

# DALLAS-FORT WORTH INDUSTRIAL MARKET BRIEF

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DFW LEE & ASSOCIATES TEAM OF EXPERTS

### 2023 SIGNIFICANT RECENT WAREHOUSE & DISTRIBUTION TRANSACTIONS

TENANT	SF	SUBMARKET	TENANT	SF	SUBMARKET
DrinkPAK	1,403,152	S Cen. Tarrant Cnty	Total Sweeteners	135,323	Northeast Dallas-Garland
Kimberly-Clark Corp.	874,214	Redbird Airport	<b>Builders FirstSource Inc</b>	<b>131,040</b>	<b>Upper Great Southwest</b>
<b>Communications Test Design Inc. CTDI</b>	<b>607,074</b>	<b>S Central Tarrant Co</b>	Fresenius Medical Care	130,240	East DFW Airport-Las Colinas
Kuka Furniture	504,500	Redbird Airport	Welbilt Inc.	130,030	East DFW Airport-Las Colinas
Alan Ritchey	450,340	Upper Great Southwest	Network Wireless Solutions	129,611	N Stemmons/Valwood
FedEx Corporation	413,508	Northeast Tarrant-Alliance	J.B. Hunt Transport Inc.	127,795	Lower Great Southwest
Vehicle Accessories	325,218	East Dallas/Mesquite	Nina Footwear	125,299	SE Dallas-I-45
<b>Niagara Bottling</b>	<b>313,470</b>	<b>SE Dallas-I-45</b>	DisplayIt	123,500	Allen/Mckinney
<b>Tempur Sealy International Inc.</b>	<b>310,000</b>	<b>Upper Great Southwest</b>	NWA Footwear	123,469	SE Dallas/I-45
Almo Corp.	288,052	SE Dallas-I-45	Lineage Logistics	122,500	S Cen. Tarrant Cnty
Fruit of the Earth, Inc	277,200	Upper Great Southwest	Regency Technologies, Llc	117,025	Upper Great Southwest
USTC Corp.	271,696	Eastern Lonestar/Tpke	U.S. Auto Force	114,770	Southwest Tarrant
Amcort Ltd.	269,388	Upper Great Southwest	GXO	111,050	Upper Great Southwest
Pacific Global Inc.	263,900	S Central Tarrant Co	Fidelity Paper	107,082	Lower Great Southwest
Red River Distribution	254,652	Denton	General Dynamics	103,978	East Dallas/Mesquite
Mecalux	246,082	Denton	Baik Brands	103,680	West Hines North
Big Ass Fans	221,444	West Tarrant	BFG Supply Co	101,801	Northwest Dallas Outlying
DHL	220,158	Upper Great Southwest	DFW Crating	100,088	Upper Great Southwest
Lasko Fans	218,700	Meacham Fld/Fossil Cr	American Metal Supply	100,000	Upper Great Southwest
Molson Coors	218,282	S Central Tarrant Co	Frisco Rockhill Land, LP	100,000	Plano
CHEP USA	199,750	East Dallas/Mesquite	Cynergy	96,548	E DFW/Las Colinas
NSI	198,572	Meacham Fld/Fossil Cr	Samsung Electronics Co. Ltd	95,786	E DFW Air/Las Colinas
Universal Display	196,732	Denton	Hohmann & Barnard, Inc.	95,500	Meacham Field-Fossil Creek
<b>Shoppa's Material Handling</b>	<b>190,221</b>	<b>Northeast Tarrant-Alliance</b>	<b>JW Nutritional</b>	<b>95,179</b>	<b>Allen/Mckinney</b>
Morsco Supply	180,590	SW Dallas/US 67	Cummins Filtration	94,503	SE Dallas-I-45
RElogistics	174,860	East Dallas-Mesquite	<b>Fiber Systems International</b>	<b>94,413</b>	<b>Allen/Mckinney</b>
Rollease Blinds	163,080	Meacham Fld/Fossil Cr	Millennium Packaging	90,720	Lower Great Southwest
<b>Uttermost Furniture</b>	<b>160,475</b>	<b>SW Dallas-US 67</b>	The Crosby Group LLC	86,240	Lower Great Southwest
Skyline Events	159,356	Eastern Lonestar/Tpke	Lonestar Electric	82,935	Upper Great Southwest
Parrish-Hare	159,240	Western Lonestar/Tpke	Acme Brick Company	80,696	North Stemmons-Valwood
<b>Kpower Global Logistics</b>	<b>156,205</b>	<b>Meacham Field-Fossil Creek</b>	<b>Enkei Wheels</b>	<b>79,750</b>	<b>East DFW Airport-Las Colinas</b>
ShipHero	152,910	Meacham Field-Fossil Creek	JCA	79,380	S Cen. Tarrant Cnty
Endeavor	150,898	Allen/Mckinney	Integrated Supply Network	76,040	Lower Great Southwest
Universal Power Group	143,309	E DFW Air/Las Colinas	Multiquip Inc	75,037	Lewisville
Lockheed Martin	136,165	West Tarrant	Hardware Resources	75,000	E DFW Air/Las Colinas

  Denotes a Lee & Associates transaction completed.

DFW IS

# #1

NATIONAL LEADER IN  
12-MO. DELIVERED SF

DFW IS

# #1

NATIONAL LEADER IN  
UNDER CONST. SF

DFW IS

# #2

LARGEST TOTAL MARKET  
INVENTORY IN US

### QUICK STATS

# 1B

INVENTORY (SF)

# 5 M

Q4 NET ABSORPTION (SF)

# 39.9 M

UNDER CONSTRUCTION (SF)

# 8.8%

VACANCY RATE

# \$8.64 PSF

AVG NNN ASKING RATE

### INDUSTRIAL OVERVIEW

#### RECORD DELIVERIES AND SOFTENING DEMAND

The Dallas-Fort Worth industrial real estate market is experiencing a slowdown in demand and a rise in vacancy rates. In 2023, developers delivered a record 70 million square feet of new space, which is pushing vacancy rates higher as demand declines in an uncertain market.

Net absorption has also softened over the past four quarters, coming off red-hot demand that fueled double-digit rent growth.

#### SHIFTING PRICING POWER

The increasing availability of industrial space is giving tenants more options and shifting some pricing power in their favor. Asking rents for newer buildings are under downward pressure, while landlords continue to escalate rents within interior submarkets. Rising vacancies and cooling activity could shift power to tenants.

#### MARKET OUTLOOK

Overall, the Dallas-Fort Worth industrial real estate market is undergoing a transition from a landlord's market to a more balanced market. Tenants are now in a better position to negotiate favorable lease terms, and landlords are likely to become more competitive in order to attract and retain tenants.

After two years of record activity, the market is pivoting to normalization. Vacancies will likely rise and new supply volume will cool, but Dallas-Fort Worth will remain a vital industrial market due to its location, infrastructure and business climate.

\*Industrial Product Only. Existing & Under Construction.

### INVENTORY

The Dallas-Fort Worth's (DFW) total industrial market is now over 1 billion square feet in size, making it the second biggest market in the country behind only Chicago.

Inventory will continue to grow at a healthy rate as the construction pipeline maintains strong volume, albeit reduced from record levels.

The market saw an impressive 110 million sf added since Q4 2021, and will continue to expand with Dallas-Fort Worth remaining a desirable, centralized location.

### ABSORPTION

Net absorption for the overall Dallas-Fort Worth Industrial market was positive 5,073,525 square feet in Q4 2023. That positive net absorption is driven by 4 submarket clusters: Northwest Dallas, North Fort Worth/Alliance, South Dallas, and South Fort Worth. Other core clusters finished the quarter with negative net absorption.

Large-block users with spaces of 200,000 square feet or more leased 4.6 million square feet in the quarter, showing their major sway on the market's momentum. Absorption has been trending downward for four consecutive quarters, with market conditions likely to maintain current trajectories in the face of high borrowing costs and economic uncertainty.

### CONSTRUCTION

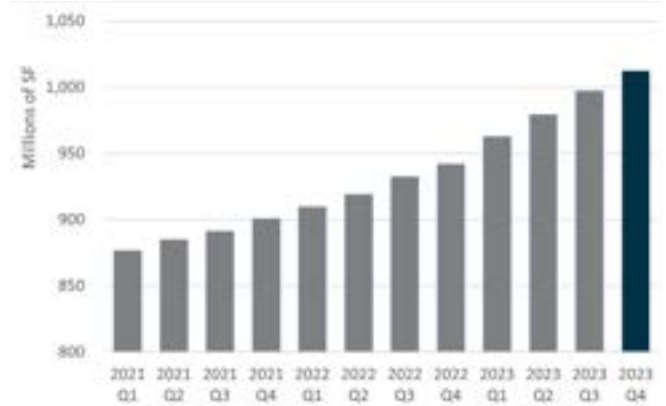
Construction continues to maintain near-record levels. Dallas-Fort Worth contains the largest industrial pipeline in the country, with 39 million square feet currently underway.

The market has seen over 70 million SF deliver year-to-date, which accounts for over 13% of all total national deliveries.

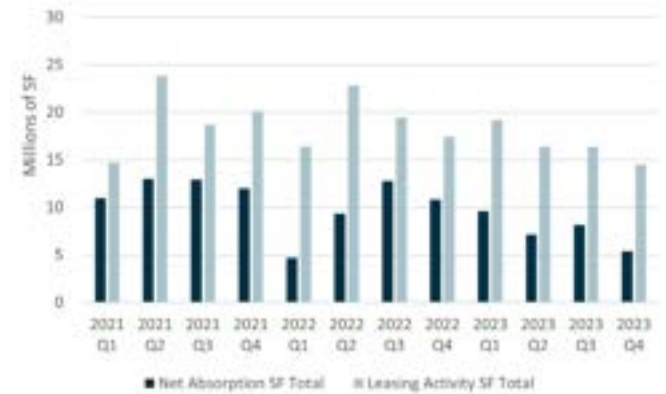
While construction is occurring across the metroplex, three submarket clusters capture more than half of the construction pipeline: N Fort Worth/Alliance, South Dallas, and East Dallas.

With rising borrowing costs, lessening demand, and general market uncertainty, construction starts have slowed in recent quarters, so expect the under construction pipeline to cool for the moment, but still be a national leader.

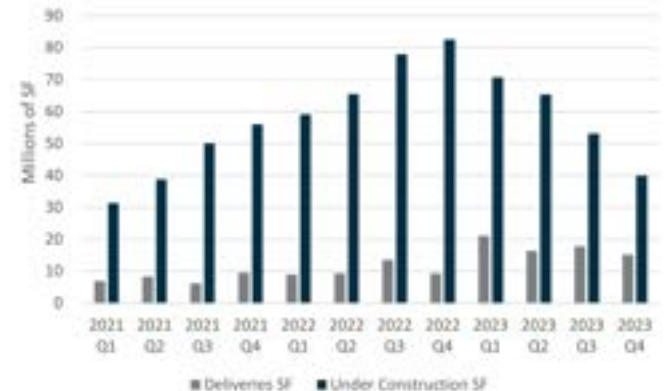
### INVENTORY



### ABSORPTION & LEASING



### CONSTRUCTION



\*Industrial Product Only. Existing & Under Construction.



## VACANCY

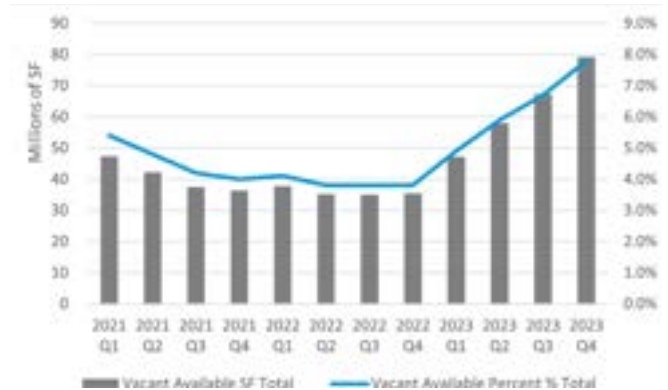
**Vacancy rates are rising to the highest levels in recent years following a record amount of new supply and weakening absorption.**

As deliveries continue to outpace absorption, vacancy volume has passed 90 million square feet at 8.8% of market total inventory.

Vacancy rates are poised to expand further, as projects of the 39.9 million square feet underway are anticipated to deliver over the next 12 to 18 months into a cooling market. The share of pre-leased space is trending near 25%, among the lowest rates in the country and another risk to vacancy rate expansion.

Leasing volume is cooling back to pre-covid norms, thus reducing demand pressure on all of this new product, so vacancy rates will likely continue to rise. Submarkets with the highest vacancy rates are: South Dallas, N Fort Worth/Alliance, and South Fort Worth.

## VACANCY



## RENTAL RATES

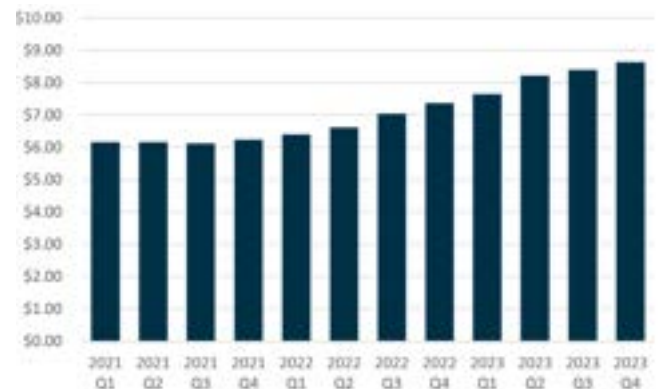
**Direct NNN rates are at all time highs across the market, ending Q4 2023 at \$8.64/SF.**

According to Lee & Associates' tracking, this is a \$1.33 or 15% year-over-year increase. Submarkets with the highest costs are generally in more built-out urban areas where opportunity for new construction is rare, such as South Stemmons and DFW Airport.

Now that supply-side pressure and leasing activity are moderating after break-neck paces, rent growth should cool over the near term.

If availability and vacancy rates rise, and demand continues to slow, landlord pricing power might moderate.

## RENTAL RATES



\*Industrial Product Only. Existing & Under Construction.

### DALLAS-FORT WORTH ECONOMY

Dallas-Fort Worth Area Employment (number in thousands)	November 2023	Change from November 2022 to November 2023	
		Number	Percent
<b>Total nonfarm</b>	<b>4,358.7</b>	<b>139.7</b>	<b>3.3%</b>
Mining, logging, and construction	255.9	15.9	6.6
Manufacturing	315.7	11.0	3.6
Trade, transportation, and utilities	929.7	12.7	1.4
Information	96.5	3.8	4.1
Financial activities	384.3	17.4	4.7
Professional and business services	826.7	32.4	4.1
Education and health services	502.6	9.1	1.8
Leisure and hospitality	419.1	11.5	2.8
Other services	146.1	14.5	11.0
Government	482.1	11.4	2.4

### ECONOMIC OVERVIEW

The Dallas-Fort Worth economy in Q4 2023 showed signs of slowing, but it remained strong overall. Job growth slowed from the previous quarter, but unemployment remained low and in line with national averages. Housing demand also moderated, but prices continued to rise. The economic outlook for DFW going into 2024 is positive, but there are some risks, such as macroeconomic uncertainty and interest rates.

# 139,700

JOBS ADDED NOV. 2022 - NOV. 2023

# \$688B

DFW TOTAL GROSS GDP

# 3.3%

DFW UNEMPLOYMENT RATE

# 4,357,600

TOTAL DFW NON-FARM JOBS

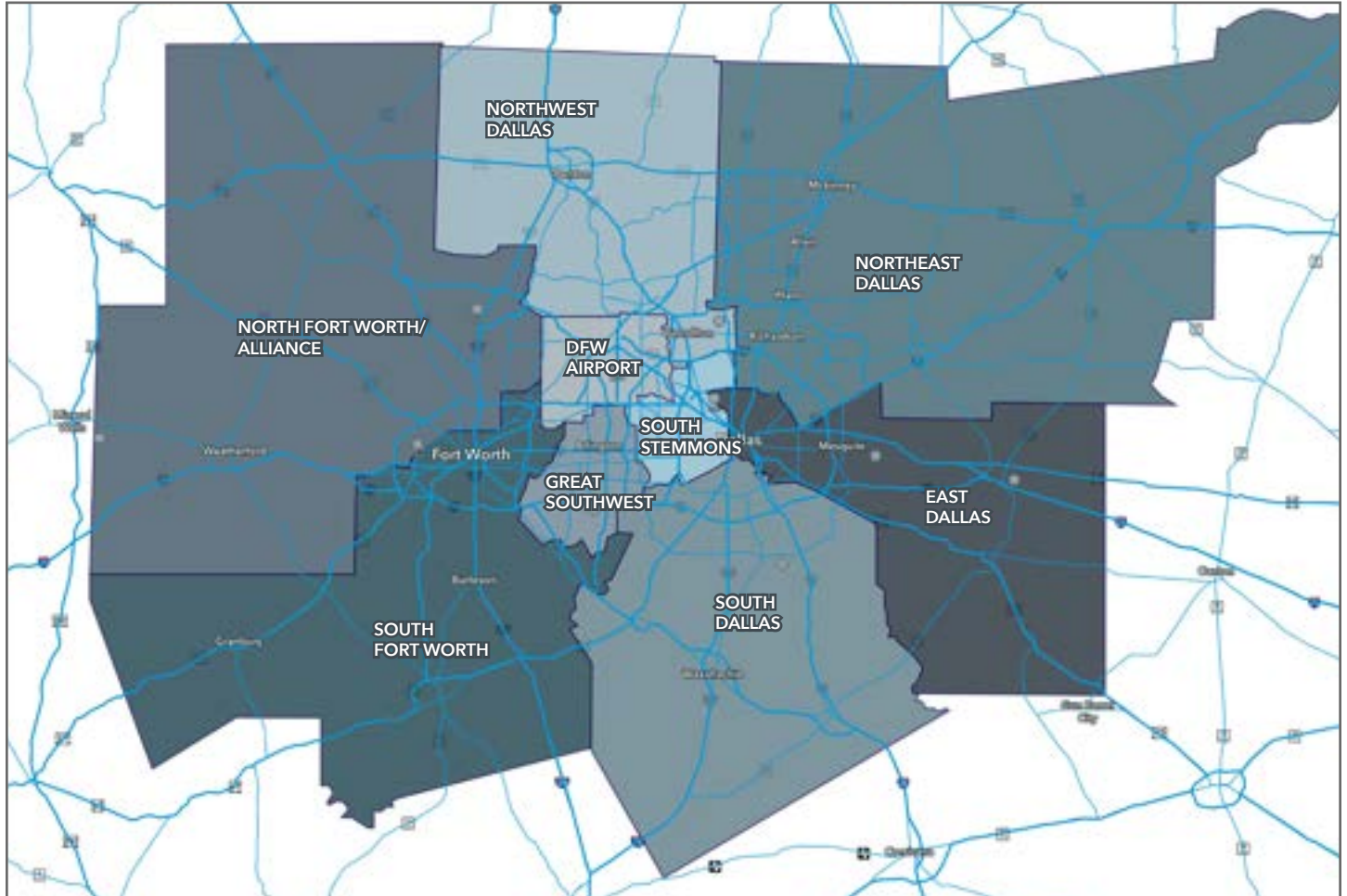
# 1.2%

DFW 12 MO. JOB GROWTH RATE

# 7,943,685

DFW POPULATION

# MARKET & SUBMARKET PERFORMANCE



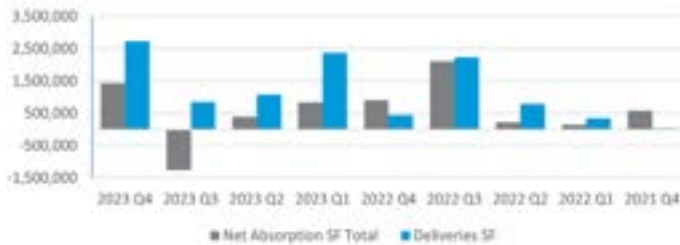
SUBMARKET	EXISTING INVENTORY		VACANCY			Q4 2023 NET ABSORPTION	Q4 2023 DELIVERIES	UNDER CONST SF	AVG QUOTED DIRECT NNN RATES
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
NORTHWEST DALLAS	1,815	115,612,809	7,964,525	9,582,961	6.9%	1,753,623	3,045,606	2,716,503	\$8.69
DFW AIRPORT	678	90,275,871	6,340,458	7,452,756	7.6%	(904,076)	630,836	3,768,870	\$9.91
EAST DALLAS	1,480	63,556,008	7,678,605	8,108,615	8.0%	883,114	1,694,815	7,461,882	\$6.78
GREAT SOUTHWEST	1,493	120,062,212	5,367,804	6,856,566	4.5%	(207,538)	764,348	2,247,120	\$9.14
SOUTH STEMMONS	2,994	112,195,407	6,549,583	7,974,778	7.1%	(848,148)	57,000	2,078,614	\$10.07
N FORT WORTH/ALLIANCE	1,503	116,093,730	11,235,859	13,543,019	11.7%	2,393,346	4,404,035	5,785,658	\$6.50
NE DALLAS	2,250	107,308,768	5,541,174	6,379,982	5.9%	(68,961)	1,093,031	3,716,655	\$10.19
SOUTH DALLAS	1,560	153,833,979	19,337,648	20,375,647	13.2%	1,254,747	1,861,670	6,891,777	\$7.73
SOUTH FORT WORTH	3,068	105,887,573	6,964,156	7,439,075	7.0%	1,088,232	1,506,497	3,828,333	\$8.11
<b>DFW MARKET TOTAL</b>	<b>17,107</b>	<b>1,010,917,933</b>	<b>79,610,678</b>	<b>90,454,736</b>	<b>8.9%</b>	<b>5,073,525</b>	<b>14,923,254</b>	<b>39,959,592</b>	<b>\$8.64</b>

\*Includes Industrial buildings only.

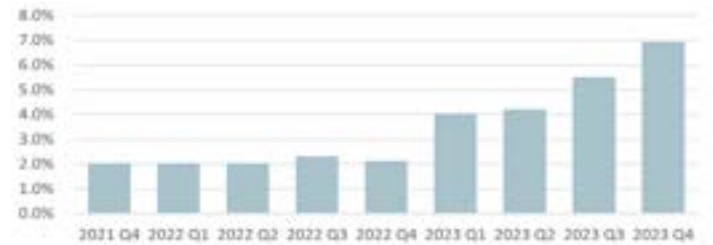
### NORTHWEST DALLAS SUBMARKET

MARKET INDICATORS	Q4 2022	Q1 2023	Q2 2023	Q3 2023	Q4 2023
▲ 12 Mo. Net Absorption SF	916,832	843,631	392,040	-1,263,626	1,753,623
▲ Vacancy Rate	2.1%	4.0%	4.4%	5.5%	6.9%
▲ Avg NNN Asking Rate PSF	\$7.52	\$7.82	\$8.12	\$8.04	\$8.69
▼ SF Under Construction	7,181,172	4,871,134	4,434,072	4,650,414	2,716,503
▲ Inventory SF	103,801,467	106,165,105	107,243,517	108,091,738	115,284,057

#### ABSORPTION & DELIVERIES



#### VACANCY



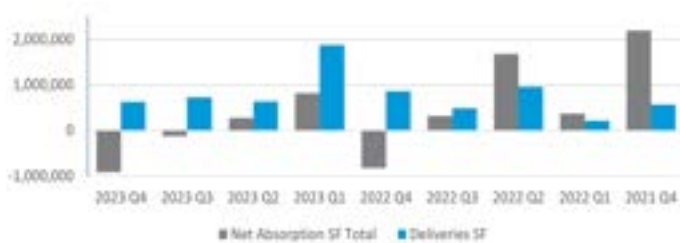
#### Q4 2023 TOP LEASE TRANSACTIONS BY SF

ADDRESS	CITY	SF	LANDLORD	TENANT	TENANT INDUSTRY
3333 West University Dr	Denton	254,652	Billingsley	Red River Distribution	Distribution
3333 West University Dr	Denton	246,082	Billingsley	Mecalux	Distribution
2040 McKenzie Dr	Carrollton	129,611	LINK	Network Wireless Solutions	Electronics and Appliance

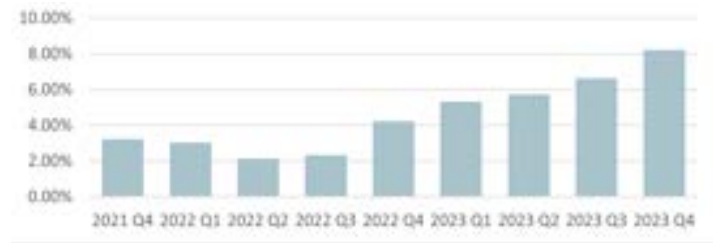
### DFW AIRPORT SUBMARKET

MARKET INDICATORS	Q4 2022	Q1 2023	Q2 2023	Q3 2023	Q4 2023
▲ 12 Mo. Net Absorption SF	-814,370	814,427	275,765	-123,873	-904,076
▲ Vacancy Rate	3.3%	4.7%	5.4%	5.6%	7.6%
▲ Avg NNN Asking Rate PSF	\$9.94	\$9.88	\$10.55	\$9.59	\$9.91
▲ SF Under Construction	4,764,563	3,275,809	3,665,544	3,438,131	3,768,870
▲ Inventory SF	86,312,758	88,193,916	88,833,991	89,561,280	90,275,871

#### ABSORPTION & DELIVERIES



#### VACANCY



#### Q4 2023 TOP LEASE TRANSACTIONS BY SF

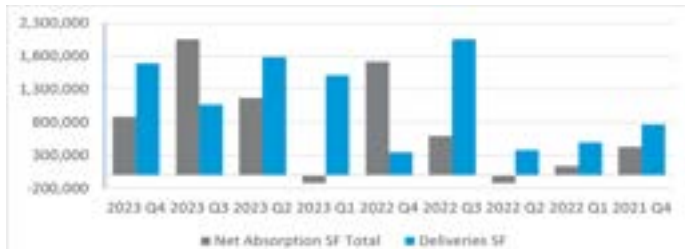
ADDRESS	CITY	SF	LANDLORD	TENANT	TENANT INDUSTRY
210 Dividend Dr	Coppell	143,309	Prologis	Universal Power Group	Distribution
700 W Bethel	Coppell	95,786	Prologis	Samsung Electronics Co. Ltd	Distribution
111 Executive	Coppell	79,750	Primera Companies	Enkei Wheels	Distribution



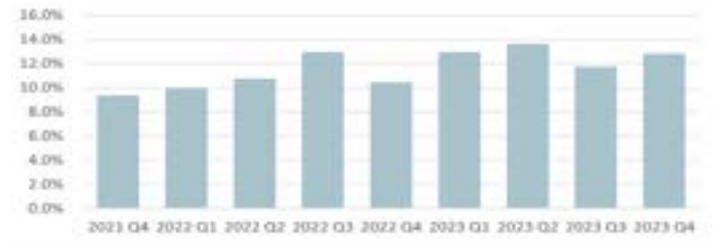
### EAST DALLAS SUBMARKET

MARKET INDICATORS	Q4 2022	Q1 2023	Q2 2023	Q3 2023	Q4 2023
▼ 12 Mo. Net Absorption SF	1,715,027	-119,354	1,167,813	2,052,157	883,114
▲ Vacancy Rate	4.4%	6.1%	7.6%	5.5%	8.0%
▼ Avg NNN Asking Rate PSF	\$6.26	\$6.58	\$9.08	\$7.36	\$6.78
▼ SF Under Construction	9,724,793	8,984,971	10,117,599	9,156,685	7,461,870
▲ Inventory SF	57,491,937	59,002,774	60,791,664	61,861,611	63,556,008

#### ABSORPTION & DELIVERIES



#### VACANCY



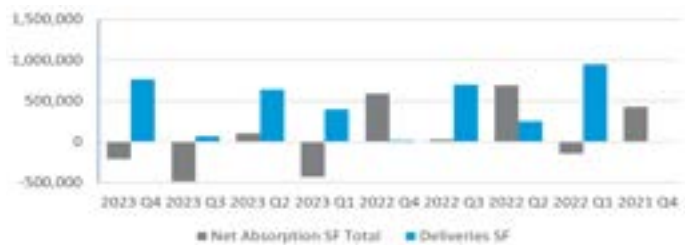
#### Q4 2023 TOP LEASE TRANSACTIONS BY SF

ADDRESS	CITY	SF	LANDLORD	TENANT	TENANT INDUSTRY
2700 E Syene Rd	Mesquite	325,218	BGO	Vehicle Accessories	Distribution
1201 Big Town Blvd	Dallas	199,750	KKR	CHEP USA	Transportation and Warehousing
635 Military Pkwy - Bldg 3	Mesquite	174,860	Huntington Industrial Partners	RELogistics	Air Freight Logistics

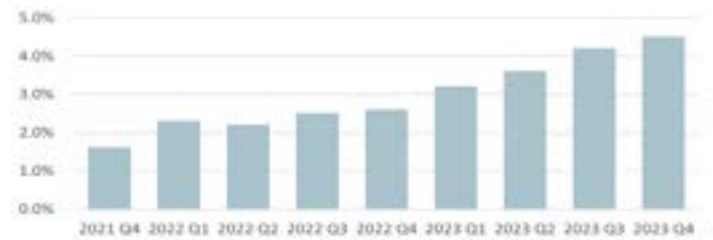
### GREAT SOUTHWEST SUBMARKET

MARKET INDICATORS	Q4 2022	Q1 2023	Q2 2023	Q3 2023	Q4 2023
▼ 12 Mo. Net Absorption SF	585,272	-432,172	103,187	-487,827	-207,538
▼ Vacancy Rate	3.3%	4.0%	4.5%	4.9%	4.5%
▼ Avg NNN Asking Rate PSF	\$7.62	\$8.43	\$8.54	\$9.43	\$9.14
▼ SF Under Construction	2,490,227	2,920,765	2,888,769	2,890,898	2,247,120
▲ Inventory SF	118,197,641	118,595,819	119,237,509	119,305,430	120,181,497

#### ABSORPTION & DELIVERIES



#### VACANCY



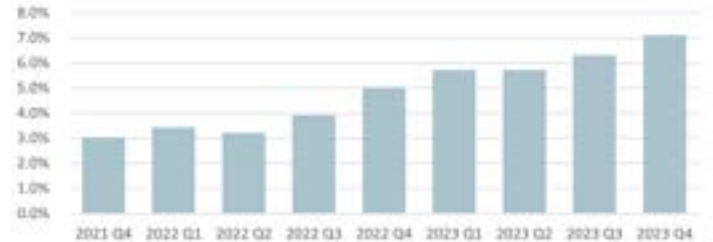
#### Q4 2023 TOP LEASE TRANSACTIONS BY SF

ADDRESS	CITY	SF	LANDLORD	TENANT	TENANT INDUSTRY
4931 Conflans Rd	Irving	450,340	Clarion Partners	Alan Ritchey	Logistics
2003 MacArthur Blvd	Grand Prairie	310,000	Brookfield	Parrish- Hare	Distribution
3325 W Trinity Blvd	Grand Prairie	277,200	JLL	Fruit of the Earth	Manufacturing

### SOUTH STEMMONS SUBMARKET

MARKET INDICATORS	Q4 2022	Q1 2023	Q2 2023	Q3 2023	Q4 2023
▼ 12 Mo. Net Absorption SF	-74,928	-30,433	117,072	-630,963	<b>-848,148</b>
▲ Vacancy Rate	4.3%	4.7%	4.9%	5.8%	<b>7.1%</b>
▲ Avg NNN Asking Rate PSF	\$9.71	\$10.14	\$9.10	\$9.10	<b>\$10.07</b>
▼ SF Under Construction	1,621,021	878,238	2,155,614	2,135,614	<b>2,078,614</b>
▼ Inventory SF	111,171,840	111,971,623	112,087,733	112,227,261	<b>112,195,407</b>

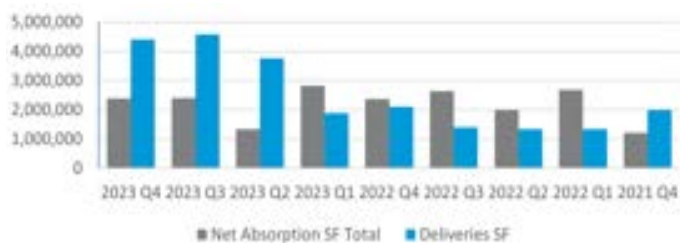
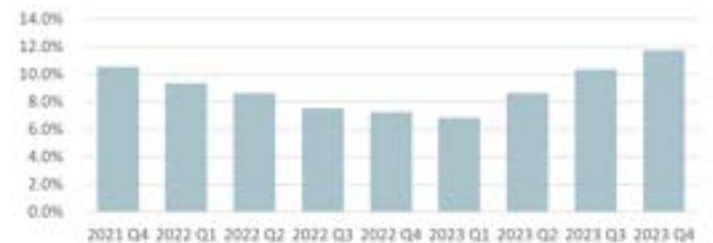
**ABSORPTION & DELIVERIES**

**VACANCY**

**Q4 2023 TOP LEASE TRANSACTIONS BY SF**

ADDRESS	CITY	SF	LANDLORD	TENANT	TENANT INDUSTRY
3601 Pinnacle Point Dr	Dallas	271,696	Hillwood	USTC Corp	Communication Services
4455 Rock Quarry Rd	Dallas	178,200	Nuveen	Thriftbooks	Distribution
10155 E Technology Blvd	Dallas	103,680	Private	Baik Brands	Cosmetic Distribution

### N FORT WORTH/ALLIANCE SUBMARKET

MARKET INDICATORS	Q4 2022	Q1 2023	Q2 2023	Q3 2023	Q4 2023
▲ 12 Mo. Net Absorption SF	1,739,655	1,927,377	1,246,614	2,218,152	<b>2,393,346</b>
▲ Vacancy Rate	6.7%	6.4%	8.6%	10.3%	<b>11.7%</b>
▲ Avg NNN Asking Rate PSF	\$6.13	\$6.17	\$6.07	\$6.20	<b>\$6.50</b>
▼ SF Under Construction	17,140,610	16,569,427	14,159,395	10,150,693	<b>5,785,658</b>
▲ Inventory SF	102,287,161	104,099,579	107,836,718	112,438,442	<b>116,791,477</b>

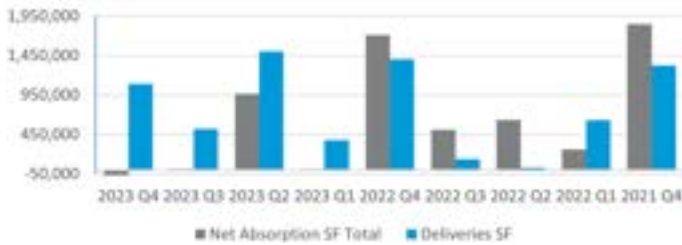
**ABSORPTION & DELIVERIES**

**VACANCY**

**Q4 2023 TOP LEASE TRANSACTIONS BY SF**

ADDRESS	CITY	SF	LANDLORD	TENANT	TENANT INDUSTRY
3101 NW Centre Dr	Fort Worth	221,444	CREATION	Big Ass Fans	Manufacturing
900 Terminal Rd	Fort Worth	218,700	Mapletree	Lasko Fans	Construction
3700 Sandshell Dr	Fort Worth	198,572	First Industrial	NSI Industries	Distribution

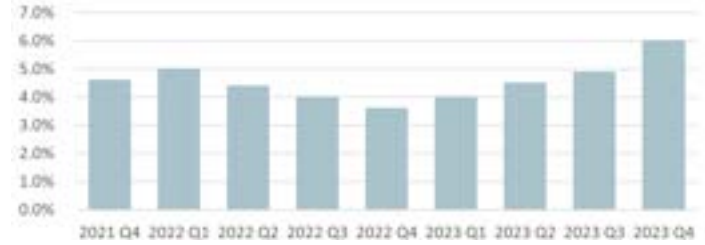
### NE DALLAS SUBMARKET

MARKET INDICATORS	Q4 2022	Q1 2023	Q2 2023	Q3 2023	Q4 2023
▼ 12 Mo. Net Absorption SF	1,709,321	13,867	964,920	5,894	<b>-68,961</b>
▲ Vacancy Rate	3.6%	4.0%	4.5%	4.9%	<b>5.9%</b>
▲ Avg NNN Asking Rate PSF	\$9.04	\$8.97	\$9.02	\$9.94	<b>\$10.19</b>
▼ SF Under Construction	4,620,229	5,537,470	4,456,119	4,259,898	<b>3,716,655</b>
▲ Inventory SF	103,870,798	104,249,816	105,754,868	106,225,797	<b>107,308,768</b>

#### ABSORPTION & DELIVERIES



#### VACANCY



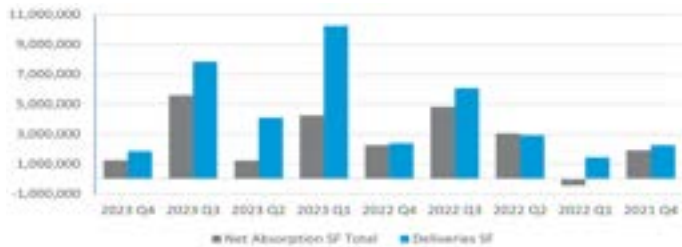
#### Q4 2023 TOP LEASE TRANSACTIONS BY SF

ADDRESS	CITY	SF	LANDLORD	TENANT	TENANT INDUSTRY
2700 E Syene Rd	McKinney	325,218	BGO	Vehicle Accessory Group	Transportation and Warehousing
3838 W Miller Rd	Garland	200,000	Blackstone	Twin Med, LLC	Distribution
3850 Regency Crest Dr	Garland	135,323	ARES	Batory Foods	Food Manufacturing

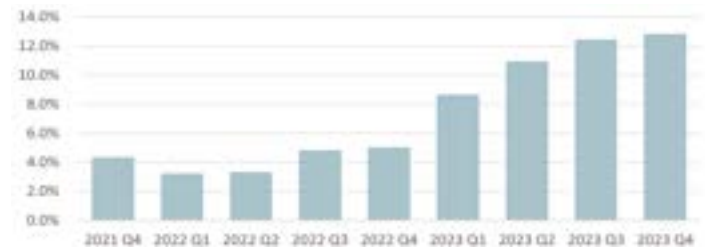
### SOUTH DALLAS SUBMARKET

MARKET INDICATORS	Q4 2022	Q1 2023	Q2 2023	Q3 2023	Q4 2023
▼ 12 Mo. Net Absorption SF	2,248,225	4,256,327	1,243,179	5,602,858	<b>1,254,747</b>
▲ Vacancy Rate	6.2%	10.1%	11.5%	12.5%	<b>13.2%</b>
▼ Avg NNN Asking Rate PSF	\$5.53	\$8.28	\$7.72	\$7.54	<b>\$7.73</b>
▼ SF Under Construction	26,995,941	17,670,222	15,106,297	8,517,426	<b>6,891,777</b>
▲ Inventory SF	129,852,463	140,527,108	144,634,702	152,475,585	<b>153,897,080</b>

#### ABSORPTION & DELIVERIES



#### VACANCY



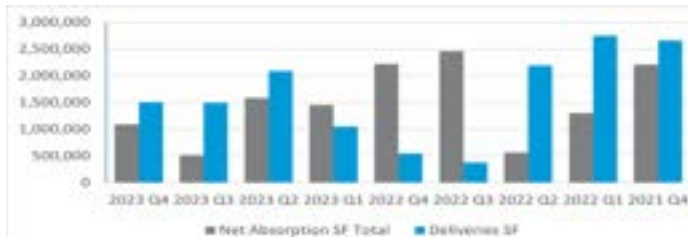
#### Q4 2023 TOP LEASE TRANSACTIONS BY SF

ADDRESS	CITY	SF	LANDLORD	TENANT	TENANT INDUSTRY
4808 Mountain Creek Pkwy	Dallas	874,214	Prologis	Kimberly-Clark Corp.	Health Care Providers & Services
3584 Mountain Creek Pky	Dallas	504,000	Prologis	Kuka Furniture	Transportation and Warehousing
5757 Forbes Rd	Venus	422,000		Oncor	Warehousing

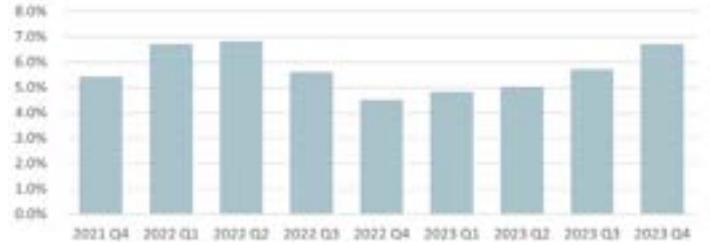
### SOUTH FORT WORTH SUBMARKET

MARKET INDICATORS	Q4 2022	Q1 2023	Q2 2023	Q3 2023	Q4 2023
▲ 12 Mo. Net Absorption SF	2,219,205	1,453,147	1,581,097	516,110	<b>1,088,232</b>
▲ Vacancy Rate	5.9%	5.5%	5.9%	6.7%	<b>7.0%</b>
▼ Avg NNN Asking Rate PSF	\$7.36	\$7.47	\$8.20	\$8.25	<b>\$8.11</b>
▼ SF Under Construction	5,991,531	6,730,386	5,806,540	5,343,330	<b>3,836,833</b>
▲ Inventory SF	100,106,144	101,160,292	103,243,626	104,740,100	<b>105,887,573</b>

ABSORPTION & DELIVERIES



VACANCY

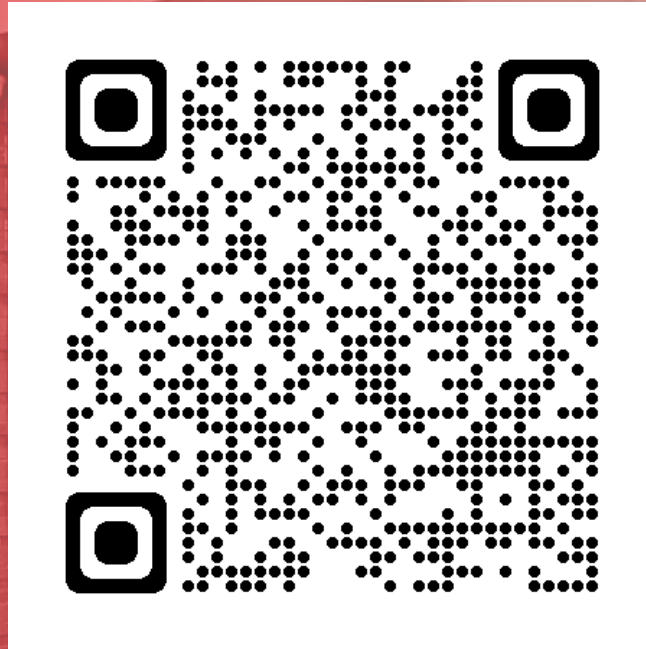


### Q4 2023 TOP LEASE TRANSACTIONS BY SF

ADDRESS	CITY	SF	LANDLORD	TENANT	TENANT INDUSTRY
7500-7601 Oak Grove Rd	Fort Worth	1,403,152	Crow Holdings	DrinkPAK	Manufacturing
300 W Risinger Rd	Fort Worth	670,074	Van Trust	CTDI	Technology
6445 Will Rogers Blvd	Fort Worth	263,900	TA Realty	Pacific Global Inc	Healthcare



# FEATURED LISTINGS



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FOR LEASE | SOUTH FORT WORTH



**SOUTHWEST CROSSING LOGISTICS CENTER**

5500 SOUTH FWY | FORT WORTH, TX 76115  
213,546 SF Available | 5,000 SF Office Space | 25 Dock Doors  
20' Clear Hight | Highway Visibility

FOR LEASE | SOUTH STEMMONS



**SHADY TRAIL DISTRIBUTION CENTER**

10405 SHADY TRL | DALLAS, TX 75220  
29,366 SF Available | 1,800 SF Office | High Image Facility  
End Cap Space | Easy Access to Major Thoroughfares

FOR SALE OR LEASE | NORTHWEST DALLAS



**INBOUND ON INWOOD - SOUTH**

14303 INWOOD RD | FARMERS BRANCH, TX 75244  
694,300 SF Available | 62,552 sf 1st floor office and climate controlled  
showroom/production (30,883 sf Mezzanine not included in total sf)  
Cross Dock Configuration | Heavy Power

FOR LEASE | SOUTH FORT WORTH



**CARTER COLD STORAGE WAREHOUSE 1**

350 GARDEN ACRES DR | FORT WORTH, TX 76140  
78,760 SF Available | New Freon Cooler System | New Roof  
New Lighting Throughout

FOR LEASE | NORTH FORT WORTH/ALLIANCE



**CHAMPIONS CIRCLE BUSINESS PARK - BLDG 3**

15860 CHAMPIONSHIP PKWY | FORT WORTH, TX 76177  
53,769 SF Available | 2,068 SF Office | 210' Building Depth

FOR SALE OR LEASE | EAST DALLAS



**635 MILITARY PARKWAY - BUILDING 1**

1420 MILITARY PARKWAY | MESQUITE, TX 75149  
241,512 SF Available | 2,936 SF Office Space | 67 Dock Doors  
Triple Freeport Tax Exemption | Cross Dock Configuration

FOR LEASE | NORTHEAST DALLAS



**MCKINNEY LOGISTICS PARK-BLDG 2**

600 McINTYRE RD | MCKINNEY, TX 75071  
209,016 SF Available | 1,999 SF Office Space | 38 Dock Doors

FOR LEASE | NORTHEAST DALLAS



**121 TECHNOLOGY PARK**

HIGHWAY 121 & CHELSEA BLVD | ALLEN, TX 75013  
147,705 SF Available | BTS Office Layouts | 134 Car Parks  
High Image Modern Design | Views from Highway 121

FOR LEASE | NORTHEAST DALLAS



**10401 MILLER RD**

10401 MILLER RD | DALLAS, TX 75238  
108,490 SF Available | 7,495 SF Office | 22' - 24' Clear Height  
15 Dock High Doors | 1 Semi Dock Door | 2 Grade Level Doors

FOR LEASE | DENTON



**M380 BUSINESS PARK - BUILDING 1**

1801 N MASCH BRANCH RD | DENTON, TX 76207  
51,840 SF Available | 28' Clear Height | Depth 120' x 160' | TPO Roof  
120' Truck Court | 16 Dock Doors | 50'x52' Column Spacing

FOR LEASE | NORTHWEST DALLAS



**1401 DUNN DR**

1401 DUNN DR 108 AND 120 | CARROLLTON, TX 75006  
65,800 SF Available | 5,200 SF Office | 22' Clear Height |  
Potential Outside Storage

FOR LEASE | NORTHEAST DALLAS



**MCKINNEY 121**

4400-4500 S HARDIN BLVD | MCKINNEY, TX 75070  
76,433 SF Available | Spec and BTS Office Layouts | 23 Dock Doors  
Divisible to 19,240 SF | 96 Car Parks | 185' Building Depth

**FOR LEASE | NORTH FORT WORTH/ALLIANCE**



**WESTPARK DISTRIBUTION CENTER**

1750-1850 WESTPARK DR | GRAND PRAIRIE, TX 75050  
163,549 SF Available | 21,299 SF Office | Sublease Expires 4/30/29  
Below Market Rate | 15 Dock High Doors | Heavy Power

**FOR LEASE | NORTHEAST DALLAS**



**24 STEEL RD**

24 STEEL RD | WYLIE, TX 75098  
9,701 SF Available | Clear Span | 3 Phase Power | Recently Remodeled

**FOR SALE OR LEASE | DFW AIRPORT**



**2300 STATE HIGHWAY 121**

2300 STATE HWY 121 | EULESS, TX 76039  
74,823 SF Available | 26,000 SF Office | 23' Clear Height  
Outside Storage | Highway Frontage on 121

**FOR LEASE | GSW/ARLINGTON**



**3955 IH 30**

3955 IH 30 | GRAND PRAIRIE, TX 75050  
185' Truck Court | ESRF | 37 Dock Doors | IH 30 Frontage

**FOR SALE OR LEASE | NORTHEAST DALLAS**



**6725 ASH ST**

6725 ASH ST | FRISCO, TX 75034  
30,880 SF Available | 5,052 SF Office | Fully fenced & secured

**FOR LEASE | GSW**



**2401 W MARSHALL DR**

2401 W MARSHALL DR | GRAND PRAIRIE, TX 75051  
320,366 SF Available | 35,240 SF Office | 113 Trailer Parks



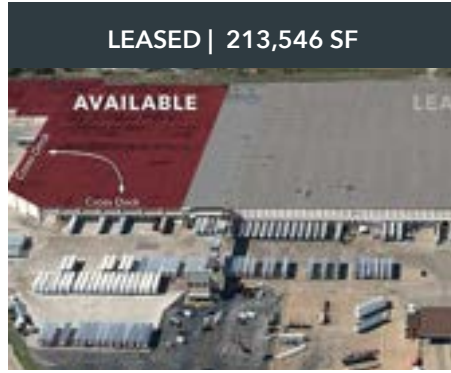
# Q3 2023 DFW LEE & ASSOCIATES SIGNIFICANT COMPLETED TRANSACTIONS



LEASED | 267,280 SF

## DFW POINT35-BLDG 1

11085 HARMON RD  
FORT WORTH, TX  
*North Fort Worth/Alliance*



LEASED | 213,546 SF

## SOUTHWEST CROSSING LOGISTICS CENTER

5500 SOUTH FWY  
FORT WORTH, TX  
*South Fort Worth*



LEASED | 55,376 SF

## GSW DISTRIBUTION CENTER 19

2101-2115 EXCHANGE DR  
ARLINGTON, TX  
*Great SW/Arlington*



LEASED | 47,708 SF

## 4880 ALPHA RD

4880 ALPHA RD  
FARMERS BRANCH, TX  
*Northwest Dallas*



LEASED | 43,235 SF

## INTERSTATE DC VI

10741 KING WILLIAM DR  
DALLAS, TX  
*South Stemmons*



LEASED | 33,239 SF

## 2019-2025 MERIDIAN STREET

2019-2025 MERIDIAN STREET  
ARLINGTON, TX  
*Great SW/Arlington*



SOLD | 70,000 SF

## 2945 MARKET ST

2945 MARKET ST  
GARLAND, TX  
*Northwest Dallas*



LEASED | 28,562 SF

## 10701 N STEMMONS FREEWAY

10701 N STEMMONS FREEWAY  
DALLAS, TX  
*South Stemmons*



LEASED | 28,500 SF

## 2626 WILLOWBROOK RD

2626 WILLOWBROOK RD  
DALLAS, TX  
*South Stemmons*

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