LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q2 2026
FORT MYERS, FL

INDUSTRIAL MARKET OVERVIEW

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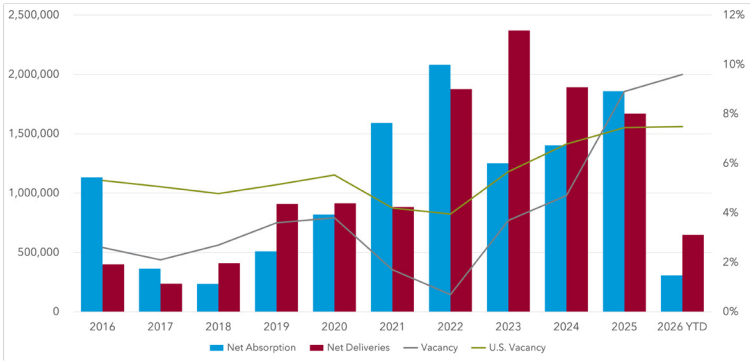
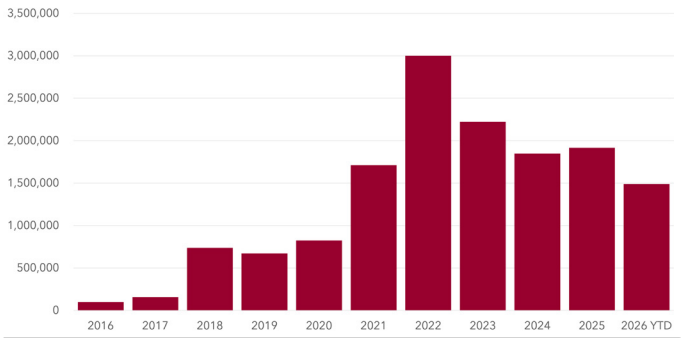
The Fort Myers industrial market in Q2 2026 is experiencing stabilization, shifting from heavy, speculative construction waves to a more balanced, demand-driven equilibrium. Local data from brokerage firms highlights that the region remains the economic engine of Southwest Florida, capturing the vast majority of local leasing activity even as developers adopt a more cautious approach. Fort Myers continues to dominate regional leasing, logging roughly 350,000 SF of deals heading into the current quarter. Total industrial vacancy has increased to roughly 9.6%. This follows a brief period where massive supply injections pushed vacancy rates to a four-year high. Rent dynamics are correcting organically as demand absorbs existing spaces. While speculative "starts" have slowed, developer conviction remains strong. Over 1.4 million SF industrial space remains under construction.

MARKET INDICATORS	Q2 2026	Q1 2026	Q4 2025	Q3 2025	Q2 2025
▼ 12 Mo. Net Absorption SF	268,926	354,399	44,180	576,525	622,340
▲ Vacancy Rate	9.61%	9.01%	8.91%	8.40%	7.50%
▼ Avg NNN Asking Rate PSF	$13.64	$13.67	$12.94	$14.07	$14.81
▲ Sale Price PSF	$149.00	$146.00	$151.00	$206.00	$194.00
▼ Cap Rate	8.32%	8.36%	8.08%	8.30%	6.29%
▼ Under Construction SF	1,489,105	1,977,040	1,915,474	1,157,474	479,188
▲ Inventory SF	45,492,945	38,717,400	40,109,961	38,382,738	44,153,154

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
2996 Hanson Street Fort Myers, FL	130,143 SF	$17,659,734 $135.69 PSF	Hanson Celtic, LLC AB Sunsport II, LLC	Class B
2320 E. Mall Drive Fort Myers, FL	88,000 SF	$8,636,000 $98.14 PSF	Pal Fort Myers, LLC Storage Cap Fort Myers, LP	Class B
16140 Parallel Drive Fort Myers, FL	74,893 SF	$17,047,849 $227.63 PSF	Fort Myers Meridian, LLC CGGG Meridian, LLC	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
2621 SW Pine Island Road Cape Coral, FL	100,000 SF	Rahuge, LLC	Bones Coffee	Coffee Production
6135 Tri-County Commerce Way Fort Myers, FL	56,707 SF	Glenstar Properties, LLC	RLX Riverstone Logistics	Logistics
10411 Meridian Center Parkway Fort Myers, FL	46,053 SF	Knott Realty Group	E2Companies	Energy Equipment

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