

Q1 2025 to Q2 2025



Vacancy Rate

8.2% to 8.9%



Absorption Rate

-330K to -1.7MM (SF)



Market Rent Per SF

\$12.16 to \$12.08



Market Cap Rate

7.9% to 8.0%



Construction starts from

1.2MM to 241K (SF)



Sales Volume from

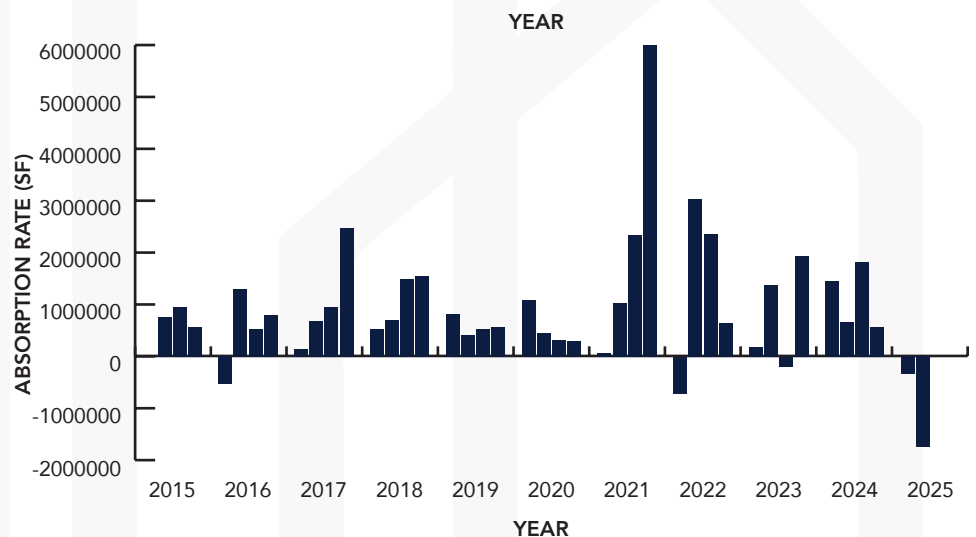
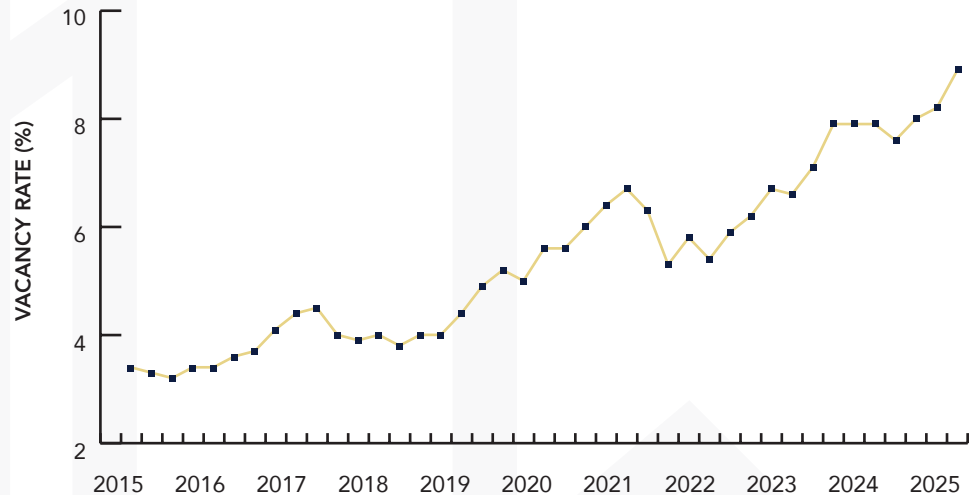
\$424MM to \$584MM



Average Price Per SF

\$165 to \$161

Vacancy & Absorption 10-Year Overview



Source: CoStar

SUMMARY

The Denver Industrial Market saw the Vacancy Rate slightly increase from 8.2% to 8.9% from Q1 2025 to Q2 2025.

The Absorption Rate decelerated this quarter, decreasing from -330K to -1.7MM Square Feet.

The Market Rent Per Square Foot slightly decreased from \$12.16 to \$12.08 per Square Foot.

The Sales Volume increased from \$424MM to \$584MM from the previous quarter.

The Price Per Square Foot slightly decreased from \$165 to \$161 this quarter.

The Market Cap Rate increased from 7.9% to 8.0% between Q1 2025 and Q2 2025.