

FIGURES | FT. LAUDERDALE INDUSTRIAL | Q3 2026

Broward returns to positive absorption as the recovery takes shape



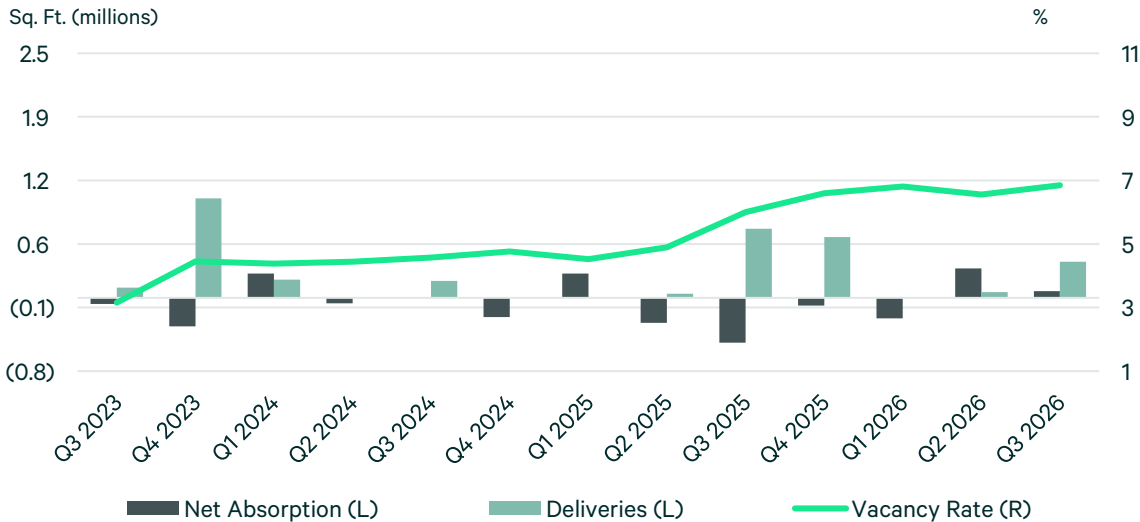
Note: Arrows indicate change from previous quarter.

Market Overview

Broward has turned the corner on absorption. After losing roughly 750,000 sq. ft. of occupied space between Q3 2025 and Q1 2026, the county has posted two straight positive quarters, bringing 2026 to 158,830 sq. ft. Vacancy rose to 6.9% this quarter as three new buildings delivered vacant in Coral Springs and Southeast Broward, while occupancy in the existing stock improved.

The next two quarters will show how durable it is. About 319,000 sq. ft. of signed leases are scheduled to occupy in Q4 2026 and another 155,000 sq. ft. in Q1 2027. At the same time, more than 3 million sq. ft. of listed space is still occupied but scheduled to come available, about 2 million sq. ft. of it in Q4, so how much of that space actually empties will set the direction of vacancy into 2027.

Figure 1: Historical Net Absorption, Deliveries, and Vacancy



CBRE Research

Market Analysis

The recovery is uneven across the county. Southeast Broward, anchored by port and airport demand, has absorbed 254,387 sq. ft. this year, more than the county's entire net total, and Ontic Engineering and Manufacturing's expansion filled the rest of Weston Park of Commerce in Q3. Central and Northeast Broward have each given back about 184,000 sq. ft. this year, while Pompano/Lauderdale, the largest submarket, posts the county's highest vacancy and carries most of the construction pipeline.

Broward tenants are renewing. Tenants signed more than 1.5 million sq. ft. in Q3 2026, up 34% from a year ago, and renewals made up nearly half of it, led by a 276,240 sq. ft. renewal at Tamarac Distribution Center and two renewals totaling 171,400 sq. ft. at Prologis Port 95 Distribution Center. Owners are also locking in renewals earlier: renewals of 50,000 sq. ft. or more signed since 2025 started about 10 months after signing, roughly double the lead time in 2023 and 2024. Strong retention keeps space off the market and helps explain why existing buildings held their occupancy. New leases of 125,077 sq. ft. at South Florida Distribution Center, Building C and 44,736 sq. ft. at Race-Track Logistics, Building 3 show recently delivered space beginning to lease

Southwest Broward is tight today, with the most space on deck. The submarket has tightened to the lowest vacancy in the county, yet it also holds the largest volume of space listed for future availability: 811,135 sq. ft., or 4.7% of its inventory, much of it in larger buildings in Miramar and Weston. Whether those occupiers renew or relocate will decide if it stays this tight into 2027. Countywide, sublease space remains limited at 0.3% of inventory.

Rents are still inching higher. Rents are still inching higher. The average direct ask rose to \$17.58 per sq. ft. in Q3 2026, up 0.5% from Q2 2026 and 5.5% from a year ago. Growth has slowed this year, with asks up about 1% since Q1, as owners balance rate growth against rising availability. Larger tenants are also negotiating harder on escalations: only half of leases of 100,000 sq. ft. or more carry 4% annual increases, against 86% of deals under 25,000 sq. ft.

The pipeline is all speculative, and most of it is in Pompano. Construction fell to 828,992 sq. ft. as 369,608 sq. ft. delivered, and none of it is pre-leased yet. Festival Logistics Park in Pompano Beach accounts for 476,833 sq. ft. across three buildings, with Constellation Airport Logistics Center and Logistics Center at 595 making up the rest. With about 1.4 million sq. ft. still vacant in buildings delivered since 2025, early commitments at Festival will be the clearest read on demand for new product in north Broward.

Figure 2: Vacancy Rate

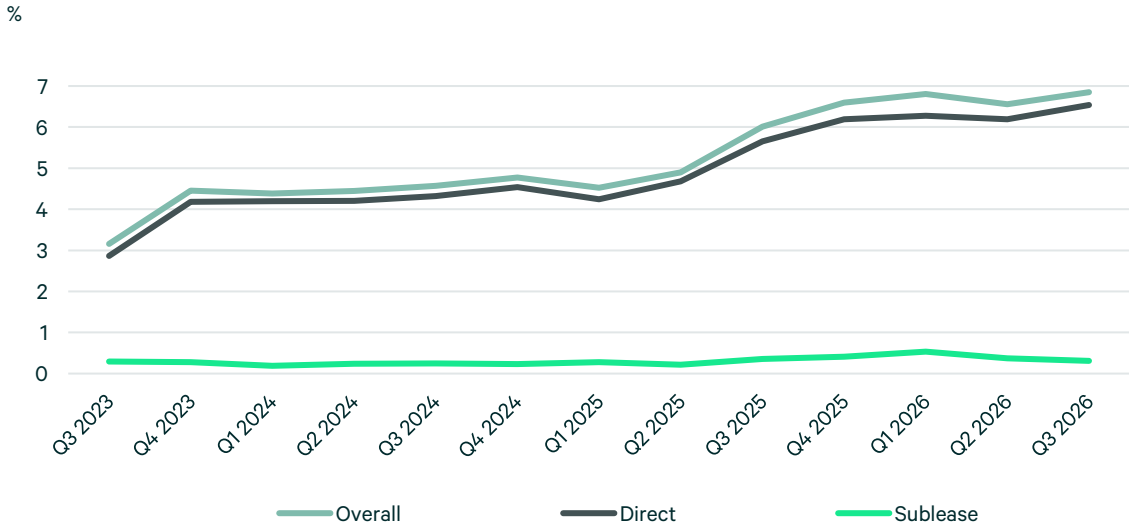


Figure 3: Average Direct Asking Rate

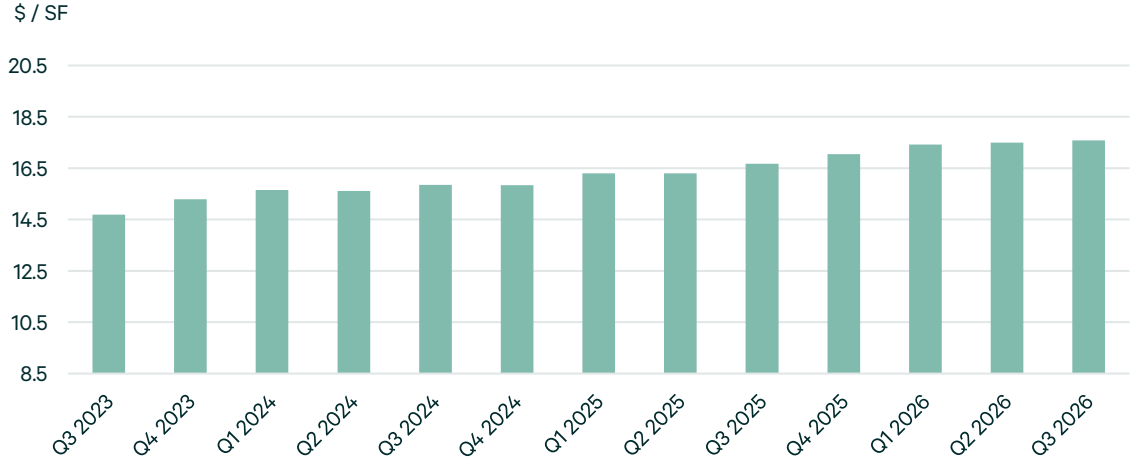


Figure 4: Construction Activity

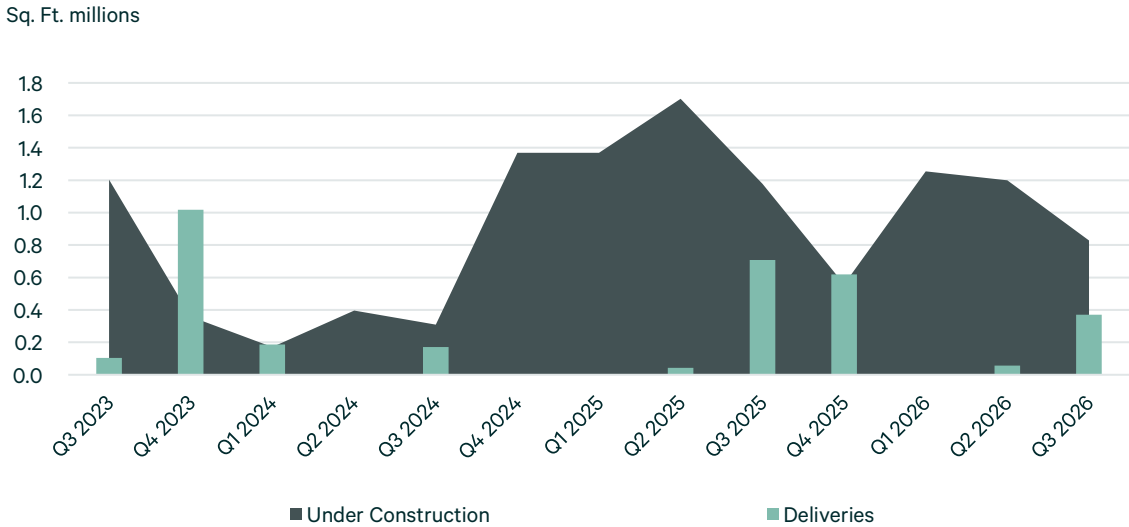
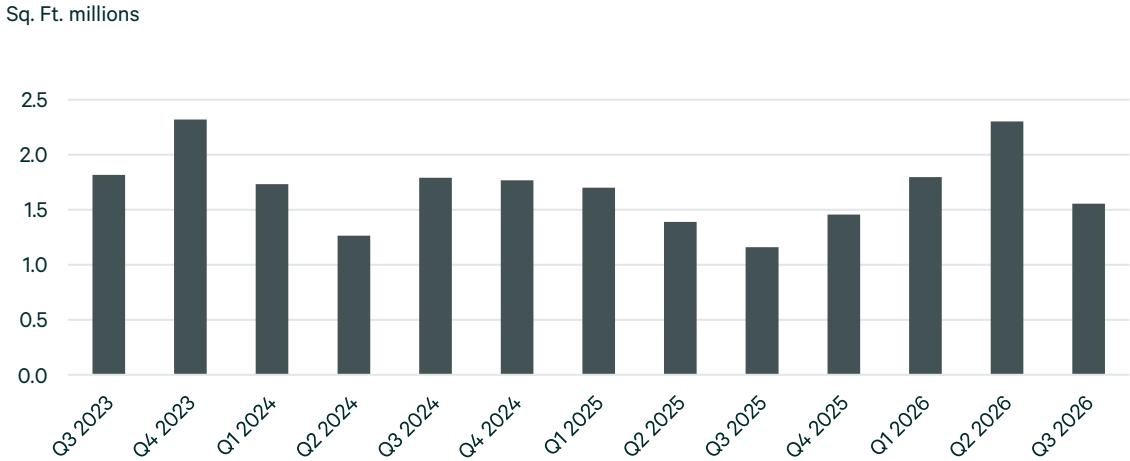


Figure 5: Leasing Activity Trend



Market Statistics by Product Type

Figure 6

Product Type	Net Rentable Area (SF)	Total Vacancy (%)	Total Availability (%)	Direct Availability (%)	Sublease Availability (%)	Avg. Direct Asking Rate (\$/SF yr)	Current Quarter Net Absorption (SF)	YTD Net Absorption (SF)	Deliveries (SF)	Under Construction (SF)
Distribution/Logistics	81.42M	7.3	11.9	10.3	1.5	17.57	37,000	167,000	318,000	829,000
Manufacturing - General	6.11M	3.8	7.7	4.6	3.0	16.14	(8,000)	56,000	-	-
R&D/Flex	12.00M	4.9	7.1	6.5	0.7	18.01	29,000	(21,000)	-	-
Other Industrial	0.56M	20.4	21.1	17.8	3.3	19.44	10,000	(43,000)	52,000	-
Total	100.10M	6.9	11.1	9.6	1.5	17.58	68,000	159,000	370,000	829,000

Source: CBRE Research, Q3 2026

Market Statistics by Size

Figure 7

Size Range	Net Rentable Area (SF)	Total Vacancy (%)	Total Availability (%)	Direct Availability (%)	Sublease Availability (%)	Avg. Direct Asking Rate (\$/SF yr)	Current Quarter Net Absorption (SF)	YTD Net Absorption (SF)	Deliveries (SF)	Under Construction (SF)
Below 50K SF	37.90M	5.7	8.5	7.6	0.8	18.17	(52,000)	(303,000)	-	-
50K-99,999 SF	23.56M	6.9	10.2	9.0	1.2	17.81	(2,000)	149,000	52,000	413,000
100K-249,999 SF	30.80M	8.6	15.1	12.6	2.6	17.31	122,000	313,000	318,000	116,000
250K-499,999 SF	5.47M	7.2	15.1	12.3	2.8	16.92	-	-	-	300,000
500K-749,999 SF	1.16M	0.0	0.0	0.0	0.0	-	-	-	-	-
750,000 SF +	1.20M	0.0	0.0	0.0	0.0	-	-	-	-	-
Total	100.10M	6.9	11.1	9.6	1.5	17.58	68,000	159,000	370,000	829,000

Source: CBRE Research, Q3 2026

Market Statistics by Submarket

Figure 8

Submarket	Net Rentable Area (SF)	Total Vacancy (%)	Total Availability (%)	Direct Availability (%)	Sublease Availability (%)	Avg. Direct Asking Rate (\$/SF yr)	Current Quarter Net Absorption (SF)	YTD Net Absorption (SF)	Deliveries (SF)	Under Construction (SF)
Central Broward	16.90M	5.8	10.2	9.1	1.0	18.22	(98,000)	(185,000)	-	-
Coral Springs	9.16M	8.2	12.1	9.2	2.9	17.82	31,000	37,000	318,000	-
Northeast Broward	10.99M	7.5	10.9	9.5	1.4	17.32	(146,000)	(184,000)	-	-
Pompano/Lauderdale	23.71M	8.6	11.2	10.4	0.8	17.56	137,000	84,000	-	477,000
Southeast Broward	16.27M	6.1	10.6	9.1	1.6	17.88	(35,000)	254,000	52,000	169,000
Southwest Broward	17.40M	5.4	10.8	9.1	1.7	17.26	154,000	142,000	-	183,000
Sunrise	5.64M	6.0	14.6	10.8	3.8	15.08	24,000	11,000	-	-
Total	100.10M	6.9	11.1	9.6	1.5	17.58	68,000	159,000	370,000	829,000

Source: CBRE Research, Q3 2026

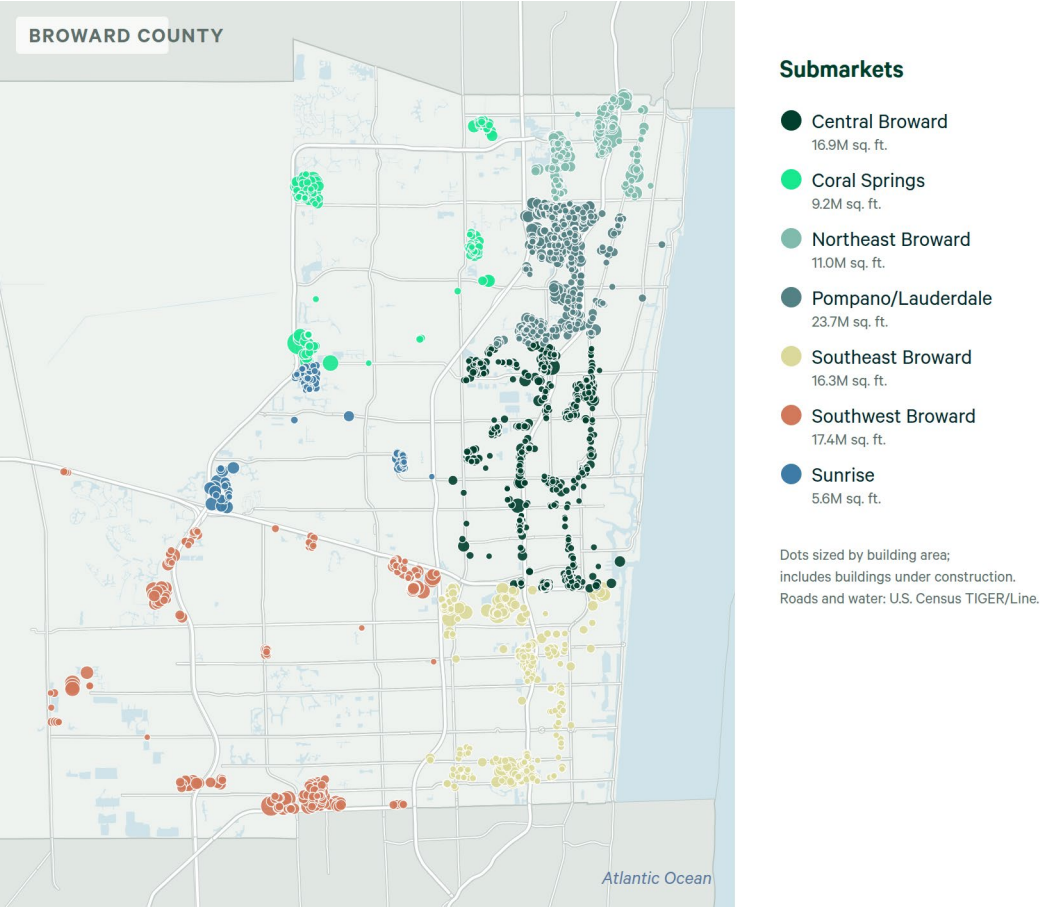
Market Statistics by Class

Figure 9

Property Class	Net Rentable Area (SF)	Total Vacancy (%)	Total Availability (%)	Direct Availability (%)	Sublease Availability (%)	Avg. Direct Asking Rate (\$/SF yr)	Current Quarter Net Absorption (SF)	YTD Net Absorption (SF)	Deliveries (SF)	Under Construction (SF)
Class A	21.36M	14.0	22.9	20.6	2.3	17.62	203,000	673,000	370,000	829,000
Institutional	11.31M	17.2	29.2	25.9	3.3	17.62	230,000	559,000	52,000	829,000
Other Class A	10.05M	10.4	15.8	14.7	1.1	17.62	(27,000)	114,000	318,000	-
All Other Industrial	78.73M	4.9	7.9	6.6	1.3	17.54	(135,000)	(514,000)	-	-
Total	100.10M	6.9	11.1	9.6	1.5	17.58	68,000	159,000	370,000	829,000

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

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