



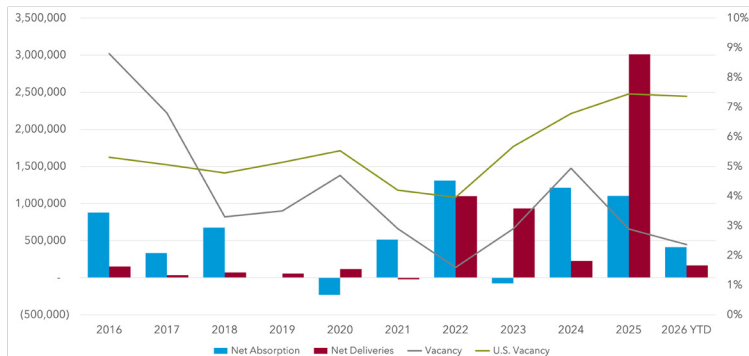
INDUSTRIAL MARKET OVERVIEW

CLINTON SHEPARD, *Principal and Partner*

The Greater Lafayette industrial market continued to demonstrate strong fundamentals through Q3 2026, with vacancy declining to 2.37%. Limited quality inventory continues to challenge tenants seeking suitable facilities. Average asking lease rates increased 7.4% year-over-year, while sales pricing strengthened to \$95.75/SF and cap rates compressed to 6.72%, driven by several high-quality transactions. Trailing 12-month net absorption remained positive at 219,164 SF, with year-to-date absorption reaching 412,214 SF. Construction activity is gradually increasing, with 165,400 SF currently underway. Looking ahead, historically low vacancy, limited speculative development, and sustained industrial demand should support continued rental growth, although elevated construction costs and limited functional inventory remain obstacles to expansion.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▼ 12 Mo. Net Absorption SF	219,164	240,761	(47,711)	332,629	217,101
▼ Vacancy Rate	2.37%	2.83%	3.97%	2.89%	2.92%
▲ Avg NNN Asking Rent PSF	\$9.32	\$9.09	\$9.53	\$8.90	\$8.68
▲ Sale Price PSF	\$95.75	\$79.55	\$77.67	\$95.14	\$54.93
▼ Cap Rate	6.72%	8.86%	8.20%	8.52%	0.00%
▼ Under Construction	165,400	172,100	25,000	153,312	124,145
▲ Inventory	42,073,712	41,901,612	41,876,612	41,723,300	41,599,155

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
2211 Grand Prairie Rd New Iberia, LA	554,024 SF	See Broker for Price	LCN Capital Partners Ambrose Property Group	Class A
1149 Smede Hwy Broussard, LA	35,840 SF	\$4,715,000 \$131.56 PSF	Undisclosed Tempus Realty Partners	Class C
1244 Petroleum Pkwy Broussard, LA	21,560 SF	\$3,440,000 \$159.55 PSF	Malko Ventures Quality Property Services	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
207 Easy St Lafayette, LA	24,318 SF	PBL Properties LLC	LUS Fiber	Telecommunications
6127 Hwy 90 E Broussard, LA	17,222 SF	Coastal Chemical	Gulfstream Services	Oil & Gas
101 Derrick Dr Broussard, LA	16,205 SF	Davis Montgomery LLC	Stallion Artificial Lift Systems	Oil & Gas

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