



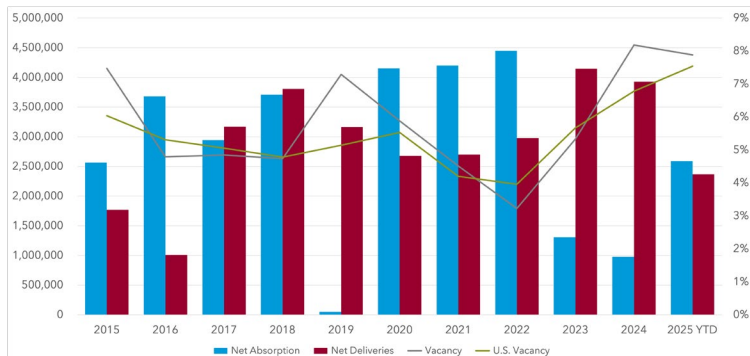
INDUSTRIAL MARKET OVERVIEW

DEREK RIGGLEMAN, SIOR, *Senior Vice President, Principal*

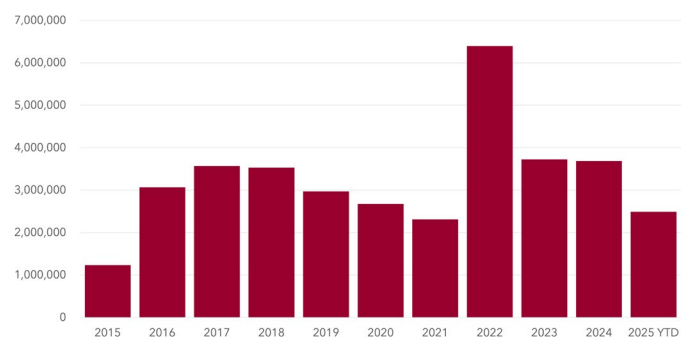
The Orlando industrial market remained balanced in Q3 2025. Vacancy held steady at 7.88%, indicating a stable demand environment across most submarkets. Average asking rents continued their upward momentum, reaching \$10.55 per square foot as tenants competed for well-located, modern space. Construction activity moderated to about 2.5 million square feet, reflecting a more measured development pace following several years of robust expansion. Overall, market conditions point to steady performance with healthy fundamentals and limited signs of overbuilding heading into year-end.

MARKET INDICATORS	Q3 2025	Q2 2025	Q1 2025	Q4 2024	Q3 2024
▲ 12 Mo. Net Absorption SF	2,435,512	2,279,140	967,939	979,031	1,763,059
▲ Vacancy Rate	7.88%	7.49%	8.71%	8.18%	7.52%
▲ Avg NNN Asking Rate PSF	\$10.55	\$9.96	\$9.74	\$9.54	\$8.81
▲ Sale Price PSF	\$178.00	\$128.00	\$160.00	\$144.14	\$163.00
▼ Cap Rate	6.58%	6.90%	6.90%	5.00%	4.70%
▼ Under Construction SF	2,488,410	3,753,191	2,387,148	3,687,165	3,634,939
▲ Inventory SF	139,680,364	138,812,747	138,838,426	137,356,568	136,204,117

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
4210 LB McLeod Orlando, FL	490,150 SF	\$100,000,000 \$204.02 PSF	BKM Capital Partners Link Logistics	Class A
350 Sheeler Road Apopka, FL	311,046 SF	\$31,750,000 \$102.07 PSF	Livetrends Industrial Holdings Co. Little Brownie Properties, Inc.	Class C
5707 Dot Com Court Oviedo, FL	210,613 SF	\$33,250,000 \$157.87 PSF	LCR Properties Terra Cap Management	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1260 Northland Lane Apopka, FL	237,648 SF	Clarion	Undisclosed	Automotive
4510 Portier Boulevard Orlando, FL	62,008 SF	Link	Speed Xpress	3PL
4554 Portier Boulevard Orlando, FL	52,355 SF	Link	Hastens	Retail

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