LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
NEW JERSEY, NJ

INDUSTRIAL MARKET OVERVIEW

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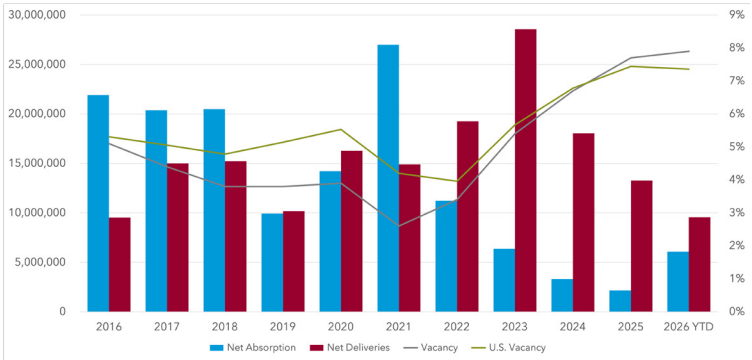
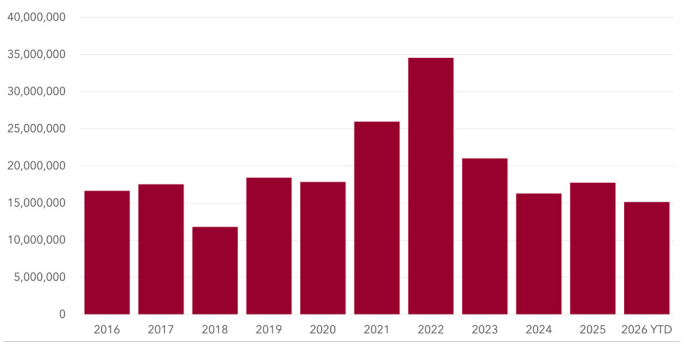
NJ Industrial leasing activity rose 13% QoQ to 14M SF, with 34 leases over 100k SF signed. Three of the five largest leases were renewals. Average asking rents increased $0.27 QoQ to $13.74 PSF NNN. Net absorption climbed 30% to 4M SF, marking the second consecutive positive quarter and lowering vacancy 20 bps to 7.9%. Available sublet space declined 705k SF to 13.8M SF, while overall availability remained at 11.3%. Sales volume increased 30% QoQ to $1.36B, with average pricing rising $30 to $257 PSF. Average cap rates decompressed 110 bps to 6.8%. Active construction increased 1.1M SF to 15.1M SF, although new development remains well below the market's recent peak.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ Qtrly Net Absorption SF	4,000,422	3,072,393	(981,673)	2,101,740	1,440,915
▼ Vacancy Rate	7.9%	8.1%	8.2%	7.7%	7.7%
▲ Avg NNN Asking Rate PSF	$13.74	$13.47	$13.34	$13.28	$13.42
▲ Sale Price PSF	$257.06	$227.26	$195.38	$199.14	$212.66
▲ Cap Rate	6.8%	5.7%	6.3%	6.5%	9.0%
▲ Under Construction SF	15,142,870	14,036,671	13,865,815	17,749,635	14,573,902
▲ Inventory SF	1,072,797,985	1,070,300,316	1,068,324,848	1,063,830,837	1,061,424,455

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
61 Station Road Cranbury, NJ	772,000 SF	$214,500,000 $277.85 PSF	CBRE Investment Management Link Logistics Real Estate	Class A
275 Locke Avenue Woolwich, NJ	262,200 SF	$48,033,649 $183.19 PSF	Realty Income Corporation Dermody	Class A
3 Gateway Boulevard Pedricktown, NJ	213,787 SF	$126,601,493 $592.19 PSF	EQT Real Estate Americold Realty Trust	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
48 Station Road Cranbury, NJ	930,030 SF	Clarion Partners	Wayfair	Online Shopping
50 Veronica Avenue Somerset, NJ	926,392 SF	CalPERS / Sun Life	LG Electronics	Electronic Computers
1 Costco Drive Monroe, NJ	611,320 SF	Heitman	US Elogistics	3PL

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