Kidder Mathews

3Q 2026

MARKET TRENDS

DALLAS/ FORT WORTH *INDUSTRIAL*

↓ VACANCY

↑ ABSORPTION

↑ RENTAL RATES

↑ CONSTRUCTION DELIVERIES

Year-Over-Year Change

SIGNIFICANT LEASE TRANSACTIONS 3Q 2026

Property	Submarket	SF	Transaction Type	Tenant
1011 N Western Blvd	Northwest Dallas	1,122,493	New Lease	DSV
950 N IH-45	South Dallas	1,013,833	New Lease	PepsiCo
15500 N Beach St	North Fort Worth	1,009,280	New Lease	Celestica
210 Sunridge Blvd	South Dallas	826,620	New Lease	Google
13950 Old Denton Rd	North Fort Worth	619,393	New Lease	Red Bull

SIGNIFICANT DEVELOPMENT PROJECTS

Property	Submarket	SF	Product Type	Delivery Date
1221 W Industrial Blvd	South Fort Worth	1,700,000	Warehouse/Distribution	August 2026
Intermodal Logistics Center	North Fort Worth	1,250,000	Warehouse/Distribution	September 2026
Passport Park West 6	DFW Airport	1,075,544	Warehouse/Distribution	July 2026
Loloi Ennis Development	South Dallas	1,000,000	Warehouse/Distribution	August 2026
Lewisville 121 Business Park Phase II	Northwest Dallas	735,584	Warehouse/Distribution	August 2026

MARKET BREAKDOWN

	3Q26	2Q26	3Q25	YOY Change
Total Vacancy Rate	8.0%	8.5%	9.3%	**-130 bps**
Availability Rate	11.2%	11.1%	11.6%	**-40 bps**
Direct NNN Asking Rents/SF/YR	$9.59	$9.44	$9.35	**2.6%**
Under Construction (SF)	40,685,956	34,507,702	30,220,109	**34.6%**

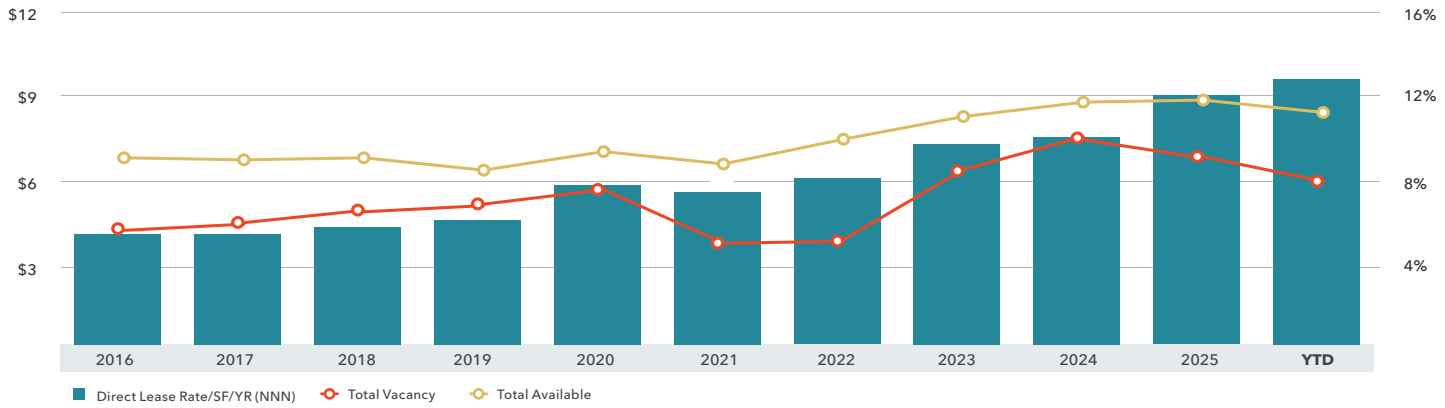
	3Q26	2026 YTD	2025 YTD	YOY Change
Leased SF	25,371,914	71,043,420	53,710,670	**32.3%**
Total Net Absorption (SF)	14,698,775	32,395,032	20,378,243	**59.0%**
Construction Deliveries (SF)	9,617,759	21,032,260	14,293,649	**47.1%**
Sold SF	26,378,232	56,775,636	56,985,619	**-0.4%**

SUBMARKET STATISTICS

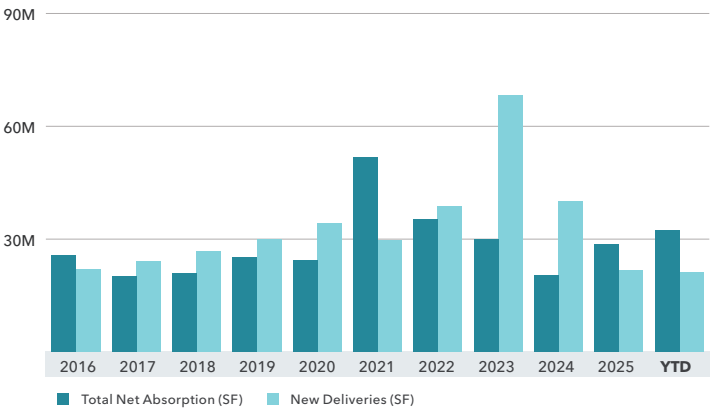
Submarket	Total Inventory	3Q26 Deliveries	Under Construction	Total Vacancy Rate	Total Availability Rate	3Q26 Total Net Absorption	YTD Total Net Absorption	3Q26 Leasing Activity	YTD Leasing Activity	Direct NNN Asking Rents
DFW Airport	101,333,093	1,695,386	2,135,343	9.0%	11.3%	1,895,036	4,139,867	1,830,753	7,420,370	$11.88
East Dallas	71,429,344	145,728	3,766,815	10.4%	11.0%	479,243	3,856,130	2,241,261	7,867,153	$10.33
Great SW/Arlington	128,532,857	0	2,342,980	7.2%	11.5%	776,764	1,940,400	2,187,212	6,383,554	$8.82
North Fort Worth	152,046,374	2,259,673	11,096,643	6.9%	13.2%	3,522,059	7,734,069	6,679,663	13,971,162	$8.69
Northeast Dallas	123,667,912	567,687	5,248,962	6.5%	10.7%	1,335,650	3,015,026	1,379,673	6,323,725	$11.71
Northwest Dallas	134,486,470	988,805	5,964,106	9.8%	14.2%	1,593,544	3,101,662	2,508,944	7,391,087	$11.81
South Dallas	161,161,205	1,528,893	5,327,776	5.6%	8.1%	2,369,849	7,333,847	2,479,811	9,336,118	$6.18
South Fort Worth	115,113,409	2,171,531	3,986,718	10.7%	11.4%	1,526,941	712,838	4,642,987	7,541,755	$8.55
South Stemmons	116,801,710	260,056	816,613	8.1%	9.8%	1,199,689	561,193	1,421,610	4,808,496	$10.06
Dallas Fort/Worth Totals	**1,104,572,374**	**9,617,759**	**40,685,956**	**8.0%**	**11.2%**	**14,698,775**	**32,395,032**	**25,371,914**	**71,043,420**	**$9.59**
Warehouse/Distribution	867,710,040	9,500,925	32,579,945	8.7%	12.2%	14,431,182	31,652,879	22,491,485	63,654,945	$9.32
Manufacturing	111,048,756	34,000	1,498,727	3.3%	3.7%	-256,991	535,078	1,618,483	2,922,518	$7.41
R&D/Flex	92,238,537	26,000	1,511,546	6.7%	7.9%	136,629	-479,263	1,016,573	2,944,769	$12.94
Other Industrial	33,575,041	56,834	5,095,738	9.3%	21.2%	387,955	686,338	245,373	1,521,188	$13.23
Under 50,000 SF	198,323,045	230,487	1,695,990	7.1%	8.5%	761,697	-97,622	2,350,604	7,323,309	$12.46
50,000 SF - 100,000 SF	133,059,529	242,538	3,931,153	9.1%	12.5%	-145,999	-64,666	2,292,122	5,461,823	$10.57
100,000 SF - 250,000 SF	248,335,680	2,174,640	13,359,896	10.9%	16.2%	2,852,894	6,526,204	5,305,066	14,793,848	$9.31
250,000 SF - 500,000 SF	217,166,346	1,325,157	6,177,946	8.8%	12.2%	3,369,710	9,351,176	5,274,449	18,746,009	$6.80
500,000+ SF	307,687,774	5,644,937	15,520,971	5.1%	7.7%	7,860,473	16,679,940	10,149,673	24,718,431	$6.68



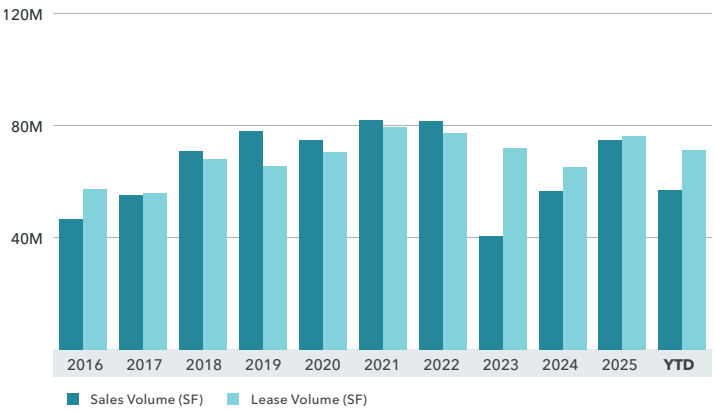
LEASE RATE, VACANCY & AVAILABILITY



NET ABSORPTION & NEW DELIVERIES



SALE VOLUME & LEASE VOLUME



Data Source: CoStar

Kidder Mathews

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COMMERCIAL BROKERAGE	*$9B* AVERAGE ANNUAL TRANSACTION VOLUME	*32.4M* ANNUAL SALES SF	*32.5M* ANNUAL LEASING SF
ASSET SERVICES	*55M+ SF* MANAGEMENT PORTFOLIO SIZE	*800+* ASSETS UNDER MANAGEMENT	*250+* CLIENTS SERVED
VALUATION ADVISORY	*2,700+* AVERAGE ASSIGNMENTS	*42* TOTAL APPRAISERS	*23* WITH MAI DESIGNATIONS

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