



INDUSTRIAL MARKET OVERVIEW

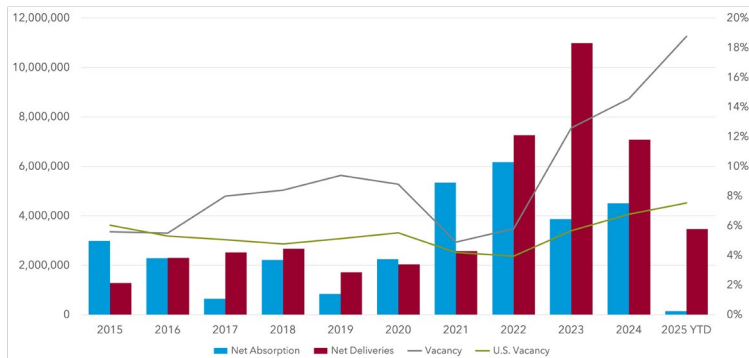
MITCHELL BECKER, *Managing Principal*

Austin's industrial market continues to face headwinds as tenants and landlords adjust to the record amount of new product delivered over the past few years. Demand remains active across most size ranges, though leasing decisions are taking longer and tenants have more options than in prior cycles. Elevated vacancy is still being digested, but the pace of new deliveries has begun to slow. Large users are more active than ever in the central Texas region, which bodes well for needed absorption in the coming quarters.

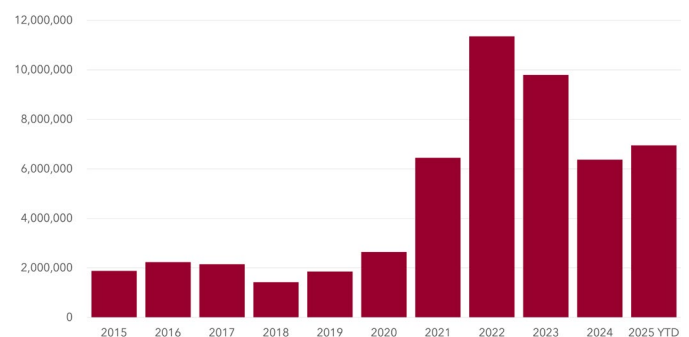
MARKET INDICATORS	Q3 2025	Q2 2025	Q1 2025	Q4 2024	Q3 2024
▲ 12 Mo. Absorption Units	2,195,570	2,047,357	1,654,669	4,509,153	5,652,440
▲ Vacancy Rate	18.77%	18.67%	15.82%	14.56%	13.55%
◀ ▶ Avg NNN Asking Rent PSF	*	*	*	*	*
▼ Sale Price PSF	\$180.00	\$185.00	\$196.00	\$202.00	\$191.00
◀ ▶ Cap Rate	*	*	*	*	*
▼ Under Construction	6,949,027	7,539,170	4,445,516	6,373,896	6,503,161
▲ Inventory	109,379,205	108,727,814	106,348,936	102,873,265	100,954,751

*Please contact Lee & Associates Austin, TX for Lease Rates and Cap Rate Information

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
12420 Entrada Boulevard Manor, TX	135,927 SF Sale-Leaseback	Undisclosed	CapRidge Partners Transpak	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
TechRidge 5 Austin, TX	135,442 SF	NewTower	Zellerfeld	Footwear
Prologis Walnut Creek 16 Austin, TX	51,200 SF	Prologis	Patriot Power	Renewable Energy
Park 290 Building 1 Austin, TX	38,489 SF	Brookfield	Specialized Packing Group	Packaging

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