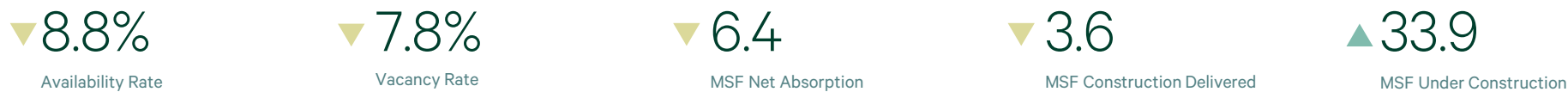


FIGURES | DALLAS/FORT WORTH INDUSTRIAL | Q3 2026

Leasing demand strengthens as vacancy and availability decline



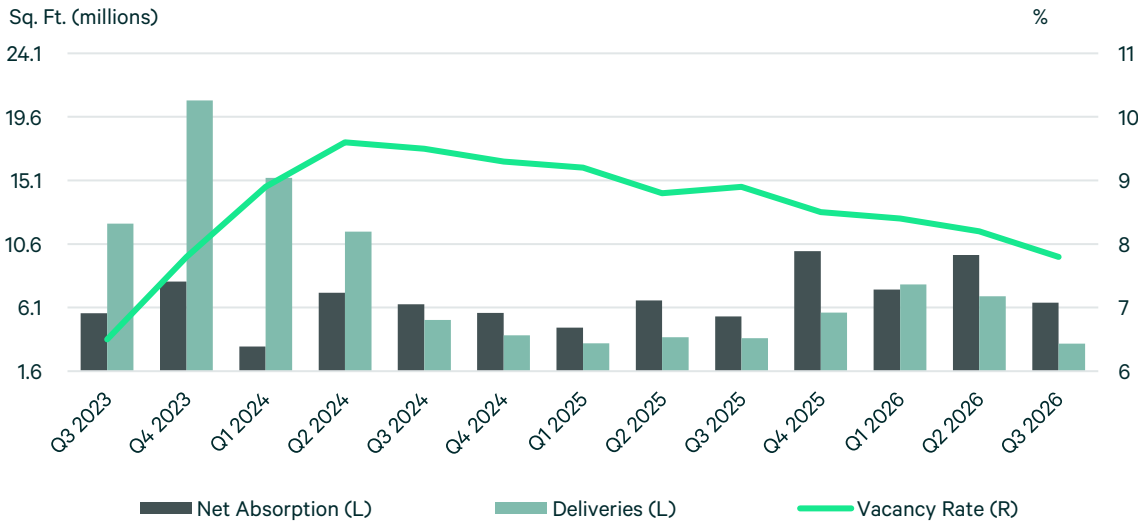
Note: Arrows indicate change from previous quarter.

Market Overview

In Q3 2026, the market combined strong leasing momentum with tightening occupancy and a growing construction pipeline. Net absorption totaled 6.44 million sq. ft., while vacancy fell from 8.2% to 7.8%, a 40 basis points decline quarter-over-quarter, and availability decreased from 9.7% to 8.8%, a 90-bps drop. Tenants signed 23.5 million sq. ft. of leases, up from 20.9 million sq. ft. in Q2 2026 and the highest quarterly volume in the period from Q3 2023 through Q3 2026. Deliveries moderated to 3.6 million sq. ft. across nine properties, down from 6.9 million sq. ft. and 29 properties in Q2 2026, even as space under construction expanded from 26.3 million sq. ft. to 33.9 million sq. ft. in 136 properties. The average asking rent edged up from \$10.25 per sq. ft. to \$10.39 per sq. ft., the highest level in the period from Q3 2023 through Q3 2026.

Over the last three years, the market has shifted from rising vacancy coinciding with heavy deliveries to a more balanced environment supported by consistent demand. Net absorption peaked at 10.09 million sq. ft. in Q4 2025. Vacancy increased from 6.5% in Q3 2023 to 9.6% by Q2 2024 as availability rose from 8.3% to 10.8%, then both measures trended lower, reaching 7.8% and 8.8%, respectively, by Q3 2026. Under construction activity declined from 53.5 million sq. ft. in Q3 2023 to 15.8 million sq. ft. in Q3 2024 before rebuilding to 33.9 million sq. ft. by Q3 2026. Leasing volumes have risen from 13.9 million sq. ft. in Q3 2023 to 23.5 million sq. ft. in Q3 2026, underscoring stronger recent demand.

Figure 1: Historical Net Absorption, Deliveries, and Vacancy



CBRE Research

Vacancy Rate

In Q3 2026, overall market vacancy edged lower, continuing the gradual improvement from the mid-2024 peak. Overall vacancy stood at 7.8%, down 40 basis points quarter-over-quarter from 8.2% in Q2 2026 and 110 bps lower year-over-year than the 8.9% recorded in Q3 2025. Even with this decline, vacancy remained 130 bps above the 6.5% level reported in Q3 2023, though it was 180 bps below the mid-2024 peak of 9.6% in Q2 2024. Direct vacancy followed a similar trajectory, reaching 7.1% in Q3 2026 compared with 7.4% in Q2 2026, 8.2% in Q3 2025 and 6.1% in Q3 2023, pointing to gradual tightening across directly leased space.

Vacancy conditions varied meaningfully across submarkets in Q3 2026, with a clear distinction between the tightest and most elevated areas. Southern DFW/287 recorded the lowest overall vacancy rate at 4.7%, followed by South Dallas at 5.6%, both reflecting comparatively limited available space. At the other end of the spectrum, South Fort Worth posted the highest overall vacancy rate at 10.4%, with Northwest Dallas close behind at 10.3%, indicating significantly more supply pressure in those locations.

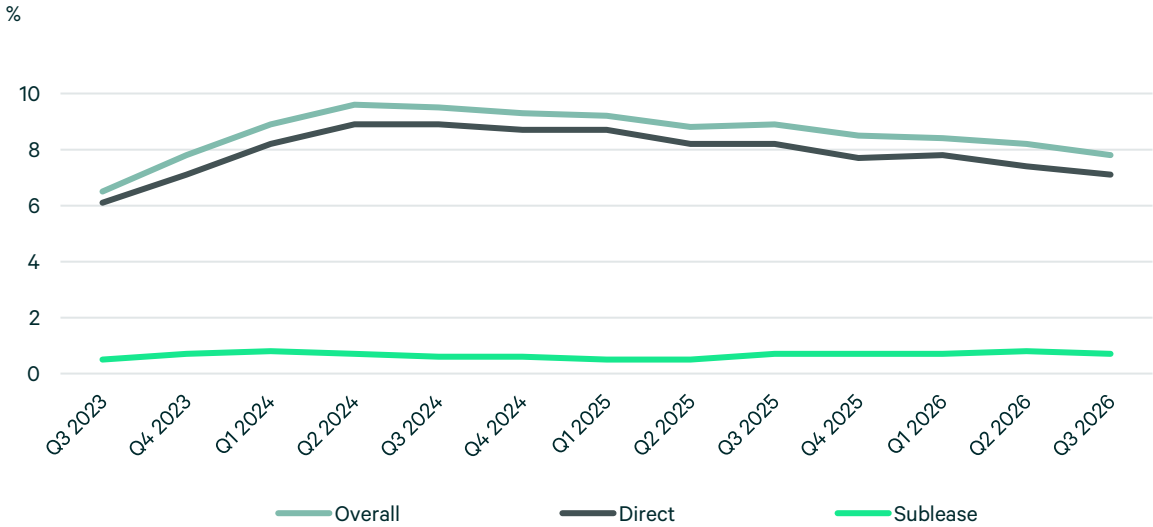
Sublease availability played a smaller but still notable role in overall vacancy in Q3 2026. The sublease vacancy rate declined from 0.8% in Q2 2026 to 0.7% in Q3 2026, a 10-bps reduction quarter-over-quarter, and sublease space totaled 7.9 million sq. ft. across the ten tracked submarkets.

Asking Rent

By Q3 2026, average asking rents ended the series slightly above their earlier levels, following a period of softer rents. In the quarter, the market average reached \$10.39 per sq. ft., registering a 1.4% quarter-over-quarter increase and a 5.3% year-over-year gain compared with \$10.25 per sq. ft. in Q2 2026 and \$9.87 per sq. ft. in Q3 2025. From \$9.70 per sq. ft. in Q3 2023, rents dipped to a low of \$9.65 per sq. ft. in Q2 2024, saw alternating quarter-over-quarter decreases and increases through 2024 and 2025, and then recovered, with year-over-year change moving from a 3.5% decline in Q4 2024 to consecutive increases across Q4 2025, Q1 2026 and Q2 2026, continuing in the quarter.

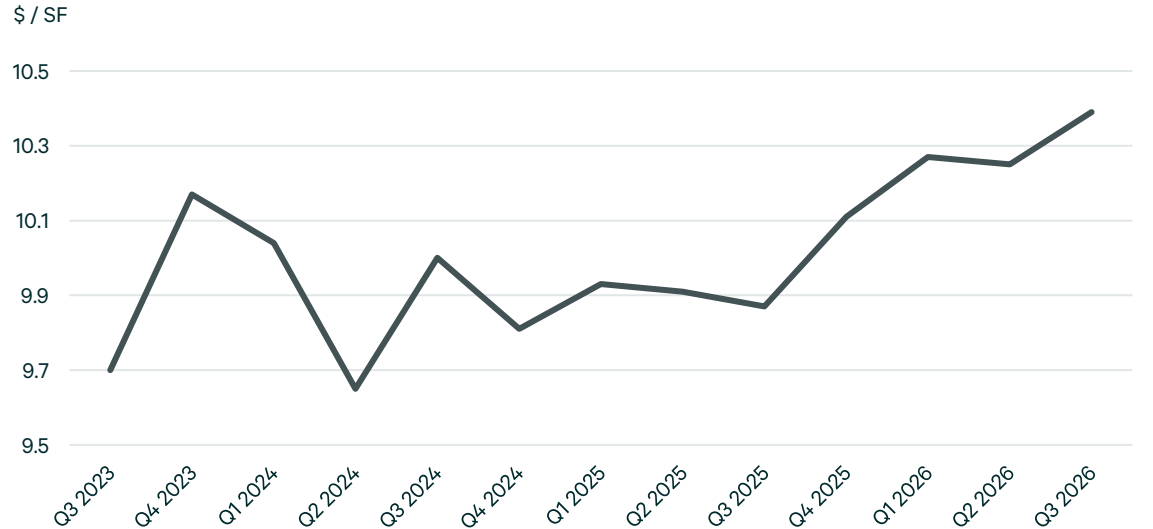
Across submarkets, asking rents varied significantly, offering both premium-priced and more cost-effective options for occupiers and investors. East Dallas posted the highest average asking lease rate at \$13.70 per sq. ft., followed by DFW Airport at \$12.69 per sq. ft., Northeast Dallas at \$12.54 per sq. ft., Northwest Dallas at \$11.66 per sq. ft. and South Stemmons at \$11.59 per sq. ft. By contrast, South Dallas was the lowest-priced submarket at \$5.41 per sq. ft., while Southern DFW/287, North Fort Worth, Great Southwest/Arlington and South Fort Worth ranged between \$8.09 per sq. ft. and \$8.84 per sq. ft., defining a band of more affordable space relative to the higher-rent Dallas and airport submarkets.

Figure 2: Vacancy Rate



CBRE Research

Figure 3: Average Direct Asking Rate



CBRE Research

Net Absorption

Net absorption totaled 6.4 million sq. ft. in Q3 2026, reflecting continued occupancy growth across the market. This total was below its 9.8 million sq. ft. level in Q2 2026, declining 34.4% quarter-over-quarter. It nevertheless exceeded the 5.5 million sq. ft. recorded in Q3 2025, rising 17.5% year-over-year. The rolling four-quarter average net absorption increased to 8.4 million sq. ft., up 2.9% quarter-over-quarter and 49.8% year-over-year, highlighting sustained demand over the past year.

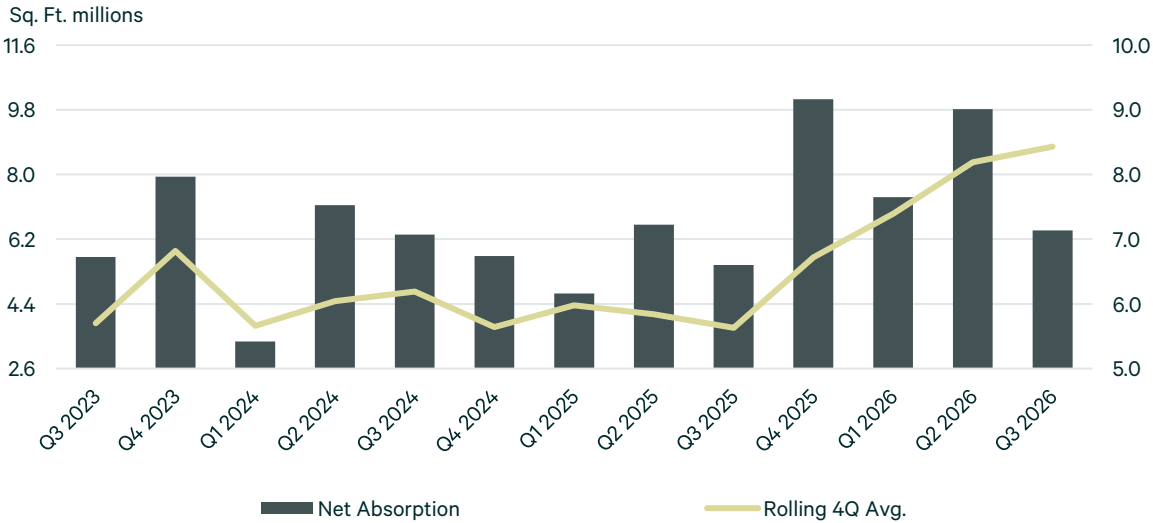
By submarket, DFW Airport recorded the highest positive net absorption at 2.3 million sq. ft., followed by South Dallas with 1.2 million sq. ft. South Stemmons and Northeast Dallas were the next strongest submarkets with positive net absorption, posting 839,000 sq. ft. and 766,000 sq. ft., respectively. North Fort Worth and South Fort Worth were the weakest performers, with net absorption totaling negative 267,000 sq. ft. and negative 4,000 sq. ft., respectively.

Construction Activity

Construction activity in Q3 2026 reflected a growing development pipeline alongside modest new deliveries. Under construction space reached 33.91 million sq. ft., increasing 29.0% quarter-over-quarter and 26.2% year-over-year, while construction deliveries totaled 3.55 million sq. ft., declining 48.6% quarter-over-quarter and 9.6% year-over-year. Dallas/Fort Worth currently leads the nation in industrial square footage under construction.

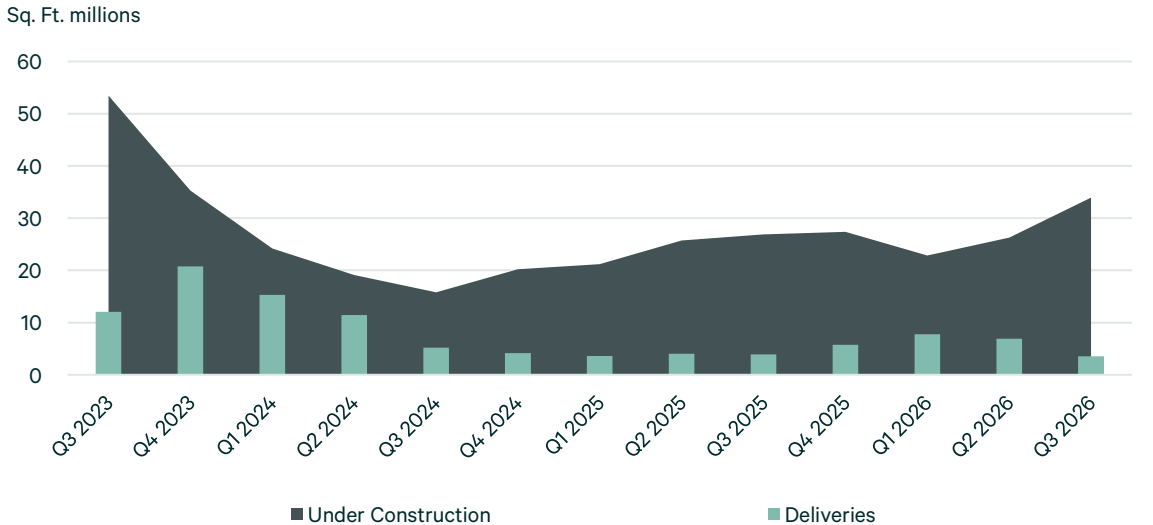
North Fort Worth recorded the highest under construction activity, supported by large logistics projects such as Northlake 35 Logistics Park Phase III Building 7, Alliance Westport 12, and DHL Northlake Logistics Hub - Building 4, followed by Southern DFW/287 with Crossroads Logistics Park - Building 5. South Dallas also recorded under construction activity above zero.

Figure 4: Net Absorption Trend



CBRE Research

Figure 5: Construction Activity



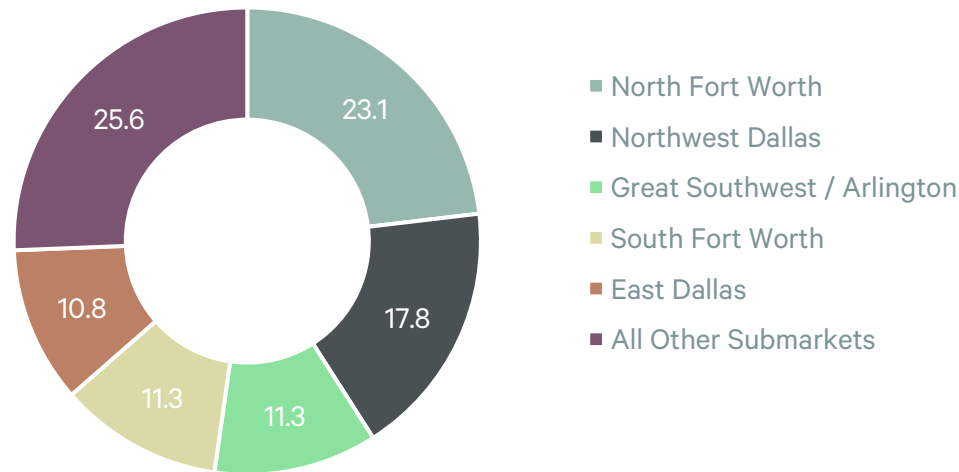
CBRE Research

Leasing Activity

Leasing activity increased in Q3 2026, as tenants signed leases totaling 23.42 million sq. ft. in the quarter. Activity rose 12.6% quarter-over-quarter and 57.3% year-over-year, indicating a strong pickup in demand.

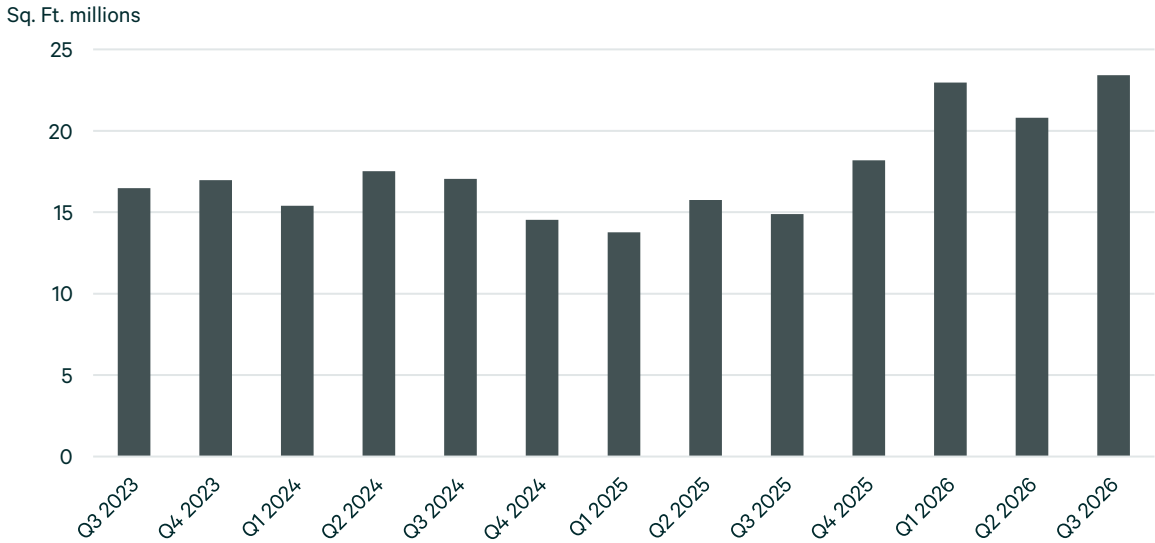
Leasing activity was strongest in North Fort Worth and Northwest Dallas, with 5.41 million sq. ft. and 4.17 million sq. ft. leased, respectively. All other submarkets also recorded positive leasing activity, including Great Southwest / Arlington with 2.66 million sq. ft., South Fort Worth with 2.65 million sq. ft., East Dallas with 2.54 million sq. ft., South Dallas with 2.26 million sq. ft., DFW Airport with 1.84 million sq. ft., South Stemmons with 1.13 million sq. ft., Northeast Dallas with 683,000 sq. ft., and Southern DFW/287 with 82,000 sq. ft.

Figure 10: Leasing Activity by Submarket (% of Total Activity)



CBRE Research

Figure 9: Leasing Activity Trend



CBRE Research

Figure 11: Key Lease Transactions

Tenant	Sq. Ft. Leased	Transaction Type	Address	Submarket
Confidential Tenant	1,274,000	New Lease	1173 Akron Way	East Dallas
DSV Sea & AIR	1,122,000	New Lease	1011 Western Blvd	Northwest Dallas
Confidential Tenant	1,055,000	New Lease	11900 South Fwy	South Fort Worth
Celestica	1,010,000	New Lease	15500 N Beach St	North Fort Worth
Confidential Tenant	827,000	New Lease	210 Sunridge Blvd	South Dallas
Confidential Tenant	798,000	New Lease	14501 Mobility Way	North Fort Worth
Rheem Sales Company	657,000	Renewal	1875 Waters Ridge Dr	Northwest Dallas
Undisclosed Manufacturer	656,000	New Lease	501 W Risinger Rd	South Fort Worth

Source: CBRE Research, Q3 2026

Economic Overview

Notable challenges persist, from elevated energy costs and interest rates to lingering geopolitical and technological uncertainties. Despite these concerns, the U.S. economy remains on track to grow by over 2% during 2026, supported by impressive AI-driven business investment. Also, a generally stable labor market continues to underpin consumer activity, providing a cushion against other risks.

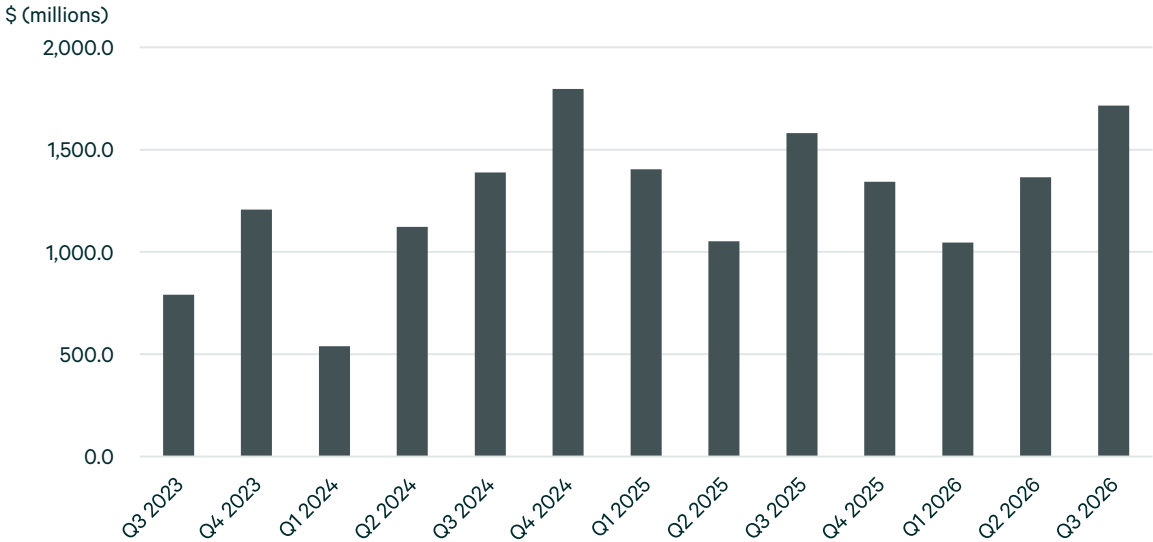
The final months of 2026 could prove pivotal. While economic growth supports healthy CRE occupier market fundamentals, the investment side of the market must contend with 5% Treasury yields. Signals from the Federal Reserve, inflation data, and global fixed-income markets suggest rates will remain elevated for the foreseeable future. A key upside catalyst would be a de-escalation in the U.S./Iran conflict, which could ease inflation and provide the Fed with more flexibility.

Investment Sale Activity

Investment sales volume in the Dallas/Fort Worth industrial market increased in Q3 2026 compared with Q2 2026 and Q3 2025. Quarterly volume reached \$1,714.46 million, representing 25.7% quarter-over-quarter and 8.5% year-over-year growth, following \$1,364.25 million in Q2 2026 and \$1,580.18 million in Q3 2025. Year-to-date 2026 industrial investment sales volume totaled \$4.12 billion across the Dallas/Fort Worth market.

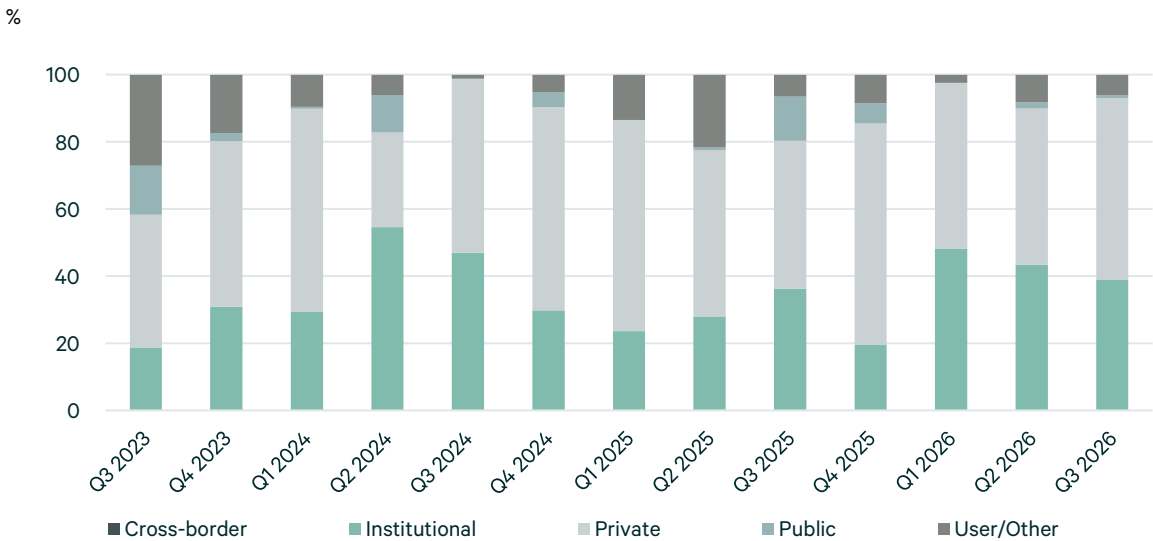
Buyer composition in Q3 2026 comprised private, institutional, public and user/other capital. Private buyers accounted for 52.5%, institutional buyers 40.2%, user/other buyers 6.5%, public buyers 0.8% and cross-border buyers 0.0% of Q3 2026 volume. The largest transaction was Tradepoint 45 Warehouse in South Dallas, acquired by Starwood Capital for \$155.00 million and 1.35 million sq. ft., followed by Alliance Gateway 51 in North Fort Worth, purchased by Stonepeak for \$133.10 million and 860,100 sq. ft. Other sales included 4235 Norwich Street in South Stemmons, acquired by the City of Dallas for \$110.00 million and 1.09 million sq. ft.; Innovation Ridge Logistics Park in East Dallas at \$84.40 million and 1.11 million sq. ft.; 600 South Western Boulevard in Northwest Dallas at \$83.40 million and 419,220 sq. ft.; and the Fanatics facility in Southern DFW/287 at \$83.20 million and 637,445 sq. ft.

Figure 6: Quarterly Sales Volume



MSCI Real Capital Analytics

Figure 8: Buyer Composition



MSCI Real Capital Analytics

Market Statistics by Product Type

Figure 12

Product Type	Net Rentable Area (SF)	Total Vacancy (%)	Total Availability (%)	Direct Availability (%)	Sublease Availability (%)	Avg. Direct Asking Rate (\$/SF NNN/yr)	Current Quarter Net Absorption (SF)	YTD Net Absorption (SF)	Deliveries (SF)	Under Construction (SF)
Distribution/Logistics	848.97M	8.4	9.4	8.3	1.1	9.98	7.32M	24.61M	3.55M	31.29M
Manufacturing - General	78.78M	3.4	3.6	3.4	0.2	7.42	(291,000)	(430,000)	-	225,000
Manufacturing - Advanced	2.45M	-	-	-	-	-	-	-	-	390,000
R&D/Flex	59.23M	6.4	7.4	6.6	0.8	12.83	(258,000)	(693,000)	-	168,000
Other Industrial	58.50M	7.7	9.1	6.7	2.4	13.77	(327,000)	144,000	-	1.83M
Total	1,047.93M	7.8	8.8	7.7	1.1	10.39	6.44M	23.63M	3.55M	33.91M

Source: CBRE Research, Q3 2026

Market Statistics by Size

Figure 13

Size Range	Net Rentable Area (SF)	Total Vacancy (%)	Total Availability (%)	Direct Availability (%)	Sublease Availability (%)	Avg. Direct Asking Rate (\$/SF NNN/yr)	Current Quarter Net Absorption (SF)	YTD Net Absorption (SF)	Deliveries (SF)	Under Construction (SF)
Below 50K SF	176.12M	6.4	7.4	6.7	0.7	12.63	(968,000)	(1.90M)	-	168,000
50K-99,999 SF	122.39M	8.2	9.7	8.6	1.1	10.82	(102,000)	86,000	-	1.84M
100K-249,999 SF	242.41M	10.5	11.9	10.9	1.0	10.25	981,000	4.51M	871,000	11.72M
250K-499,999 SF	207.14M	10.0	12.1	10.8	1.2	7.84	2.78M	6.67M	986,000	5.21M
500K-749,999 SF	120.20M	5.6	8.2	6.2	2.0	8.10	1.95M	4.60M	619,000	2.82M
750,000 SF +	179.67M	4.3	2.2	1.3	0.9	7.35	1.81M	9.65M	1.08M	12.15M
Total	1,047.93M	7.8	8.8	7.7	1.1	10.39	6.44M	23.63M	3.55M	33.91M

Source: CBRE Research, Q3 2026

Market Statistics by District

Figure 10

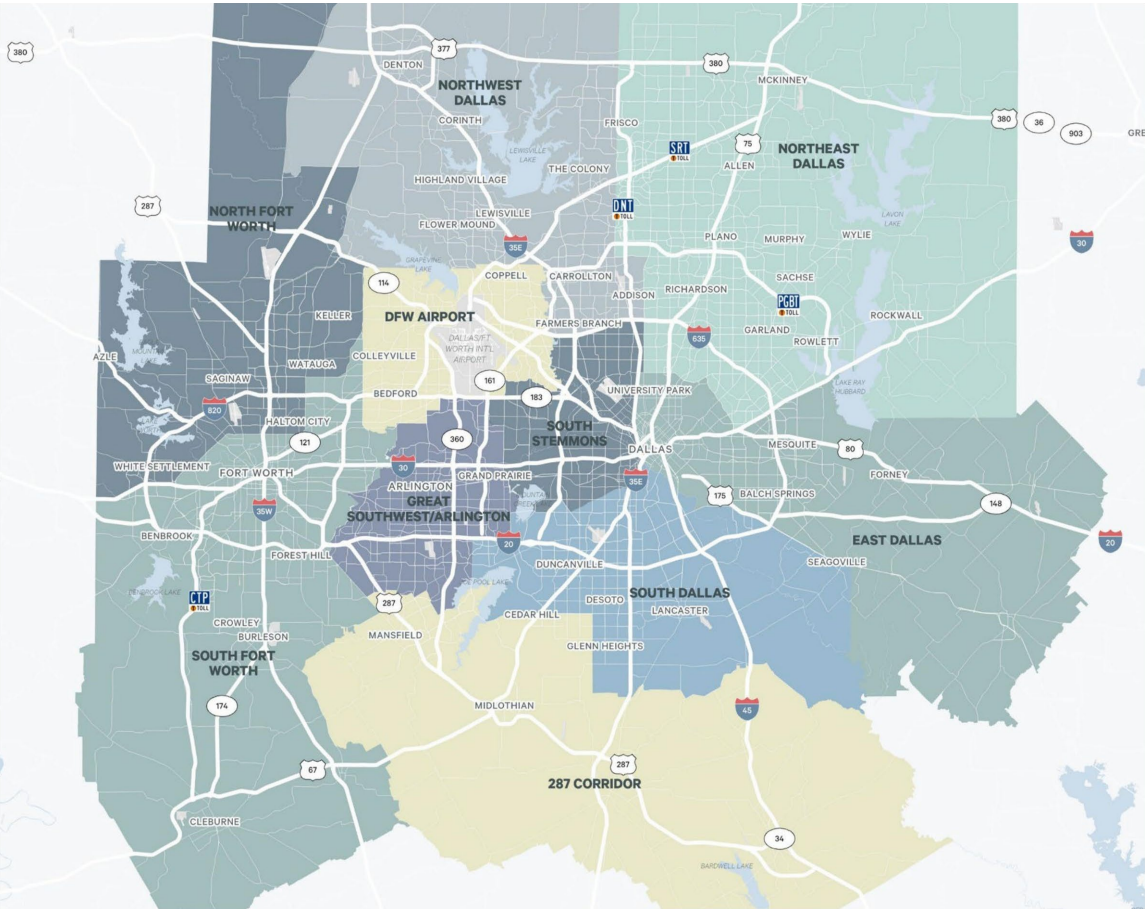
Submarket	Net Rentable Area (SF)	Total Vacancy (%)	Total Availability (%)	Direct Availability (%)	Sublease Availability (%)	Avg. Direct Asking Rate (\$/SF NNN/yr)	Current Quarter Net Absorption (SF)	YTD Net Absorption (SF)	Deliveries (SF)	Under Construction (SF)
DFW Airport Total	96.74M	9.2	10.2	8.2	2	12.71	704,000	2.33M	333,000	2.09M
E DFW/Las Colinas	69.80M	8.9	9.7	7	2.6	12.35	208,000	1.28M	333,000	2.09M
W DFW/Grapevine	26.94M	10	11.6	11.1	0.5	13.51	496,000	1.05M	-	-
East Dallas Total	60.90M	8.7	11.6	10.9	0.7	10.5	266,000	865,000	251,000	1.89M
Central E Dallas	15.61M	5.5	6	6	-	18.79	-4,000	-23,000	-	-
East Dallas/Mesquite	32.38M	7.9	13.9	12.6	1.3	8.61	271,000	-16,000	251,000	832,000
Forney/Terrell	12.92M	14.7	12.7	12.7	-	-	-	904,000	-	1.06M
Great Southwest / Arlington Total	124.06M	7.7	9.9	8.8	1.1	8.67	5,000	1.04M	532,000	1.62M
Arlington	26.49M	6.7	8.2	7.7	0.5	11.03	-104,000	224,000	-	-
Lower Great Southwest	38.61M	7.2	9.7	8.1	1.6	8.16	-688,000	-285,000	-	104,000
Upper Great Southwest	58.96M	8.6	10.8	9.8	1	8.64	797,000	1.10M	532,000	1.52M
North Fort Worth Total	142.07M	6.6	9.6	7.4	2.2	8.69	2.83M	7.41M	1.52M	8.98M
Meacham Fld/Fossil Creek	49.07M	7.6	8.8	7.9	0.9	7.83	187,000	22,000	321,000	1.60M
NE Tarrant Alliance	86.33M	6	10.2	7.1	3.2	12.99	2.64M	7.40M	1.20M	6.65M
West Tarrant	6.67M	7.3	7.3	7.3	-	10.92	2,000	-10,000	-	732,000
Northeast Dallas Total	119.26M	8	8.7	7.8	0.8	12.31	407,000	300,000	586,000	3.07M
-	188,000	0	0	0	-	-	-	-	-	78,000
Allen/Mckinney	21.21M	9.5	9.1	8.5	0.6	12.2	126,000	308,000	-	811,000
NE Dallas/Garland	52.97M	8.2	9.3	8.2	1	9.61	77,000	-125,000	102,000	1.04M
Plano	23.72M	7.2	8.3	7.2	1.1	13.85	241,000	289,000	360,000	558,000

Submarket	Net Rentable Area (SF)	Total Vacancy (%)	Total Availability (%)	Direct Availability (%)	Sublease Availability (%)	Avg. Direct Asking Rate (\$/SF NNN/yr)	Current Quarter Net Absorption (SF)	YTD Net Absorption (SF)	Deliveries (SF)	Under Construction (SF)
Richardson	16.75M	7.2	7.8	7.5	0.3	16.34	126,000	1,000	123,000	-
Rockwall	4.42M	5.2	5.2	5.2	-	18.05	-163,000	-173,000	-	586,000
Northwest Dallas Total	128.58M	10.3	12	10.6	1.4	11.2	432,000	938,000	445,000	1.85M
-	1.82M	8.8	8.8	8.8	-	10	-28,000	262,000	-	-
Denton	20.62M	18.8	18.9	17.6	1.3	12.18	298,000	659,000	269,000	200,000
Lewisville	36.87M	10.5	12.9	10.7	2.2	10.56	101,000	-97,000	176,000	1.11M
Metropolitan/Addison	20.03M	11	10.7	10.3	0.4	12.08	111,000	-114,000	-	-
N Stemmons/Valwood	48.38M	5.3	8.3	7	1.3	10.83	-50,000	229,000	-	541,000
NW Dallas Outlying	863,000	61	55.5	55.5	-	-	-	-	-	-
Out of Submarket	627,000	0	0	0	-	-	-	-	-	935,000
South Dallas Total	124.11M	6.6	7.4	6.3	1.1	5.55	2.25M	3.63M	-	3.30M
Redbird Airport	21.76M	3.8	8	7	1	9.6	-25,000	-5,000	-	120,000
SE Dallas/I-45	82.40M	7.9	8.3	7.3	1.1	4.73	2.44M	3.72M	-	3.18M
SW Dallas/US 67	19.96M	4.1	3.1	1.6	1.5	9.89	-168,000	-86,000	-	-
South Fort Worth Total	93.81M	10.3	10.7	9.7	1	8.49	2.01M	1.10M	3.15M	2.05M
Cleburne	4.84M	2.7	2.7	2.7	-	-	1.76M	1.76M	1.76M	76,000
East Fort Worth	26.74M	10.8	11.3	10.7	0.6	8.32	77,000	-82,000	-	-
N Central Fort Worth	9.33M	3	4.6	4.5	0.2	10.49	-56,000	-137,000	-	-
S Central Fort Worth	7.83M	4.4	5.6	4.2	1.4	6.91	-20,000	-16,000	-	-
S Central Tarrant County	41.08M	11.9	11.9	10.3	1.5	9.28	72,000	-581,000	1.39M	1.97M
SW Tarrant	3.97M	28.9	29	28.8	0.2	12.46	176,000	158,000	-	-

Submarket	Net Rentable Area (SF)	Total Vacancy (%)	Total Availability (%)	Direct Availability (%)	Sublease Availability (%)	Avg. Direct Asking Rate (\$/SF NNN/yr)	Current Quarter Net Absorption (SF)	YTD Net Absorption (SF)	Deliveries (SF)	Under Construction (SF)
South Stemmons Total	126.01M	8	9.2	8.2	1.1	11.37	336,000	(1.22M)	-	542,000
E Hines North	19.70M	5.5	7	6.4	0.6	10.99	163,000	-35,000	-	-
East Brookhollow	6.99M	5	6.8	6.7	0.1	14.51	-2,000	7,000	-	-
Eastern Lonestar/Tpke	30.20M	9	11.1	9.5	1.7	9.12	-157,000	-595,000	-	282,000
North Trinity	8.83M	7	8.6	7.7	0.9	18.09	3,000	-2,000	-	-
W Hines North	9.33M	7.3	8	7	1	11.59	93,000	-100,000	-	-
West Brookhollow	39.80M	8.1	9.8	8.9	0.9	8.93	32,000	-129,000	-	-
Western Lonestar/Tpke	11.17M	12.4	9	7.3	1.7	13.37	204,000	-362,000	-	260,000
Southern DFW/287 Total	27.69M	6.3	7	6.9	0.1	7.11	598,000	787,000	93,000	888,000
Mansfield/Midlothian	19.63M	7.3	8.3	8.1	0.2	12.07	505,000	694,000	-	438,000
Waxahachie/Ennis	8.06M	3.9	3.9	3.9	-	6	93,000	93,000	93,000	450,000
Total	1,043.85M	8.2	9.7	8.4	1.3	10.25	9.83M	17.18M	6.91M	27.22M

Source: CBRE Research, Q3 2026

Market Area Overview



Definitions

Available Sq. Ft.: Space in a building, ready for occupancy within six months; can be occupied or vacant. Availability Rate: Total Available Sq. Ft. divided by the total building Area. Average Asking Lease Rate: A calculated average that includes net and gross lease rate, weighted by their corresponding available square footage. Building Area: The total floor area sq. ft. of the building, typically taken at the “drip line” of the building. Gross Activity: All sale and lease transactions completed within a specified time period. Excludes investment sale transactions. Gross Lease Rate: Rent typically includes real property taxes, building insurance, and major maintenance. Net Absorption: The change in Occupied Sq. Ft. from one period to the next. Net Lease Rate: Rent excludes one or more of the “net” costs (real property taxes, building insurance, and major maintenance) typically included in a Gross Lease Rate. Occupied Sq. Ft.: Building Area not considered vacant. Vacancy Rate: Total Vacant Sq. Ft. divided by the total Building Area. Vacant Sq. Ft.: Space that can be occupied within 30 days. Class A industrial are buildings built after 2000, with 32’ or greater clear height and ESFR sprinklers.

Survey Criteria

[Insert survey Criteria here. Contact your manager for specific criteria]

Contacts

Pamela Arias
Research Analyst
pamela.arias@cbre.com

Lauren Breen
Field Research Manager
lauren.breen@cbre.com

Marc L. Miller
Research Director
marc.miller1@cbre.com