



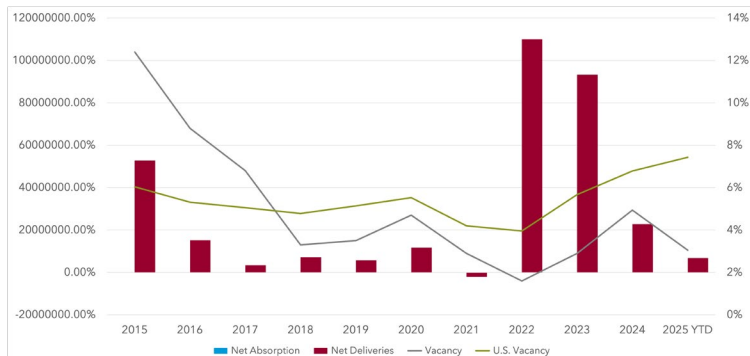
INDUSTRIAL MARKET OVERVIEW

CLINTON SHEPARD, *Principal*

Activity in the Lafayette Industrial market in the second quarter of 2025 increased over the first quarter absorption numbers. Due to limited new construction and little new vacancies, the actual vacancy rate decreased sharply. The market continues to maintain a functional occupancy near 100%. Tenant demand remains strong with bidding wars happening over quality properties as they become available. This is an opportunity for industrial property owners to increase lease rates as long as this is the trend. Speculative development remains near non-existent with only a handful of spec buildings being erected since 2020. As long as we continue to see zero spec development, our vacancy will remain extremely low. No new tenants will be able to enter our market and no existing tenant will have the space to move around.

MARKET INDICATORS	Q2 2025	Q1 2025	Q4 2024	Q3 2024	Q2 2024
▲ 12 Mo. Absorption Units	450,364	103,568	369,366	340,628	226,907
▼ Vacancy Rate	3.05%	4.60%	4.94%	4.80%	5.14%
▼ Avg NNN Asking Rent PSF	\$7.47	\$7.78	\$7.43	\$8.00	\$6.85
▼ Sale Price PSF	\$78.74	\$81.65	\$74.13	\$74.23	\$80.88
▲ Cap Rate	8.65%	-	8.84%	8.64%	8.19%
▼ Under Construction	122,602	125,000	2,636,900	50,000	95,014
▲ Inventory	38,962,255	38,839,653	38,714,653	36,077,753	36,027,753

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
249-251 Rousseau Road Youngsville, LA	42,800 SF	\$1,961,561 \$45.83 PSF	Evans Environmental Knight Energy - PE	Class S
520 Beau Pre Road Lafayette, LA	36,644 SF	\$5,500,000 \$150.09 PSF	The Wright Group RUTCO Agency, Inc.	Class S
1471 Old Spanish Trail Broussard, LA	65,000 SF	\$2,700,000 \$41.54 PSF	AWS M&M International	Class S

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
100 S. Bernard Broussard, LA	59,673 SF	111 Airport LLC	Grand Isle Shipyard	Oil & Gas
216 E. Pont Des Mouton Lafayette, LA	28,750 SF	Dockman Sales II LLC	PSS Industrial	Energy and Industrial Supplier
Irish Bend & Cornelius P Voorhies Rd. New Iberia, LA	21,000 SF	Foote & Shea Investments	Deltec	Manufacturing and Fabrication

The information and details contained herein have been obtained from third-party sources believed to be reliable, however, Lee & Associates has not independently verified its accuracy. Lee & Associates makes no representations, guarantees, or express or implied warranties of any kind regarding the accuracy or completeness of the information and details provided herein, including but not limited to, the implied warranty of suitability and fitness for a particular purpose. Interested parties should perform their own due diligence regarding the accuracy of the information.

The information provided herein, including any sale or lease terms, is being provided subject to errors, omissions, changes of price or conditions, prior sale or lease, and withdrawal without notice. Third-party data sources: CoStar Group, Inc., The Economist, U.S. Bureau of Economic Analysis, U.S. Bureau of Labor Statistics, Congressional Budget Office, European Central Bank, GlobeSt.com, CoStar Property, and Lee & Associates Proprietary Data. ©

© Copyright 2025 Lee & Associates all rights reserved. Third-party Image sources: sorbis/shutterstock.com, shutterstock.com, pixabay.com, istock.com