LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q2 2026
AUSTIN, TX

INDUSTRIAL MARKET OVERVIEW

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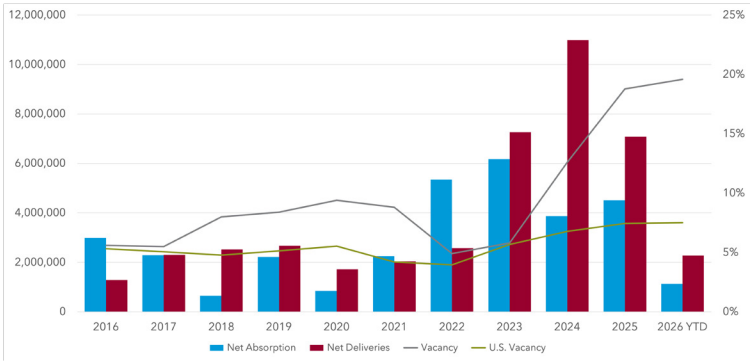
Austin's industrial market gained heavy momentum in Q2, with strong leasing activity driving positive net absorption across the market. Advanced Manufacturing users remained a significant source of demand, alongside steady activity from distribution and logistics tenants. Power availability is becoming the main factor in a large portion of new requirements. While leasing fundamentals continue to improve and tenant demand is expected to remain healthy through the balance of the year, a substantial pipeline of new deliveries will continue to add available inventory, likely keeping vacancy elevated as the market works to absorb new supply.

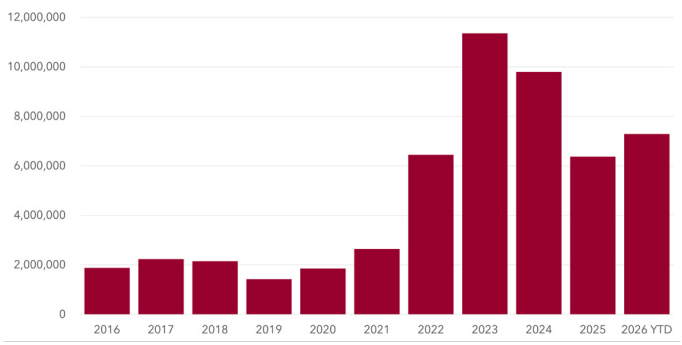
MARKET INDICATORS	Q2 2026	Q1 2026	Q4 2025	Q3 2025	Q2 2025
▲ 12 Mo. Net Absorption SF	1,700,463	1,064,910	2,744,449	2,195,570	2,047,357
▼ Vacancy Rate	19.59%	20.19%	18.78%	18.77%	18.67%
◄ ► Avg NNN Asking Rent PSF	-	-	-	-	-
◄ ► Sale Price PSF	$175.00	$175.00	$180.00	$180.00	$185.00
◄ ► Cap Rate	*	*	*	*	*
▲ Under Construction	7,290,237	6,218,078	6,341,526	6,949,027	7,539,170
▲ Inventory	112,262,899	111,901,195	109,986,706	109,379,205	108,727,814

**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
Chapman 71 Austin, TX	125,241 SF	-	Sagard & La Caisse Placemakr	

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
Southeast Crossing Austin, TX	233,781 SF	Clarion	American Housing	Advanced Manufacturing
Park79 Taylor, TX	139,000 SF	Quannah	Samsung	Consumer Electronics & Solutions
Southpark Commerce Center III Austin, TX	137,939 SF	BGO	Poncho	Apparell

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