LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
CHICAGO, IL

INDUSTRIAL MARKET OVERVIEW

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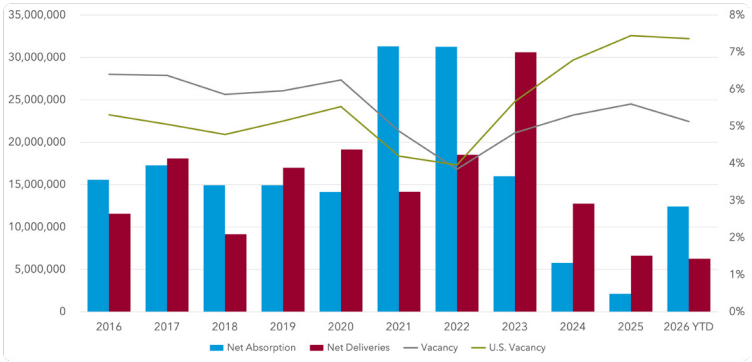
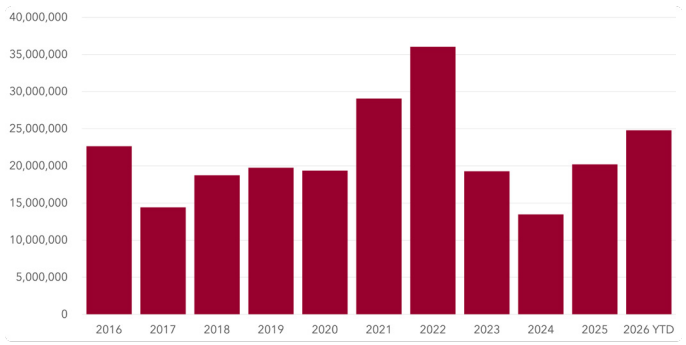
Chicago's industrial market has regained momentum as occupiers move forward with previously deferred leasing decisions and shift from destocking to restocking. Leasing activity is up roughly 20% over the past year, concentrated in newer facilities above 200,000 SF. Deliveries totaled just under 11 million SF in 2025, about 50% below the decade average, though 25.8 million SF is now under construction and roughly 55% is pre-leased. Vacancy stands at 5.1% and should hold near current levels. Asking rents are up 4.4%, outpacing the national average of 1.3%, with the strongest growth in newer logistics space.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Net Absorption SF	13,137,437	7,814,493	4,011,062	2,127,201	(1,362,876)
▼ Vacancy Rate	5.37%	5.50%	5.48%	5.60%	5.73%
▲ Avg NNN Asking Rent PSF	$10.30	$10.25	$10.15	$9.99	$9.85
▲ Sale Price PSF	$103.58	$102.14	$100.47	$98.89	$97.24
▼ Cap Rate	8.09%	8.12%	8.16%	8.17%	8.18%
▲ Under Construction	24,794,126	23,575,426	22,748,665	20,217,551	16,132,834
▲ Inventory	1,384,061,736	1,380,754,404	1,378,762,461	1,377,813,340	1,375,431,184

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
101 Appliance Way Morris, IL	1,200,000 SF	$133,308,100 $111.09 PSF	North Haven Net REIT Crow Holdings	Class A
1237 W Division St Chicago, IL	1,184,800 SF	$195,000,000 $164.58 PSF	Amazon Logistics Property Company	Class A
1125 Remington Blvd Romeoville, IL	767,161 SF	$86,500,000 $112.75 PSF	Stockbridge Capital Group BGRE	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
Venture Park 65 Crown Point, IN	1,200,000 SF	Venture One Real Estate	Amazon	Retailer
25101 S Ridgeland Ave Monee, IL	879,040 SF	CBRE Investment Man-agement	DHL	Logistics
100 S Milwaukee Ave Vernon Hills, IL	698,360 SF	Learning Resources	Hand2Mind	Educational Services

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