

Denver

Industrial market snapshot | Q4 2024

In 2024, the industrial sector demonstrated its strength with leasing activity reaching 11.6 million square feet (msf), reflecting a dynamic and active market. Vacancy rates saw a modest quarter-over-quarter decline of 20 basis points, driven by 4.1 msf of positive absorption as previously delivered supply found occupants. Developers exercised caution, introducing new projects at a controlled pace to prevent market oversupply. Additionally, the capital markets experienced significant momentum, with industrial property sales hitting 13.5 msf and generating \$1.6 billion—an impressive 50% year-over-year increase in transaction volume.

11.6 msf

In 2024, 11.6 msf of transaction volume was recorded. Among the standout deals were those by Philip Morris International, BroadRange Logistics, and ID Logistics, totaling 1.9 msf.

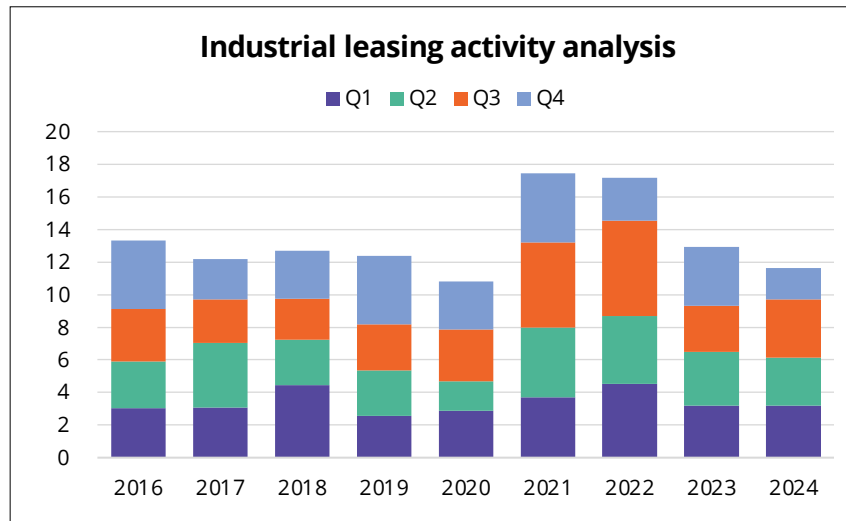
4.1 msf

In 2024, 4.1 msf of positive net absorption highlights the market's recovery and stabilization following the 2023 supply surge.

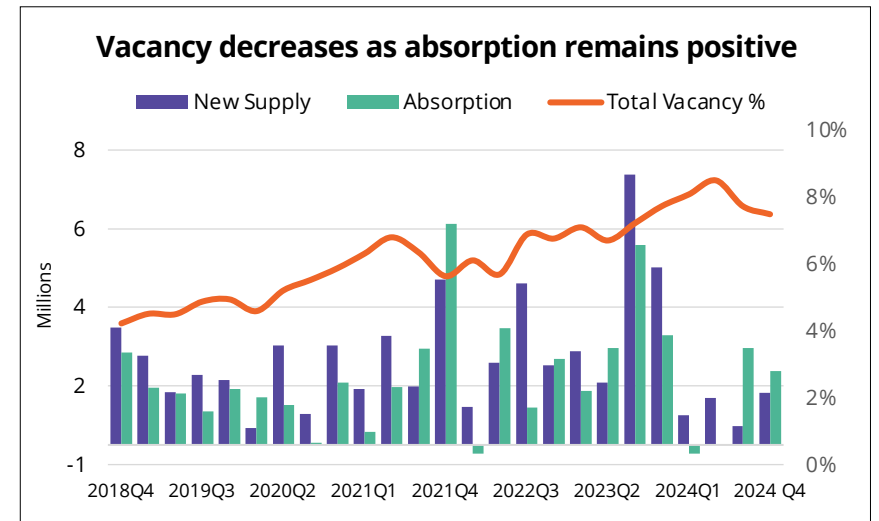
7.5%

Vacancy declined by 0.2% in 2024, reaching 7.5% in Q4. Despite 3.7 msf of new supply additions in 2024, the industrial market remains active.

Source: AVANT by Avison Young, CoStar



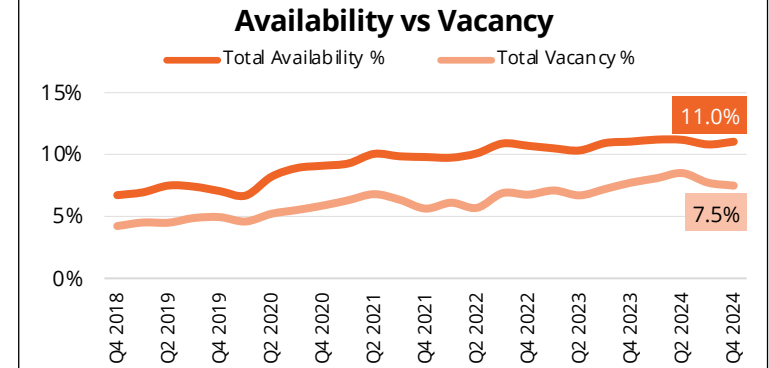
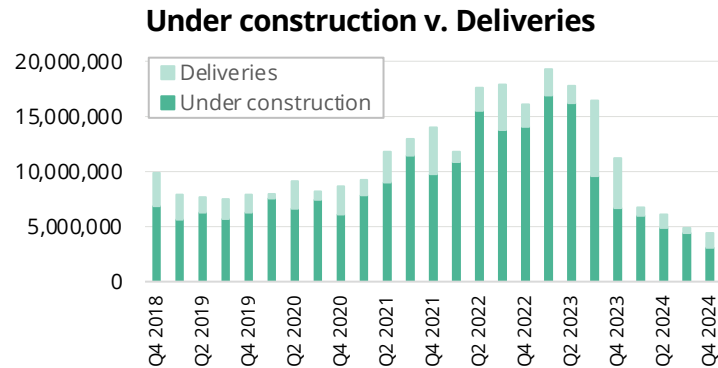
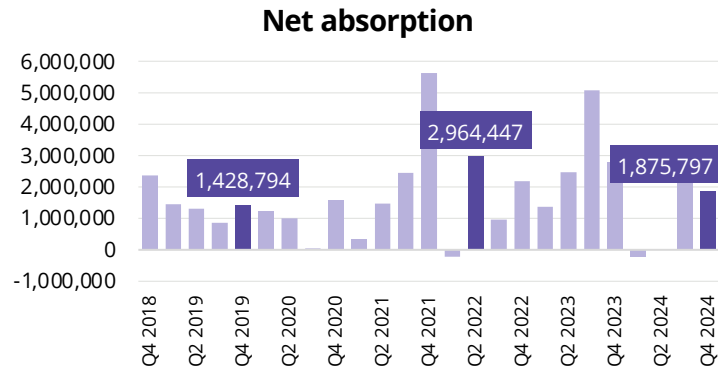
Leasing activity remained robust in 2024, with a total of 11.6 msf leased across the market. Logistics and distribution emerged as the leading sector, accounting for 31% of all transactions. Additionally, engineering, architecture, and construction occupiers contributed significantly, making up 13% of the completed deals. This performance highlights the market's resilience in adapting to the evolving needs of occupiers.



Vacancy rates experienced a modest decline of 0.2% quarter-over-quarter, signaling steady progress in the market's recovery. Positive absorption trends continued as the new supply from 2023 was gradually absorbed, with 4.1 msf of net absorption recorded in 2024. Meanwhile, developers are adopting a measured approach to new supply, ensuring a balance between meeting demand and mitigating the risk of oversupply.

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Recent leasing activity

Tenant	Address	Size (sf)	Transaction type	Lease type
Brown Note Productions	15055 Grant St	121,704	New	Direct
Legend Motor Club	14707 E Otero Ave	54,328	New	Direct
Perfume Worldwide	6550 N Denali St	53,872	New	Direct
Blue Chip Services	3880 S Windermere St	47,585	New	Direct

Recent sales activity

Buyer	Address	Sale price	Sale price psf	Seller
Third Ave Investments	9400 E 46 th Pl	\$72,664,652	\$146	Brookfield
E 85 th Ave Co	17190 E 85 th Ave	\$34,705,200	\$105	Becknell Industrial
Ambrose Property	17956 E 84 th Ave	\$31,842,323	\$101	PGIM
Good Investment Partners	8560 Upland Dr	\$27,025,724	\$181	CW Capital

Note 1: Availability inclusive of under construction developments and future space availability.

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Get in touch

Misha Smith
Insights Analyst – Denver Lead Analyst
Misha.Smith@avisonyoung.com

Ariel Guerrero
Texas & Denver Regional Lead
Ariel.Guerrero@avisonyoung.com

	Existing inventory sf	Deliveries sf (YTD)	Under development sf	Direct vacancy	Sublet vacancy	Total vacancy	Direct availability	Sublet availability	Total availability	Total availability change (YoY)	Net absorption (QTD)	Net absorption (YTD)	Annual direct asking rent psf NNN
Aurora	658,942	-	-	0.6%	-	0.6%	1.9%	-	1.9%	(4.1%)	6,565	30,474	\$ 12.33
Boulder	6,322,463	-	-	8.5%	0.1%	8.6%	11.9%	0.6%	12.5%	3.4%	(122,893)	(158,091)	\$ 12.11
Broomfield	4,581,180	135,200	359,800	18.1%	0.1%	18.2%	33.7%	0.1%	33.9%	(2.3%)	162,154	194,759	\$ 10.47
Central	30,798,931	-	379,747	4.2%	0.2%	4.4%	5.2%	0.2%	5.4%	0.4%	42,470	88,724	\$ 10.59
Commerce City	10,688,508	439,200	-	8.9%	-	8.9%	13.4%	1.4%	14.7%	(1.1%)	(50,586)	65,359	\$ 10.45
E I-70 Corridor	94,335,731	1,182,726	-	6.6%	0.9%	7.5%	9.5%	1.3%	10.8%	0.2%	1,263,964	877,646	\$ 8.09
Fort Collins/Loveland	17,254,785	70,000	-	5.8%	0.5%	6.3%	7.6%	0.5%	8.1%	0.7%	146,272	91,442	\$ 10.68
Longmont	3,222,629	-	-	5.8%	-	5.8%	7.9%	0.7%	7.9%	2.1%	(36,645)	23	\$ 12.08
North Denver	10,472,214	292,473	755,059	8.7%	0.6%	9.2%	12.8%	1.7%	14.4%	(3.6%)	132,883	279,069	\$ 11.35
Northeast/DIA	15,432,631	280,000	1,200,000	12.8%	-	12.8%	18.0%	1.0%	19.0%	(7.7%)	3,000	1,939,157	\$ 7.18
Northwest Denver	16,487,886	786,242	22,250	13.4%	0.6%	14.0%	14.0%	0.8%	14.8%	0.6%	(21,770)	(117,879)	\$ 12.87
Outlying Adams Co	132,800	-	-	-	-	-	-	-	-	-	-	-	-
Outlying Arapahoe Co	540,300	-	-	13.0%	-	13.0%	13.0%	-	13.0%	-	-	198,634	\$ 7.00
Outlying Larimer Co	1,443,031	-	-	14.2%	-	14.2%	14.2%	-	14.2%	14.2%	(204,542)	(204,542)	\$ 5.00
Parker	764,562	-	-	-	-	-	1.6%	-	1.6%	(7.9%)	26,425	12,375	\$ 13.50
Southeast Suburban	14,183,266	328,110	-	6.8%	1.3%	8.1%	7.8%	2.0%	9.9%	(1.7%)	310,675	512,153	\$ 13.21
Southwest	6,036,771	-	-	4.2%	-	4.2%	15.3%	1.9%	17.2%	(0.1%)	48,917	21,497	\$ 11.84
Weld County	18,096,646	20,140	248,000	3.1%	0.2%	3.3%	6.4%	0.3%	6.7%	1.7%	164,308	137,504	\$ 10.72
West	13,883,628	218,439	104,386	2.7%	-	2.7%	3.6%	0.1%	3.7%	-	4,600	145,812	\$ 12.30
Market total	265,336,904	3,752,530	3,069,242	7.0%	0.5%	7.5%	10.0%	1.0%	10.9%	(0.4%)	1,875,797	4,114,116	\$ 9.96

	Existing inventory sf	Deliveries sf (YTD)	Under development sf	Direct vacancy	Sublet vacancy	Total vacancy	Direct availability	Sublet availability	Total availability	Total availability change (YoY)	Net absorption (QTD)	Net absorption (YTD)	Annual direct asking rent psf NNN
Warehouse	154,710,005	3,314,646	1,595,642	6.9%	0.6%	7.4%	10.2%	0.9%	11.1%	(0.8%)	706,977	3,903,117	\$ 9.57
Manufacturing	58,214,068	-	1,398,000	3.6%	0.3%	3.9%	7.8%	0.6%	8.4%	1.8%	(56,600)	(263,516)	\$ 11.34
Distribution	52,412,831	437,884	75,600	11.0%	0.6%	11.6%	11.6%	1.4%	13.0%	(1.8%)	1,225,420	474,515	\$ 10.12
Market total	265,336,904	3,752,530	3,069,242	7.0%	0.5%	7.5%	10.0%	1.0%	10.9%	(0.4%)	1,875,797	4,114,116	\$ 9.96

Note 1: Availability inclusive of under construction developments and future space availability.

Source: AVANT by Avison Young, CoStar

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Denver and Surrounding Northern Markets

Industrial submarket map

