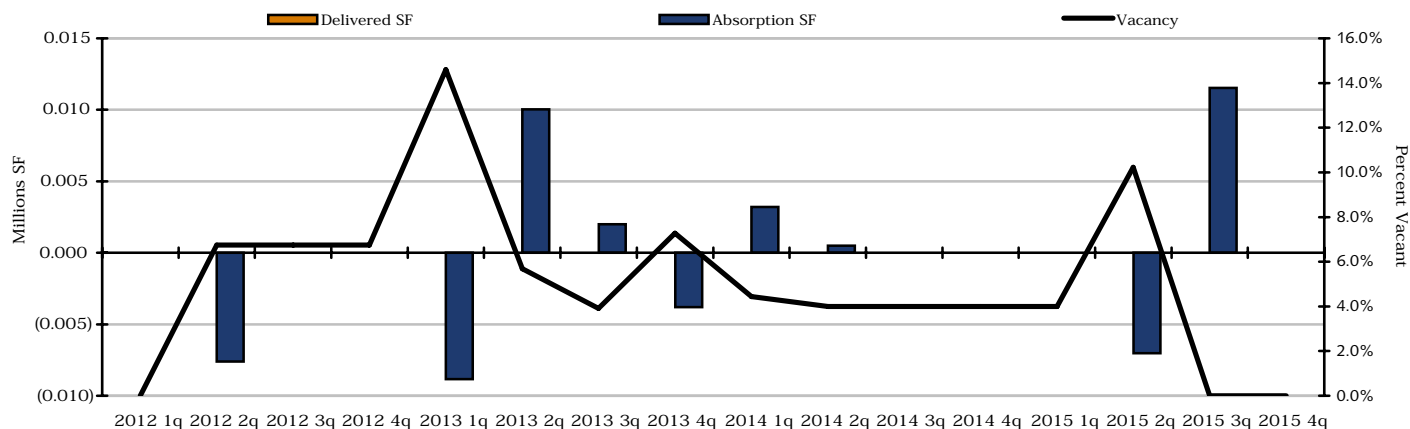


Elbert County Market

MARKET HIGHLIGHTS - Flex & Warehouse

Deliveries, Absorption & Vacancy

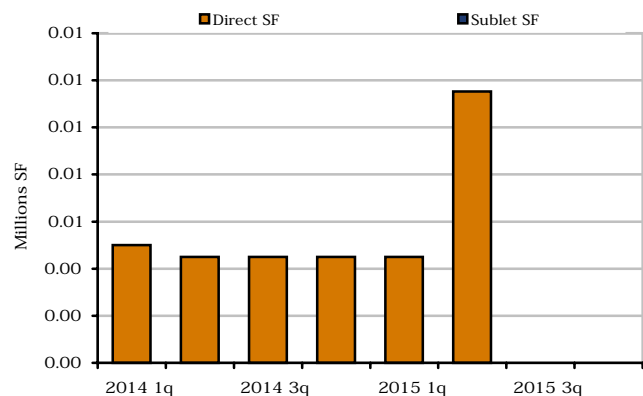
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Vacant Space

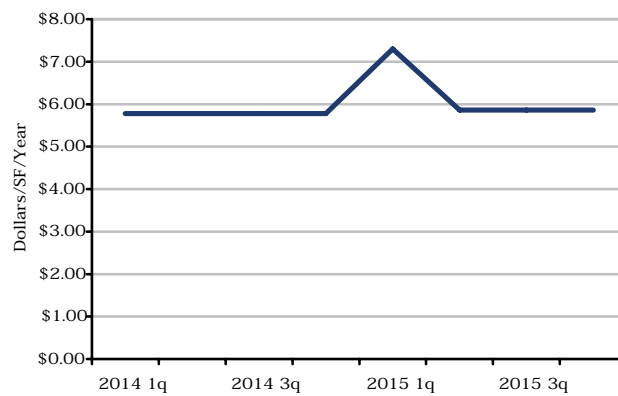
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Quoted Rental Rates

Historical Analysis, Flex and Warehouse



Source: CoStar Property®

| Period | Existing Inventory | | Vacancy | | Net Absorption | Delivered Inventory | | UC Inventory | | Quoted Rates |
|---------|--------------------|-----------|-----------|-----------|----------------|---------------------|-----------|--------------|-----------|--------------|
| | # Bldgs | Total RBA | Vacant SF | Vacancy % | | # Bldgs | Total RBA | # Bldgs | Total RBA | |
| 2015 4q | 13 | 112,688 | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | \$5.86 |
| 2015 3q | 13 | 112,688 | 0 | 0.0% | 11,525 | 0 | 0 | 0 | 0 | \$5.86 |
| 2015 2q | 13 | 112,688 | 11,525 | 10.2% | (7,025) | 0 | 0 | 0 | 0 | \$5.86 |
| 2015 1q | 13 | 112,688 | 4,500 | 4.0% | 0 | 0 | 0 | 0 | 0 | \$7.30 |
| 2014 4q | 13 | 112,688 | 4,500 | 4.0% | 0 | 0 | 0 | 0 | 0 | \$5.78 |
| 2014 3q | 13 | 112,688 | 4,500 | 4.0% | 0 | 0 | 0 | 0 | 0 | \$5.78 |
| 2014 2q | 13 | 112,688 | 4,500 | 4.0% | 500 | 0 | 0 | 0 | 0 | \$5.78 |
| 2014 1q | 13 | 112,688 | 5,000 | 4.4% | 3,207 | 0 | 0 | 0 | 0 | \$5.78 |
| 2013 4q | 13 | 112,688 | 8,207 | 7.3% | (3,800) | 0 | 0 | 0 | 0 | \$9.55 |
| 2013 3q | 13 | 112,688 | 4,407 | 3.9% | 2,000 | 0 | 0 | 0 | 0 | \$9.55 |
| 2013 2q | 13 | 112,688 | 6,407 | 5.7% | 10,036 | 0 | 0 | 0 | 0 | \$9.55 |
| 2013 1q | 13 | 112,688 | 16,443 | 14.6% | (8,836) | 0 | 0 | 0 | 0 | \$9.55 |
| 2012 4q | 13 | 112,688 | 7,607 | 6.8% | 0 | 0 | 0 | 0 | 0 | \$5.78 |
| 2012 3q | 13 | 112,688 | 7,607 | 6.8% | 0 | 0 | 0 | 0 | 0 | \$5.78 |
| 2012 2q | 13 | 112,688 | 7,607 | 6.8% | (7,607) | 0 | 0 | 0 | 0 | \$5.78 |
| 2012 1q | 13 | 112,688 | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | \$7.19 |

Source: CoStar Property®



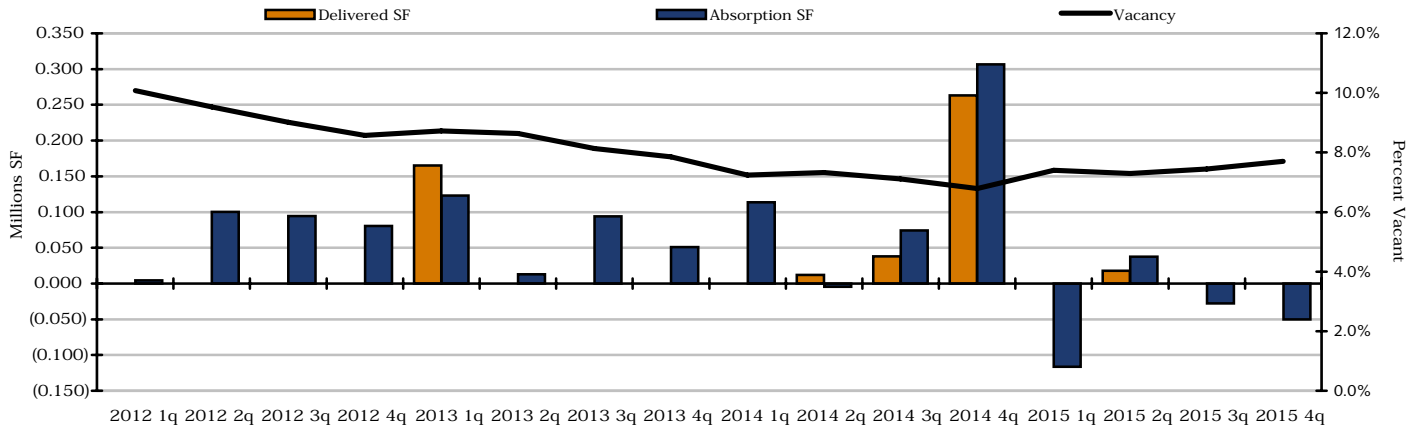
Denver Industrial Market

Fort Collins / Loveland Market

MARKET HIGHLIGHTS - Flex & Warehouse

Deliveries, Absorption & Vacancy

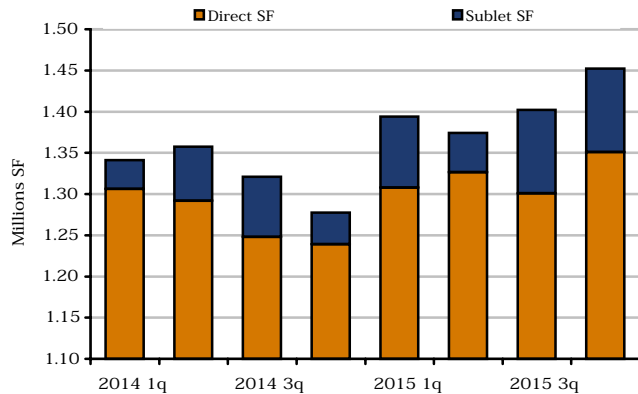
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Vacant Space

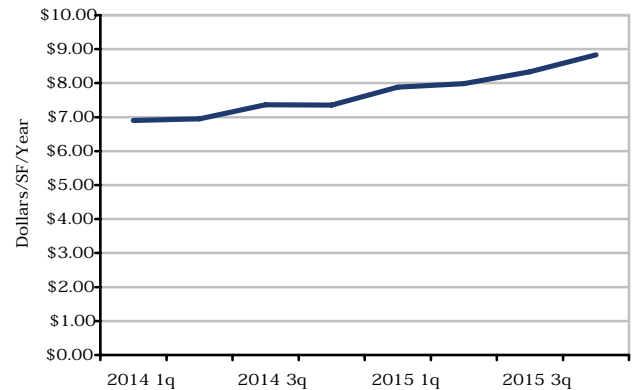
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Quoted Rental Rates

Historical Analysis, Flex and Warehouse



Source: CoStar Property®

| Period | Existing Inventory | | Vacancy | | Net Absorption | Delivered Inventory | | UC Inventory | | Quoted Rates |
|---------|--------------------|------------|-----------|-----------|----------------|---------------------|-----------|--------------|-----------|--------------|
| | # Bldgs | Total RBA | Vacant SF | Vacancy % | | # Bldgs | Total RBA | # Bldgs | Total RBA | |
| 2015 4q | 851 | 18,847,226 | 1,452,302 | 7.7% | (50,048) | 0 | 0 | 4 | 355,043 | \$8.83 |
| 2015 3q | 851 | 18,847,226 | 1,402,254 | 7.4% | (27,924) | 0 | 0 | 3 | 340,043 | \$8.33 |
| 2015 2q | 851 | 18,847,226 | 1,374,330 | 7.3% | 37,561 | 2 | 17,777 | 1 | 303,000 | \$7.98 |
| 2015 1q | 849 | 18,829,449 | 1,394,114 | 7.4% | (116,557) | 0 | 0 | 3 | 320,777 | \$7.88 |
| 2014 4q | 849 | 18,829,449 | 1,277,557 | 6.8% | 306,536 | 3 | 262,946 | 2 | 309,377 | \$7.36 |
| 2014 3q | 846 | 18,566,503 | 1,321,147 | 7.1% | 74,477 | 1 | 38,078 | 5 | 572,323 | \$7.36 |
| 2014 2q | 845 | 18,528,425 | 1,357,546 | 7.3% | (4,401) | 1 | 12,000 | 5 | 604,024 | \$6.95 |
| 2014 1q | 844 | 18,516,425 | 1,341,145 | 7.2% | 113,835 | 0 | 0 | 4 | 312,524 | \$6.91 |
| 2013 4q | 844 | 18,516,425 | 1,454,980 | 7.9% | 50,928 | 0 | 0 | 2 | 62,000 | \$7.04 |
| 2013 3q | 844 | 18,516,425 | 1,505,908 | 8.1% | 94,108 | 0 | 0 | 0 | 0 | \$6.87 |
| 2013 2q | 844 | 18,516,425 | 1,600,016 | 8.6% | 12,934 | 0 | 0 | 0 | 0 | \$6.93 |
| 2013 1q | 845 | 18,518,785 | 1,615,310 | 8.7% | 123,162 | 1 | 165,000 | 0 | 0 | \$6.96 |
| 2012 4q | 844 | 18,353,785 | 1,573,472 | 8.6% | 80,353 | 0 | 0 | 1 | 165,000 | \$6.87 |
| 2012 3q | 844 | 18,353,785 | 1,653,825 | 9.0% | 94,367 | 0 | 0 | 1 | 165,000 | \$7.00 |
| 2012 2q | 844 | 18,353,785 | 1,748,192 | 9.5% | 100,427 | 0 | 0 | 1 | 165,000 | \$6.84 |
| 2012 1q | 844 | 18,353,785 | 1,848,619 | 10.1% | 4,259 | 0 | 0 | 0 | 0 | \$6.80 |

Source: CoStar Property®

Denver Industrial Market

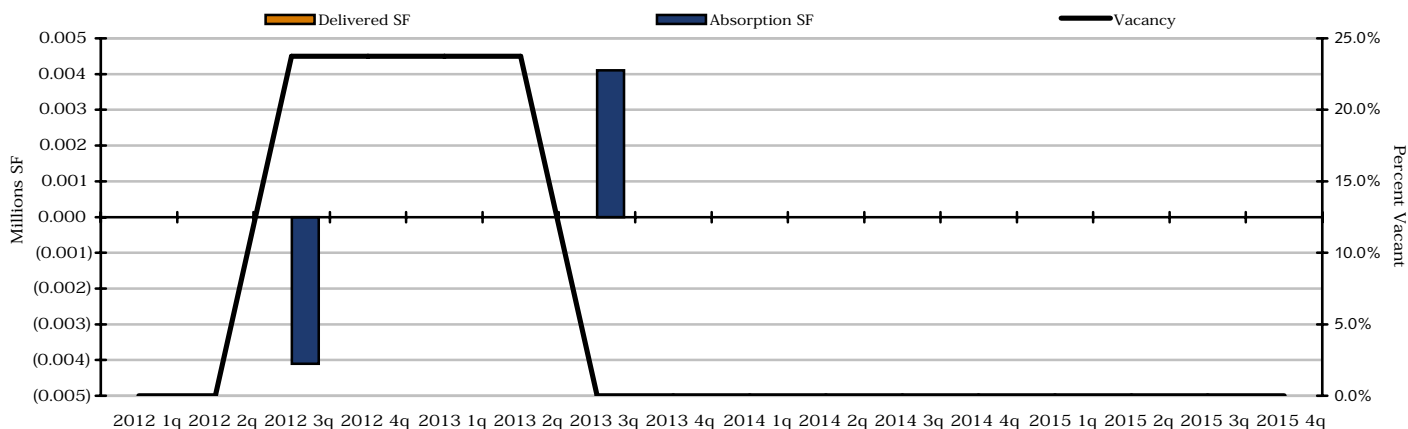


Gilpin County Market

MARKET HIGHLIGHTS - Flex & Warehouse

Deliveries, Absorption & Vacancy

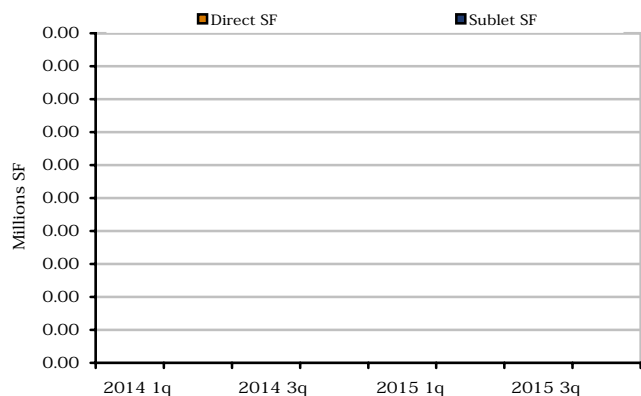
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Vacant Space

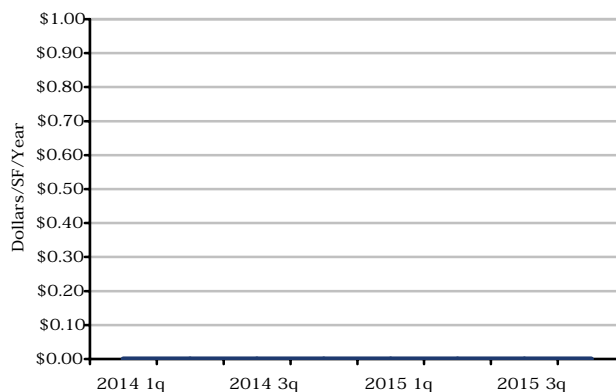
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Quoted Rental Rates

Historical Analysis, Flex and Warehouse



Source: CoStar Property®

| Period | Existing Inventory | | Vacancy | | Net Absorption | Delivered Inventory | | UC Inventory | | Quoted Rates |
|---------|--------------------|-----------|-----------|-----------|----------------|---------------------|-----------|--------------|-----------|--------------|
| | # Bldgs | Total RBA | Vacant SF | Vacancy % | | # Bldgs | Total RBA | # Bldgs | Total RBA | |
| 2015 4q | 3 | 17,306 | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | \$0.00 |
| 2015 3q | 3 | 17,306 | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | \$0.00 |
| 2015 2q | 3 | 17,306 | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | \$0.00 |
| 2015 1q | 3 | 17,306 | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | \$0.00 |
| 2014 4q | 3 | 17,306 | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | \$0.00 |
| 2014 3q | 3 | 17,306 | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | \$0.00 |
| 2014 2q | 3 | 17,306 | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | \$0.00 |
| 2014 1q | 3 | 17,306 | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | \$0.00 |
| 2013 4q | 3 | 17,306 | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | \$0.00 |
| 2013 3q | 3 | 17,306 | 0 | 0.0% | 4,108 | 0 | 0 | 0 | 0 | \$0.00 |
| 2013 2q | 3 | 17,306 | 4,108 | 23.7% | 0 | 0 | 0 | 0 | 0 | \$0.00 |
| 2013 1q | 3 | 17,306 | 4,108 | 23.7% | 0 | 0 | 0 | 0 | 0 | \$0.00 |
| 2012 4q | 3 | 17,306 | 4,108 | 23.7% | 0 | 0 | 0 | 0 | 0 | \$0.00 |
| 2012 3q | 3 | 17,306 | 4,108 | 23.7% | (4,108) | 0 | 0 | 0 | 0 | \$0.00 |
| 2012 2q | 3 | 17,306 | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | \$0.00 |
| 2012 1q | 3 | 17,306 | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | \$0.00 |

Source: CoStar Property®

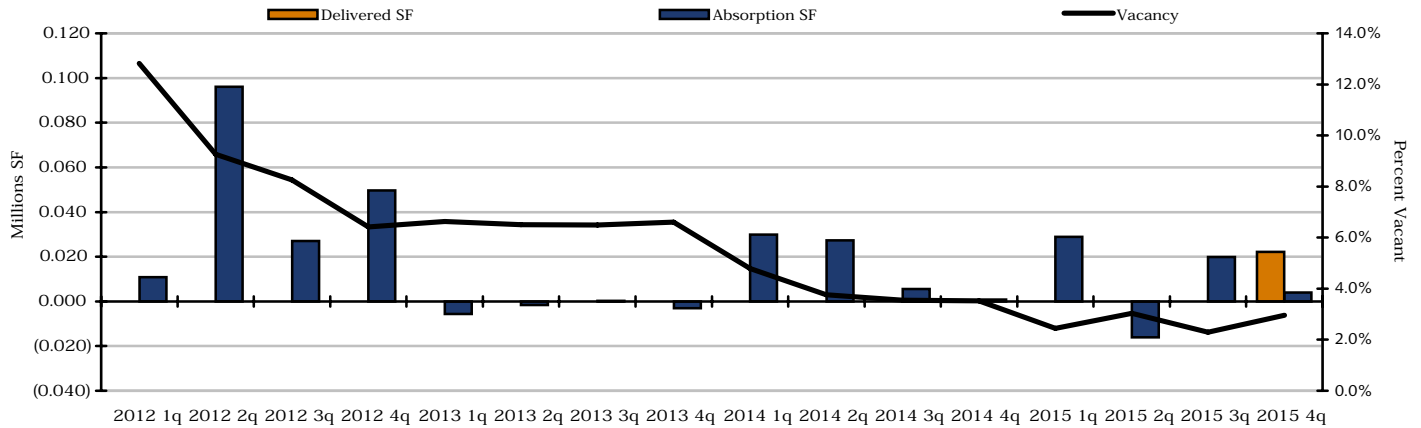


Denver Industrial Market

Glendale Market MARKET HIGHLIGHTS - Flex & Warehouse

Deliveries, Absorption & Vacancy

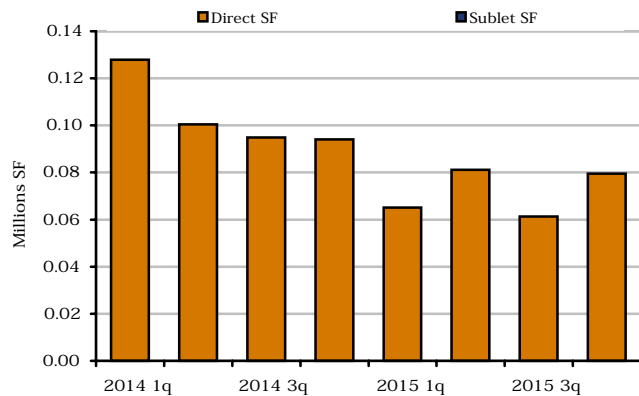
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Vacant Space

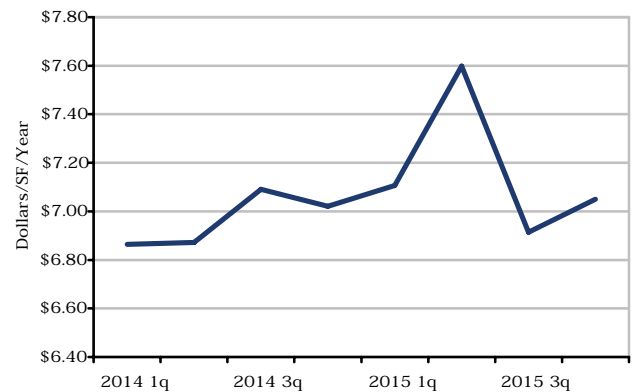
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Quoted Rental Rates

Historical Analysis, Flex and Warehouse



Source: CoStar Property®

| Period | Existing Inventory | | Vacancy | | Net Absorption | Delivered Inventory | | UC Inventory | | Quoted Rates |
|---------|--------------------|-----------|-----------|-----------|----------------|---------------------|-----------|--------------|-----------|--------------|
| | # Bldgs | Total RBA | Vacant SF | Vacancy % | | # Bldgs | Total RBA | # Bldgs | Total RBA | |
| 2015 4q | 152 | 2,693,809 | 79,558 | 3.0% | 3,973 | 1 | 22,177 | 0 | 0 | \$7.05 |
| 2015 3q | 151 | 2,671,632 | 61,354 | 2.3% | 19,847 | 0 | 0 | 1 | 22,177 | \$6.91 |
| 2015 2q | 151 | 2,671,632 | 81,201 | 3.0% | (16,065) | 0 | 0 | 1 | 22,177 | \$7.60 |
| 2015 1q | 151 | 2,671,632 | 65,136 | 2.4% | 28,941 | 0 | 0 | 1 | 22,177 | \$7.11 |
| 2014 4q | 151 | 2,671,632 | 94,077 | 3.5% | 833 | 0 | 0 | 0 | 0 | \$7.02 |
| 2014 3q | 151 | 2,671,632 | 94,910 | 3.6% | 5,581 | 0 | 0 | 0 | 0 | \$7.09 |
| 2014 2q | 151 | 2,671,632 | 100,491 | 3.8% | 27,371 | 0 | 0 | 0 | 0 | \$6.87 |
| 2014 1q | 151 | 2,671,632 | 127,862 | 4.8% | 29,838 | 0 | 0 | 0 | 0 | \$6.86 |
| 2013 4q | 152 | 2,691,849 | 177,917 | 6.6% | (3,098) | 0 | 0 | 0 | 0 | \$6.59 |
| 2013 3q | 152 | 2,691,849 | 174,819 | 6.5% | 192 | 0 | 0 | 0 | 0 | \$6.77 |
| 2013 2q | 152 | 2,691,849 | 175,011 | 6.5% | (1,627) | 0 | 0 | 0 | 0 | \$6.41 |
| 2013 1q | 153 | 2,697,328 | 178,863 | 6.6% | (5,630) | 0 | 0 | 0 | 0 | \$7.03 |
| 2012 4q | 153 | 2,697,328 | 173,233 | 6.4% | 49,629 | 0 | 0 | 0 | 0 | \$6.70 |
| 2012 3q | 153 | 2,697,328 | 222,862 | 8.3% | 26,992 | 0 | 0 | 0 | 0 | \$6.69 |
| 2012 2q | 153 | 2,697,328 | 249,854 | 9.3% | 96,134 | 0 | 0 | 0 | 0 | \$6.75 |
| 2012 1q | 153 | 2,697,328 | 345,988 | 12.8% | 10,892 | 0 | 0 | 0 | 0 | \$7.04 |

Source: CoStar Property®

Denver Industrial Market

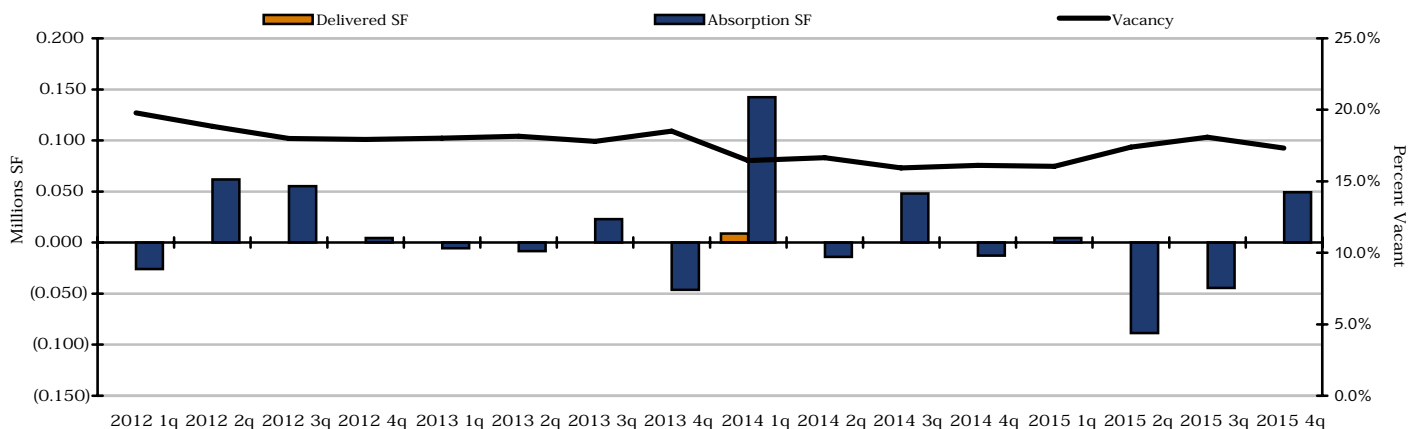


Longmont Market

MARKET HIGHLIGHTS - Flex & Warehouse

Deliveries, Absorption & Vacancy

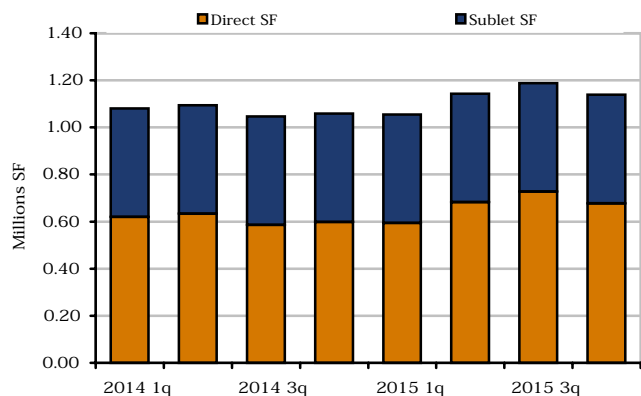
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Vacant Space

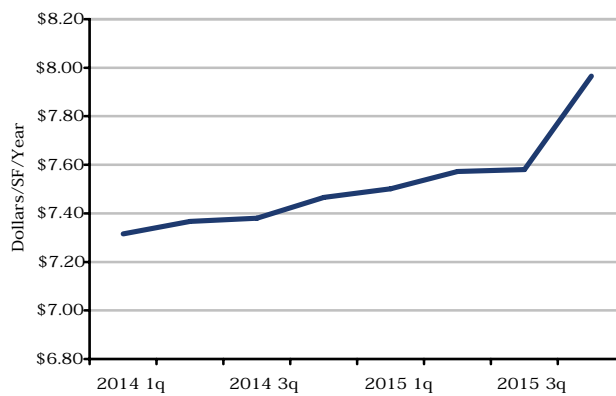
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Quoted Rental Rates

Historical Analysis, Flex and Warehouse



Source: CoStar Property®

| Period | Existing Inventory | | Vacancy | | Net Absorption | Delivered Inventory | | UC Inventory | | Quoted Rates |
|---------|--------------------|-----------|-----------|-----------|----------------|---------------------|-----------|--------------|-----------|--------------|
| | # Bldgs | Total RBA | Vacant SF | Vacancy % | | # Bldgs | Total RBA | # Bldgs | Total RBA | |
| 2015 4q | 230 | 6,571,417 | 1,138,587 | 17.3% | 49,392 | 0 | 0 | 0 | 0 | \$7.97 |
| 2015 3q | 230 | 6,571,417 | 1,187,979 | 18.1% | (44,470) | 0 | 0 | 0 | 0 | \$7.58 |
| 2015 2q | 230 | 6,571,417 | 1,143,509 | 17.4% | (88,643) | 0 | 0 | 0 | 0 | \$7.57 |
| 2015 1q | 230 | 6,571,417 | 1,054,866 | 16.1% | 4,497 | 0 | 0 | 0 | 0 | \$7.50 |
| 2014 4q | 230 | 6,571,417 | 1,059,363 | 16.1% | (12,665) | 0 | 0 | 0 | 0 | \$7.47 |
| 2014 3q | 230 | 6,571,417 | 1,046,698 | 15.9% | 48,136 | 0 | 0 | 0 | 0 | \$7.38 |
| 2014 2q | 230 | 6,571,417 | 1,094,834 | 16.7% | (14,130) | 0 | 0 | 0 | 0 | \$7.37 |
| 2014 1q | 230 | 6,571,417 | 1,080,704 | 16.4% | 142,379 | 1 | 9,000 | 0 | 0 | \$7.31 |
| 2013 4q | 229 | 6,562,417 | 1,214,083 | 18.5% | (46,279) | 0 | 0 | 1 | 9,000 | \$7.18 |
| 2013 3q | 229 | 6,562,417 | 1,167,804 | 17.8% | 23,045 | 0 | 0 | 1 | 9,000 | \$7.13 |
| 2013 2q | 229 | 6,562,417 | 1,190,849 | 18.1% | (8,337) | 0 | 0 | 0 | 0 | \$7.37 |
| 2013 1q | 229 | 6,562,417 | 1,182,512 | 18.0% | (5,501) | 0 | 0 | 0 | 0 | \$7.41 |
| 2012 4q | 229 | 6,562,417 | 1,177,011 | 17.9% | 4,326 | 0 | 0 | 0 | 0 | \$7.43 |
| 2012 3q | 229 | 6,562,417 | 1,181,337 | 18.0% | 55,127 | 0 | 0 | 0 | 0 | \$7.53 |
| 2012 2q | 229 | 6,562,417 | 1,236,464 | 18.8% | 61,779 | 0 | 0 | 0 | 0 | \$7.59 |
| 2012 1q | 229 | 6,562,417 | 1,298,243 | 19.8% | (25,855) | 0 | 0 | 0 | 0 | \$7.55 |

Source: CoStar Property®



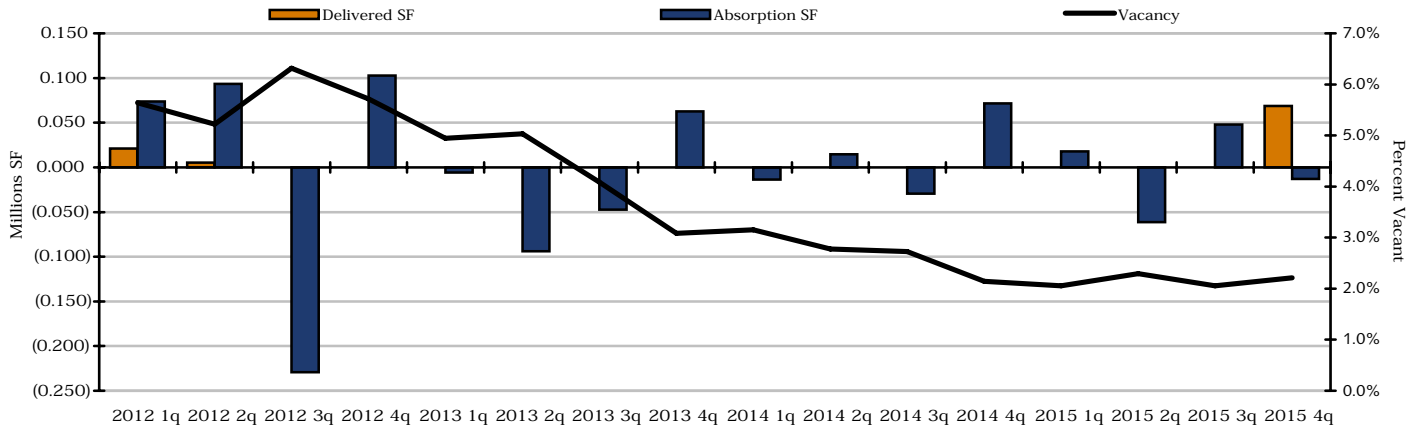
Denver Industrial Market

North Central Market

MARKET HIGHLIGHTS - Flex & Warehouse

Deliveries, Absorption & Vacancy

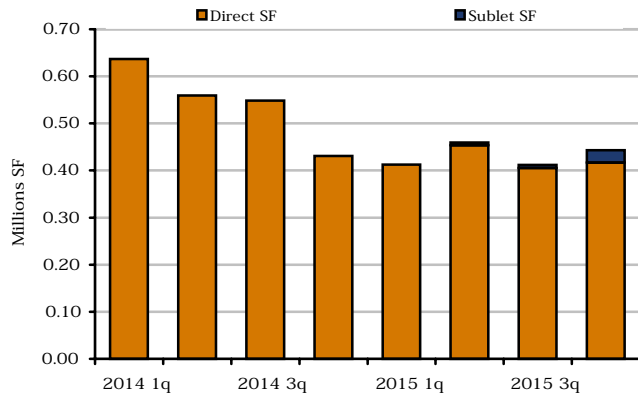
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Vacant Space

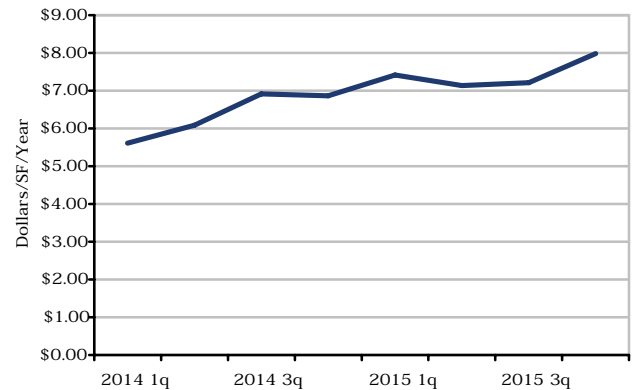
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Quoted Rental Rates

Historical Analysis, Flex and Warehouse



Source: CoStar Property®

| Period | Existing Inventory | | Vacancy | | Net Absorption | Delivered Inventory | | UC Inventory | | Quoted Rates |
|---------|--------------------|------------|-----------|-----------|----------------|---------------------|-----------|--------------|-----------|--------------|
| | # Bldgs | Total RBA | Vacant SF | Vacancy % | | # Bldgs | Total RBA | # Bldgs | Total RBA | |
| 2015 4q | 902 | 20,067,971 | 443,312 | 2.2% | (12,957) | 1 | 68,822 | 0 | 0 | \$7.98 |
| 2015 3q | 902 | 20,049,149 | 411,533 | 2.1% | 48,056 | 0 | 0 | 1 | 68,822 | \$7.21 |
| 2015 2q | 902 | 20,049,149 | 459,589 | 2.3% | (61,230) | 0 | 0 | 1 | 68,822 | \$7.13 |
| 2015 1q | 903 | 20,063,576 | 412,786 | 2.1% | 17,778 | 0 | 0 | 1 | 68,822 | \$7.42 |
| 2014 4q | 903 | 20,063,576 | 430,564 | 2.1% | 71,529 | 0 | 0 | 1 | 68,822 | \$6.87 |
| 2014 3q | 904 | 20,110,028 | 548,545 | 2.7% | (29,259) | 0 | 0 | 0 | 0 | \$6.92 |
| 2014 2q | 906 | 20,149,814 | 559,072 | 2.8% | 14,553 | 0 | 0 | 0 | 0 | \$6.09 |
| 2014 1q | 911 | 20,212,752 | 636,563 | 3.1% | (13,574) | 0 | 0 | 0 | 0 | \$5.61 |
| 2013 4q | 911 | 20,212,752 | 622,989 | 3.1% | 62,616 | 0 | 0 | 0 | 0 | \$6.06 |
| 2013 3q | 914 | 20,358,772 | 831,625 | 4.1% | (47,162) | 0 | 0 | 0 | 0 | \$6.11 |
| 2013 2q | 915 | 20,611,772 | 1,037,463 | 5.0% | (94,005) | 0 | 0 | 0 | 0 | \$5.51 |
| 2013 1q | 917 | 20,691,772 | 1,023,458 | 4.9% | (5,851) | 0 | 0 | 0 | 0 | \$5.41 |
| 2012 4q | 920 | 20,866,494 | 1,192,329 | 5.7% | 102,839 | 0 | 0 | 0 | 0 | \$5.12 |
| 2012 3q | 922 | 20,890,314 | 1,318,988 | 6.3% | (229,112) | 0 | 0 | 0 | 0 | \$4.78 |
| 2012 2q | 922 | 20,890,314 | 1,089,876 | 5.2% | 93,597 | 1 | 5,200 | 0 | 0 | \$4.77 |
| 2012 1q | 921 | 20,885,114 | 1,178,273 | 5.6% | 73,701 | 1 | 20,955 | 1 | 5,200 | \$4.75 |

Source: CoStar Property®

Denver Industrial Market

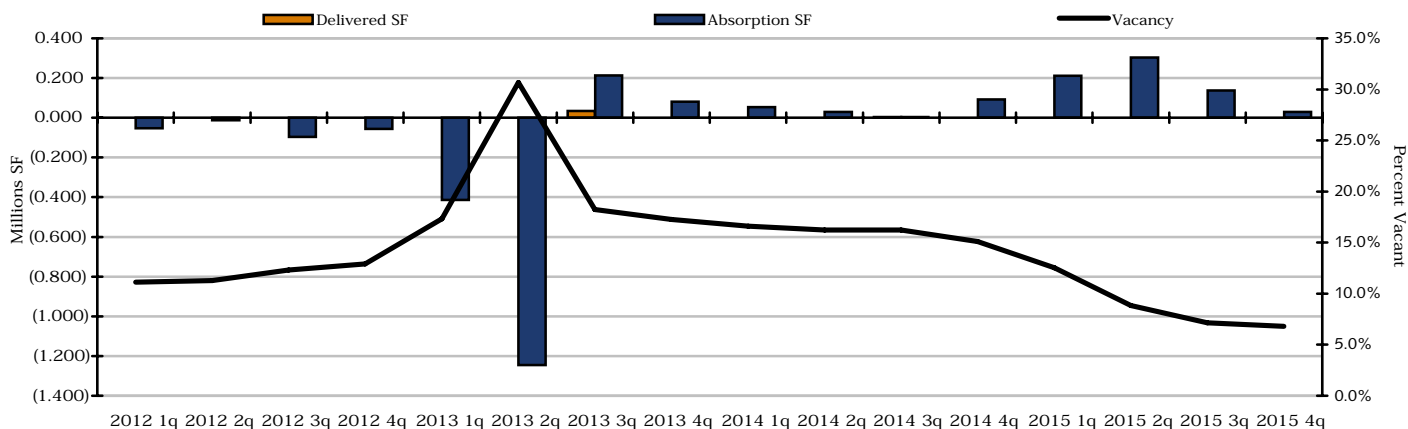


North Denver Market

MARKET HIGHLIGHTS - Flex & Warehouse

Deliveries, Absorption & Vacancy

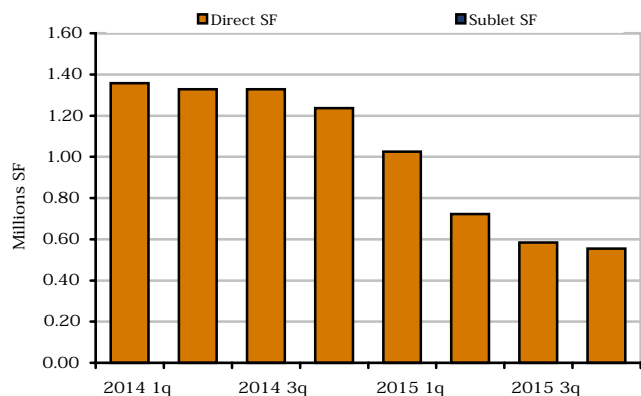
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Vacant Space

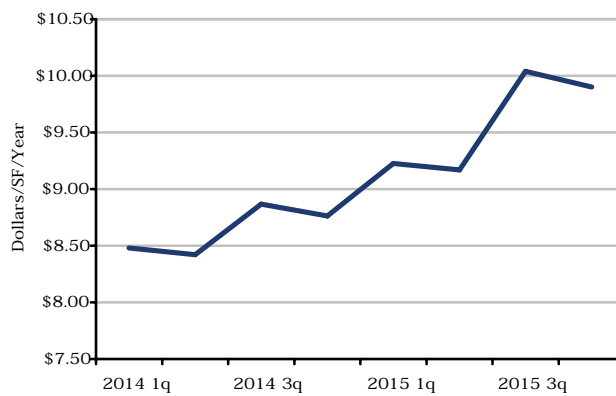
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Quoted Rental Rates

Historical Analysis, Flex and Warehouse



Source: CoStar Property®

| Period | Existing Inventory | | Vacancy | | Net Absorption | Delivered Inventory | | UC Inventory | | Quoted Rates |
|---------|--------------------|-----------|-----------|-----------|----------------|---------------------|-----------|--------------|-----------|--------------|
| | # Bldgs | Total RBA | Vacant SF | Vacancy % | | # Bldgs | Total RBA | # Bldgs | Total RBA | |
| 2015 4q | 261 | 8,182,097 | 555,079 | 6.8% | 29,396 | 0 | 0 | 1 | 21,875 | \$9.90 |
| 2015 3q | 261 | 8,182,097 | 584,475 | 7.1% | 137,436 | 0 | 0 | 1 | 21,875 | \$10.04 |
| 2015 2q | 261 | 8,182,097 | 721,911 | 8.8% | 302,992 | 0 | 0 | 0 | 0 | \$9.17 |
| 2015 1q | 261 | 8,182,097 | 1,024,903 | 12.5% | 210,931 | 0 | 0 | 0 | 0 | \$9.23 |
| 2014 4q | 261 | 8,182,097 | 1,235,834 | 15.1% | 92,624 | 0 | 0 | 0 | 0 | \$8.76 |
| 2014 3q | 261 | 8,182,097 | 1,328,458 | 16.2% | 3,329 | 1 | 4,309 | 0 | 0 | \$8.87 |
| 2014 2q | 260 | 8,177,788 | 1,327,478 | 16.2% | 29,997 | 0 | 0 | 1 | 4,309 | \$8.42 |
| 2014 1q | 260 | 8,177,788 | 1,357,475 | 16.6% | 53,594 | 0 | 0 | 1 | 4,309 | \$8.48 |
| 2013 4q | 260 | 8,177,788 | 1,411,069 | 17.3% | 80,898 | 0 | 0 | 1 | 4,309 | \$8.30 |
| 2013 3q | 260 | 8,177,788 | 1,491,967 | 18.2% | 212,861 | 1 | 34,245 | 1 | 4,309 | \$7.72 |
| 2013 2q | 260 | 9,336,614 | 2,863,654 | 30.7% | (1,245,754) | 0 | 0 | 1 | 34,245 | \$6.03 |
| 2013 1q | 260 | 9,336,614 | 1,617,900 | 17.3% | (413,551) | 0 | 0 | 1 | 34,245 | \$5.99 |
| 2012 4q | 260 | 9,336,614 | 1,204,349 | 12.9% | (55,864) | 0 | 0 | 0 | 0 | \$5.98 |
| 2012 3q | 260 | 9,336,614 | 1,148,485 | 12.3% | (96,502) | 0 | 0 | 0 | 0 | \$7.76 |
| 2012 2q | 260 | 9,336,614 | 1,051,983 | 11.3% | (12,168) | 0 | 0 | 0 | 0 | \$7.73 |
| 2012 1q | 260 | 9,336,614 | 1,039,815 | 11.1% | (52,056) | 0 | 0 | 0 | 0 | \$7.16 |

Source: CoStar Property®



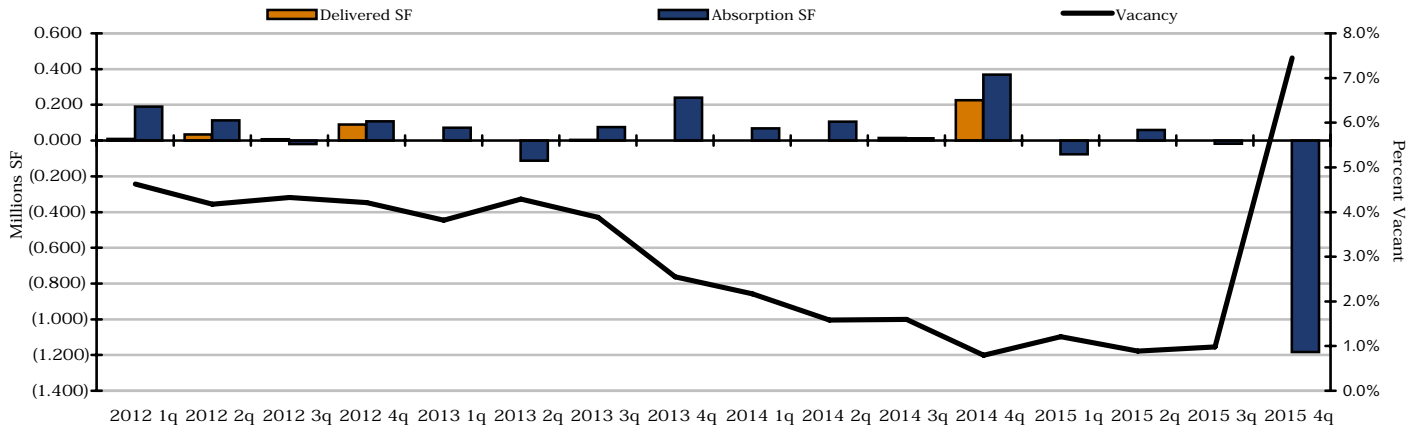
Denver Industrial Market

Northeast Denver Market

MARKET HIGHLIGHTS - Flex & Warehouse

Deliveries, Absorption & Vacancy

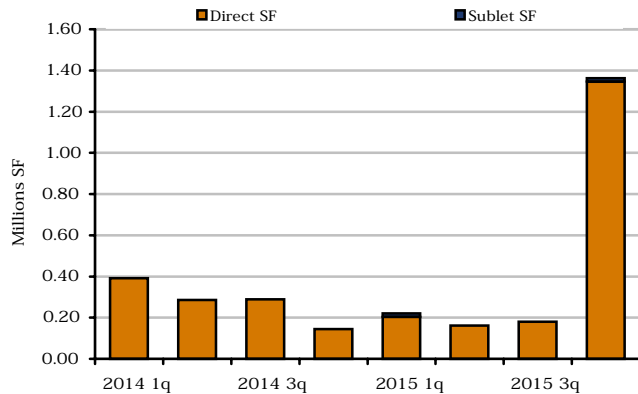
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Vacant Space

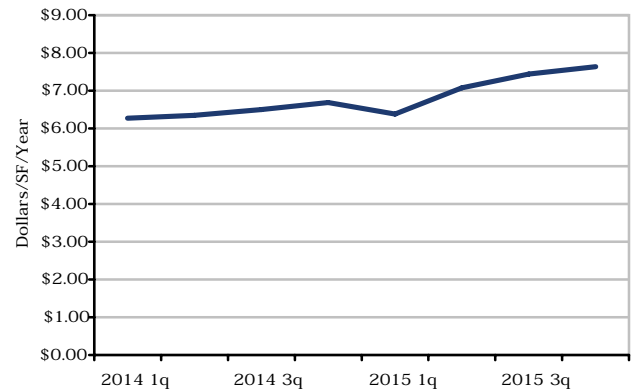
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Quoted Rental Rates

Historical Analysis, Flex and Warehouse



Source: CoStar Property®

| Period | Existing Inventory | | Vacancy | | Net Absorption | Delivered Inventory | | UC Inventory | | Quoted Rates |
|---------|--------------------|------------|-----------|-----------|----------------|---------------------|-----------|--------------|-----------|--------------|
| | # Bldgs | Total RBA | Vacant SF | Vacancy % | | # Bldgs | Total RBA | # Bldgs | Total RBA | |
| 2015 4q | 693 | 18,284,056 | 1,362,313 | 7.5% | (1,182,722) | 0 | 0 | 5 | 857,998 | \$7.64 |
| 2015 3q | 693 | 18,284,056 | 179,591 | 1.0% | (17,393) | 0 | 0 | 3 | 562,468 | \$7.44 |
| 2015 2q | 693 | 18,284,056 | 162,198 | 0.9% | 59,141 | 0 | 0 | 0 | 0 | \$7.08 |
| 2015 1q | 693 | 18,284,056 | 221,339 | 1.2% | (76,196) | 0 | 0 | 0 | 0 | \$6.38 |
| 2014 4q | 693 | 18,284,056 | 145,143 | 0.8% | 369,124 | 1 | 226,000 | 0 | 0 | \$6.69 |
| 2014 3q | 692 | 18,058,056 | 288,267 | 1.6% | 12,671 | 1 | 15,000 | 1 | 226,000 | \$6.50 |
| 2014 2q | 691 | 18,043,056 | 285,938 | 1.6% | 105,755 | 0 | 0 | 2 | 241,000 | \$6.35 |
| 2014 1q | 691 | 18,043,056 | 391,693 | 2.2% | 68,582 | 0 | 0 | 2 | 241,000 | \$6.27 |
| 2013 4q | 691 | 18,043,056 | 460,275 | 2.6% | 240,448 | 0 | 0 | 0 | 0 | \$5.88 |
| 2013 3q | 691 | 18,043,056 | 700,723 | 3.9% | 75,594 | 1 | 3,000 | 0 | 0 | \$5.83 |
| 2013 2q | 690 | 18,040,056 | 773,317 | 4.3% | (113,336) | 0 | 0 | 1 | 3,000 | \$5.20 |
| 2013 1q | 691 | 18,069,913 | 689,838 | 3.8% | 71,162 | 0 | 0 | 1 | 3,000 | \$5.31 |
| 2012 4q | 691 | 18,069,913 | 761,000 | 4.2% | 106,884 | 1 | 90,000 | 0 | 0 | \$5.39 |
| 2012 3q | 690 | 17,979,913 | 777,884 | 4.3% | (19,373) | 1 | 7,500 | 1 | 90,000 | \$5.31 |
| 2012 2q | 689 | 17,972,413 | 751,011 | 4.2% | 113,811 | 1 | 35,000 | 2 | 97,500 | \$5.24 |
| 2012 1q | 688 | 17,937,413 | 829,822 | 4.6% | 189,552 | 1 | 8,666 | 3 | 132,500 | \$4.96 |

Source: CoStar Property®

Denver Industrial Market

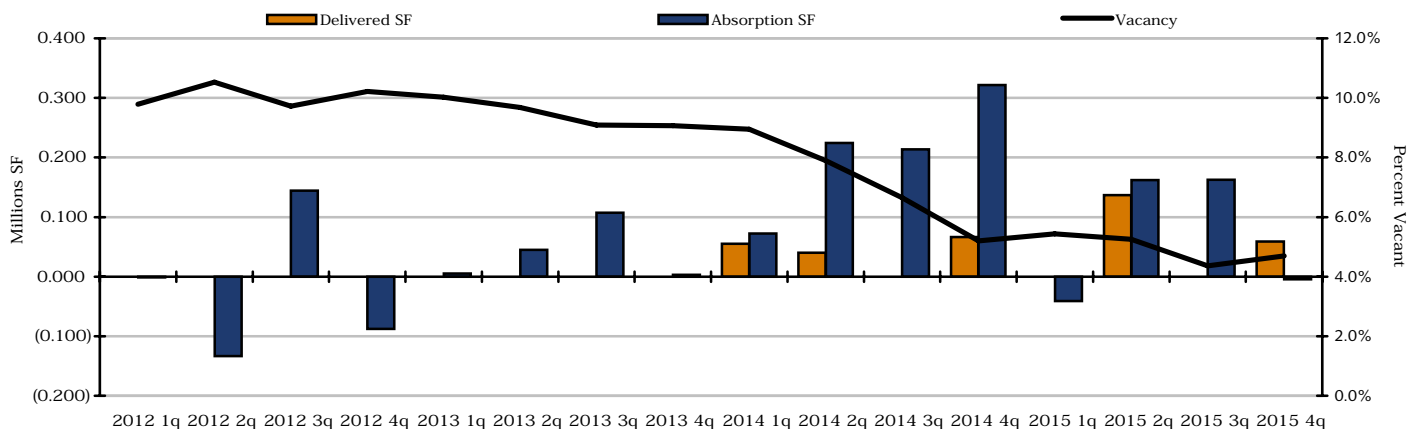


Northwest Denver Market

MARKET HIGHLIGHTS - Flex & Warehouse

Deliveries, Absorption & Vacancy

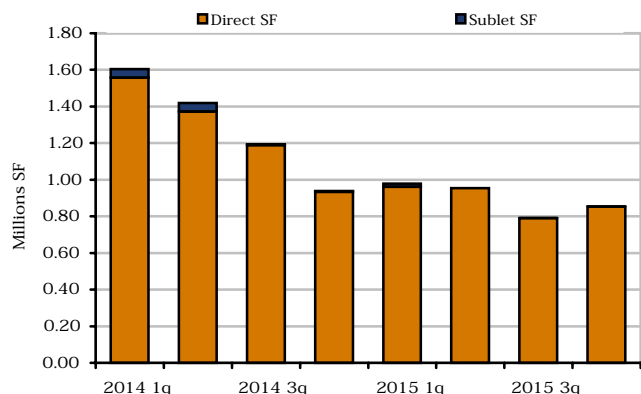
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Vacant Space

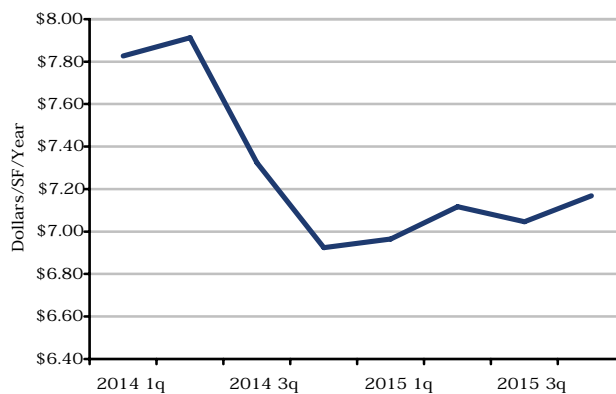
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Quoted Rental Rates

Historical Analysis, Flex and Warehouse



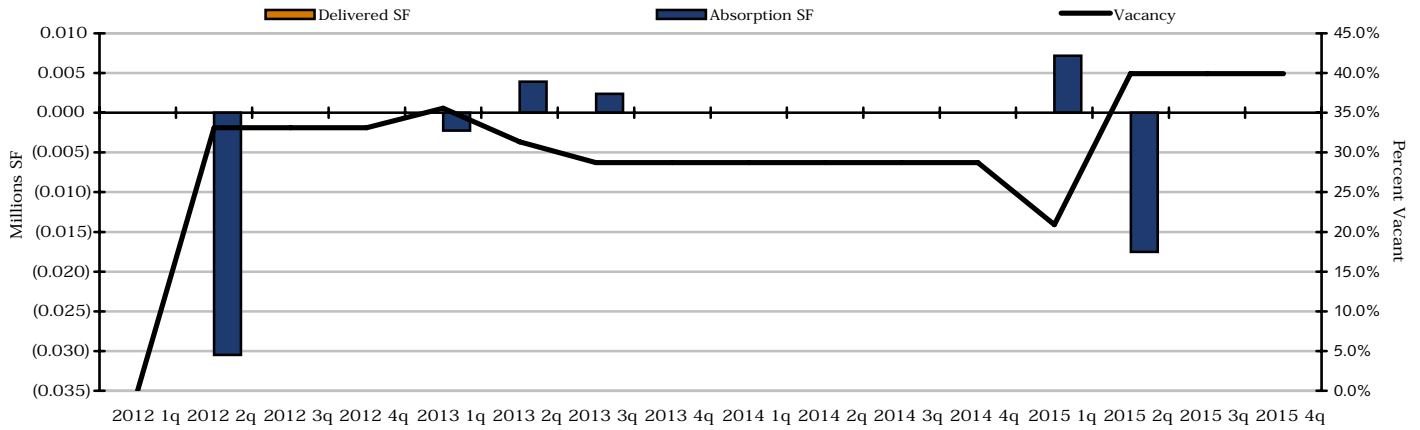
Source: CoStar Property®

| Period | Existing Inventory | | Vacancy | | Net Absorption | Delivered Inventory | | UC Inventory | | Quoted Rates |
|---------|--------------------|------------|-----------|-----------|----------------|---------------------|-----------|--------------|-----------|--------------|
| | # Bldgs | Total RBA | Vacant SF | Vacancy % | | # Bldgs | Total RBA | # Bldgs | Total RBA | |
| 2015 4q | 677 | 18,225,055 | 855,181 | 4.7% | (4,390) | 1 | 59,137 | 3 | 359,677 | \$7.17 |
| 2015 3q | 676 | 18,165,918 | 791,654 | 4.4% | 162,343 | 0 | 0 | 2 | 275,137 | \$7.05 |
| 2015 2q | 676 | 18,165,918 | 953,997 | 5.3% | 161,911 | 1 | 136,701 | 2 | 275,137 | \$7.12 |
| 2015 1q | 675 | 18,029,217 | 979,207 | 5.4% | (40,821) | 0 | 0 | 3 | 411,838 | \$6.96 |
| 2014 4q | 675 | 18,029,217 | 938,386 | 5.2% | 321,761 | 1 | 66,350 | 1 | 136,701 | \$6.92 |
| 2014 3q | 674 | 17,962,867 | 1,193,797 | 6.6% | 213,534 | 0 | 0 | 2 | 203,051 | \$7.32 |
| 2014 2q | 675 | 17,975,267 | 1,419,731 | 7.9% | 224,396 | 1 | 40,000 | 1 | 66,350 | \$7.91 |
| 2014 1q | 674 | 17,935,267 | 1,604,127 | 8.9% | 72,351 | 1 | 55,000 | 2 | 106,350 | \$7.83 |
| 2013 4q | 673 | 17,880,267 | 1,621,478 | 9.1% | 2,812 | 0 | 0 | 2 | 95,000 | \$7.91 |
| 2013 3q | 673 | 17,880,267 | 1,624,290 | 9.1% | 107,251 | 0 | 0 | 1 | 55,000 | \$7.79 |
| 2013 2q | 673 | 17,880,267 | 1,731,541 | 9.7% | 44,814 | 0 | 0 | 1 | 55,000 | \$7.19 |
| 2013 1q | 674 | 17,898,219 | 1,794,307 | 10.0% | 5,226 | 0 | 0 | 1 | 55,000 | \$7.11 |
| 2012 4q | 675 | 17,930,459 | 1,831,773 | 10.2% | (87,703) | 0 | 0 | 0 | 0 | \$6.63 |
| 2012 3q | 675 | 17,930,459 | 1,744,070 | 9.7% | 144,560 | 0 | 0 | 0 | 0 | \$6.66 |
| 2012 2q | 675 | 17,930,459 | 1,888,630 | 10.5% | (133,380) | 0 | 0 | 0 | 0 | \$6.65 |
| 2012 1q | 675 | 17,930,459 | 1,755,250 | 9.8% | (1,112) | 0 | 0 | 0 | 0 | \$6.37 |

Source: CoStar Property®

Deliveries, Absorption & Vacancy

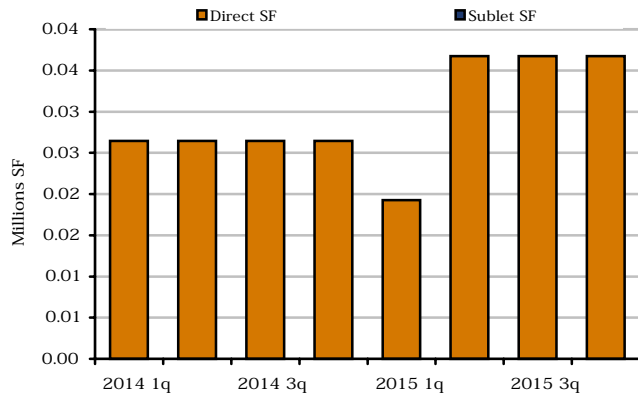
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Vacant Space

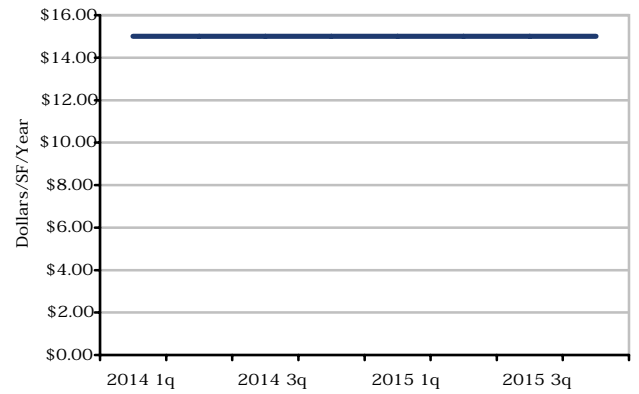
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Quoted Rental Rates

Historical Analysis, Flex and Warehouse



Source: CoStar Property®

| Period | Existing Inventory | | Vacancy | | Net Absorption | Delivered Inventory | | UC Inventory | | Quoted Rates |
|---------|--------------------|-----------|-----------|-----------|----------------|---------------------|-----------|--------------|-----------|--------------|
| | # Bldgs | Total RBA | Vacant SF | Vacancy % | | # Bldgs | Total RBA | # Bldgs | Total RBA | |
| 2015 4q | 14 | 92,071 | 36,746 | 39.9% | 0 | 0 | 0 | 0 | 0 | \$15.00 |
| 2015 3q | 14 | 92,071 | 36,746 | 39.9% | 0 | 0 | 0 | 0 | 0 | \$15.00 |
| 2015 2q | 14 | 92,071 | 36,746 | 39.9% | (17,496) | 0 | 0 | 0 | 0 | \$15.00 |
| 2015 1q | 14 | 92,071 | 19,250 | 20.9% | 7,200 | 0 | 0 | 0 | 0 | \$15.00 |
| 2014 4q | 14 | 92,071 | 26,450 | 28.7% | 0 | 0 | 0 | 0 | 0 | \$15.00 |
| 2014 3q | 14 | 92,071 | 26,450 | 28.7% | 0 | 0 | 0 | 0 | 0 | \$15.00 |
| 2014 2q | 14 | 92,071 | 26,450 | 28.7% | 0 | 0 | 0 | 0 | 0 | \$15.00 |
| 2014 1q | 14 | 92,071 | 26,450 | 28.7% | 0 | 0 | 0 | 0 | 0 | \$15.00 |
| 2013 4q | 14 | 92,071 | 26,450 | 28.7% | 0 | 0 | 0 | 0 | 0 | \$15.00 |
| 2013 3q | 14 | 92,071 | 26,450 | 28.7% | 2,400 | 0 | 0 | 0 | 0 | \$15.00 |
| 2013 2q | 14 | 92,071 | 28,850 | 31.3% | 3,900 | 0 | 0 | 0 | 0 | \$0.00 |
| 2013 1q | 14 | 92,071 | 32,750 | 35.6% | (2,250) | 0 | 0 | 0 | 0 | \$0.00 |
| 2012 4q | 14 | 92,071 | 30,500 | 33.1% | 0 | 0 | 0 | 0 | 0 | \$0.00 |
| 2012 3q | 14 | 92,071 | 30,500 | 33.1% | 0 | 0 | 0 | 0 | 0 | \$0.00 |
| 2012 2q | 14 | 92,071 | 30,500 | 33.1% | (30,500) | 0 | 0 | 0 | 0 | \$0.00 |
| 2012 1q | 14 | 92,071 | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | \$0.00 |

Source: CoStar Property®

Denver Industrial Market

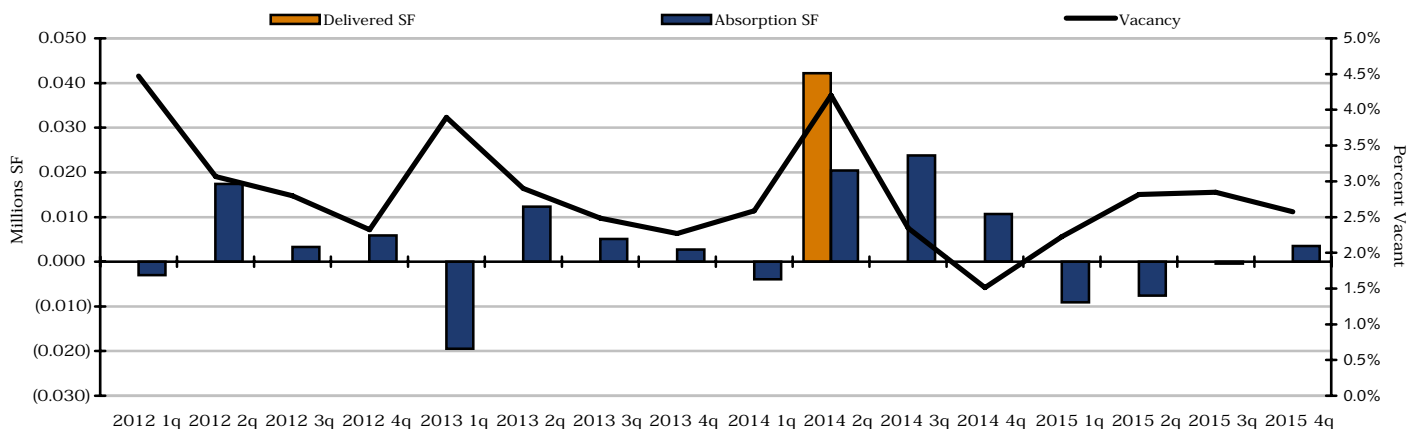


Parker/Castle Rock Market

MARKET HIGHLIGHTS - Flex & Warehouse

Deliveries, Absorption & Vacancy

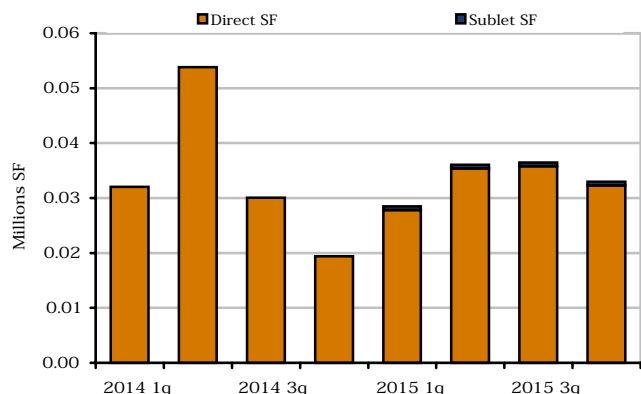
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Vacant Space

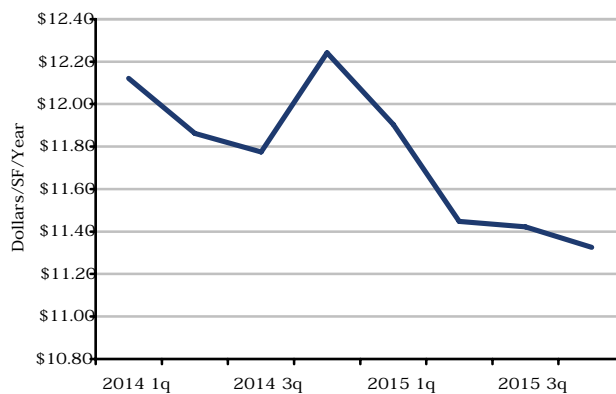
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Quoted Rental Rates

Historical Analysis, Flex and Warehouse



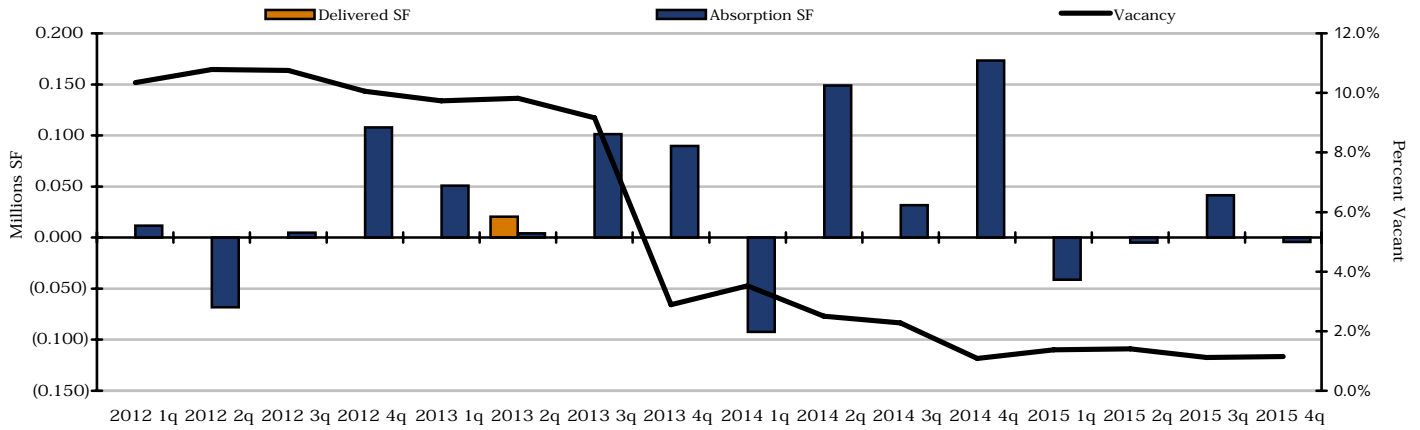
Source: CoStar Property®

| Period | Existing Inventory | | Vacancy | | Net Absorption | Delivered Inventory | | UC Inventory | | Quoted Rates |
|---------|--------------------|-----------|-----------|-----------|----------------|---------------------|-----------|--------------|-----------|--------------|
| | # Bldgs | Total RBA | Vacant SF | Vacancy % | | # Bldgs | Total RBA | # Bldgs | Total RBA | |
| 2015 4q | 109 | 1,280,944 | 32,956 | 2.6% | 3,500 | 0 | 0 | 0 | 0 | \$11.33 |
| 2015 3q | 109 | 1,280,944 | 36,456 | 2.8% | (400) | 0 | 0 | 0 | 0 | \$11.42 |
| 2015 2q | 109 | 1,280,944 | 36,056 | 2.8% | (7,576) | 0 | 0 | 0 | 0 | \$11.45 |
| 2015 1q | 109 | 1,280,944 | 28,480 | 2.2% | (9,080) | 0 | 0 | 0 | 0 | \$11.90 |
| 2014 4q | 109 | 1,280,944 | 19,400 | 1.5% | 10,659 | 0 | 0 | 0 | 0 | \$12.24 |
| 2014 3q | 109 | 1,280,944 | 30,059 | 2.3% | 23,754 | 0 | 0 | 0 | 0 | \$11.77 |
| 2014 2q | 109 | 1,280,944 | 53,813 | 4.2% | 20,450 | 2 | 42,213 | 0 | 0 | \$11.86 |
| 2014 1q | 107 | 1,238,731 | 32,050 | 2.6% | (3,950) | 0 | 0 | 2 | 42,213 | \$12.12 |
| 2013 4q | 107 | 1,238,731 | 28,100 | 2.3% | 2,700 | 0 | 0 | 2 | 42,213 | \$11.16 |
| 2013 3q | 107 | 1,238,731 | 30,800 | 2.5% | 5,120 | 0 | 0 | 0 | 0 | \$10.69 |
| 2013 2q | 107 | 1,238,731 | 35,920 | 2.9% | 12,300 | 0 | 0 | 0 | 0 | \$10.51 |
| 2013 1q | 107 | 1,238,731 | 48,220 | 3.9% | (19,440) | 0 | 0 | 0 | 0 | \$10.72 |
| 2012 4q | 107 | 1,238,731 | 28,780 | 2.3% | 5,900 | 0 | 0 | 0 | 0 | \$10.38 |
| 2012 3q | 107 | 1,238,731 | 34,680 | 2.8% | 3,300 | 0 | 0 | 0 | 0 | \$10.01 |
| 2012 2q | 107 | 1,238,731 | 37,980 | 3.1% | 17,419 | 0 | 0 | 0 | 0 | \$9.89 |
| 2012 1q | 107 | 1,238,731 | 55,399 | 4.5% | (3,020) | 0 | 0 | 0 | 0 | \$9.61 |

Source: CoStar Property®

Deliveries, Absorption & Vacancy

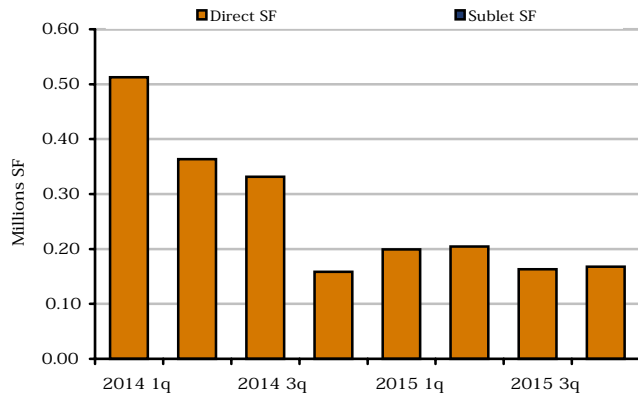
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Vacant Space

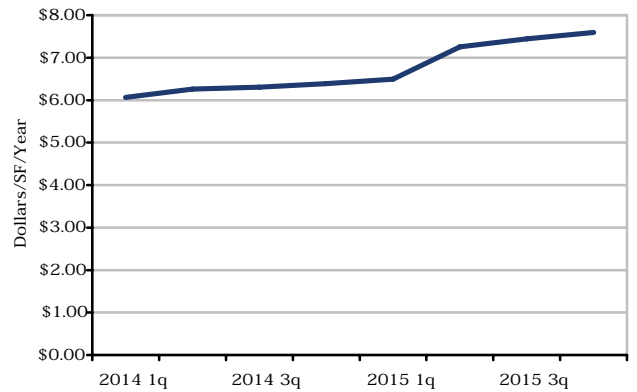
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Quoted Rental Rates

Historical Analysis, Flex and Warehouse



Source: CoStar Property®

| Period | Existing Inventory | | Vacancy | | Net Absorption | Delivered Inventory | | UC Inventory | | Quoted Rates |
|---------|--------------------|------------|-----------|-----------|----------------|---------------------|-----------|--------------|-----------|--------------|
| | # Bldgs | Total RBA | Vacant SF | Vacancy % | | # Bldgs | Total RBA | # Bldgs | Total RBA | |
| 2015 4q | 980 | 14,540,888 | 167,582 | 1.2% | (4,427) | 0 | 0 | 0 | 0 | \$7.59 |
| 2015 3q | 980 | 14,540,888 | 163,155 | 1.1% | 41,345 | 0 | 0 | 0 | 0 | \$7.44 |
| 2015 2q | 980 | 14,540,888 | 204,500 | 1.4% | (5,021) | 0 | 0 | 0 | 0 | \$7.25 |
| 2015 1q | 980 | 14,540,888 | 199,479 | 1.4% | (41,261) | 0 | 0 | 0 | 0 | \$6.49 |
| 2014 4q | 980 | 14,540,888 | 158,218 | 1.1% | 173,501 | 0 | 0 | 0 | 0 | \$6.39 |
| 2014 3q | 980 | 14,540,888 | 331,719 | 2.3% | 31,841 | 0 | 0 | 0 | 0 | \$6.31 |
| 2014 2q | 980 | 14,540,888 | 363,560 | 2.5% | 148,819 | 0 | 0 | 0 | 0 | \$6.26 |
| 2014 1q | 980 | 14,540,888 | 512,379 | 3.5% | (92,410) | 0 | 0 | 0 | 0 | \$6.06 |
| 2013 4q | 980 | 14,540,888 | 419,969 | 2.9% | 89,614 | 0 | 0 | 0 | 0 | \$5.91 |
| 2013 3q | 981 | 15,447,411 | 1,416,106 | 9.2% | 101,328 | 0 | 0 | 0 | 0 | \$5.85 |
| 2013 2q | 981 | 15,447,411 | 1,517,434 | 9.8% | 4,095 | 1 | 20,561 | 0 | 0 | \$5.60 |
| 2013 1q | 980 | 15,426,850 | 1,500,968 | 9.7% | 51,007 | 0 | 0 | 1 | 20,561 | \$5.58 |
| 2012 4q | 980 | 15,426,850 | 1,551,975 | 10.1% | 107,777 | 0 | 0 | 1 | 20,561 | \$5.57 |
| 2012 3q | 980 | 15,426,850 | 1,659,752 | 10.8% | 4,807 | 0 | 0 | 1 | 20,561 | \$5.52 |
| 2012 2q | 980 | 15,426,850 | 1,664,559 | 10.8% | (68,316) | 0 | 0 | 1 | 20,561 | \$5.49 |
| 2012 1q | 980 | 15,426,850 | 1,596,243 | 10.3% | 11,657 | 0 | 0 | 0 | 0 | \$5.55 |

Source: CoStar Property®

Denver Industrial Market

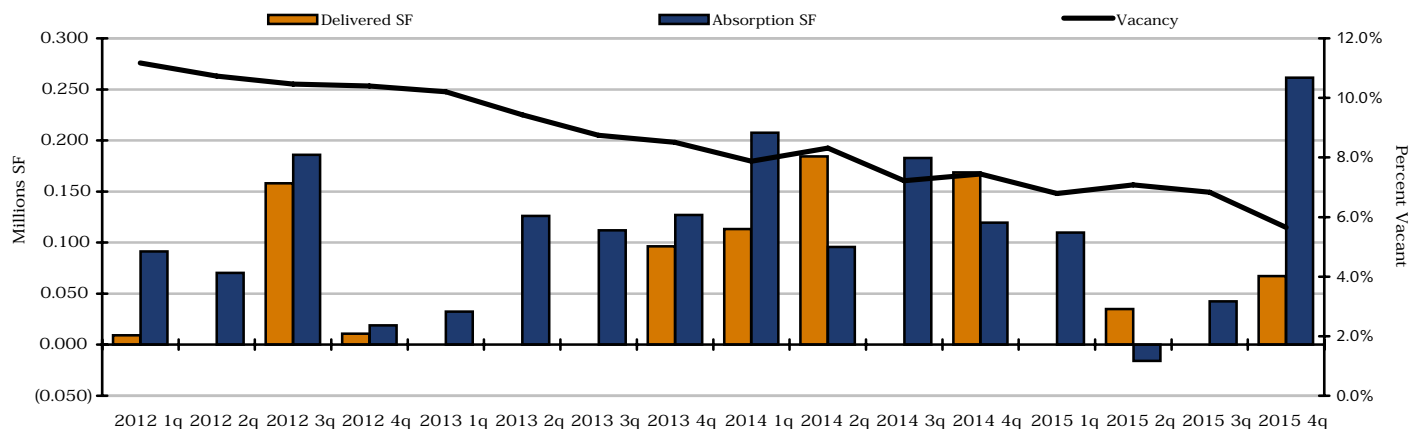


Southeast Denver Market

MARKET HIGHLIGHTS - Flex & Warehouse

Deliveries, Absorption & Vacancy

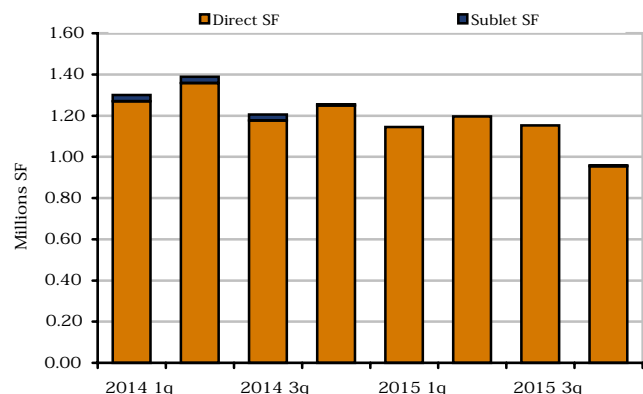
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Vacant Space

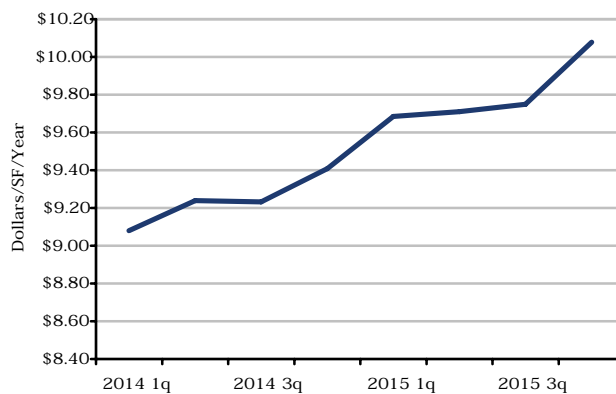
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Quoted Rental Rates

Historical Analysis, Flex and Warehouse



Source: CoStar Property®

| Period | Existing Inventory | | Vacancy | | Net Absorption | Delivered Inventory | | UC Inventory | | Quoted Rates |
|---------|--------------------|------------|-----------|-----------|----------------|---------------------|-----------|--------------|-----------|--------------|
| | # Bldgs | Total RBA | Vacant SF | Vacancy % | | # Bldgs | Total RBA | # Bldgs | Total RBA | |
| 2015 4q | 518 | 16,955,077 | 958,854 | 5.7% | 261,349 | 1 | 67,200 | 2 | 104,875 | \$10.08 |
| 2015 3q | 517 | 16,887,877 | 1,153,003 | 6.8% | 42,477 | 0 | 0 | 1 | 67,200 | \$9.75 |
| 2015 2q | 517 | 16,887,877 | 1,195,480 | 7.1% | (15,875) | 1 | 35,000 | 1 | 67,200 | \$9.71 |
| 2015 1q | 516 | 16,852,877 | 1,144,605 | 6.8% | 109,908 | 0 | 0 | 2 | 102,200 | \$9.68 |
| 2014 4q | 516 | 16,852,877 | 1,254,513 | 7.4% | 119,508 | 2 | 168,774 | 1 | 35,000 | \$9.41 |
| 2014 3q | 514 | 16,684,103 | 1,205,247 | 7.2% | 182,813 | 0 | 0 | 3 | 203,774 | \$9.23 |
| 2014 2q | 514 | 16,684,103 | 1,388,060 | 8.3% | 95,621 | 2 | 184,248 | 2 | 168,774 | \$9.24 |
| 2014 1q | 512 | 16,499,855 | 1,299,433 | 7.9% | 207,662 | 4 | 113,336 | 3 | 269,248 | \$9.08 |
| 2013 4q | 508 | 16,386,519 | 1,393,759 | 8.5% | 127,078 | 2 | 96,398 | 6 | 297,584 | \$9.03 |
| 2013 3q | 506 | 16,290,121 | 1,424,439 | 8.7% | 111,924 | 0 | 0 | 8 | 393,982 | \$9.03 |
| 2013 2q | 506 | 16,290,121 | 1,536,363 | 9.4% | 126,137 | 0 | 0 | 2 | 149,363 | \$8.91 |
| 2013 1q | 506 | 16,290,121 | 1,662,500 | 10.2% | 32,395 | 0 | 0 | 1 | 50,488 | \$8.76 |
| 2012 4q | 506 | 16,290,121 | 1,694,895 | 10.4% | 18,897 | 1 | 10,678 | 0 | 0 | \$8.63 |
| 2012 3q | 505 | 16,279,443 | 1,703,114 | 10.5% | 185,826 | 2 | 158,072 | 1 | 10,678 | \$8.50 |
| 2012 2q | 503 | 16,121,371 | 1,730,868 | 10.7% | 70,223 | 0 | 0 | 3 | 168,750 | \$8.43 |
| 2012 1q | 503 | 16,121,371 | 1,801,091 | 11.2% | 91,229 | 1 | 9,110 | 3 | 168,750 | \$8.48 |

Source: CoStar Property®



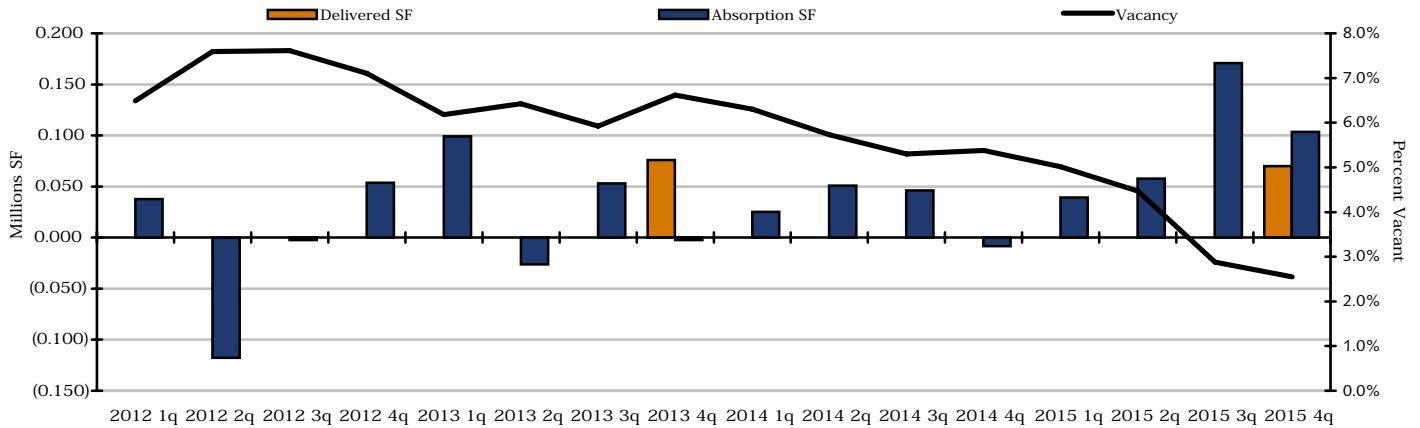
Denver Industrial Market

Southwest Denver Market

MARKET HIGHLIGHTS - Flex & Warehouse

Deliveries, Absorption & Vacancy

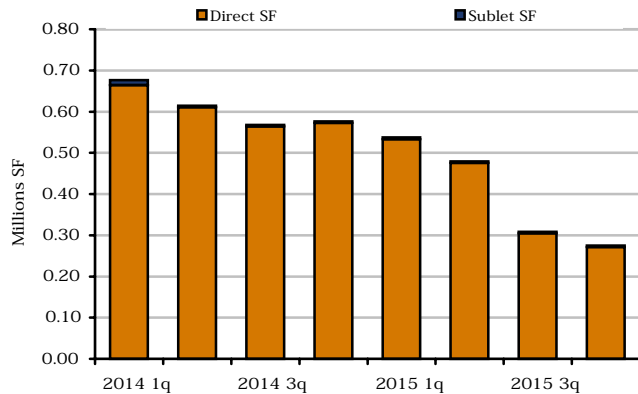
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Vacant Space

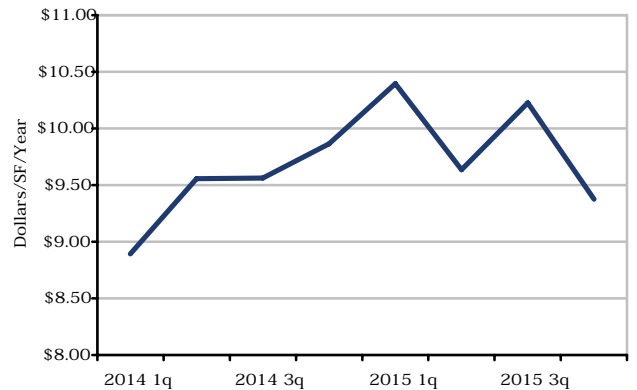
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Quoted Rental Rates

Historical Analysis, Flex and Warehouse



Source: CoStar Property®

| Period | Existing Inventory | | Vacancy | | Net Absorption | Delivered Inventory | | UC Inventory | | Quoted Rates |
|---------|--------------------|------------|-----------|-----------|----------------|---------------------|-----------|--------------|-----------|--------------|
| | # Bldgs | Total RBA | Vacant SF | Vacancy % | | # Bldgs | Total RBA | # Bldgs | Total RBA | |
| 2015 4q | 527 | 10,790,493 | 274,985 | 2.5% | 103,468 | 1 | 70,000 | 1 | 33,500 | \$9.38 |
| 2015 3q | 526 | 10,720,493 | 308,453 | 2.9% | 170,911 | 0 | 0 | 2 | 103,500 | \$10.23 |
| 2015 2q | 526 | 10,720,493 | 479,364 | 4.5% | 57,741 | 0 | 0 | 2 | 103,500 | \$9.64 |
| 2015 1q | 526 | 10,720,493 | 537,105 | 5.0% | 39,350 | 0 | 0 | 2 | 103,500 | \$10.40 |
| 2014 4q | 526 | 10,720,493 | 576,455 | 5.4% | (8,494) | 0 | 0 | 0 | 0 | \$9.86 |
| 2014 3q | 526 | 10,720,493 | 567,961 | 5.3% | 46,266 | 0 | 0 | 0 | 0 | \$9.56 |
| 2014 2q | 526 | 10,720,493 | 614,227 | 5.7% | 50,735 | 0 | 0 | 0 | 0 | \$9.56 |
| 2014 1q | 527 | 10,732,152 | 676,621 | 6.3% | 25,234 | 0 | 0 | 0 | 0 | \$8.89 |
| 2013 4q | 528 | 10,740,872 | 710,575 | 6.6% | (2,559) | 1 | 76,000 | 0 | 0 | \$8.68 |
| 2013 3q | 527 | 10,664,872 | 632,016 | 5.9% | 53,071 | 0 | 0 | 1 | 76,000 | \$8.73 |
| 2013 2q | 527 | 10,664,872 | 685,087 | 6.4% | (26,242) | 0 | 0 | 1 | 76,000 | \$8.48 |
| 2013 1q | 527 | 10,664,872 | 658,845 | 6.2% | 99,116 | 0 | 0 | 1 | 76,000 | \$8.31 |
| 2012 4q | 527 | 10,664,872 | 757,961 | 7.1% | 53,728 | 0 | 0 | 0 | 0 | \$7.63 |
| 2012 3q | 527 | 10,664,872 | 811,689 | 7.6% | (2,297) | 0 | 0 | 0 | 0 | \$7.76 |
| 2012 2q | 527 | 10,664,872 | 809,392 | 7.6% | (117,624) | 0 | 0 | 0 | 0 | \$7.80 |
| 2012 1q | 527 | 10,664,872 | 691,768 | 6.5% | 37,553 | 0 | 0 | 0 | 0 | \$7.63 |

Source: CoStar Property®

Denver Industrial Market

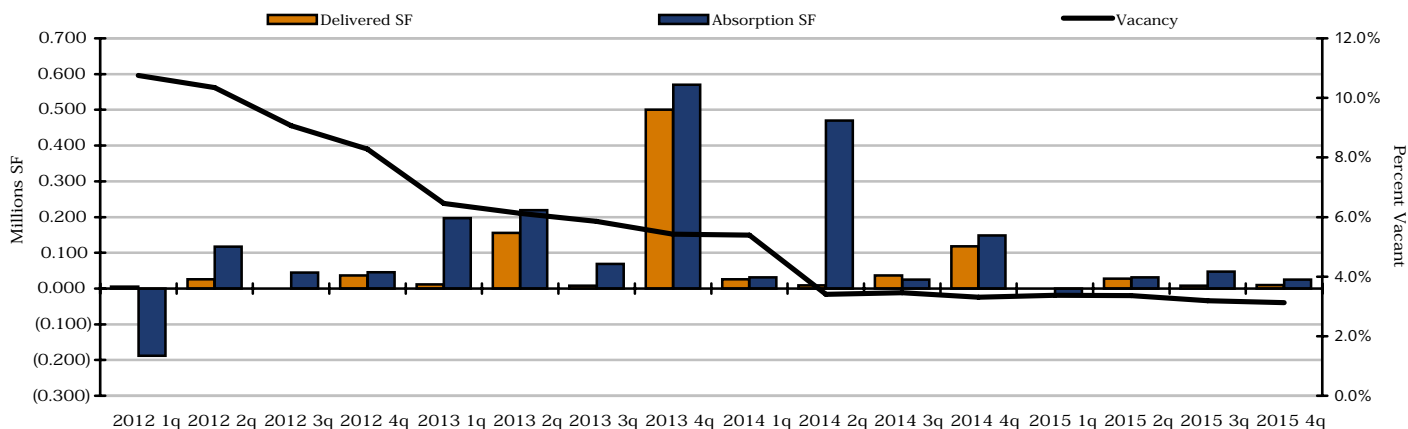


Weld County Market

MARKET HIGHLIGHTS - Flex & Warehouse

Deliveries, Absorption & Vacancy

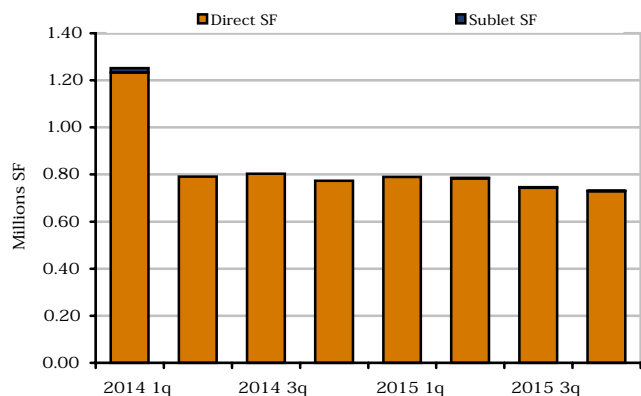
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Vacant Space

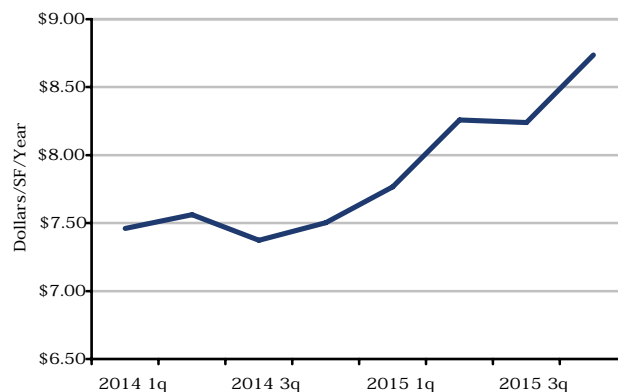
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Quoted Rental Rates

Historical Analysis, Flex and Warehouse



Source: CoStar Property®

| Period | Existing Inventory | | Vacancy | | Net Absorption | Delivered Inventory | | UC Inventory | | Quoted Rates |
|---------|--------------------|------------|-----------|-----------|----------------|---------------------|-----------|--------------|-----------|--------------|
| | # Bldgs | Total RBA | Vacant SF | Vacancy % | | # Bldgs | Total RBA | # Bldgs | Total RBA | |
| 2015 4q | 1,018 | 23,402,524 | 730,973 | 3.1% | 24,559 | 1 | 9,800 | 2 | 18,900 | \$8.74 |
| 2015 3q | 1,017 | 23,392,724 | 745,732 | 3.2% | 47,464 | 1 | 8,000 | 2 | 17,300 | \$8.24 |
| 2015 2q | 1,016 | 23,384,724 | 785,196 | 3.4% | 31,659 | 2 | 27,800 | 1 | 8,000 | \$8.26 |
| 2015 1q | 1,014 | 23,356,924 | 789,055 | 3.4% | (15,860) | 0 | 0 | 3 | 35,800 | \$7.77 |
| 2014 4q | 1,014 | 23,356,924 | 773,195 | 3.3% | 148,205 | 1 | 118,000 | 2 | 27,800 | \$7.50 |
| 2014 3q | 1,013 | 23,238,924 | 803,400 | 3.5% | 24,773 | 3 | 36,777 | 1 | 118,000 | \$7.37 |
| 2014 2q | 1,010 | 23,202,147 | 791,396 | 3.4% | 469,521 | 1 | 9,000 | 4 | 154,777 | \$7.56 |
| 2014 1q | 1,009 | 23,193,147 | 1,251,917 | 5.4% | 31,562 | 2 | 26,133 | 5 | 163,777 | \$7.46 |
| 2013 4q | 1,007 | 23,167,014 | 1,257,346 | 5.4% | 570,266 | 1 | 500,000 | 6 | 166,410 | \$7.15 |
| 2013 3q | 1,006 | 22,667,014 | 1,327,612 | 5.9% | 68,518 | 1 | 7,894 | 7 | 666,410 | \$7.06 |
| 2013 2q | 1,005 | 22,659,120 | 1,388,236 | 6.1% | 219,621 | 2 | 156,000 | 4 | 635,027 | \$7.07 |
| 2013 1q | 1,003 | 22,503,120 | 1,451,857 | 6.5% | 197,073 | 1 | 11,256 | 4 | 663,894 | \$6.41 |
| 2012 4q | 1,003 | 22,737,864 | 1,883,674 | 8.3% | 45,814 | 3 | 36,718 | 4 | 667,256 | \$6.50 |
| 2012 3q | 1,001 | 22,884,146 | 2,075,770 | 9.1% | 44,247 | 0 | 0 | 6 | 697,974 | \$6.51 |
| 2012 2q | 1,002 | 23,160,146 | 2,396,017 | 10.3% | 117,416 | 2 | 25,596 | 5 | 547,974 | \$6.20 |
| 2012 1q | 1,000 | 23,134,550 | 2,487,837 | 10.8% | (188,419) | 1 | 5,400 | 5 | 550,554 | \$6.22 |

Source: CoStar Property®



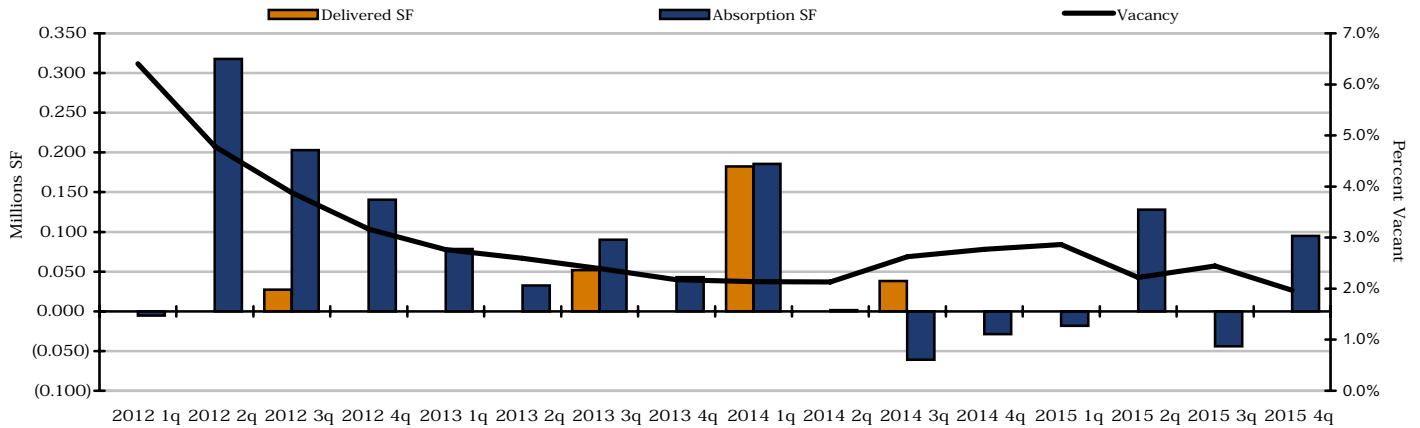
Denver Industrial Market

West Denver Market

MARKET HIGHLIGHTS - Flex & Warehouse

Deliveries, Absorption & Vacancy

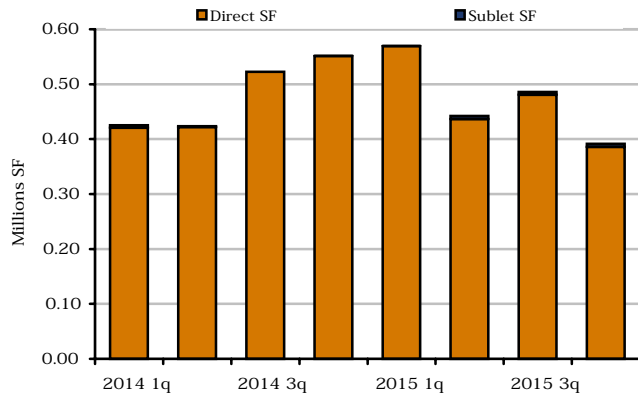
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Vacant Space

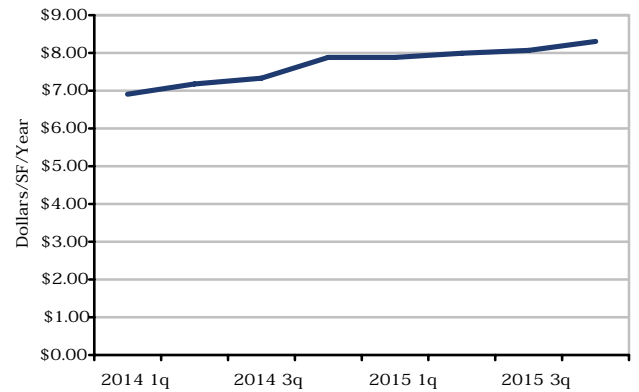
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Quoted Rental Rates

Historical Analysis, Flex and Warehouse



Source: CoStar Property®

| Period | Existing Inventory | | Vacancy | | Net Absorption | Delivered Inventory | | UC Inventory | | Quoted Rates |
|---------|--------------------|------------|-----------|-----------|----------------|---------------------|-----------|--------------|-----------|--------------|
| | # Bldgs | Total RBA | Vacant SF | Vacancy % | | # Bldgs | Total RBA | # Bldgs | Total RBA | |
| 2015 4q | 521 | 19,895,919 | 391,201 | 2.0% | 94,852 | 0 | 0 | 2 | 39,308 | \$8.30 |
| 2015 3q | 521 | 19,895,919 | 486,053 | 2.4% | (44,181) | 0 | 0 | 1 | 30,415 | \$8.07 |
| 2015 2q | 521 | 19,895,919 | 441,872 | 2.2% | 128,072 | 0 | 0 | 1 | 30,415 | \$7.99 |
| 2015 1q | 521 | 19,895,919 | 569,944 | 2.9% | (18,391) | 0 | 0 | 0 | 0 | \$7.88 |
| 2014 4q | 521 | 19,895,919 | 551,553 | 2.8% | (28,863) | 0 | 0 | 0 | 0 | \$7.88 |
| 2014 3q | 521 | 19,895,919 | 522,690 | 2.6% | (61,067) | 2 | 38,315 | 0 | 0 | \$7.33 |
| 2014 2q | 519 | 19,857,604 | 423,308 | 2.1% | 1,649 | 0 | 0 | 2 | 38,315 | \$7.18 |
| 2014 1q | 519 | 19,857,604 | 424,957 | 2.1% | 185,620 | 1 | 182,500 | 2 | 38,315 | \$6.91 |
| 2013 4q | 518 | 19,675,104 | 428,077 | 2.2% | 43,100 | 0 | 0 | 3 | 220,815 | \$7.21 |
| 2013 3q | 518 | 19,675,104 | 471,177 | 2.4% | 90,168 | 1 | 51,700 | 1 | 182,500 | \$6.95 |
| 2013 2q | 517 | 19,623,404 | 509,645 | 2.6% | 32,704 | 0 | 0 | 2 | 234,200 | \$6.84 |
| 2013 1q | 517 | 19,623,404 | 542,349 | 2.8% | 78,300 | 0 | 0 | 2 | 234,200 | \$6.72 |
| 2012 4q | 517 | 19,623,404 | 620,649 | 3.2% | 140,618 | 0 | 0 | 1 | 51,700 | \$6.77 |
| 2012 3q | 517 | 19,623,404 | 761,267 | 3.9% | 203,001 | 2 | 27,201 | 0 | 0 | \$6.67 |
| 2012 2q | 515 | 19,596,203 | 937,067 | 4.8% | 317,818 | 0 | 0 | 2 | 27,201 | \$6.54 |
| 2012 1q | 515 | 19,596,203 | 1,254,885 | 6.4% | (5,496) | 0 | 0 | 2 | 27,201 | \$6.70 |

Source: CoStar Property®