LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
BATON ROUGE, LA

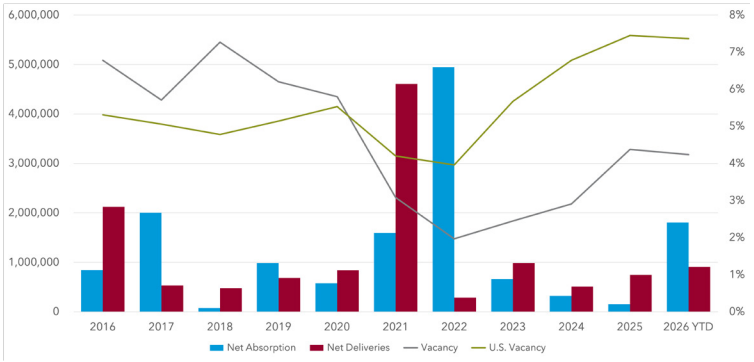
INDUSTRIAL MARKET OVERVIEW

EVAN SCROGGS, SIOR, CCIM, *President*

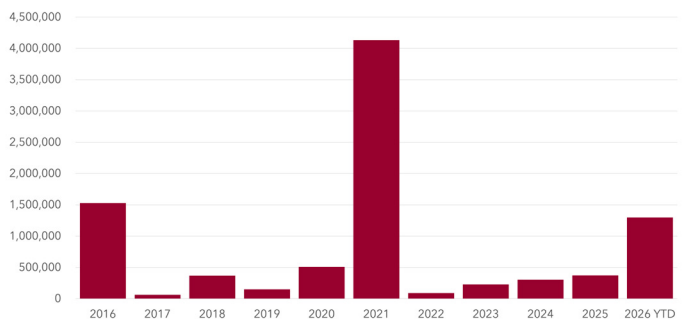
Baton Rouge's industrial market remains tight, with vacancy at 4.2%, well below the U.S. rate of 7.4%. Asking rents edged up to $10.53 per square foot as demand strengthened, with 12-month net absorption reaching 1.1 million square feet. The broader economy is adding momentum: Baton Rouge recorded 438,800 nonfarm jobs in August, up 3.2% year over year. Construction employment posted the strongest growth, while manufacturing employment also increased modestly, supporting the region's industrial base.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▼ 12 Mo. Net Absorption SF	1,112,304	1,439,755	802,133	153,940	(240,929)
▲ Vacancy Rate	4.24%	3.66%	4.45%	4.38%	4.19%
▲ Avg NNN Asking Rent PSF	$10.53	$10.51	$10.32	$10.19	$10.12
◄ ► Sale Price PSF	$83.00	$83.00	$83.00	$80.00	$101.00
◄ ► Cap Rate	9.40%	9.40%	9.40%	9.40%	9.50%
▲ Under Construction	1,298,714	1,063,539	235,175	364,110	310,201
▲ Inventory	39,601,032	39,365,856	39,001,746	38,691,545	38,379,115

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
5425 Florida Blvd Baton Rouge, LA	44,716 SF	$2,975,000 $66.53	5425 Florida Blvd, LLC Moran Printings Inc	Class B
9353 Mammoth Ave Baton Rouge, LA	15,000 SF	$2,000,000 $133.33	Bingo Wholesale, Inc. E And D Properties Br LLC	Class A
10441 Mammoth Ave Baton Rouge, LA	5,000 SF	$275,000 $55.00	Undisclosed	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
2070 Commercial Dr Port Allen, LA	250,000	Jes Port Allen Land II LLC	Not Disclosed	Food and Beverage
1870 Grand Terre Ln Port Allen, LA	124,600	HSA Commercial Real Estate	Not Disclosed	Not Disclosed
*11965 Lakeland Park Blvd Baton Rouge, LA	20,000	Briar Meads Capital	Confidential	Electrical / Data Related

**Lee & Associates Transaction*

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