

Q4 2025 to Q1 2026



Vacancy Rate

8.7% to 9.2%



Absorption Rate

-3K to -503K (SF)



Market Rent Per SF

\$11.82 to \$11.66



Market Cap Rate

7.6% to 7.7%



Construction starts from

877K to 1.2MM (SF)



Sales Volume from

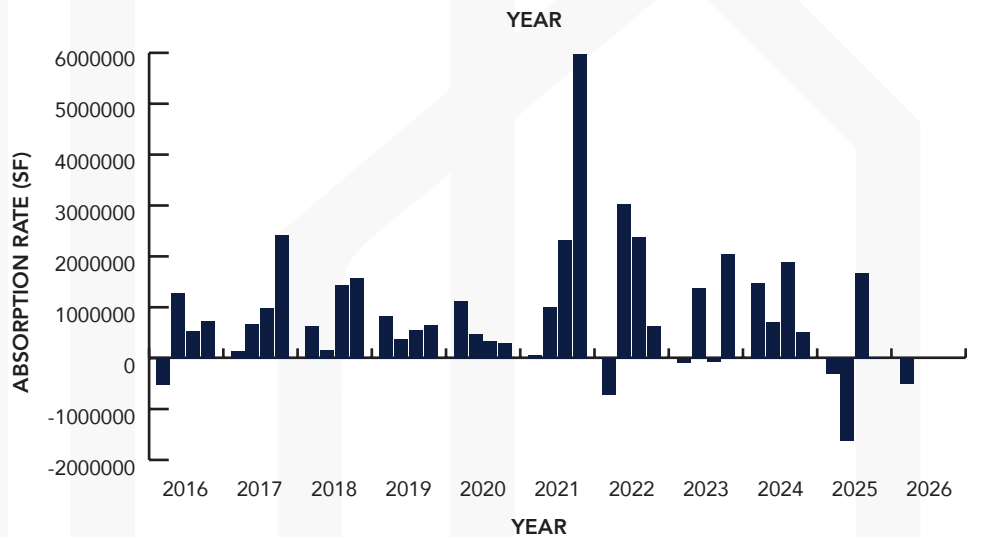
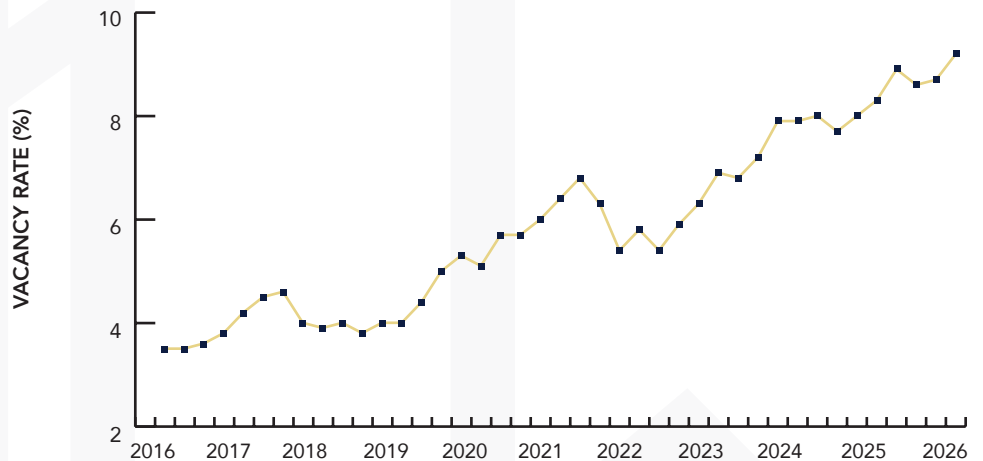
\$541MM to \$484MM



Average Price Per SF

\$171 to \$169

Vacancy & Absorption 10-Year Overview



Source: CoStar

SUMMARY

The Denver Industrial Market saw the Vacancy Rate increase from 8.7% to 9.2% from Q4 2025 to Q1 2026.

The Absorption Rate accelerated this quarter, from -3,653 to -503K Square Feet.

The Market Rent Per Square Foot decreased from \$11.82 to \$11.66 per Square Foot.

The Sales Volume decreased to \$484MM compared to \$541MM from the previous quarter.

The Price Per Square Foot decreased from \$171 to \$169 this quarter.

The Market Cap Rates slightly increased from 7.6% to 7.7% between Q4 2025 and Q1 2026.