



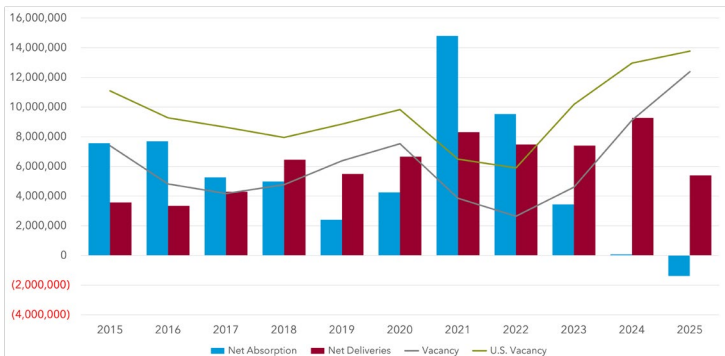
INDUSTRIAL MARKET OVERVIEW

GREG MILOPOULOS, *Principal*

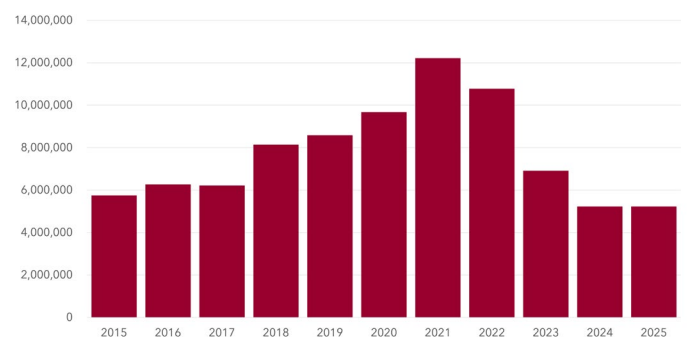
South Florida's industrial market wrapped 2025 in a period of continued recalibration, with 12-month net absorption at negative 1.38 million square feet and vacancy rising to 5.7% amid an inventory approaching 497 million square feet. Average NNN deal rates for spaces over 25,000 SF hovered around \$16.35 PSF, higher in Miami, lower in Broward, while sales averaged \$212-\$215 PSF with Class C properties in Hialeah trading below \$197 PSF and premium assets exceeding \$225 PSF. Cap rates averaged 6.09%, and under-construction space declined to 5.23 million SF, signaling moderated new supply. Notable transactions, including the 794,230 SF lease in Miami Gardens and the \$124.5 million Pompano Beach sale, reflect ongoing demand for high-quality properties as the market moves toward stabilization.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Net Absorption SF	(1,378,572)	(2,828,179)	(3,106,345)	(2,725,237)	76,736
▲ Vacancy Rate	5.70%	5.50%	5.40%	5.20%	4.80%
▲ Avg NNN Asking Rate PSF	\$17.35	\$17.32	\$17.24	\$17.18	\$16.96
▼ Sale Price PSF	\$198.00	\$202.00	\$203.00	\$226.00	\$250.00
▼ Cap Rate	6.09%	6.32%	6.42%	5.56%	6.29%
▼ Under Construction SF	5,226,368	7,096,148	6,764,181	7,863,469	6,914,539
▲ Inventory SF	496,943,969	495,080,057	493,994,765	492,794,709	491,543,541

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1971-1991 N. Powerline Road Pompano Beach, FL	467,832 SF	\$124,500,000 \$266.12 PSF	CenterPoint Morgan Stanley & Co.	Class A
201 NW 22nd Avenue Fort Lauderdale, FL	221,815 SF	\$64,130,000 \$289.11 PSF	Granite REIT ASB Capital Management	Class A
12421 NW 39th Street Coral Springs, FL	142,670 SF	\$38,000,000 \$266.35 PSF	Stonelake Capital Partners JELD-WEN	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
21451 NW 47th Avenue Miami Gardens, FL	794,230 SF	Bridge Industrial	Undisclosed	Undisclosed
4295 W. 88th Street Hialeah, FL	216,307 SF	LBA Logistics	Del Valle Brands, Inc.	Wholesaler
8130 NW 74th Street Medley, FL	150,171 SF	Link Logistics	Undisclosed	Undisclosed

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