



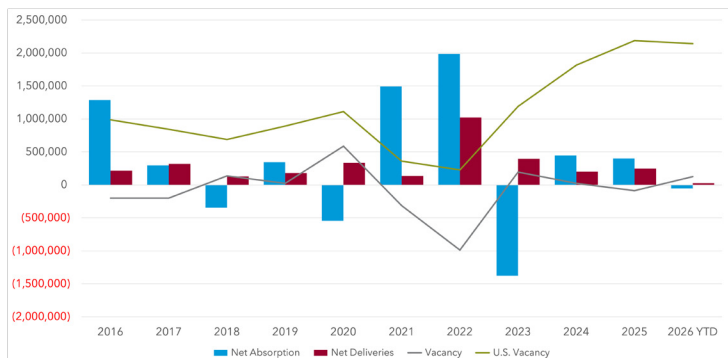
INDUSTRIAL MARKET OVERVIEW

EVAN SCROGGS, SIOR, CCIM, *President*

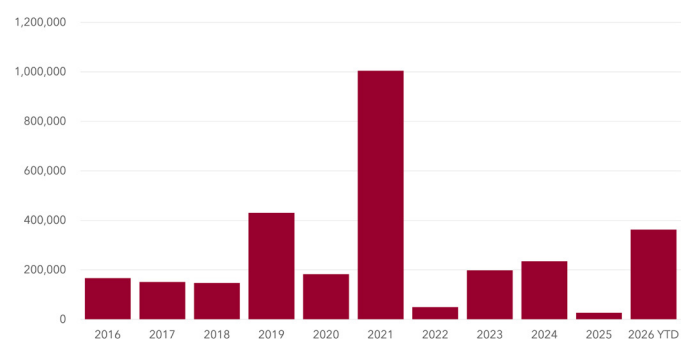
New Orleans' industrial market remains tight, with vacancy at 3.8% despite some softening in demand over the past year. Rising annual asking-rent growth points to continued resilience, particularly for well-located space. Construction is underway on 200,555 square feet at Steel 12's Gulf South Commerce Park in Mandeville, with delivery scheduled for Q1 2027. Rivermark Crossing at Fremaux Park has also announced a 250,000-square-foot speculative project scheduled for delivery in late 2027. The region's longer-term outlook is tied to its port and river-industrial base, along with major investments in energy, manufacturing and logistics. The Louisiana International Terminal is expected to begin construction in late 2026, while projects such as ElementUSA's rare-earth plant add to the region's industrial investment pipeline. Though these projects will take time to translate into lasting tenant demand, they reinforce New Orleans' role as a Gulf Coast trade and distribution hub.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▼ 12 Mo. Net Absorption SF	(408,287)	(9,394)	122,923	400,641	372,422
▲ Vacancy Rate	3.8%	3.4%	3.8%	3.4%	2.9%
▲ Avg NNN Asking Rent PSF	\$7.33	\$7.19	\$7.29	\$7.57	\$6.86
▼ Sale Price PSF	\$60	\$65	\$70	\$92	\$120
◀ ▶ Cap Rate	9.40%	9.40%	9.40%	9.40%	9.40%
▲ Under Construction	363,000	11,400	11,400	27,025	37,125
◀ ▶ Inventory	84,105,208	84,105,208	84,093,808	84,078,183	84,056,683

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
3949 Euphrosine St New Orleans, LA	204,819 SF	\$7,000,000 \$34.18 PSF	GHK Developments, Inc. Comeaux Furniture & Appliance Inc	Class C
200 James Dr Saint Rose, LA	141,394 SF	Undisclosed	Clc Investments Llc Kongsberg Maritime Inc	Class B
4471 Michoud Blvd New Orleans, LA	35,000 SF	\$1,200,000 \$34.29 PSF	Undisclosed Robert Blum	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
2123 Tchoupitoulas St New Orleans, LA	15,207 SF	Private Owner	Undisclosed	Undisclosed
632 Alvar St New Orleans, LA	11,800 SF	Private Owner	Undisclosed	Undisclosed
71363 Thelma Ln Covington, LA	2,520 SF	Private Owner	Undisclosed	Undisclosed

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