

Denver industrial resets — \$2.1B in 12-month volume at a 7.7% cap as the post-2021 supply wave finally crests.

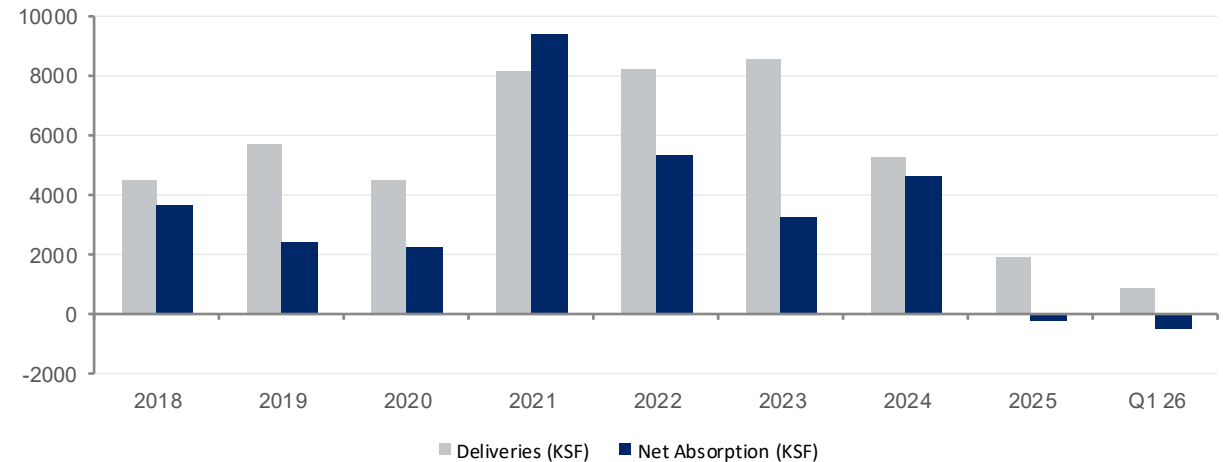
Q1 2026 | Capital Markets Emphasis | Denver Metro Industrial

| | | | |
|--|--|---|---|
| <p>12-MO SALES VOLUME</p> <p>\$2.1B</p> <p>▲ +16% YoY vs. \$1.9B in '24</p> | <p>MARKET CAP RATE</p> <p>7.7%</p> <p>▲ +240 bps vs. '22 trough</p> | <p>AVG. PRICE / SF</p> <p>\$168</p> <p>▼ -2.8% YoY; 10% off '22 peak</p> | <p>VACANCY RATE</p> <p>9.2%</p> <p>▲ +90 bps YoY — two-decade high</p> |
|--|--|---|---|

MARKET HIGHLIGHTS

- 12-month sales volume reached \$2.1B across 586 trades at a 7.7% market cap rate — ~30% below the 10-year annual average as debt costs compress bid-ask spreads and institutional buyers pull back (16% of volume, down from 47% in 2022).
- Pricing has leveled off at ~\$168/SF after peaking at \$186/SF in 22Q3; transacted prices have run 10-20% below asking in most recent deals with known list prices.
- Only 5% of trailing-12-month deals exceeded \$13M in sale price — private buyers and owner-users drove deal flow in the \$1.5M-\$4.5M small-bay range, where availabilities remain tight and cash-flow stability is strongest.
- Q1 2026 confirmed closings were headlined by CIRE Equity's \$63.5M acquisition of the 876,000-SF Acme Distribution facility at 18101 E Colfax from Link Logistics — CIRE's first 2026 buy for its CREIT perpetual-life vehicle.
- Notable value shifts: Kin Properties bought the 502,000-SF FedEx Bldg 2 at 5805 N Jackson Gap for \$60.6M (\$121/SF); The Koll Co. closed the 112,612-SF 6284 S Nome Ct precision-manufacturing facility for \$21.5M (\$191/SF) in February.

Annual Deliveries & Net Absorption (KSF) — Figure 1



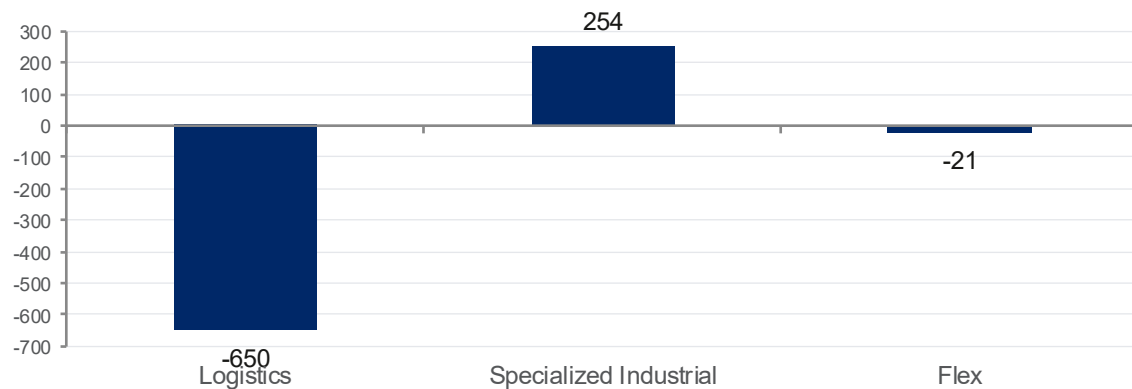
2025 marked the first year of negative net absorption since 2011 as the post-2021 construction boom outpaced tenant demand.

Market Overview

Market Statistics by Industrial Sub-Type — Figure 2

| Sub-Type | Inv (MSF) | Vac % | Avail % | Rent \$/SF | NA (KSF) |
|------------------------|-----------|-------|---------|------------|----------|
| Logistics | 200.2 | 9.9% | 12.9% | \$10.35 | -650 |
| Specialized Industrial | 52.2 | 6.0% | 6.3% | \$13.46 | 254 |
| Flex | 35.4 | 9.5% | 11.6% | \$16.28 | -21 |
| Market | 287.9 | 9.2% | 11.5% | \$11.64 | -417 |

12-Month Net Absorption by Sub-Type (KSF) — Figure 3

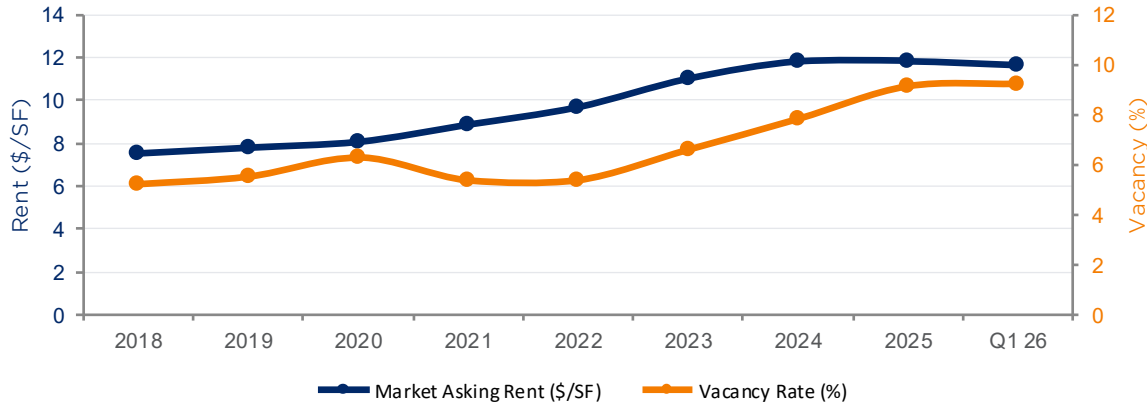


Market Statistics by Top 12 Submarkets (~78% of Inventory) — Figure 4

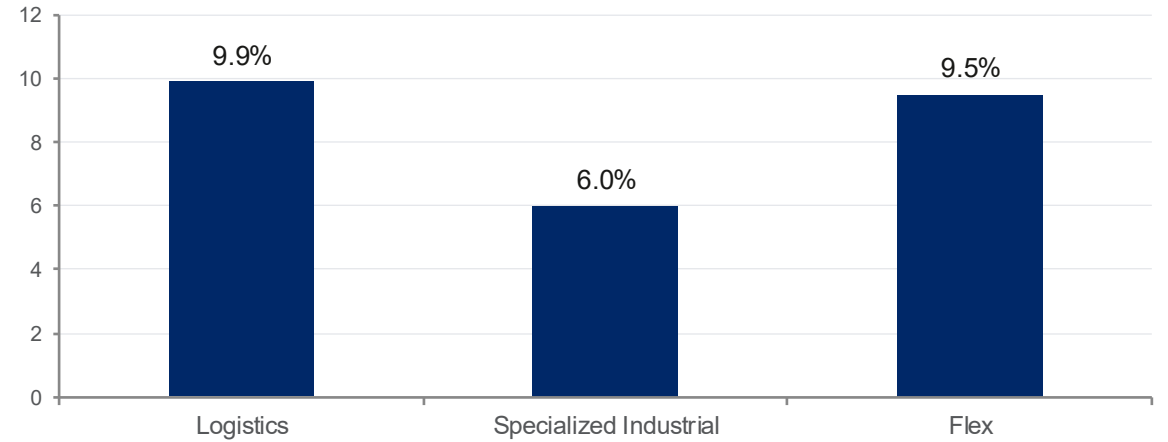
| Submarket | Inv (MSF) | Rent \$/SF | Vac % | NA 12-Mo (KSF) |
|-----------------------|-----------|------------|-------|----------------|
| SW DIA / Pena Blvd | 53.3 | \$8.53 | 12.1% | -229 |
| West Denver | 21.1 | \$14.85 | 3.9% | -288 |
| East I-70 / 270 | 20.5 | \$10.02 | 4.8% | 35 |
| Northwest Denver | 18.4 | \$12.27 | 12.6% | 57 |
| Cent E I-70/Montbello | 18.2 | \$8.64 | 11.3% | -756 |
| DIA | 17.9 | \$10.86 | 10.6% | 516 |
| Centennial | 15.6 | \$13.96 | 10.9% | 168 |
| North Denver | 14.5 | \$12.39 | 11.6% | 472 |
| Commerce City | 14.0 | \$12.10 | 7.7% | 77 |
| Quebec St | 11.6 | \$9.49 | 6.1% | 46 |
| Southwest C-470 | 11.0 | \$14.78 | 4.1% | 188 |
| Upper North Central | 10.2 | \$11.55 | 6.2% | 228 |

Asking Rents & Vacancy

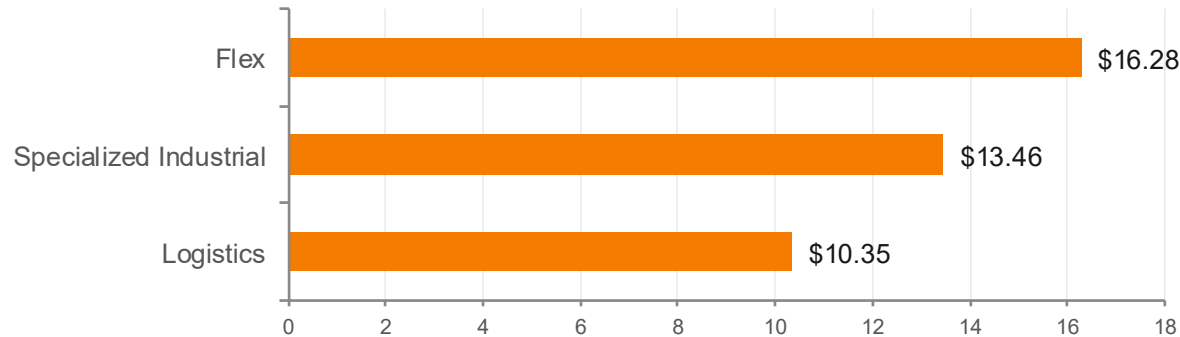
Market Asking Rent (\$/SF NNN) & Vacancy Rate (%) — Figure 5



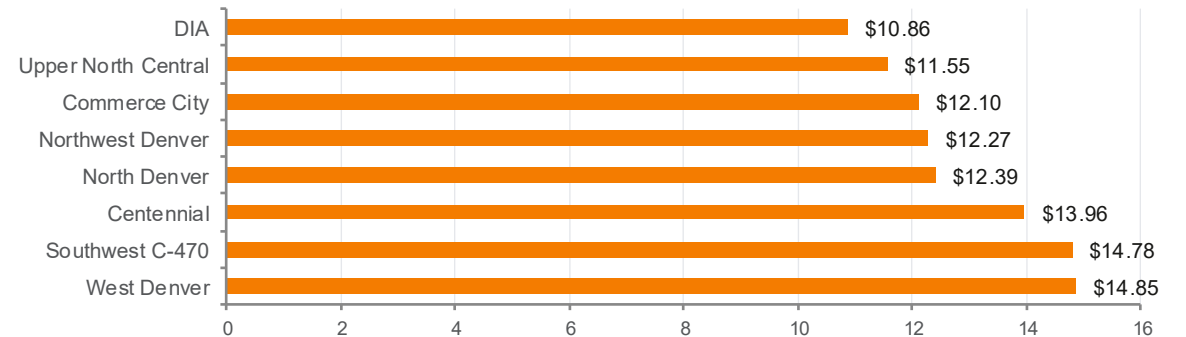
Vacancy Rate by Industrial Sub-Type (%) — Figure 7



Asking Rent by Industrial Sub-Type (\$/SF, Q1 2026) — Figure 6

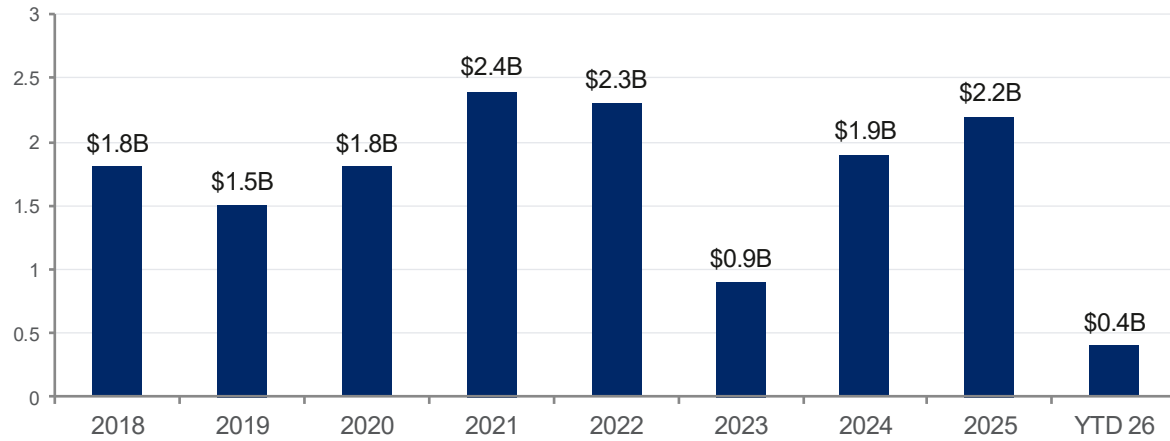


Top 8 Submarkets by Asking Rent (\$/SF) — Figure 8

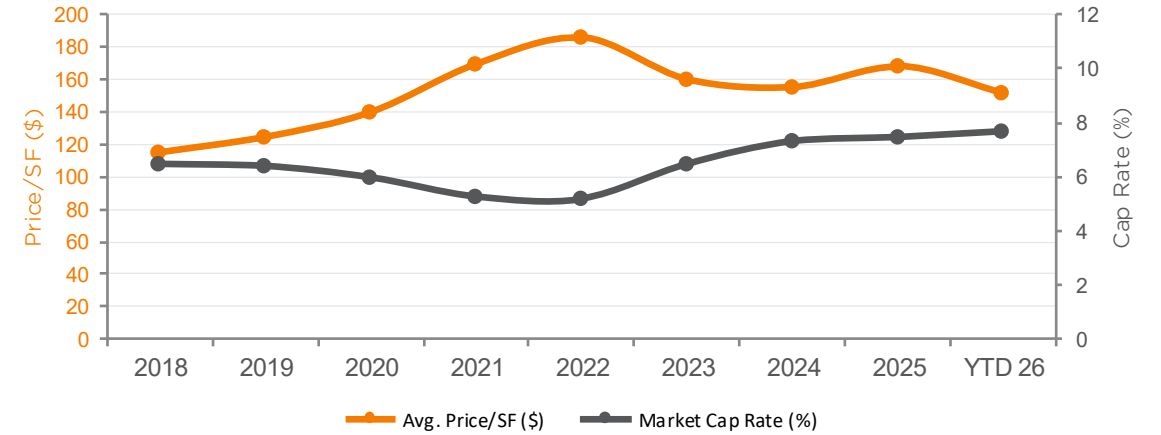


Investment Sales & Pricing

Industrial Investment Sales Volume (\$B, Annual) — Figure 9



Avg. Price per SF (\$) & Market Cap Rate (%) — Figure 10



Confirmed Q1 2026 Denver Industrial Sale Closings (YTD) — Figure 11

| Buyer | Property | Submarket | Building SF | Sale Price | Price/SF | Close |
|--|--|------------------|-------------|--------------|----------|----------|
| CIRE Equity (CREIT) | 18101 E Colfax Ave (Acme Distribution) | SW DIA/Pena Blvd | 875,666 | \$63,500,000 | \$73 | Jan 2026 |
| Kin Properties, Inc. | 5805 N Jackson Gap St (FedEx Bldg 2) | SW DIA/Pena Blvd | 501,770 | \$60,600,000 | \$121 | Feb 2026 |
| The Koll Company | 6284 S Nome Ct (Plastic Design Mfg.) | Centennial | 112,612 | \$21,500,000 | \$191 | Feb 2026 |
| Collett Industrial / Colville Group JV | Deer Creek Commerce Ctr Bldg 1 | Southwest C-470 | 104,386 | \$20,616,200 | \$198 | Jan 2026 |
| Gourmet Foods International | 4475 E 50th Ave (owner-user) | East I-70/270 | 171,555 | \$18,375,000 | \$107 | Feb 2026 |

Contacts, Definitions & Methodology

ABOUT US

SVN Denver Commercial is a full-service commercial real estate brokerage serving the Colorado Front Range. Our team of experienced advisors specializes in retail, office, industrial, and land transactions, offering investment sales, leasing services, tenant representation, buyer representation, and strategic consulting and advisory. As part of the SVN national platform, we combine deep local market expertise with access to one of the industry's most powerful networks of commercial real estate professionals.

CONTACT US

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MARKET DEFINITION

The Denver market consists of Adams, Arapahoe, Boulder, Broomfield, Denver, Douglas, and Jefferson counties.



DEFINITIONS

Industrial Sub-Types: Logistics (distribution/warehouse), Specialized Industrial (manufacturing, data center, refrigerated), and Flex (office/warehouse combo) per CoStar classification.
Vacancy Rate: Physically unoccupied rentable building area as a % of total inventory.
Availability Rate: All space being marketed (vacant + occupied-but-marketed) as a % of inventory.
Net Absorption: Change in physically occupied RBA over a specified period.
Asking Rent: Weighted average NNN asking rent per SF per year, warehouse/distribution convention.
Market Cap Rate: CoStar-estimated market yield based on rolling 12-month closed sales.

METHODOLOGY

All data sourced from CoStar Group Q1 2026 pull dated 4/1/2026, licensed to SVN Denver Commercial (account #209455). Submarket naming follows CoStar's native taxonomy. Notable Transactions include confirmed closings only; no pipeline or rumored deals.

Transaction supplement sources: Colorado Real Estate Journal (CREJ), Denver Business Journal (DBJ).