LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q2 2026
DETROIT, MI

INDUSTRIAL MARKET OVERVIEW

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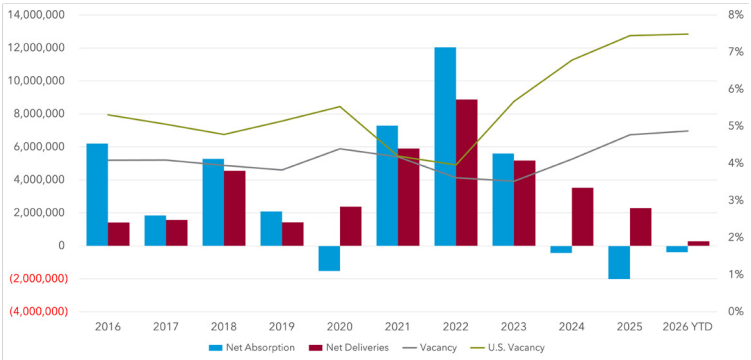
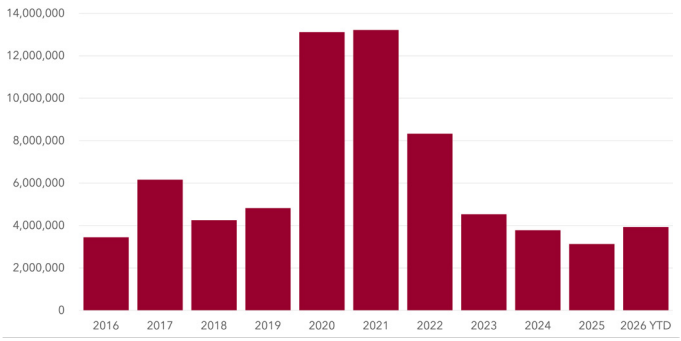
Detroit's industrial market showed encouraging signs of stabilization in Q2 2026 as tenant demand began to recover after several slower quarters. Positive absorption returned, suggesting users are becoming more active despite a market that remains selective. Asking rents continued to edge higher, supported by steady demand for functional space in well located areas. While construction activity has picked up, new development remains measured and should provide additional options without significantly changing current market conditions. Overall, the market appears to be moving toward a more balanced environment heading into the second half of the year.

MARKET INDICATORS	Q2 2026	Q1 2026	Q4 2025	Q3 2025	Q2 2025
▲ 12 Mo. Net Absorption SF	98,868	(595,638)	(2,009,263)	(2,013,283)	(2,976,541)
▼ Vacancy Rate	4.9%	5.0%	4.8%	4.6%	4.7%
▲ Avg NNN Asking Rate PSF	$9.05	$9.00	$8.96	$8.89	$8.85
▲ Sale Price PSF	$75.00	$74.00	$73.00	$72.00	$71.00
◄ ► Cap Rate	10.7%	10.7%	10.8%	10.8%	10.8%
▲ Under Construction SF	3,966,960	2,997,188	3,135,786	4,330,599	3,912,345
▲ Inventory SF	641,627,311	641,579,258	641,384,142	639,778,469	639,795,521

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
7505 Baron Drive Canton Twp, MI	168,100 SF	$17,000,000 $101.13 PSF	Leonidas, LLC SG Baron Court, LLC	Class A
2280 W Grand River Avenue Howell, MI	145,757 SF	$9,700,000 $66.55 PSF	Bettina Bellini Timmer Group	Class C
8353 Haggerty Road Belleville, MI	99,261 SF	$6,750,000 $68.00 PSF	FUTRJ1, LLC Lone Oak-Belleville, LLC	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
33370 Trade Center Drive Romulus, MI	100,236 SF	NorthPoint Development	Undisclosed	Undisclosed
36930 Industrial Road Livonia, MI	94,930 SF	Industrial Livonia, LLC	Undisclosed	Undisclosed
1400 Howard Street Detroit, MI	92,700 SF	Maclean Enterprises, LLC	Seel, LLC	Energy Contractor

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