

# Southeast Denver Industrial

Availability	Survey	5-Year Avg
Rent Per SF	\$7.90	\$7.36
Vacancy Rate	3.4%	5.4%
Vacant SF	284,837	437,132
Availability Rate	7.0%	8.7%
Available SF	596,024	717,110
Sublet SF	10,289	19,692
Months on Market	4.8	12.5

Inventory	Survey	5-Year Avg
Existing Buildings	253	248
Existing SF	8,423,527	8,173,800
12 Mo. Const. Starts	107,000	138,762
Under Construction	107,000	84,033
12 Mo. Deliveries	35,000	129,888

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	244,848	134,925
12 Mo. Leasing SF	680,914	471,762

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$89	\$83
Asking Price Per SF	\$90	\$83
Sales Volume (Mil.)	\$36	\$23
Cap Rate	7.9%	8.1%

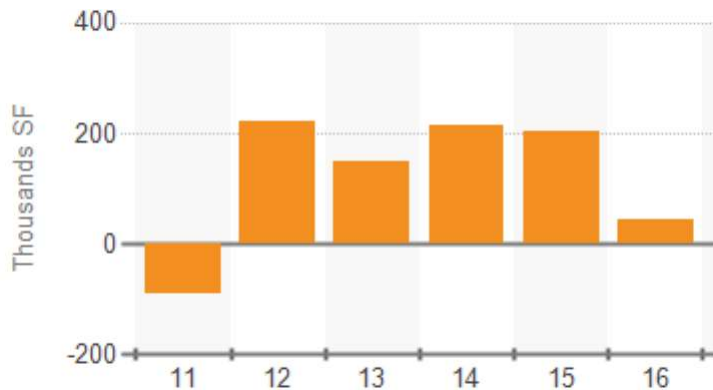
### Vacancy Rate



### Asking Rent Per SF



### Net Absorption



### Probability of Leasing in Months

