

Market Report | Denver Industrial | Q2 2022

DENVER MARKET SNAPSHOTS

	FULL YEAR 2021	YTD 2022
Absorption (SF)	8,700,000	3,346,000
Deliveries		
Buildings:	42	12
SF:	8,800,000	2,341,000
Under Construction		
Buildings:	47	55
SF:	8,900,000	9,460,000
Vacancy Rate	5.30%	4.80%
Avg Asking Rate (NNN)	\$8.74/SF	\$8.92/SF
Lease Transactions	869	383
Avg Sale Price	\$208/SF	\$178/SF
Avg Cap Rate	6.10%	5.80%

DENVER METRO SIGNIFICANT LEASE TRANSACTIONS

TENANT	TYPE	SIZE
1 Amazon E 32nd Parkway, Broomfield	Renewal	702K SF
2 BlueTriton Brands 11700 E 47th Ave, Denver	Renewal	336.8K SF
3 BEGA Lighting 1775 W 160th, Broomfield	New Lease	152.8 SF
4 Target 6300 N Broadway, Denver	New Lease	141.5 SF
5 Priority Wire & Cable 10000-10300 E 40th Ave, Denver	Renewal	115.8 SF
6 Keystone Tower Systems 6050 Washington Street Denver	New Lease	108,937 SF
7 Rhino Rack Eastpark 70 Aurora	New Lease	98,479 SF

RECENT CRESA FRONT RANGE INDUSTRIAL TRANSACTIONS

Dealer Tire | 10040 E 40th Ave



Denver
80,623 SF
Lease
Represented Tenant

BEGA Lighting | 1775 W 160th Ave



Broomfield
152,761 SF
Lease
Represented Tenant

Frito Lay | 11223 Caley Ave



Centennial
79,343 SF
Lease
Represented Tenant

Castle Rock Personal Warehouses



Castle Rock
6.5 Acres
Sale
Represented Seller

CALL US TODAY

for a no-charge opinion of value for your property.



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