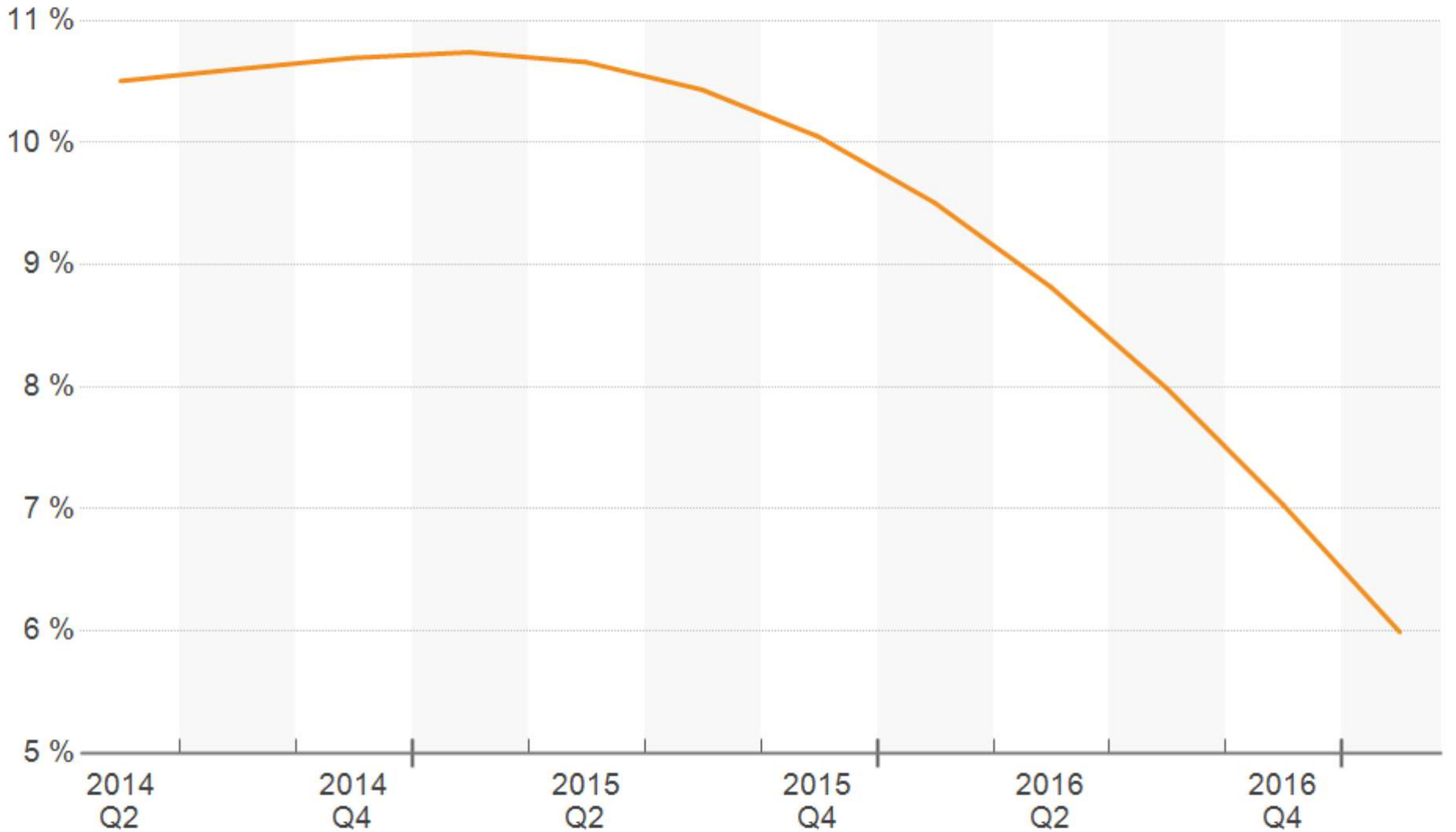
Longmont & Surrounding Area - Industrial/Flex

Vacancy Rate



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Longmont & Surrounding Area - Industrial/Flex

Availability	Survey	5-Year Avg
Rent Per SF	$8.68	$7.73
Vacancy Rate	4.4%	10.4%
Vacant SF	564,525	1,330,056
Availability Rate	5.6%	12.6%
Available SF	722,549	1,613,098
Sublet SF	117,877	402,259
Months on Market	13.9	18.0

Inventory	Survey	5-Year Avg
Existing Buildings	446	442
Existing SF	12,697,320	12,797,214
12 Mo. Const. Starts	181,160	76,866
Under Construction	181,160	44,542
12 Mo. Deliveries	0	38,862

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	634,990	178,975
12 Mo. Leasing SF	420,042	533,624

Sales	Past Year	5-Year Avg
Sale Price Per SF	$82	$63
Asking Price Per SF	$157	$107
Sales Volume (Mil.)	$95	$54
Cap Rate	8.0%	7.9%

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