

FIGURES | COLORADO SPRINGS INDUSTRIAL | H2 2023

# Colorado Springs continues to boast low availability amid economic uncertainty

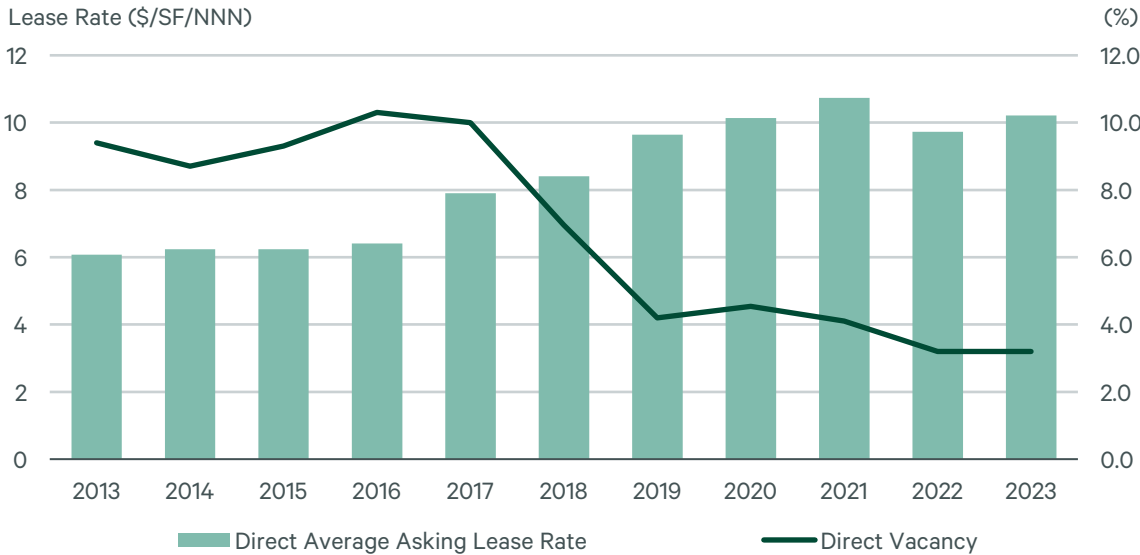


Note: Arrows indicate change from previous year-end.

HIGHLIGHTS

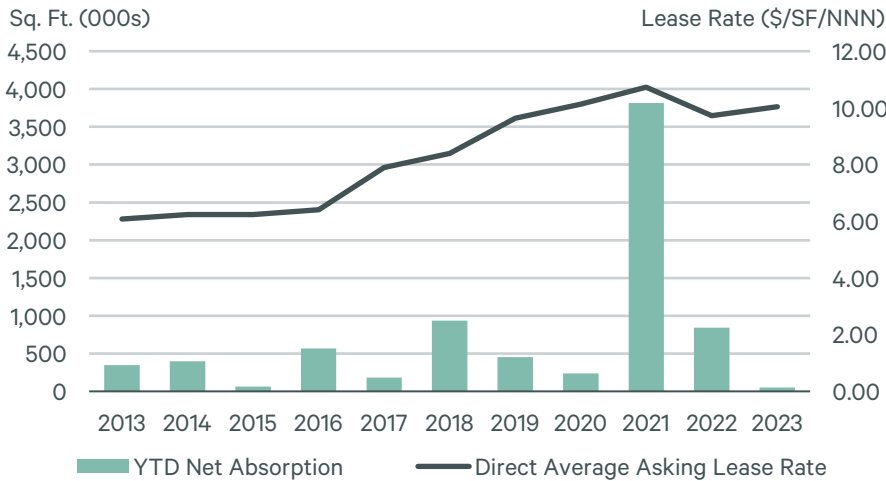
- Just under 50,000 sq. ft. of positive net absorption was recorded in 2023, a significant 94.0% decrease year-over-year.
- New development remained robust with over 455,000 sq. ft. of industrial space under construction and 109,000 sq. ft. having delivered in the second half of the year.
- The average direct asking rent remained relatively flat year-over-year at \$10.05 per sq. ft. NNN.
- Total availability increased 100 basis points (bps) year-over-year to 5.1%, while direct vacancy remained the same year-over-year at 3.3%.
- Sales volume for H2 2023 exceeded \$65.1 million and pushed 2023 total sales volume to over \$109 million, a 51% decrease compared to 2022's total volume.

FIGURE 1: Asking Rent vs. Direct Vacancy



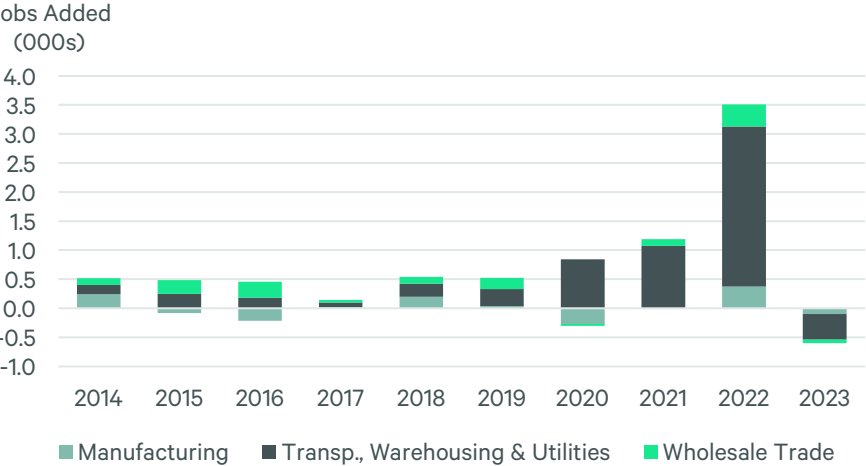
Source: CBRE Research Q4 2023

FIGURE 2: Net Absorption vs. Asking Rent



Source: CBRE Research Q4 2023

FIGURE 3: industrial Using Employment



Source: U.S. Bureau of Labor Statistics, December 2023

FIGURE 4: Market Statistics by Submarket

Submarket	Net Rentable Area (SF)	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
Central	2,894,668	30,253	-	10.52	7.1	4.4
East	2,743,083	(40,618)	-	10.24	6.3	2.3
Falcon	43,475	-	-	-	31.5	0.0
Fountain/Security/Widefield	1,585,616	(3,048)	-	7.61	13.0	13.0
Greater Downtown	1,612,747	16,840	-	-	5.9	0.0
Northeast	2,620,672	(37,953)	-	11.58	6.8	5.9
Northwest	8,037,216	42,442	270,000	9.92	4.2	1.8
Southeast	12,090,456	29,061	185,000	10.50	3.6	3.4
Southwest	1,162,639	-	-	-	0.0	0.0
Tri-Lakes	283,063	12,423	-	9.79	14.2	5.7
West Side/Manitou	718,512	(200)	-	15.45	2.6	0.6
METRO TOTAL	33,802,147	49,200	455,900	10.05	5.1	3.3

Source: CBRE Research Q4 2023

FIGURE 5: Top Sale Transactions H2 2023

Property	Submarket	Sale Price	Size (SF)	Price Per SF
10205 Federal Dr	Northeast	\$13,500,000	97,094	\$139
4710 Northpark Dr	Northwest	\$8,725,000	79,392	\$110
4220 Mark Dabling Blvd	Northwest	\$5,900,000	48,600	\$121
10045 Federal Dr	Northeast	\$3,534,885	51,588	\$69
2755 E Las Vegas St	Southwest	\$3,500,000	38,174	\$92

Note: Portfolio sales not included in top transactions  
Source: CBRE Research Q4 2023

FIGURE 6: Notable Deliveries H2 2023

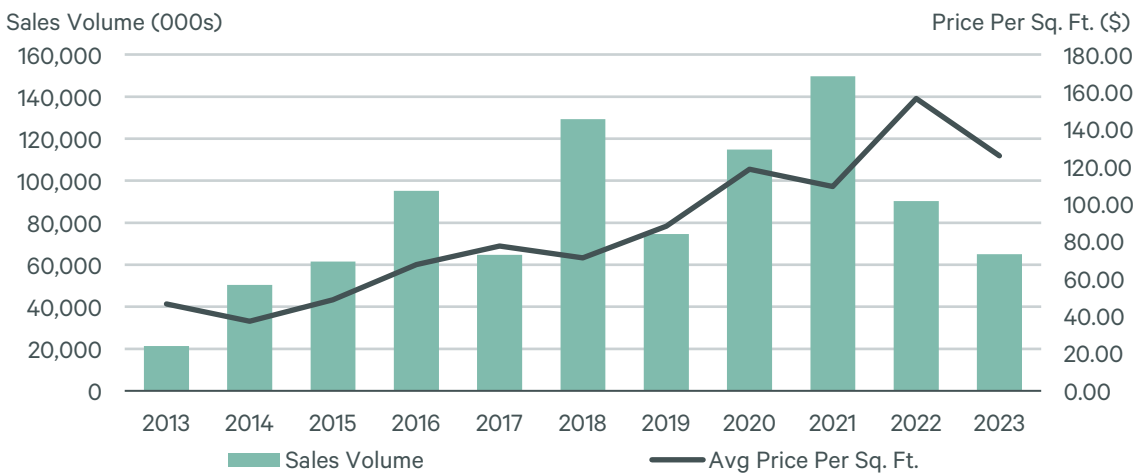
Property	Submarket	City	Size (SF)	Quarter
3910 Palmer Park Blvd	Southeast	Colorado Springs	61,323	Q4
1749 N Academy Blvd	Southeast	Colorado Springs	29,822	Q3

FIGURE 9: Notable Projects Under Construction H2 2023

Property	Submarket	City	Size (SF)	Est. Comp.
Budweiser Distribution	Northwest	Colorado Springs	230,000	Q1 2025
Vapor Trail Logistics Center	Southeast	Colorado Springs	185,000	Q2 2024

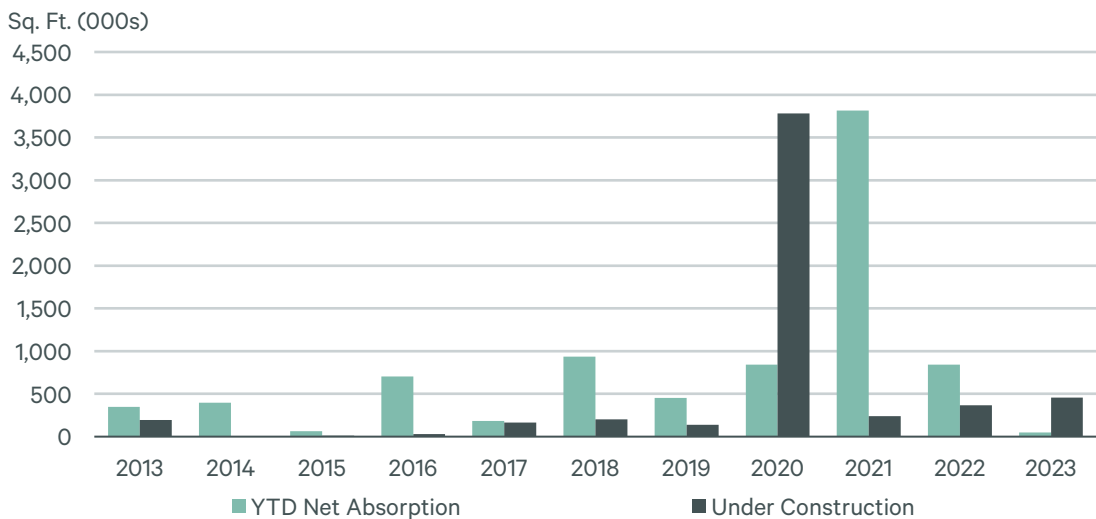
Source: CBRE Research Q4 2023

FIGURE 7: Investment Trends



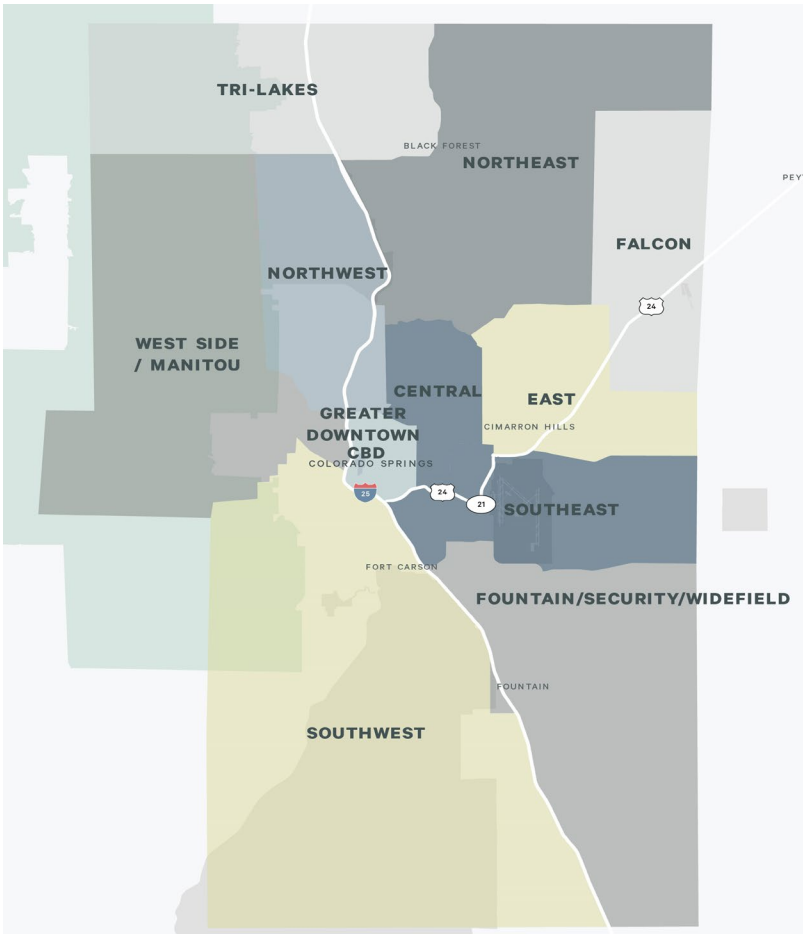
Note: Sales volume for transactions \$1.0M and higher  
Source: CBRE Research Q4 2023

FIGURE 8: Absorption and Construction



Source: CBRE Research Q4 2023

Market Area Overview



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