

## Q1 2021 to Q2 2021



### Vacancy Rate

6.6% to 7.0%



### Absorption Rate

-120K to 672K



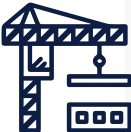
### Market Rent per SF

\$10.15 to \$10.19



### Market Cap Rate

6.19% to 6.24%



### Construction starts from

1.08M to 2.15M (SF)



### Sales Volume from

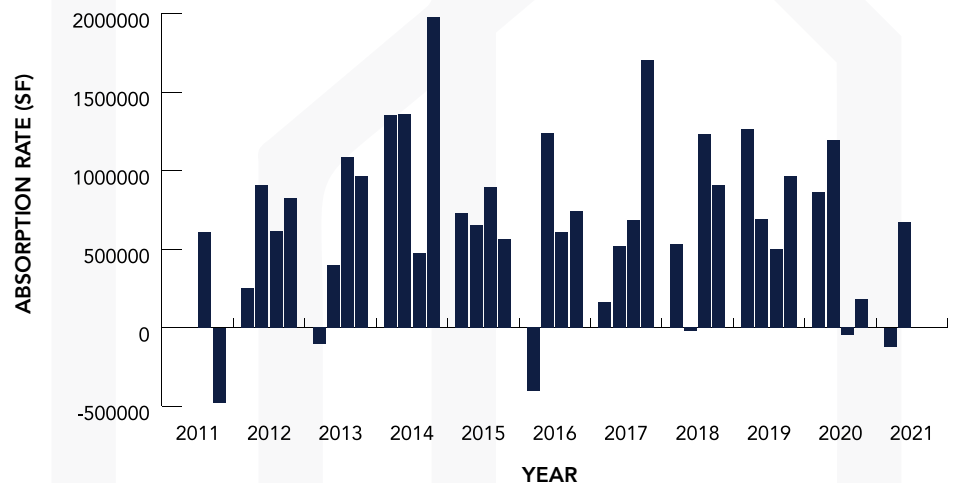
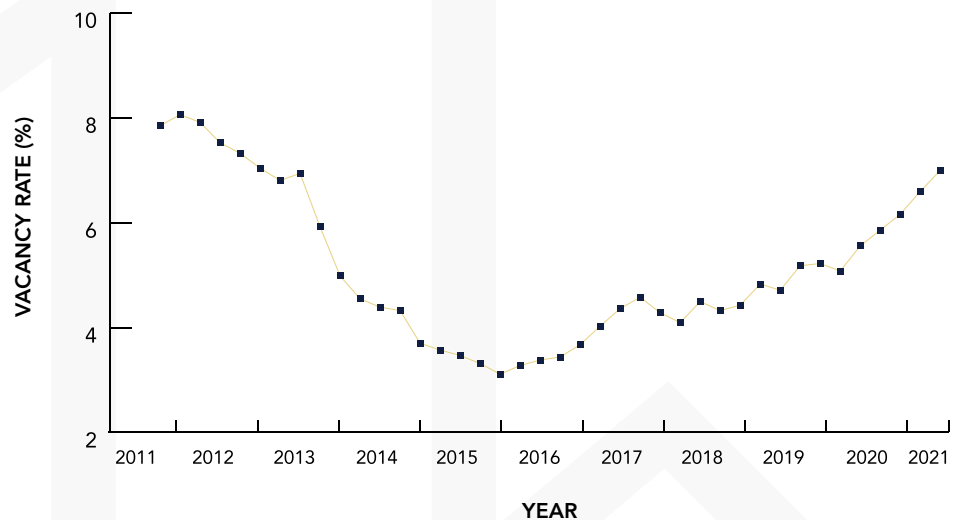
\$404MM to \$299MM



### Average Price per SF

\$145 to \$146

## Vacancy & Absorption 10-Year Overview



\*Source: CoStar

## SUMMARY

The Denver Industrial Market saw Vacancy rise from 6.6% to 7.0% from Q1 2021 to Q2 2021.

Absorption turned positive this quarter, going from -120K to 672K square feet.

Rents increased \$0.04 from last quarter from \$10.15 to \$10.19.

Sales Volume decreased from \$404MM to \$299MM from the quarter prior.

Price per Square Foot increased from \$145 to \$146.

Cap Rates increased from 6.19% to 6.24%, from Q1 2021 to Q2 2021.