

NORTH CENTRAL INDUSTRIAL NEWS

Presented by: Gruber Commercial

JANUARY 2021



INDUSTRIAL MARKET BY THE NUMBERS

- Warehouse positive absorption was just above 966,000 square feet in the 3rd quarter of 2020—this is a 69% increase from the 3rd quarter of 2019. Overall 2020 has seen over 2,800,000 square feet of positive net absorption.
- The average achieved lease rates for the Denver Metro area has risen to \$7.65/SF NNN.
- The average asking lease rate rose to \$9.00/SF NNN. The average North Central Industrial market asking lease rate is currently \$8.98/SF NNN.
- There were 3 buildings completed in the 3rd quarter of 2020, totaling roughly 815,000 square feet. Currently there is roughly 7.1 million square feet of industrial space under construction. This is the highest amount of industrial space to be built at any one time in Denver's history.
- Industrial investment sales have almost reached \$945,000,000.00 in 2020. That's a 20.8% increase from 2019.
- The Denver Metro average vacancy rate is hovering around 7.6%, with the North Central Industrial market vacancy rate being around 7%.
- As of now, the North Central Industrial market consists of 35,974,263 square feet, with 675,100 square feet currently under construction.
- Pecos Logistic Park (56th & Pecos) has several buildings underway, including 3 speculative front-part/rear-load ranging from 121,800 square feet to 139,200 square feet, totaling 391,600 square feet. Additionally, there is a 283,500 square foot build-to-suit building underway for PepsiCo.
- In the 3rd quarter, 26 industrial buildings traded in the Denver Metro area. The average sales price on a per foot basis is now \$132.42/SF (includes investment sales). The average sales price for owner users' buildings is \$147.17/SF.

2020

CENTRAL MARKET IN 2020: SIGNIFICANT LEASES

- Amazon leased 151,668 square feet at the North Washington Commerce Center in Thornton in the 3rd quarter of 2020.
- PepsiCo Beverages leased 283,500 square feet at Westfield's new 66-acre infill industrial park known as the Pecos Logistic Park (56th and Pecos).
- Hajoca Corporation leased 39,202 square feet at 500 W. 53rd Avenue, Denver, CO in the 2nd quarter of 2020.

NOTABLE TRANSACTIONS BY GRUBER COMMERCIAL:

- 1045 W. 45th Avenue, Denver, CO sold for \$3,300,000.00 in the 3rd quarter of 2020. The building is 18,574 SF on a 1.26-acre site.



- 3954 Williams Street, Denver, CO sold \$2,333,309.63 as a development site in RiNo.
- 4435 Inca Street, Denver, CO was leased to K.R. Swerdfeger Construction, LLC. The Landlord Eklund Development, LLC & Sleeping Indian, LP was represented by Russell Gruber in the lease transaction.



6535 FRANKLIN STREET

DENVER, COLORADO 80229

FOR SALE



Turn Key Cabinet Manufacturing Facility

TOTAL BUILDING SIZE: 25,224 SF

SITE SIZE: 1.08 ACRES

PROPERTY HIGHLIGHTS

- Turn Key Cabinet shop, list of equipment upon request
- New roof in 2018 (TPO/60 Mill)
- Tons of natural light from skylights and windows
- Heavy, well distributed power
- Fenced yard
- Oversized loading doors
- Located within an Enterprise Zone
- HUB Zone qualified location
- **Located within an Opportunity Zone**



**SALE PRICE:
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If you have industrial market questions, or would like a free Broker Opinion of Value, please contact:

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