



SIGNIFICANT LEASE DEALS

| Address | Submarket/City | SF | Tenant |
|----------------------|----------------|---------|---------------------|
| 18245 E. 40th Ave | Aurora | 155,000 | Newage Beverage |
| I-76 Commerce Center | Brighton | 81,773 | Great Plains Moving |
| - | - | - | - |

SIGNIFICANT BUILDING SALES

| Address | Sale Value | PPSF | SF | Buyer |
|-------------------|--------------|----------|---------|------------------------|
| City | Type of Sale | Cap Rate | Class | Seller |
| 10777 #. 45th Ave | \$6,000,000 | \$105.64 | 56,796 | 3939 Williams Bldg Grp |
| Denver | User | - | Class B | Scott Dev Corp |
| 12790 E. 38th Ave | \$6,200,000 | \$77.50 | 80,000 | Commerce LLC |
| Denver | Investment | 6.9% | Class B | CEDG Properties |
| 301 W. 60th Pl | \$13,000,000 | \$188.14 | 69,096 | McClurg - Logan |
| Denver | User | - | Class C | Equipment Company |

LARGEST DELIVERIES


| Property | Submarket/City | SF | Developer |
|--------------------|----------------|---------|---------------------|
| 8251 Quintero St | Commerce City | 540,931 | Becknell Industrial |
| 6050 Washington St | Denver | 383,104 | Prologis |
| 6030 Washington St | Denver | 166,345 | Prologis |


LARGEST UNDER CONSTRUCTION


| Address | Submarket/City | SF | Delivery Date |
|-------------------|----------------|---------|---------------|
| 22300 E. 26th Ave | Aurora | 555,840 | Jul 2019 |
| 22905 E. 19th Ave | Aurora | 508,428 | Jun 2019 |
| 18100 E. 40th Ave | Aurora | 419,060 | May 2019 |


TOTAL INDUSTRIAL MARKET STATISTICS

| | Vacancy Rate | Avg. SF Rental Rates | Net SF Absorption | SF Inventory | SF Under Construction |
|---------|--------------|----------------------|-------------------|--------------|-----------------------|
| Q1 2019 | 4.7% | \$9.57 | 559,655 | 314,408,139 | 5,674,109 |
| Q4 2018 | 4.5% | \$9.31 | 2,125,297 | 313,041,131 | 6,334,444 |
| Q3 2018 | 4.5% | \$9.12 | 890,714 | 310,978,106 | 6,819,181 |
| Q2 2018 | 4.5% | \$9.30 | 517,530 | 310,107,321 | 6,336,422 |
| Q1 2018 | 4.2% | \$9.04 | 489,095 | 308,575,809 | 5,960,852 |

 **559,655** NET ABSORPTION SF

 **4.7%** VACANCY 14,821,140 SF

 **\$9.57** AVG. ASKING RATE PSF

 **1,367,008** DELIVERIES 19 Buildings

 **5,674,109** UNDER CONSTRUCTION 64 Buildings

MATTHEW BURGNER
Senior Associate

Denver's Q1 was another strong quarter for Industrial Real Estate. An increase of deliveries during the quarter caused a slight increase in vacancy, but demand stayed healthy driving the lease rates upwards.