FALL 2026

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
DALLAS / FORT WORTH

DALLAS-FORT WORTH

INDUSTRIAL MARKET REPORT

QUICK STATS

10,059,216 SF
NEW SUPPLY DELIVERED

16,555,578 SF
NET ABSORPTION **RECORD QTR**

$9.93/SF
AVG. ASKING NNN RENT

8.00%
VACANCY RATE

$142/SF
AVG. SALES PRICE

41,636,665 SF
UNDER CONSTRUCTION

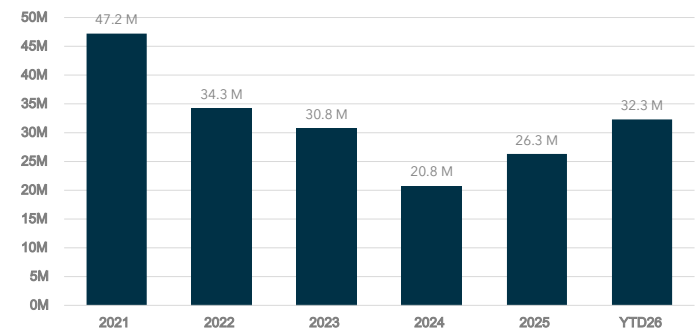
25,398,126 SF
LEASING ACTIVITY **RECORD QTR**

Q3 2026

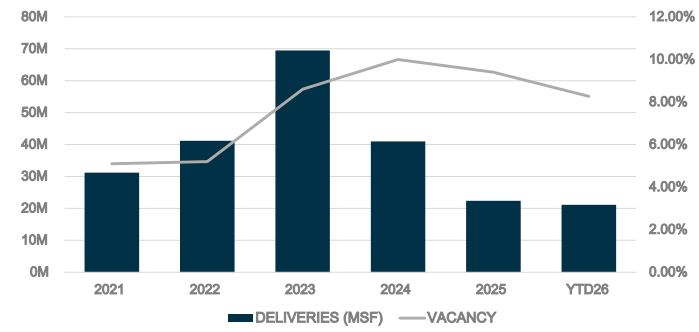
DFW INDUSTRIAL OVERVIEW

Q3 marked a sharp pickup in demand momentum: net absorption rose to 16.6 million square feet from 6.1 million in Q2, even as deliveries doubled to 10.1 million square feet. Vacancy declined in eight of the nine submarkets, suggesting demand absorbed much of the new space, though the gains were concentrated: North Fort Worth/Alliance and South Dallas together accounted for nearly half of quarterly absorption. North Fort Worth/Alliance also holds the largest development pipeline, making lease-up there a key indicator of how well demand can keep pace with new supply. South Dallas shows a different dynamic, with vacancy falling to 5.8% from 7.1% in Q2 even as 5.5 million square feet remain under construction. By contrast, South Fort Worth's vacancy edged up to 10.5% amid substantial deliveries. These differences point to a market where leasing remains active, but the balance between supply and demand increasingly depends on submarket and project timing.

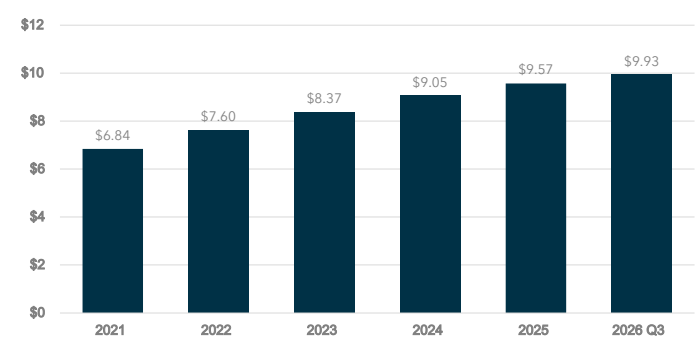
NET ABSORPTION (ANNUAL)



VACANCY & DELIVERIES (ANNUAL)



RENTAL RATES (ANNUAL)



*EXCLUDES FLEX PROPERTIES

Y-O-Y CHANGE

NET ABSORPTION
Q3 2026: 16,555,578 SF
Q3 2025: 4,036,918 SF

VACANCY RATE
Q3 2026: 8.00%
Q3 2025: 9.50%

UNDER CONSTRUCTION
Q3 2026: 41,636,665 SF
Q3 2025: 34,490,185 SF

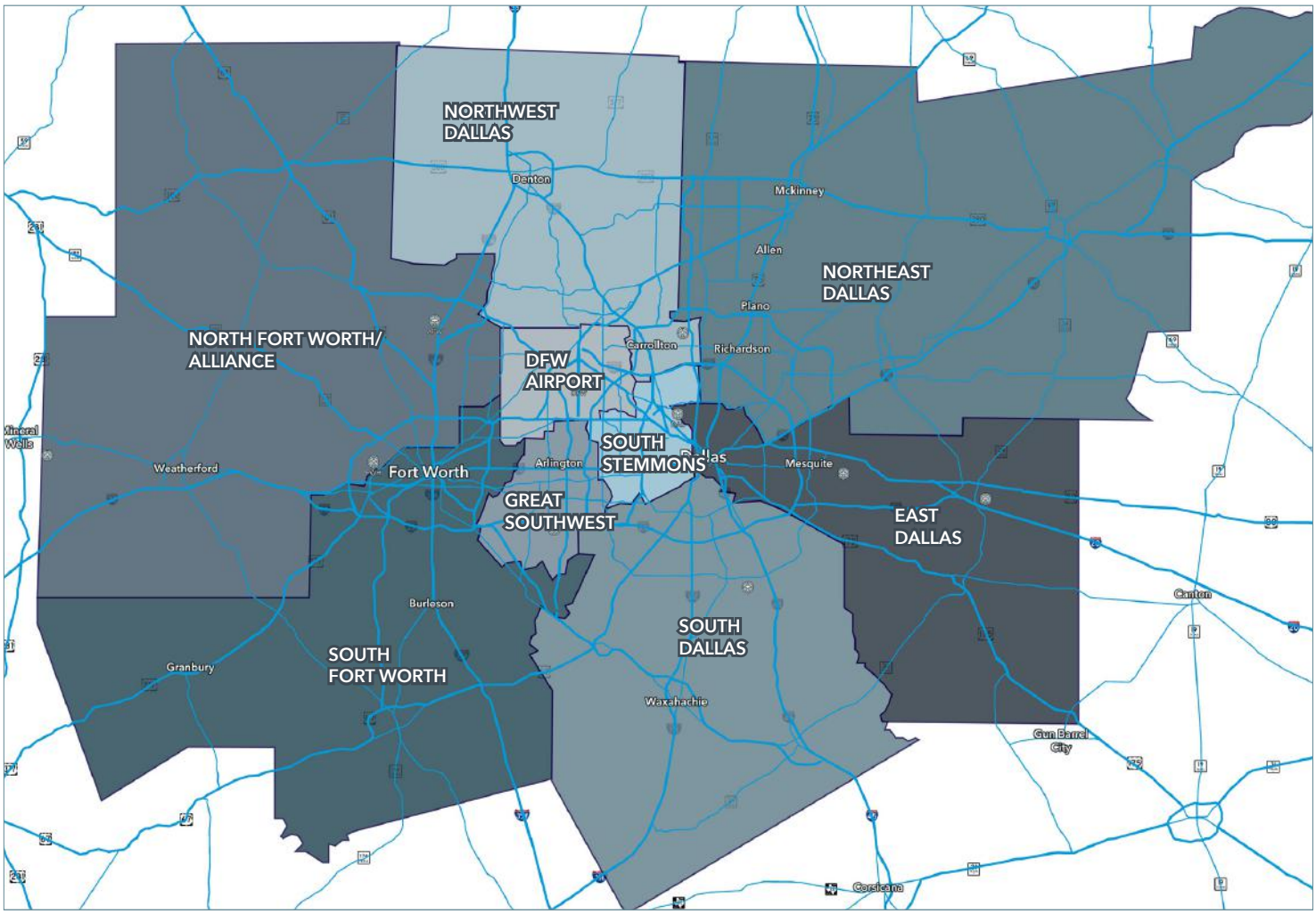
NEW SUPPLY DELIVERED
Q3 2026: 10,059,216 SF
Q3 2025: 3,233,128 SF

AVG. NNN ASKING RENT
Q3 2026: $9.93 PSF
Q3 2025: $8.96 PSF

AVG. SALES PRICE PSF
Q3 2026: $142 PSF
Q3 2025: $129 PSF

SALES VOLUME
Q3 2026: $207,310,241
Q3 2025: $748,181,553

SUBMARKET PERFORMANCE



	SUBMARKET	TOTAL INVENTORY (SF)	TOTAL VACANT (SF)	VACANCY RATE	NET ABSORPTION (SF)	UNDER CONSTRUCTION (SF)	TOTAL DELIVERIES (SF)	AVERAGE SALES PRICE ($/SF)	LEASING ACTIVITY (SF)	AVG. NNN ASKING RENT ($/SF)
1	Northwest Dallas	126,920,856	13,962,084	11.00%	1,616,132	5,723,646	1,012,970	$175	3,404,453	$11.05
2	DFW Airport	96,675,367	8,130,683	8.40%	2,178,412	2,106,680	1,695,386	$194	1,683,254	$11.30
3	East Dallas	74,193,684	7,527,558	10.10%	506,355	3,245,866	145,728	$114	2,140,421	$10.62
4	Great Southwest	127,663,062	9,066,765	7.10%	680,387	2,324,689	0	$144	2,035,022	$9.48
5	South Stemmons	115,043,303	9,579,720	8.30%	1,036,634	816,613	260,056	$134	1,501,109	$10.51
6	N Fort Worth/Alliance	164,965,085	11,198,983	6.80%	3,805,868	12,051,971	2,430,707	$128	7,207,207	$9.41
7	Northeast Dallas	120,236,956	7,678,785	6.40%	993,445	6,059,605	385,225	$140	1,045,764	$11.44
8	South Dallas	166,554,284	9,612,763	5.80%	3,644,553	5,467,474	1,528,893	$111	2,490,446	$6.91
9	South Fort Worth	121,231,011	12,778,999	10.50%	2,093,792	3,840,121	2,600,251	$155	3,900,906	$8.71
	TOTAL	**1,113,483,852**	**89,536,340**	**8.00%**	**16,555,578**	**41,636,665**	**10,059,216**	**$142**	**25,398,126**	**$9.93**

*EXCLUDES FLEX PROPERTIES

FEATURED LISTINGS



Prologis Great Southwest 61
14900 Frye Rd
Fort Worth, TX 76155
494,990 SF



1300 E Berry Street
Fort Worth, TX 76119
324,667 SF



Frisco Trade Center, Bldg. 1
16091 FM 423
Frisco, TX 75033
262,354 SF



121 Logistics Park, Bldg. 1
500 W State Highway 121
Coppell, TX 75019
257,600 SF



McKinney 5 Logistics
2010 N McDonald St
McKinney, TX 75071
225,140 SF



10552 Co Rd 213
Forney, TX 75126
206,000 SF



5225 Investment Dr
Dallas, TX 75236
185,568 SF



McKinney Commerce Center
3371 Redbud Boulevard
McKinney, TX 75071
175,946 SF



First Park 121, Bldg. A
2001 Midway Road, Suite 200
Lewisville, TX 75056
96,539 SF

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