LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q2 2026
DALLAS-FORT WORTH, TX

INDUSTRIAL MARKET OVERVIEW

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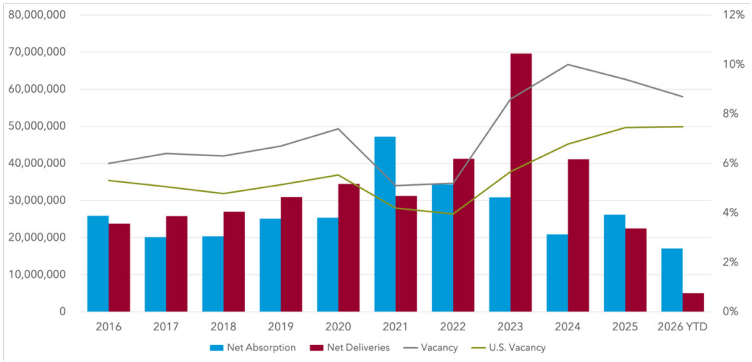
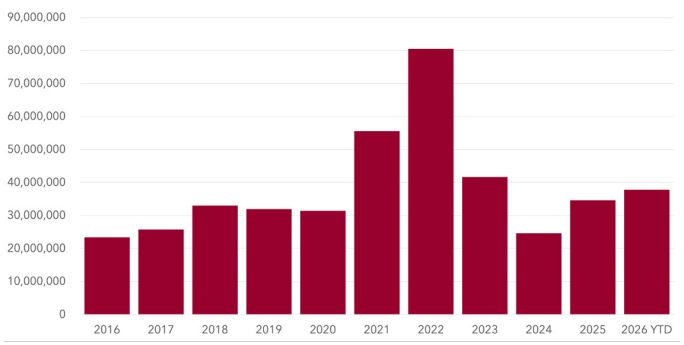
The Dallas–Fort Worth industrial market remained in a solid position through the first half of 2026. Net absorption reached about 17.1 million square feet, ahead of roughly 11.1 million square feet of new deliveries. Vacancy improved to 8.7%, while average asking rents held at $9.33 per square foot. Leasing remained active, and sales averaged about $139 per square foot with a 6.21% cap rate. Nearly 37.8 million square feet remain under construction, showing that the market is still growing while moving toward a more balanced pace.

MARKET INDICATORS	Q2 2026	Q1 2026	Q4 2025	Q3 2025	Q2 2025
▼ 12 Mo. Net Absorption SF	17,083,676	28,881,317	26,191,707	22,426,407	24,517,961
▼ Vacancy Rate	8.70%	9.00%	9.40%	9.50%	9.60%
▼ Avg NNN Asking Rent PSF	$9.33	$9.51	$9.23	$8.91	$8.83
▼ Sale Price PSF	$138.93	$141.00	$140.00	$138.00	$136.00
▼ Cap Rate	6.21%	6.63%	6.13%	6.50%	5.23%
▲ Under Construction	37,786,470	33,435,365	34,588,666	32,782,279	30,348,014
▲ Inventory	1,101,013,625	1,093,605,183	1,087,640,377	1,081,109,599	1,076,636,599

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
777 Freeport Parkway Coppell, TX	445,695 SF	Undisclosed	Scout Cold Logistics Nuveen Real Estate	Class B
4130 Port Boulevard Dallas, TX	403,200 SF	$34,151,040 $84.70 PSF	BDI Prefab South, LLC Nuveen Real Estate	Class A
Southern Mail Services Portfolio 5 Cities, TX	234,563 SF	$48,407,691 $206.37 PSF	Transport Properties Southern Mail Service	Multiple-Portfolio

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
2970 Old Fort Worth Road Midlothian, TX	1,320,960 SF	Hillwood	Medline	Medical Supplies/ Healthcare Dist.
4 Haslet County Road Justin, TX	1,250,000 SF	Northpoint Development	Lennox	HVAC Manufacturing/ Distribution
3486 Cedardale Road Dallas, TX	1,084,460 SF	TC Cedar Alt Dist Ctr Trammell Crow Co.	Google	Technology/ Cloud Services

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