LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q1 2026
NEW JERSEY, NJ

INDUSTRIAL MARKET OVERVIEW

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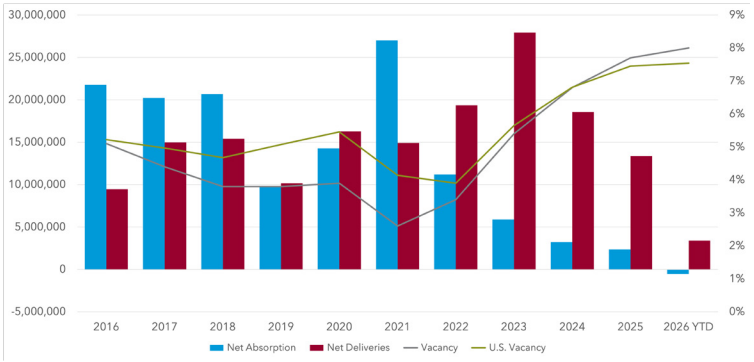
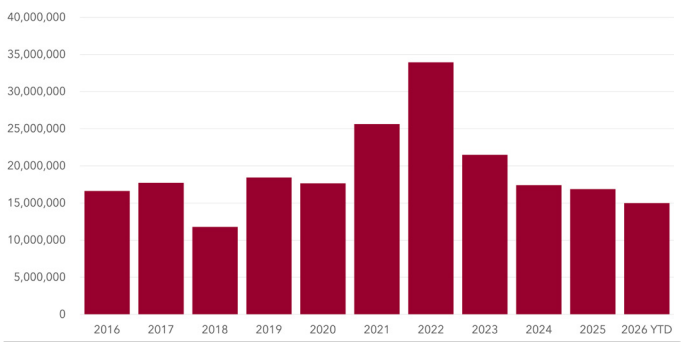
Tenant demand increased by 2MM SF primarily in Class A space. Rental growth remained flat. The largest leases were signed by an array of different user types including not just 3PL's but manufacturers and food handlers. Amazon leased three spaces totaling 1.3MM SF in CNJ and NNJ. Leasing increased albeit with many renewals and subleases with 15.6MM SF leased or at 126% of the five-year average at 12.4MM SF leased in seven months on average. There were 58 leases larger than 100k SF. There were 22 subleases totaling 1.5MM SF.

MARKET INDICATORS	Q1 2026	Q4 2025	Q3 2025	Q2 2025	Q1 2025
▼ Qtrly Net Absorption SF	(548,415)	2,176,797	1,575,252	(127,932)	(1,270,095)
▲ Vacancy Rate	8.00%	7.70%	7.70%	7.60%	7.30%
▲ Avg NNN Asking Rate PSF	$13.35	$13.30	$13.43	$13.47	$13.46
▼ Sale Price PSF	$196.73	$199.55	$213.96	$255.36	$206.24
▲ Cap Rate	6.80%	6.50%	8.40%	7.40%	6.70%
▼ Under Construction SF	14,983,393	16,875,399	13,938,245	15,112,942	16,162,487
▲ Inventory SF	1,069,275,456	1,066,323,722	1,063,748,523	1,060,231,593	1,057,320,945

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1250 Forest Parkway West Deptford, NJ	494,400 SF	$86,950,000 $175.87 PSF	EQT Real Estate New York Life Real Estate Investors	Class B
1879 US Route 46 Landing, NJ	470,044 SF	$129,300,000 $275.08 PSF	U.S. ICE Goldman Sachs/Dalfen Industrial	Class A
1065 Cranbury South River Road South Brunswick, NJ	450,330 SF	$138,500,000 $307.55 PSF	Property Reserve, Inc. Morgan Stanley	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
61 Station Road Cranbury, NJ	772,000 SF	Link Logistics Real Estate	Home Depot	Retailer
207 Route 73 S Palmyra, NJ	704,188 SF	Crow Holdings	Creative Innovation	3PL
25-73 Talmage Road Edison, NJ	695,073 SF	Prologis	FedEx	Logistics

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