FLEX INDUSTRIAL

SOUTH DENVER TRACK RECORD & MARKET SNAPSHOT

navpoint
REAL ESTATE GROUP

NAVPOINT INDUSTRIAL TEAM

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TRACK RECORD

8101 Midway Dr, Littleton, CO, 80125

7076 S Alton Way, Bldg G, Englewood, CO, 80112

14445 Grasslands Drive, Englewood, CO, 80112

Address	City	Date Completed	SF	Transaction Value
5201 S Santa Fe	**Littleton**	**01/01/25**	**8,932**	**$1,975,000**
3970 South Kalamath Street	**Englewood**	**10/15/24**	**5,000**	**$825,000**
1905 West Hamilton Place	**Englewood**	**10/09/24**	**1,519**	**$1,150,000**
1913 West Hamilton Place	**Englewood**	**10/09/24**	**858**	**$400,000**
7076 South Alton Way Bldg G	**Centennial**	**10/04/24**	**9,840**	**$2,275,000**
10579 Bradford Rd Units 104/110	**Littleton**	**09/13/24**	**2,594**	**$535,000**
10499 Bradford Ave Unit 101	**Littleton**	**06/14/24**	**2,110**	**$431,000**
10499 W Bradford Rd Unit 105	**Littleton**	**06/14/24**	**4,899**	**$925,000**
7006 S Alton Way Building B	**Centennial**	**02/01/24**	**9,850**	**$2,165,000**
7076 S Alton Way, Bldg B	**Centennial**	**08/28/23**	**9,840**	**$2,200,000**
3333 South Umatilla Street	**Englewood**	**06/20/23**	**12,000**	**$1,875,000**
1935 West Hamilton Place	**Englewood**	**05/19/23**	**3,610**	**$1,025,000**
2009 South Cherokee Street	**Denver**	**04/25/23**	**7,400**	**$1,765,000**
7108 South Alton Way Building H	**Centennial**	**04/13/23**	**4,672**	**$1,078,000**
422 Norfolk St	**Aurora**	**01/31/23**	**1,475**	**$295,000**
8101 Midway Drive	**Littleton**	**08/01/22**	**48,820**	**$6,900,000**
18249 Lincoln Meadows Parkway, Unit 101	**Parker**	**06/01/22**	**1,508**	**$350,000**
2950 S Wyandot St	**Englewood**	**04/11/22**	**24,920**	**$4,400,000**
1355 W Alameda Ave	**Denver**	**02/28/22**	**2,500**	**$475,000**
14445 Grasslands Drive	**Englewood**	**01/04/22**	**105,651**	**18,300,000**

2950 S Wyandot St, Englewood, CO, 80110

5201 S Santa Fe, Littleton, CO, 80120

This list represents a selection of industrial/flex transactions completed in Colorado over the past (3) three years. NavPoint has completed additional transactions across various markets.*

MARKET REPORT

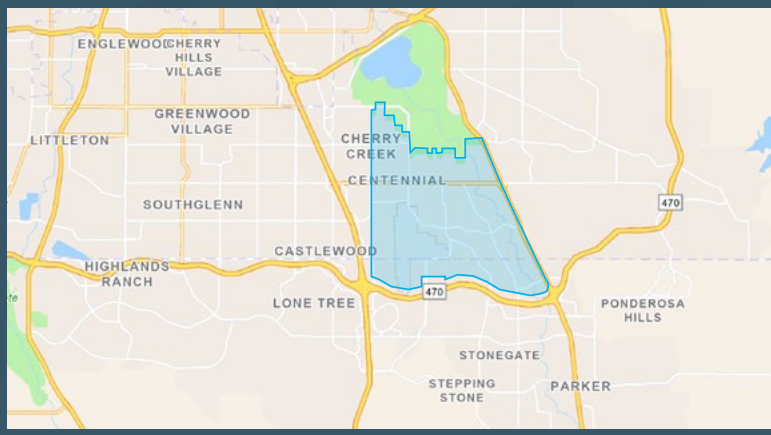
Centennial Industrial Submarket

9.85% Vacancy Rate

8M Inventory SF

$15.15/SF Rents

$196.86/SF Market Sale Price PSF



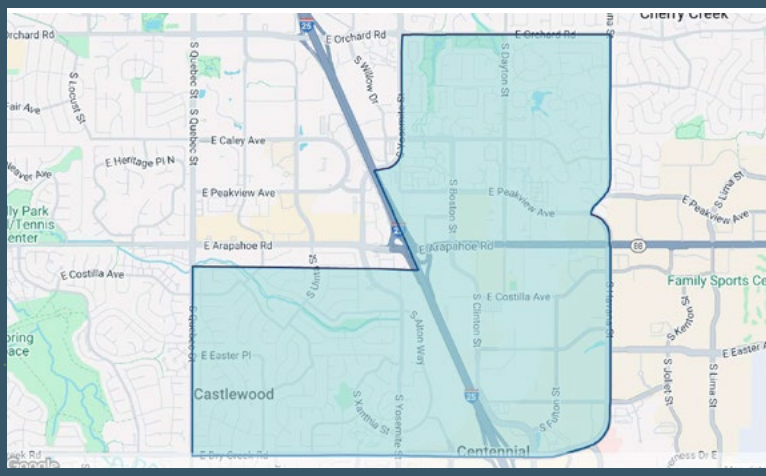
Southeast C-470 Industrial Submarket

3.1% Vacancy Rate

1.8M Inventory SF

$16.20/SF Rents

$222.00/SF Market Sale Price PSF



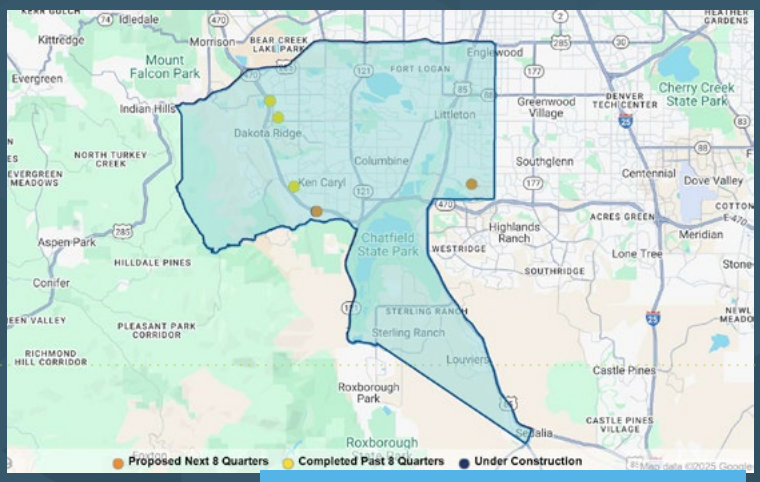
Southwest C-470 Industrial Submarket

4.2% Vacancy Rate

10.9M Inventory SF

$15.27/SF Rents

$196.00/SF Market Sale Price PSF



NAVPOINT REAL ESTATE GROUP **IS A BOUTIQUE, COLORADO-BASED REAL ESTATE SERVICES FIRM. OUR TEAM PROVIDES HANDS-ON, CLIENT-FOCUSED SERVICE WITH A DEEP UNDERSTANDING OF THE RETAIL MARKET. WE HAVE SUCCESSFULLY COMPLETED OVER 1,550 TRANSACTIONS TOTALING OVER $1 BILLION AND ARE CURRENTLY INVOLVED IN THE EXCLUSIVE BROKERAGE OF OVER 2,000,000 SF OF COMMERCIAL REAL ESTATE.**

The NavPoint Industrial Team

1,637
Deals $2.9B in Volume

1,060
Lease Transactions $1.7B in Volume

577
Sale Transactions $1.1B in Volume

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