

Q4 2024 to Q1 2025



Vacancy Rate

8.0% to 7.9%



Absorption Rate

577K to 472K (SF)



Market Rent Per SF

\$12.00 to \$11.95



Market Cap Rate

7.2% to 7.3%



Construction starts from

1.1MM to 1.3MM (SF)



Sales Volume from

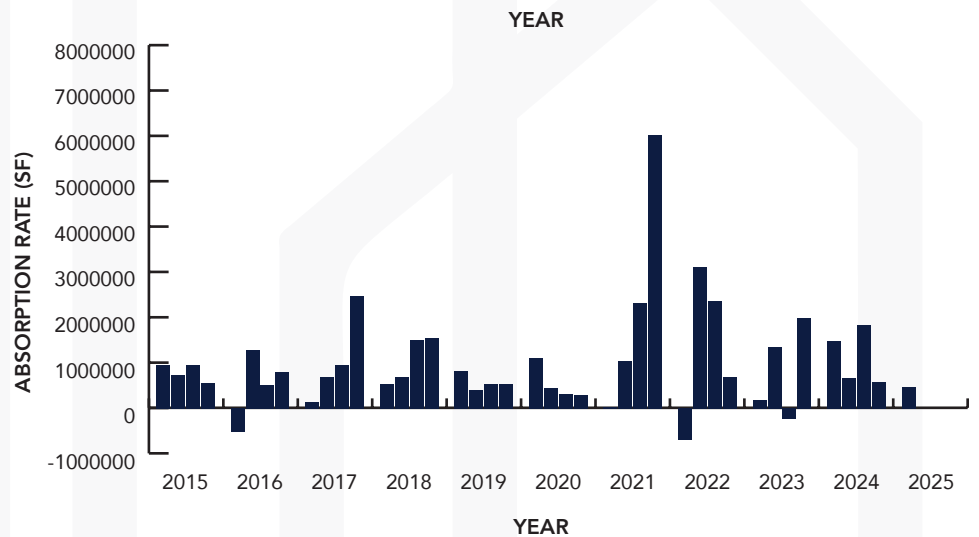
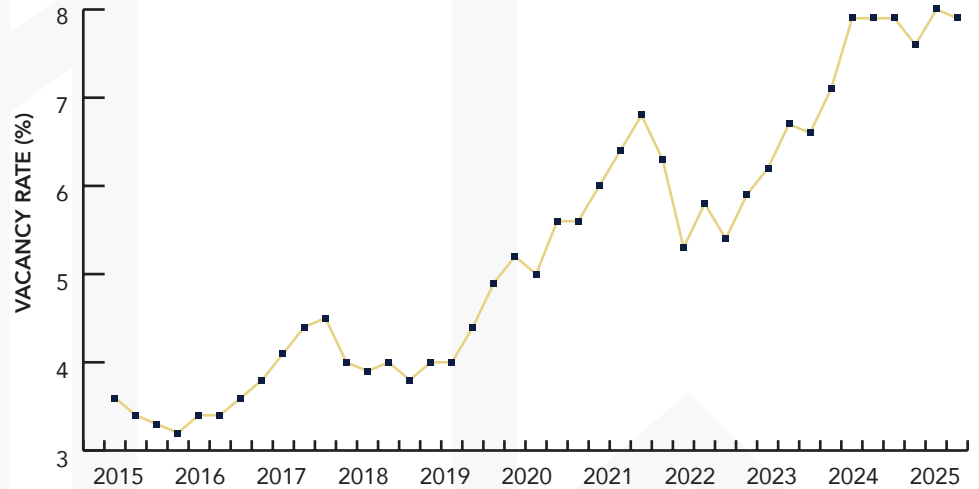
\$686MM to \$426MM



Average Price Per SF

\$177 to \$176

Vacancy & Absorption 10-Year Overview



Source: CoStar

SUMMARY

The Denver Industrial Market saw the Vacancy Rate slightly decrease from 8.0% to 7.9% from Q4 2024 to Q1 2025.

The Absorption Rate decelerated this quarter, decreasing from 577K to 472K Square Feet.

The Market Rent Per Square Foot slightly decreased from \$12.00 to \$11.95 per Square Foot.

The Sales Volume decreased from \$686MM to \$426MM from the previous quarter.

The Price Per Square Foot slightly decreased from \$177 to \$176 this quarter.

The Market Cap Rate increased from 7.2% to 7.3% between Q4 2024 and Q1 2025.