LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q2 2026
LAFAYETTE, LA

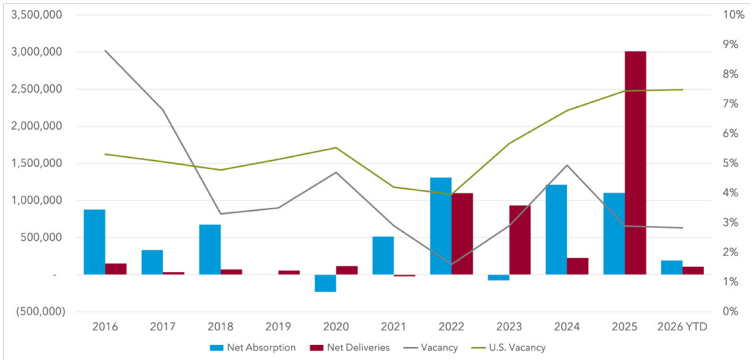
INDUSTRIAL MARKET OVERVIEW

CLINTON SHEPARD, *Principal*

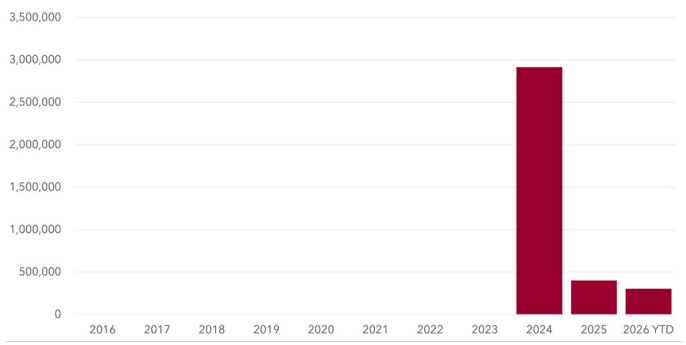
The Lafayette MSA industrial market continued to perform well in the second quarter of 2026, with fundamentals remaining among the strongest in the region. As anticipated in our first-quarter report, vacancy declined as quality available space was absorbed, reinforcing the market's healthy demand and limited supply. One of the quarter's most notable transactions was the sale-leaseback of the 203,482-square-foot Republic National Distributing facility on Distribution Drive, highlighting continued investor confidence in quality industrial assets in our area. Speculative new construction increased modestly from previous quarters, an encouraging sign for a market that has experienced a prolonged shortage of new product. Overall, the industrial sector remains well positioned for continued strength through 2026.

MARKET INDICATORS	Q2 2026	Q1 2026	Q4 2025	Q3 2025	Q2 2025
▲ 12 Mo. Net Absorption SF	240,761	(47,711)	332,629	217,101	450,364
▼ Vacancy Rate	2.83%	3.97%	2.89%	2.92%	2.87%
▼ Avg NNN Asking Rent PSF	$9.09	$9.53	$8.90	$8.68	$7.78
▲ Sale Price PSF	$79.55	$77.67	$95.14	$54.93	$78.74
▲ Cap Rate	8.86%	8.20%	8.52%	0.00%	8.65%
▲ Under Construction	172,100	25,000	153,312	124,145	122,602
▲ Inventory	41,901,612	41,876,612	41,723,300	41,599,155	41,476,553

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
210 Distribution Drive Lafayette, LA	203,482 SF	$15,000,000 $73.72 PSF	Lone Oak Realty, LLC Republic National Distributing Co.	Class B
1037 Freeman Road Broussard, LA	27,500 SF	$3,750,000 $136.36 PSF	Brenntag Workstrings International	Class A
216 Old Farm Road Broussard, LA	23,978 SF	$1,469,292 $61.28 PSF	Alastair Prenn Ben Destatte	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
4217 S. Lewis Street New Iberia, LA	17,500 SF	Church Lighthouse Baptist NILA, Inc.	Louisiana Coatings	Oil & Gas
8406 Hwy 90 E New Iberia, LA	16,170 SF	Port Iberia Partners	R&R Manufacturing	Automation Company
5550 Cameron Street Scott, LA	12,000 SF	Kenneth Stelly	Go Fo	Logistics

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