RESEARCH

MARKET IN MINUTES

Denver

Industrial – Q3 2026

Inventory	Y-O-Y CHANGE	Vacancy rate	Y-O-Y CHANGE	Asking rental rate*	Y-O-Y CHANGE	Net absorption YTD	Y-O-Y CHANGE	Deliveries YTD	Y-O-Y CHANGE	Under construction	Y-O-Y CHANGE
213.0 msf	↗	**9.6** %	↘	**$8.94** psf	↗	**0.9** msf	↘	**1.7** msf	↘	**4.2** msf	↘
Q3 2025: 208.5 msf		Q3 2025: 9.8%		Q3 2025: $8.77		Q3 2025: 1.0 msf		Q3 2025: 2.2 msf		Q3 2025: 5.0 msf	

* Based on all classes of available inventory

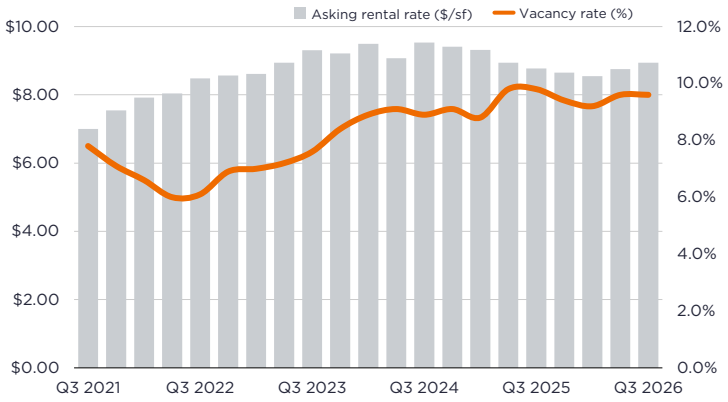
Market trends

01 Denver industrial vacancy held steady at 9.6% in Q3 2026. Net absorption rebounded to nearly 883,000 square feet (sf), supported by an 800,000-sf build-to-suit delivery for Philip Morris in the East submarket.

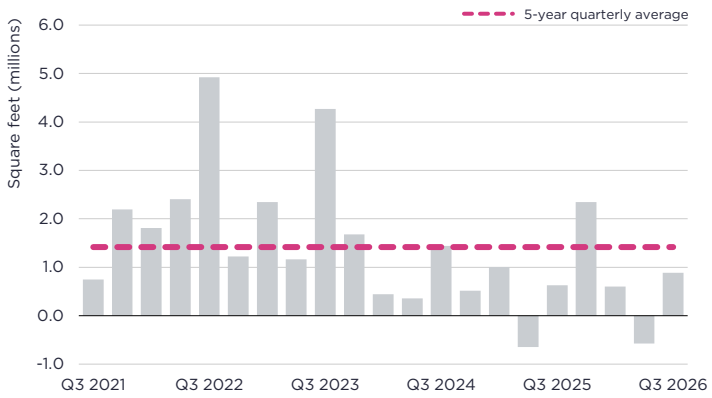
02 Average asking rents increased 1.9% year over year to $8.94 per square foot (psf). The East submarket accounted for four of the five notable leases, reflecting continued demand from logistics and distribution tenants.

03 Year-to-date deliveries totaled 1.7 million square feet (msf), down 0.5 msf year over year. The construction pipeline stands at 4.2 msf, with the Northeast submarket accounting for more than half of all space underway.

ASKING RENT AND VACANCY



NET ABSORPTION



NOTABLE LEASES

Source: Savills Research

Tenant	Size (sf)	Submarket	Address	Transaction type	Industry
UPS	357,555	East	19500-19550 E 23rd Avenue	Renewal	Logistics & Distribution/3PLs
Aspen Distribution	355,110	East	11275 E 40th Avenue	New Lease	Logistics & Distribution/3PLs
Symbia Logistics	215,000	Northeast	4353 E Bromley Lane	New Lease	Logistics & Distribution/3PLs
Rexel Holdings USA	213,000	East	11175 E 55th Avenue	Renewal	Industrial Machinery & Supplies
Electrolux	167,000	East	3225 N Himalaya Road	Renewal	Consumer Goods

Savills Research

For more information, please contact us:

savills.us

Savills Denver
1125 17th Street
Suite 2300
Denver, CO 80202
+1 303 302 5100

Rachael Deckys
Senior Research Analyst
rdeckys@savills.us

Unless otherwise noted, all rents quoted throughout this report are average net (NNN) rents per square foot. Statistics are calculated using both direct and sublease information. Current and historical vacancy and rent data are subject to change due to changes in inventory. The information in this report is obtained from sources deemed reliable, but no representation is made as to the accuracy thereof. Unless otherwise noted, source for data is Savills Research. Copyright © 2026 Savills