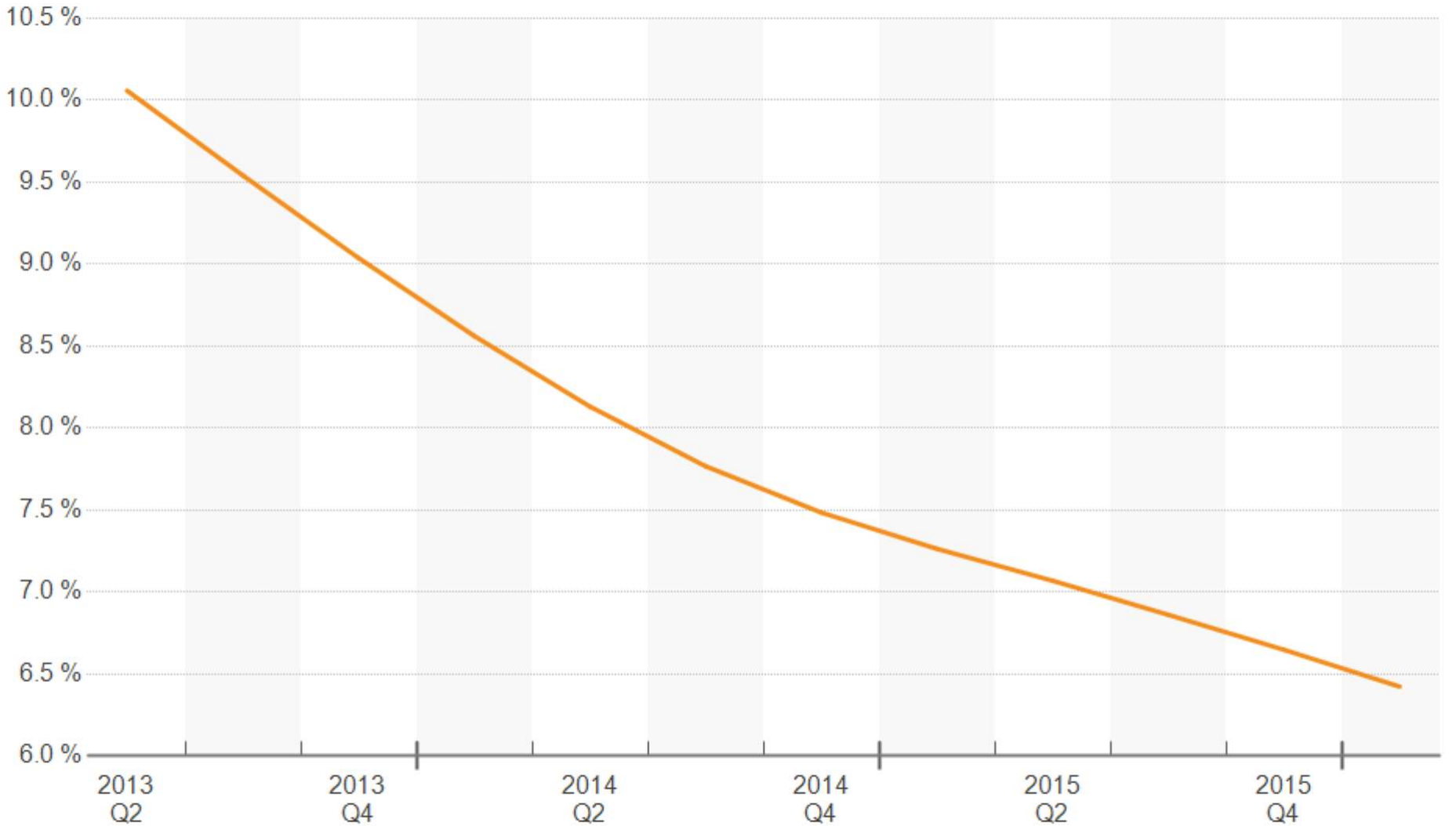
Boulder & Surrounding Areas - Industrial/Flex

Vacancy Rate



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Boulder & Surrounding Areas - Industrial/Flex

Availability	Survey	5-Year Avg
Rent Per SF	$9.98	$8.67
Vacancy Rate	5.7%	9.0%
Vacant SF	980,069	1,510,981
Availability Rate	8.2%	11.9%
Available SF	1,422,788	2,015,078
Sublet SF	134,278	374,596
Months on Market	9.8	12.7

Inventory	Survey	5-Year Avg
Existing Buildings	583	581
Existing SF	17,177,766	16,890,532
12 Mo. Const. Starts	211,971	172,839
Under Construction	201,781	125,642
12 Mo. Deliveries	206,028	162,977

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	423,522	259,693
12 Mo. Leasing SF	1,590,383	1,105,603

Sales	Past Year	5-Year Avg
Sale Price Per SF	$98	$91
Asking Price Per SF	$116	$98
Sales Volume (Mil.)	$103	$71
Cap Rate	8.2%	8.1%

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