MADISON COMMERCIAL PROPERTIES

MARKET INSIGHTS

Denver MSA - **INDUSTRIAL**

Q1 **2026** to Q2 **2026**

Vacancy Rate
9.1% to 9.2%

Absorption Rate
-541K to-24K (SF)

Market Rent Per SF
$11.74 to $11.63

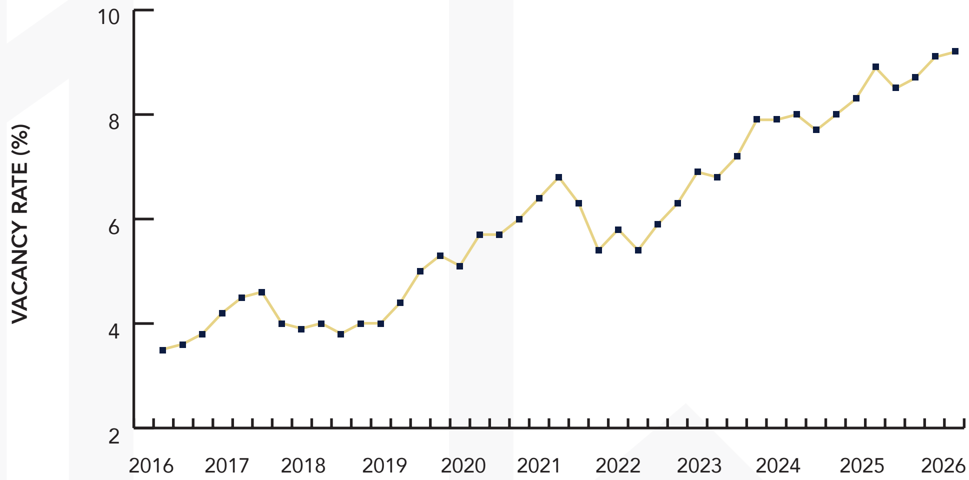
Market Cap Rate
7.7% to 7.7%

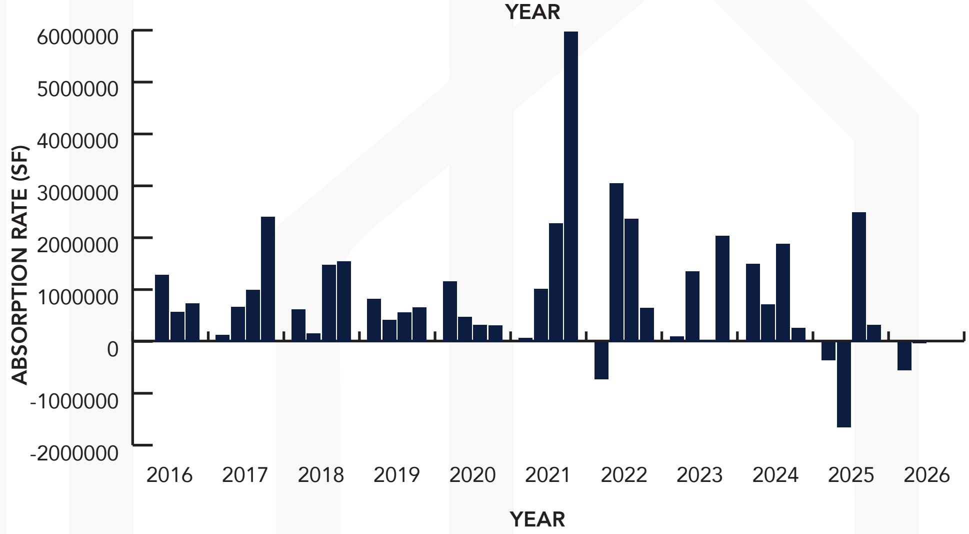
Construction starts from
1.2M to 418K (SF)

Sales Volume from
$489M to $530M

Average Price Per SF
$170 to $170

Vacancy & Absorption **10-Year Overview**





Source: CoStar

SUMMARY

The Denver Industrial Market saw the Vacancy Rate increase from 9.1% to 9.2% from Q1 2026 to Q2 2026.

The Absorption Rate went from -541,273 to -24,657 Square Feet.

The Market Rent Per Square Foot decreased from $11.74 to $11.63 per Square Foot.

The Sales Volume decreased to $530M compared to $489M from the previous quarter.

The Price Per Square Foot remained constant at $170.

The Market Cap Rates remained constant at 7.7% in Q1 and Q2 2026.

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