

FIGURES | COLORADO SPRINGS INDUSTRIAL | H2 2024

# Rebounding absorption in 2024 keeps vacancy tight as new development remains steady

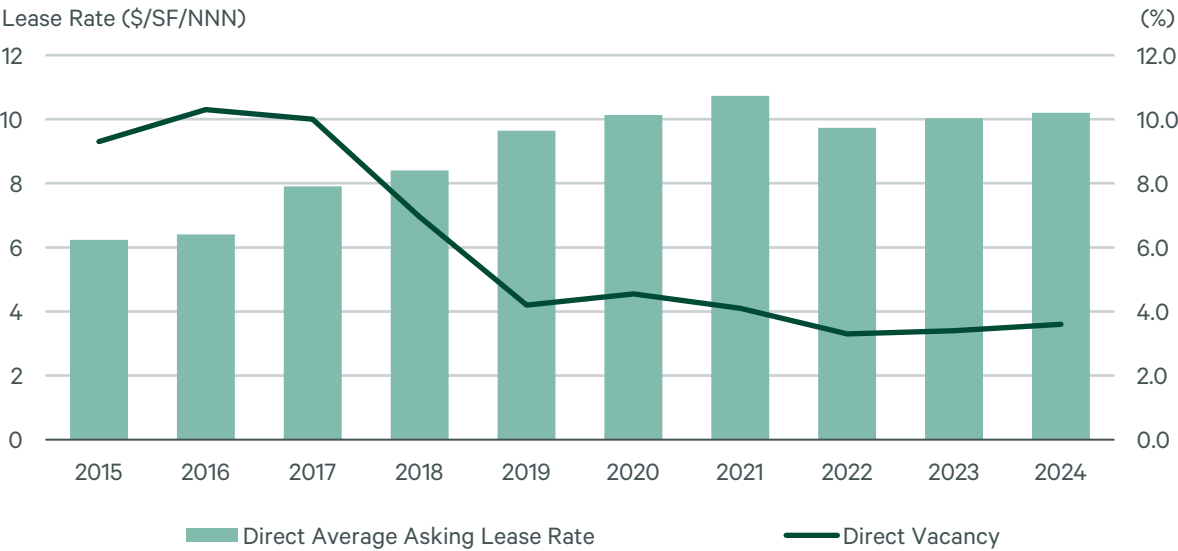


Note: Arrows indicate change from previous year-end.

MARKET SUMMARY

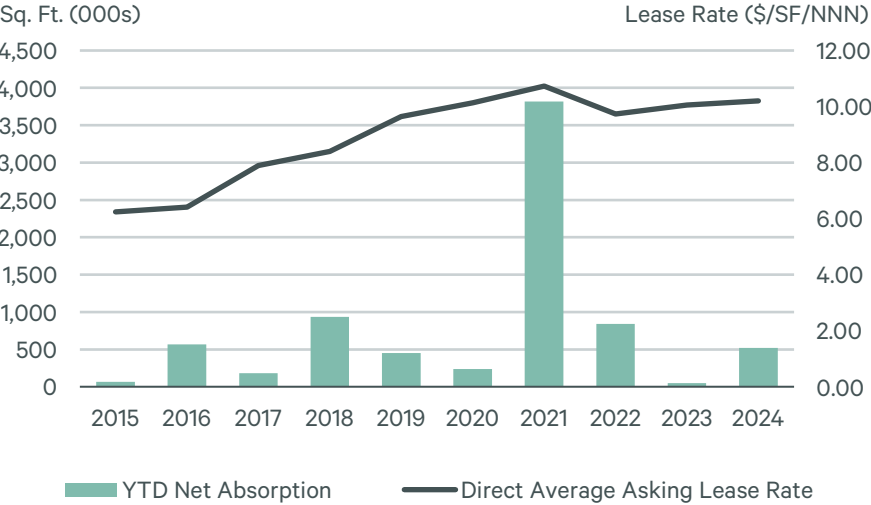
- 43,800 sq. ft. of positive net absorption was recorded in H2 2024, a decline from the positive 477,000 sq. ft. that occurred in H1 2024, but an improvement from the negative 45,300 sq. ft. that occurred in H2 2023. Total net absorption on the year came in at positive 520,000 sq. ft.
- The new development pipeline decreased slightly to 271,000 sq. ft. under construction, with 136,000 sq. ft. delivering and 107,000 sq. ft. breaking ground in H2 2024.
- The average direct asking rent increased 1.7% year-over-year to \$10.20 per sq. ft. NNN.
- Total availability decreased 100 basis points (bps) year-over-year to 4.3%, while direct vacancy rose a slight 20 bps year-over-year to 3.6%.
- Sales volume for H2 2024 exceeded \$48.1 million with 16 properties having trading hands. These brought total sales volume for 2024 to \$99.6 million, an increase of 52.9% year-over-year.

FIGURE 1: Asking Rent vs. Direct Vacancy



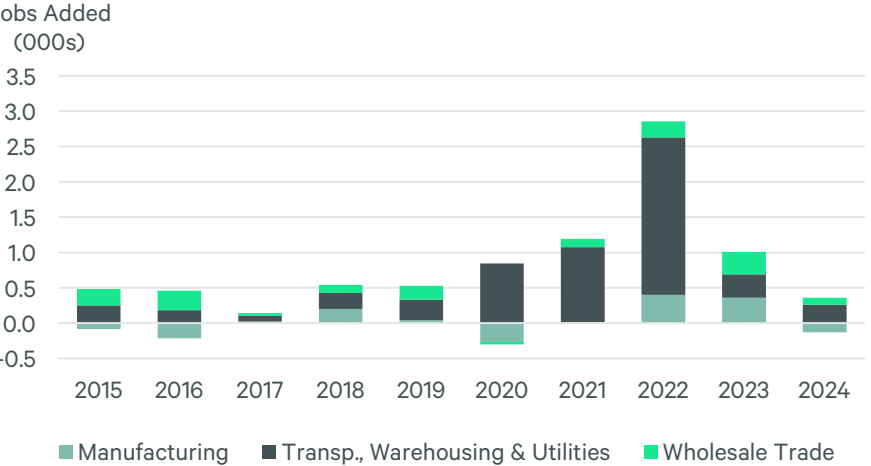
Source: CBRE Research Q4 2024

FIGURE 2: Net Absorption vs. Asking Rent  
Sq. Ft. (000s)



Source: CBRE Research Q4 2024

FIGURE 3: Industrial Using Employment



Source: U.S. Bureau of Labor Statistics, November 2024

FIGURE 4: Market Statistics by Submarket

Submarket	Net Rentable Area (SF)	YTD Total Net Absorption (SF)	Under Construction (SF)	Average Asking Rent (NNN / \$/SF/YR)	Total Availability Rate (%)	Direct Vacancy Rate (%)
CBD	10,000	0	-		0.0	0.0
Central	2,943,162	49,225	-	11.85	4.0	4.4%
East	2,743,083	-2,351	-	11.26	3.2	2.3
Falcon	43,475	0	-		0.0	0.0
Fountain/Security/Widefield	1,585,616	3,180	-	7.58	12.8	12.8
Greater Downtown	1,612,747	-6,400	-		2.3	0.4
Northeast	2,620,672	28,952	164,168	7.73	4.9	4.8
Northwest	8,077,216	-24,106	-	11.30	3.9	2.6
Southeast	12,283,356	293,084	106,750	11.52	3.0	2.5
Southwest	1,162,639	-16,426	-	9.50	1.4	1.4
Tri-Lakes	649,063	219,043	-	10.50	25.1	25.1
West Side/Manitou	718,512	-23,735	-	13.43	3.9	3.9
METRO TOTAL	34,449,541	520,466	270,918	10.20	4.3	3.6

Source: CBRE Research Q4 2024

FIGURE 5: Top Sale Transactions H2 2024

Property	Submarket	Sale Price	Size (SF)	Price Per SF
3825 Capital Dr	East	\$11,000,000	112,000	\$98
5050 Centennial Blvd	Northwest	\$6,650,000	75,000	\$89
2425 Wayland Pl	East	\$4,250,000	11,760	\$361
3286 N El Paso St	Central	\$3,300,000	26,550	\$124
2875 Akers Dr	East	\$3,225,000	6,904	\$467

Note: Portfolio sales not included in top transactions  
Source: CBRE Research Q4 2024

FIGURE 6: Notable Deliveries H2 2024

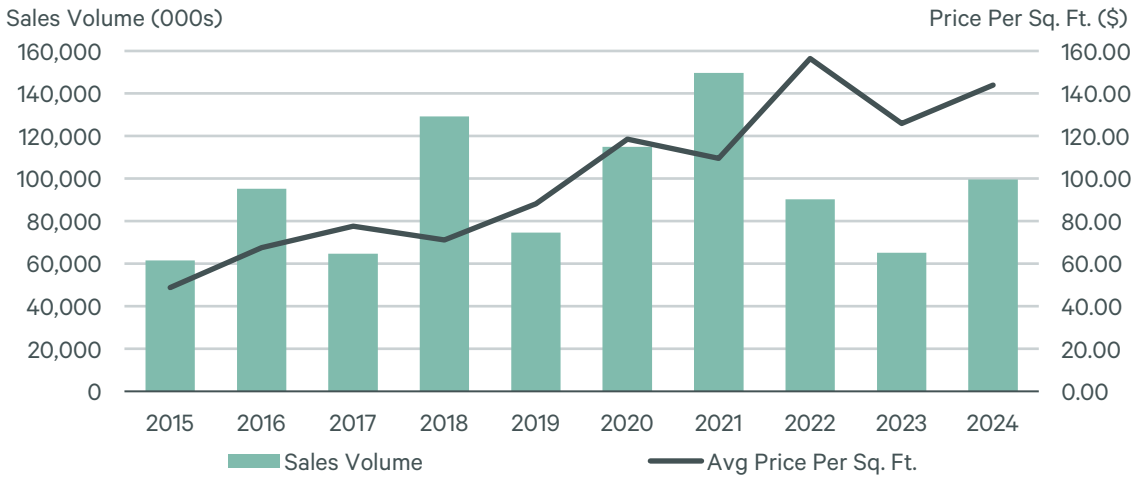
Property	Submarket	City	Size (SF)	Quarter
15707 Terrazzo Dr	Northwest	Colorado Springs	136,000	Q3

FIGURE 9: Notable Projects Under Construction H2 2024

Property	Submarket	City	Size (SF)	Est. Comp.
19165 Monument Hill Rd	Northeast	Colorado Springs	164,000	Q1 2025
8470 Launch Pt	Southeast	Colorado Springs	84,750	Q4 2025
2185 Janitell Rd	Southeast	Colorado Springs	22,000	Q3 2025

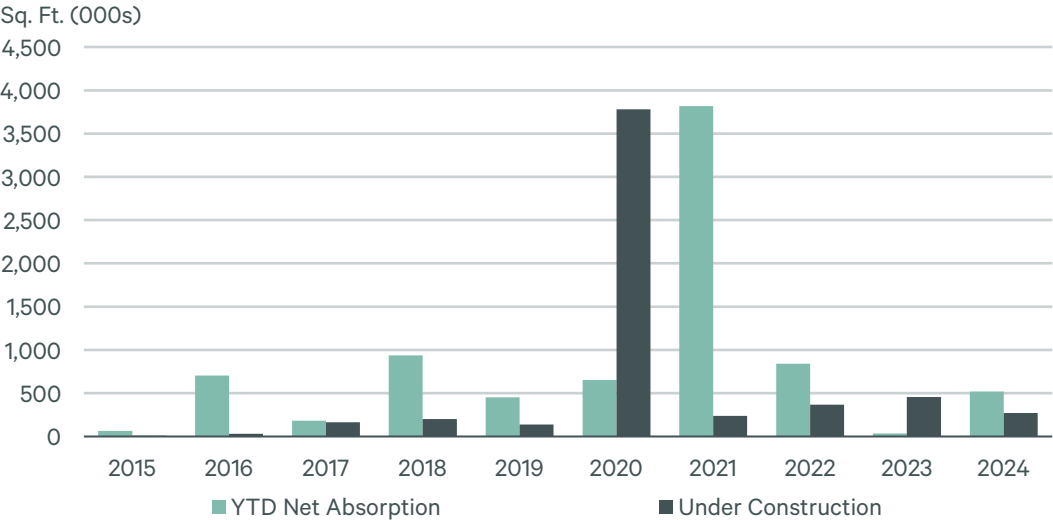
Source: CBRE Research Q4 2024

FIGURE 7: Investment Trends



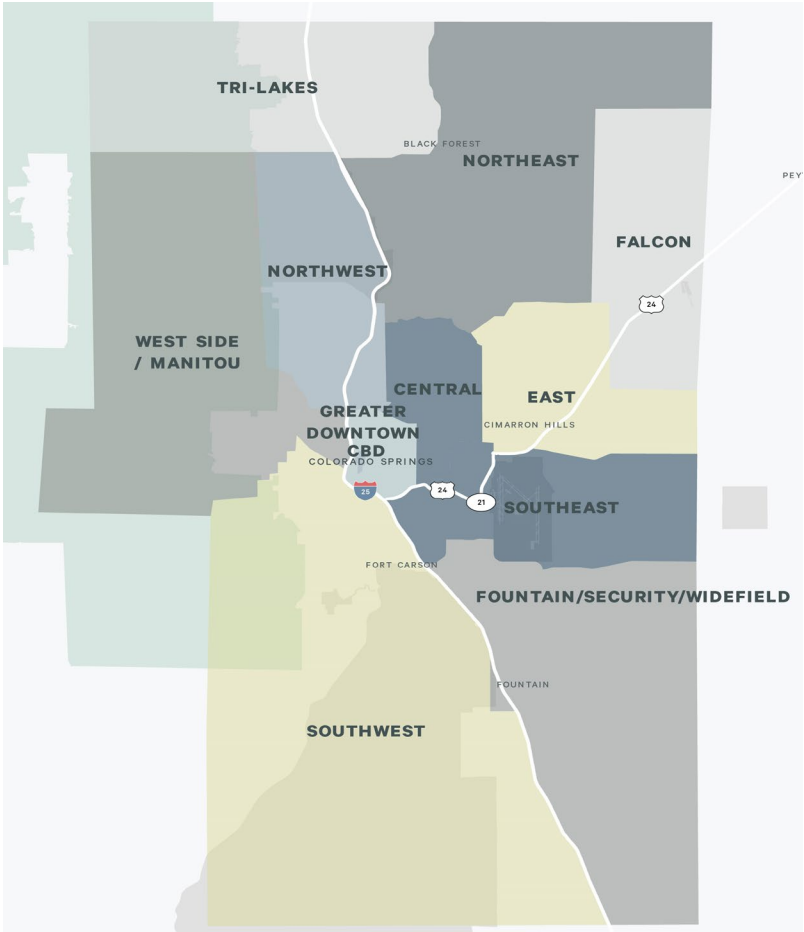
Note: Sales volume for transactions \$1.0M and higher  
Source: CBRE Research Q4 2024

FIGURE 8: Absorption and Construction



Source: CBRE Research Q4 2024

Market Area Overview



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