



INDUSTRIAL MARKET OVERVIEW

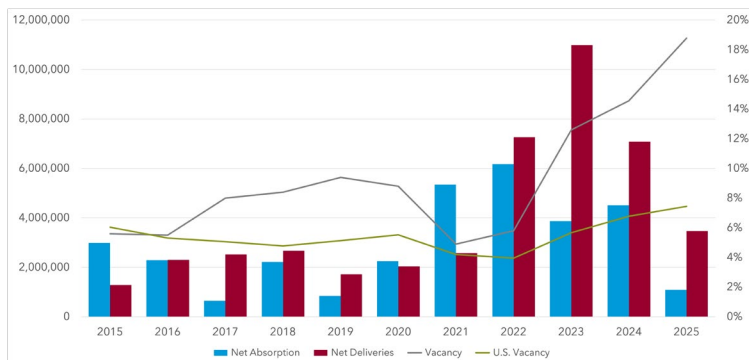
MITCHELL BECKER, *Managing Principal*

Austin's industrial market gained momentum in Q4 with strong leasing activity. With strong absorption to close out the year, combined with new construction and deliveries continuing to slow, the market is finding its footing. While concessions have expanded amid elevated vacancy, we expect incentives to tighten in key submarkets as available space is absorbed. Near-term rents may remain under pressure, but improving fundamentals point toward a more balanced market environment.

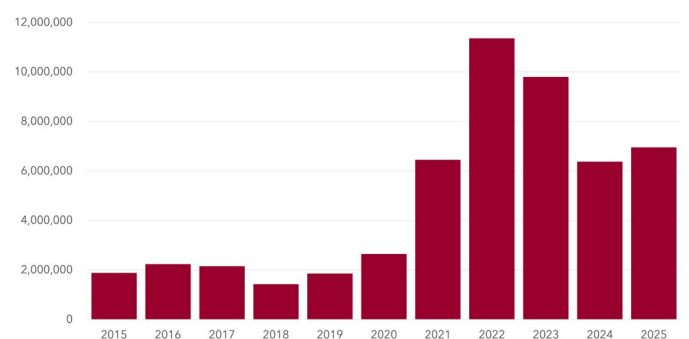
MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Absorption Units	2,744,449	2,195,570	2,047,357	1,654,669	4,509,153
▲ Vacancy Rate	18.78%	18.77%	18.67%	15.82%	14.56%
◀ ▶ Avg NNN Asking Rent PSF	*	*	*	*	*
◀ ▶ Sale Price PSF	\$180.00	\$180.00	\$185.00	\$196.00	\$202.00
◀ ▶ Cap Rate	*	*	*	*	*
▼ Under Construction	6,341,526	6,949,027	7,539,170	4,445,516	6,373,896
▲ Inventory	109,986,706	109,379,205	108,727,814	106,348,936	102,873,265

*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
1611 Clovis Barker Road San Marcos, TX	264,620 SF	Undisclosed	Reich Bros Signify	Class A

610 Blue Springs Road Georgetown, TX	168,784 SF	Undisclosed	Pegatron Molto Properties	Class A
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TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
TaylorPort Rail Park Taylor, TX	366,115 SF	Partners	Compal	Electronics
Georgetown Logistics Park Building 1 Georgetown, TX	212,793 SF	Stonelake	Compal	Electronics
Howard 130 - Building 3 Manor, TX	197,980 SF	Stream	MEI	Industrial Services

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