

INDUSTRIAL NEWS

Latest Updates Presented By:



Q2/2025 NORTH CENTRAL INDUSTRIAL MARKET

- **35,701,176 SF** total sub-market size
- Average asking Base Rent **\$10.68/SF**
- Availability vacancy rate is **8.9%**
- Direct vacancy rate is **6.9%**

Q2/2025 SOUTH CENTRAL INDUSTRIAL MARKET

- **24,914,453 SF** total sub-market size
- Average asking Base Rent **\$10.35/SF**
- Availability vacancy rate is **5.2%**
- Direct vacancy rate is **3.7%**

NOTABLE Q2 SALES COMPLETED

(\$717MILLION IN TRANSACTIONS)

SOLD FOR \$119,100,000.00 TO PRINCIPAL ASSET MANAGEMENT

Clarion sold 1.2 million SF of their Airport Portfolio (5 out-of-state buildings included in sale)

SOLD FOR \$94,500,000.00 TO ADLER REAL ESTATE PARTNERS

Kennedy Wilson sold 10 buildings totaling 489,000 SF

SOLD FOR \$64,500,000.00 TO LBE REALTY

LaSalle sold their three Parc Santa Fe buildings

NOTABLE Q2 LEASES COMPLETED

LEASED TO NATIONAL TIRE WHOLESALE

2470 Airport Blvd, Aurora, CO | 264,431 SF Warehouse | New Lease

LEASED TO 360PACK

3550 Odessa Way, Aurora, CO | 110,000 SF Warehouse | Renewal

LEASED TO CHADWELL SUPPLY

6650 Denali St, Commerce City, CO | 103,992 SF Warehouse | New Lease

LEASED TO RMS CRANES

8000 E. 96th Ave, Henderson, CO | 98,730 SF Warehouse | New Lease



DENVER METRO INDUSTRIAL BY THE NUMBERS

10.1% availability rate

Direct vacancy rate is **7.1%**

Net metro rentable area is now
271,405,203 SF

Q2 2025 had nearly **2,300,000 SF**
in leasing volume

65% of the leases were new;
35% were renewals

Roughly **79,600 SF** of net
absorption

66.5% of the leases were in the
Airport submarket

The I-76 Corridor saw **214,000 SF**
in completed leases

662,000 SF of new industrial
space was added to the market

Just shy of **4.8 million** square feet
is currently under construction

Metro average lease rate:
\$9.72 NNN

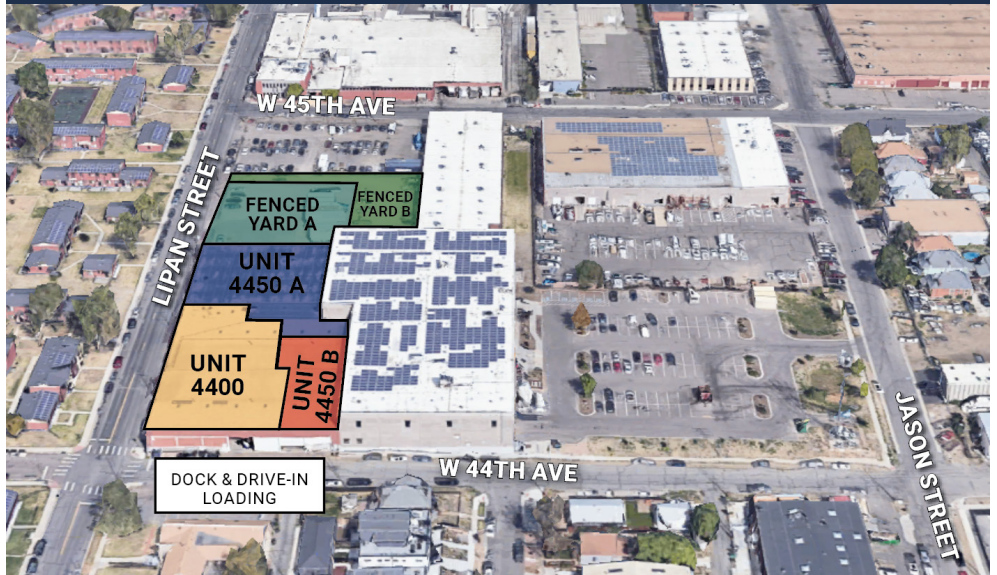
Average sales price per square
foot for Q2 was **\$170.00/SF**

Year-to-date net absorption is
629,598 SF

The West submarket has the
lowest vacancy rate at **1.1%**

The Northwest submarket has
the highest average asking rent at
\$13.39/SF NNN

NOW AVAILABLE FOR SALE OR LEASE 4400-4450 LIPAN STREET, DENVER, CO



WAREHOUSE/MANUFACTURING BUILDING



TOTAL BUILDING SIZE:

42,714 SF

SALE PRICE:

\$6,250,000.00

LEASE RATE:

CONTACT BROKER

PROPERTY HIGHLIGHTS

- Central Denver Location
- Sprinklered
- .8 Acre Fenced Yard
- Heavy Power (2240 amps, 208V, 3-phase)
- Paint Booth
- Drive-thru loading in warehouse
- CAM (2024): \$3.70/SF
- Site Size: 1.79 Acres (77,770 SF)
- Ceiling Height: 14' to 17'
- Loading: Dock High and Drive-In Loading



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