MADISON COMMERCIAL PROPERTIES

MARKET INSIGHTS

Denver MSA - **INDUSTRIAL**

Q2 **2026** to Q3 **2026**

Vacancy Rate
9.2% to 9.0%

Absorption Rate
-58K to 796K (SF)

Market Rent Per SF
$11.73 to $11.66

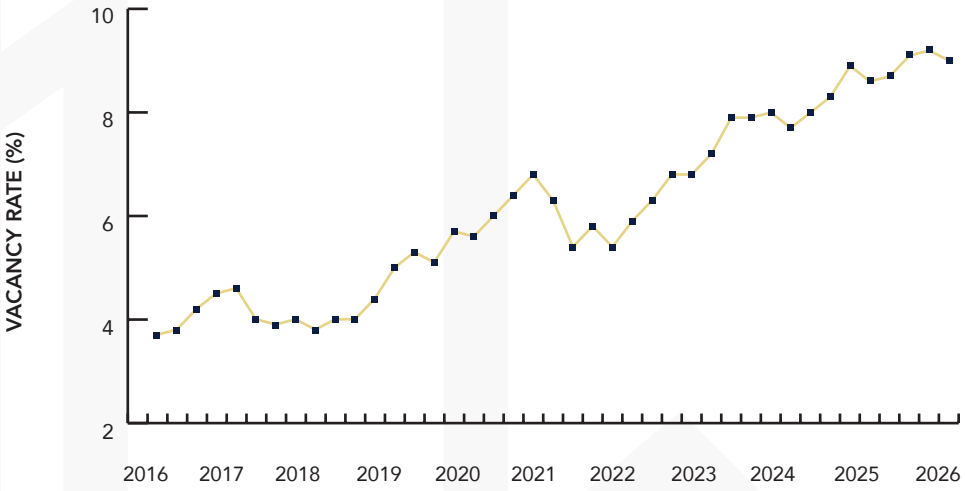
Market Cap Rate
7.7% to 7.7%

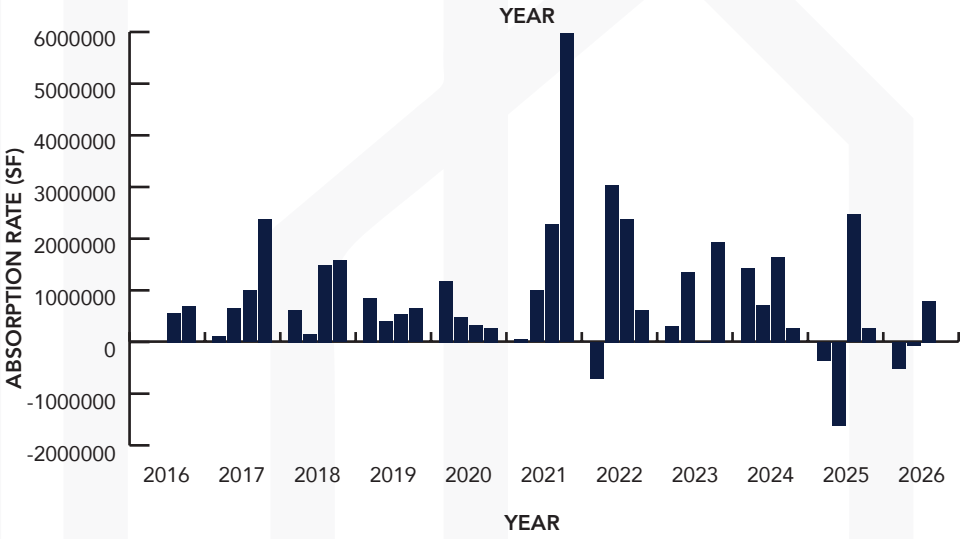
Construction starts from
418K to 323K (SF)

Sales Volume from
$523MM to $509MM

Average Price Per SF
$170 to $171

Vacancy & Absorption 10-Year Overview





Source: CoStar

SUMMARY

The Denver Industrial Market saw the Vacancy Rate decrease from 9.2% to 9.0% from Q2 2026 to Q3 2026.

The Absorption Rate went from -58,886 to 796,824 Square Feet.

The Market Rent Per Square Foot decreased from $11.73 to $11.66 per Square Foot.

The Sales Volume decreased to $509MM compared to $523MM from the previous quarter.

The Price Per Square Foot raised slightly from $170 to $171.

The Market Cap Rates remained constant at 7.7% in Q2 and Q3 2026.

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