LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

# Q2 2026
# DURHAM, NC

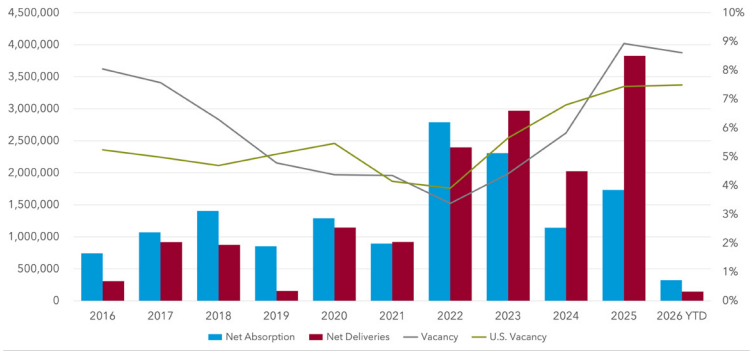
## INDUSTRIAL MARKET OVERVIEW

SILAS FORTUIN, *Broker*

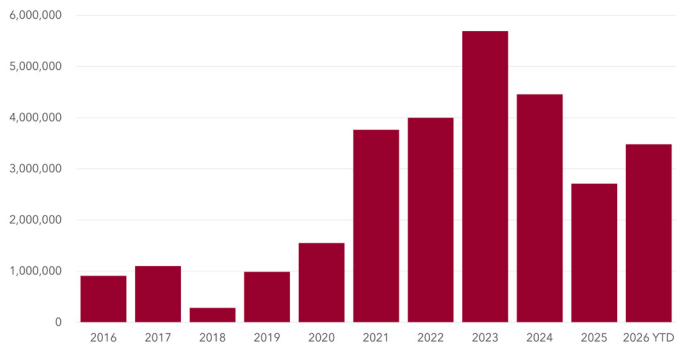
Durham's industrial market continued to evolve in Q2 2026, reflecting a healthy transition following several years of exceptional growth. As new inventory is absorbed, the market is moving toward a more balanced supply and demand environment. Asking rents and sale pricing remained steady, while construction activity aligned with current market needs. Strong leasing of high-quality industrial space and continued investment activity reinforce Durham's appeal to both occupiers and investors. With solid market fundamentals and long-term growth drivers, Durham remains well positioned for continued success.

| MARKET INDICATORS | Q2 2026 | Q1 2026 | Q4 2025 | Q3 2025 | Q2 2025 |
|---|---|---|---|---|---|
| ▲ 12 Mo. Net Absorption SF | 876,450 | 216,093 | 1,732,834 | 2,344,808 | 1,904,376 |
| ▼ Vacancy Rate | 8.6% | 9.4% | 8.9% | 7.2% | 7.7% |
| ▲ Avg NNN Asking Rate PSF | $11.82 | $11.77 | $11.71 | $11.59 | $11.45 |
| ◄ ► Sale Price PSF | $144.00 | $144.00 | $141.00 | $134.00 | $128.00 |
| ◄ ► Cap Rate | 7.1% | 7.1% | 7.2% | 7.3% | 7.4% |
| ▲ Under Construction SF | 3,477,800 | 3,088,252 | 2,710,485 | 2,532,123 | 2,975,163 |
| ▲ Inventory SF | 60,310,666 | 60,178,666 | 60,166,930 | 59,351,333 | 58,747,953 |

### NET ABSORPTION, NET DELIVERIES, & VACANCY




### UNDER CONSTRUCTION




| TOP SALE TRANSACTIONS BY SF | SIZE | SALE PRICE | BUYER / SELLER | BUILDING CLASS |
|---|---|---|---|---|
| 810 S. Chatham Avenue<br>Siler City, NC | 72,269 SF | $1,000,000<br>$13.84 PSF | Carolina Wood Enterprises<br>V&D Land, LLC | Class C |
| 4808 Chin Page Road<br>Durham, NC | 35,000 SF | $6,500,000<br>$185.71 PSF | Party Tables Land Company<br>Griffith Capital, LLC | Class B |
| 3215 US 70 Hwy<br>Durham, NC | 15,472 SF | $3,800,000<br>$245.60 PSF | Beacon Development Company<br>Commerce Road Terminals, LLC | Class C |

| TOP LEASE TRANSACTIONS BY SF | SIZE | LANDLORD | TENANT | TENANT INDUSTRY |
|---|---|---|---|---|
| 6370 Buckhorn Industrial Parkway<br>Durham, NC | 330,000 SF | Merus, LLC | Undisclosed<br>(Leasing rep is Colliers) | Undisclosed |
| 5 National Way<br>Durham, NC | 187,500 SF | JLL Income<br>Property Trust | Undisclosed<br>(Leasing rep is Foundry Comm'l) | Undisclosed |
| 4102 S. Miami Boulevard<br>Durham, NC | 132,000 SF | LaSalle Investment<br>Management | Undisclosed<br>(Leasing rep is Foundry Comm'l) | Undisclosed |

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