LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q2 2026
OMAHA, NE

INDUSTRIAL MARKET OVERVIEW

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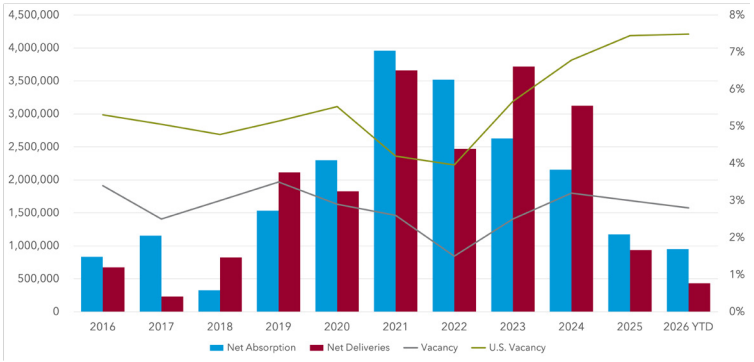
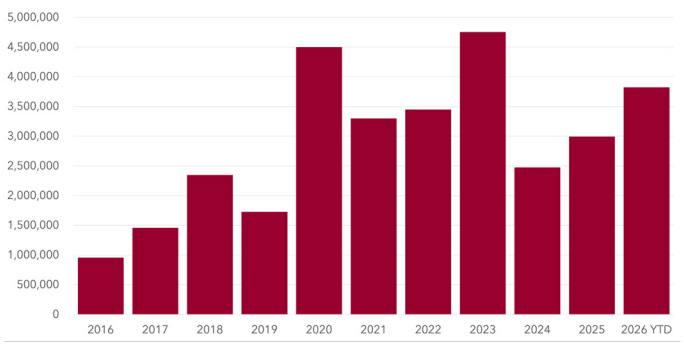
Vacancy in the Omaha industrial market during Q2 2026 was 2.8% and remained unchanged over the past 12 months, meanwhile the national average increased by 0.4%. During Q2 2026, there was 178,611 SF of positive absorption, 228,682 SF delivered and 3,824,227 SF under construction, representing a 3.3% expansion of Omaha's inventory. Rents were around $8.75/SF, which is a 1.6% increase from where they were a year ago. In the past three years, rents have increased a cumulative 11.0%. Market cap rate for Omaha was 8.97%, slightly above its trailing three-year average of 8.90%. Over the last twelve months, the number of jobs decreased by 0.47%, while Omaha's population grew by 0.75% during the same time period.

MARKET INDICATORS	Q2 2026	Q1 2026	Q4 2025	Q3 2025	Q2 2025
▼ 12 Mo. Net Absorption SF	178,611	437,502	434,772	96,943	179,833
▼ Vacancy Rate	2.80%	2.80%	3.00%	3.00%	2.80%
▲ Avg NNN Asking Rate PSF	$8.75	$8.77	$8.73	$8.68	$8.61
▲ Sale Price PSF	$129.00	$108.00	$105.00	$86.00	$99.00
▼ Cap Rate	8.97%	9.03%	9.05%	9.11%	9.10%
▲ Under Construction SF	3,824,227	3,600,965	2,993,614	3,214,160	3,180,661
▲ Inventory SF	116,346,584	116,117,902	115,913,238	115,466,398	115,088,682

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
601 Dryers Road Waterloo, NE	484,100 SF	$34,949,827 $72.20 PSF	Fortress Net Lease REIT Syngenta Seed, Inc.	Class C
6200 N. 16th Street Omaha, NE	246,595 SF	$13,400,000 $54.34 PSF	6200 N 16th, LLC TLK Real Estate LLC	Class B
10917 Harry Watanabe Parkway La Vista, NE	234,500 SF	$20,967,000 $89.41 PSF	H5 Data Centers Yahoo Holdings, Inc.	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
10601 S. 15th Street Bellevue, NE	370,000 SF	STAG Industrial, Inc.	Easton Corporation	Manufacturing
15644 Sunburst Drive Papillion, NE	297,544 SF	Hubbell Realty Company	Ford Storage & Moving Company	Transportaion & Logistics
11656 158th Street Gretna, NE	154,400 SF	Scannell Properties	Scooter's Coffee	Distribution

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