LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q2 2026
ORLANDO, FL

INDUSTRIAL MARKET OVERVIEW

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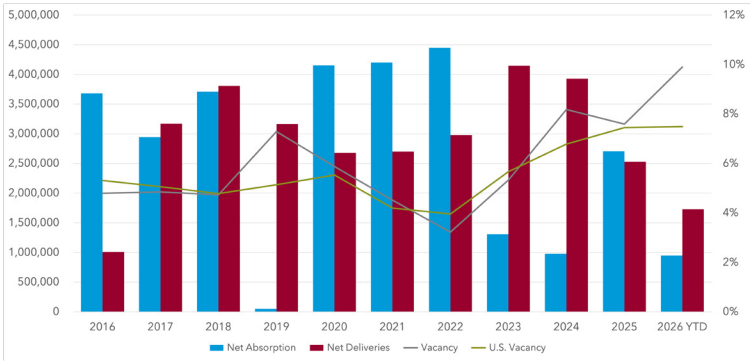
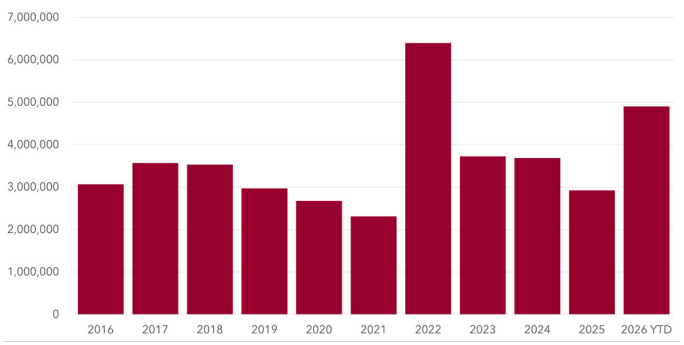
Orlando's industrial market remains active, though recent deliveries have temporarily outpaced tenant demand. Vacancy increased during the second quarter as new speculative space entered the market, but leasing activity remained healthy with several large transactions completed across the region. Construction activity also accelerated, reflecting developers' continued confidence in Orlando's long-term fundamentals despite the near-term increase in available space. Average asking rents continued to edge higher, demonstrating pricing resilience even as tenants gain more options. Looking ahead, Orlando's strong population growth, expanding distribution network, and diverse economic base should continue supporting industrial demand as the market works through its newest wave of supply.

MARKET INDICATORS	Q2 2026	Q1 2026	Q4 2025	Q3 2025	Q2 2025
▼ 12 Mo. Net Absorption SF	1,205,489	1,931,412	2,705,710	2,435,512	2,279,140
▲ Vacancy Rate	9.9%	9.5%	7.6%	7.9%	7.5%
▲ Avg NNN Asking Rate PSF	$10.20	$9.99	$9.64	$10.55	$9.96
▼ Sale Price PSF	$164.00	$167.00	$169.00	$178.00	$128.00
▲ Cap Rate	6.50%	6.49%	6.30%	6.58%	6.90%
▲ Under Construction SF	4,901,430	2,990,250	2,924,760	2,488,410	3,753,191
▲ Inventory SF	141,421,952	139,499,779	139,557,056	139,680,364	138,812,747

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1080 Greenwood Boulevard Lake Mary, FL	75,000 SF	$11,500,000 $153.33 PSF	Re Mcc, Inc. Microvast, Inc.	Class B
9777 Satellite Boulevard, Bldg 10 * Orlando, FL	72,785 SF	$16,154,363 $221.95 PSF	Midtown Capital Partners Harbert Management Corporation	Class B
10303 General Drive Orlando, FL	64,400 SF	$10,000,000 $155.28 PSF	McAlear Group Sun-Tek Manufacturing, Inc.	Class C

**Part of a Portfolio Sale*

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
2550 American Way Groveland, FL	212,496 SF	UBS Financial Services	Undisclosed	Undisclosed
3200 Mercy Drive Orlando, FL	149,152 SF	Link Logistics Real Estate	White Cap	Construction Material Merchant Wholesalers
4545 Portier Street, Building 700 Orlando, FL	144,000 SF	Link Logistics Real Estate	JDL Logistics United States	Transportation and Warehousing

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