

Q1 2025

DALLAS-FORT WORTH INDUSTRIAL MARKET REPORT

QUICK STATS

8,069,753 SF

NET ABSORPTION

9.55%

VACANCY RATE

27,087,681 SF

UNDER CONSTRUCTION

2,026,843 SF

NEW SUPPLY DELIVERED

\$8.44/SF

AVG. ASKING RENT/YEAR

\$116/SF

AVERAGE SALES PRICE

12,632,451 SF

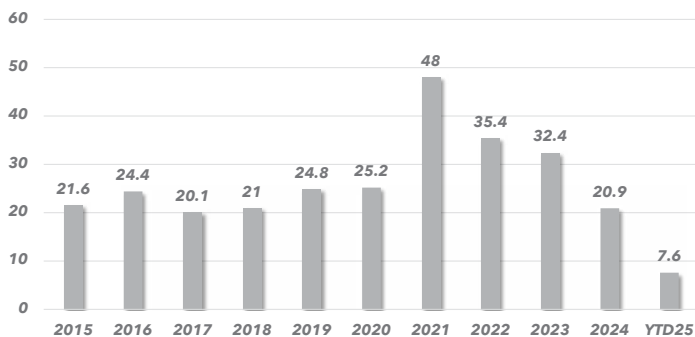
LEASING ACTIVITY

Q1 2025

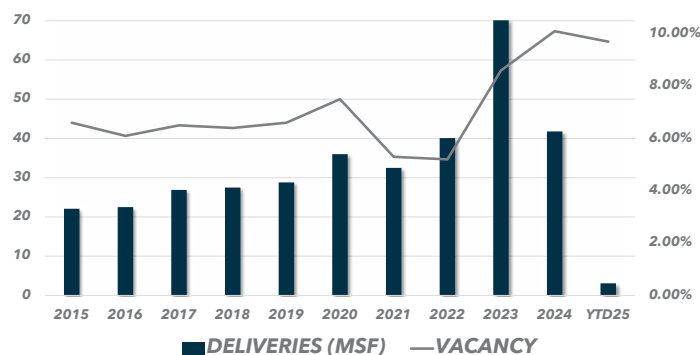
DFW INDUSTRIAL OVERVIEW

The Dallas-Fort Worth industrial market is seeing strong construction activity, with the highest levels of development since Q1 2024. Vacancy rates recently dipped below 10% for the first time since that period, signaling a tightening of available space. Over the past year, the DFW market has delivered over 42 million square feet of new industrial space and an additional 27 million square feet is currently under construction. While this increase in supply is not as high as the boom of 2022, the upward trend is a positive sign for the market's future stability.

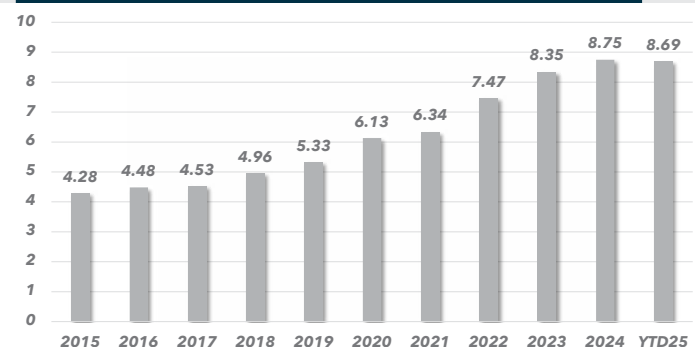
NET ABSORPTION (ANNUAL)



VACANCY & DELIVERIES (ANNUAL)



RENTAL RATES (ANNUAL)



Y-O-Y CHANGE



NET ABSORPTION

Q1 2025: 8,069,753 SF
Q1 2024: 1,540,539 SF



VACANCY RATE

Q1 2025: 9.5%
Q1 2024: 9.8%



UNDER CONSTRUCTION

Q1 2025: 27,087,681 SF
Q1 2024: 30,557,399 SF



NEW SUPPLY DELIVERED

Q1 2025: 2,026,843 SF
Q1 2024: 15,090,971 SF



AVG. ASKING RENT/YEAR

Q1 2025: \$8.44 PSF
Q1 2024: \$8.75 PSF



AVG. SALES PRICE PSF

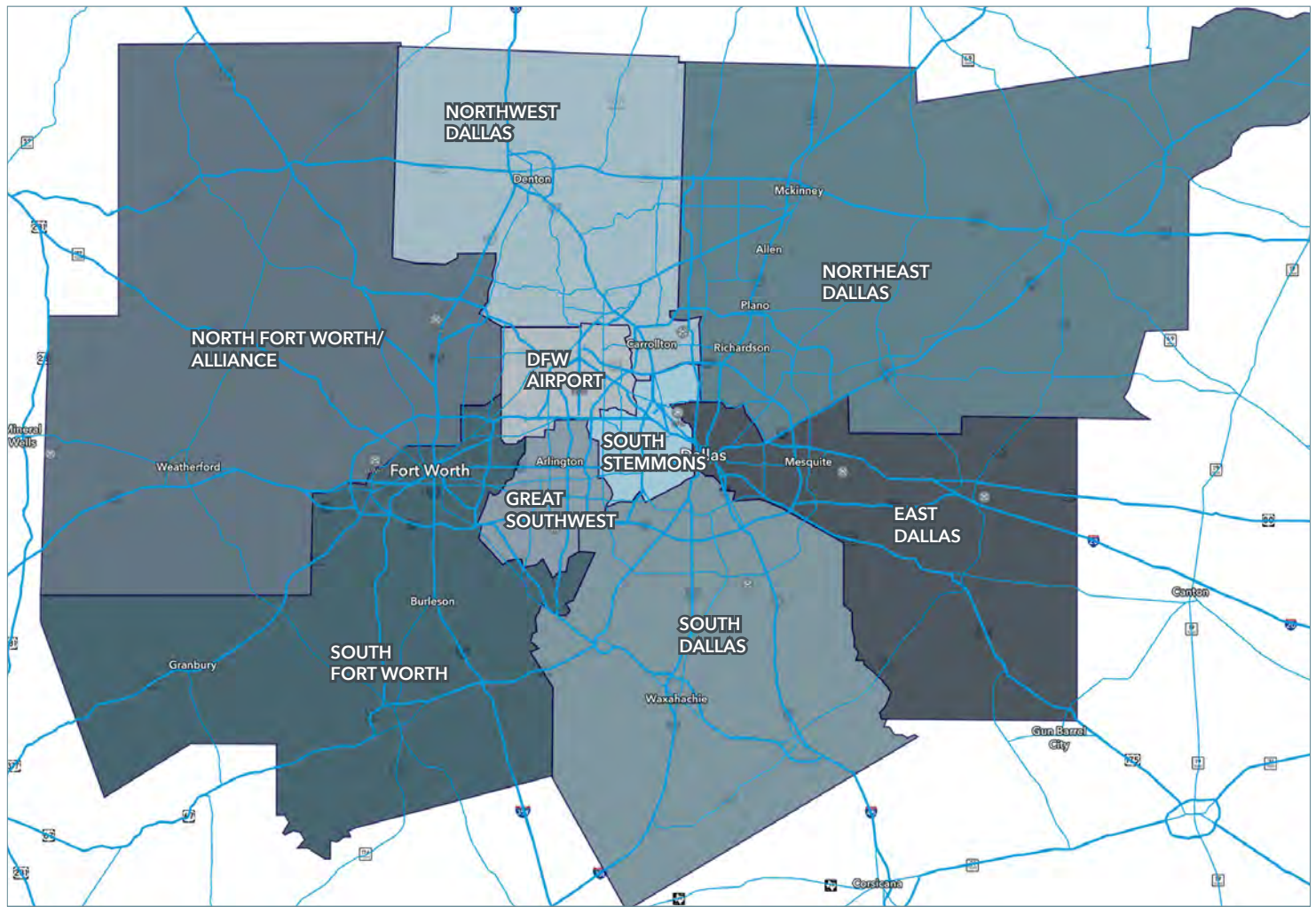
Q1 2025: \$116 PSF
Q1 2024: \$109 PSF



SALES VOLUME

Q1 2025: \$287,957,243
Q1 2024: \$451,902,233

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)	NNN RENT / YEAR (SF)
1	Northwest Dallas	120,097,053	12,223,392	10.19%	(578,665)	2,940,316	1,527,821	\$120	1,324,008	\$10.57
2	DFW Airport	94,405,008	10,161,814	10.80%	848,194	2,333,922	166,460	\$130	815,143	\$9.80
3	East Dallas	72,591,235	10,740,813	14.78%	1,894,075	760,589	1,044,634	\$102	921,412	\$8.24
4	Great Southwest	123,820,512	10,628,419	8.55%	88,099	1,356,009	577,351	\$118	996,709	\$8.75
5	South Stemmons	113,584,498	9,061,397	8.00%	172,642	1,109,077	78,030	\$109	945,181	\$9.47
6	N Fort Worth/Alliance	151,600,084	14,411,472	9.50%	1,778,470	6,787,356	84,206	\$114	3,788,667	\$6.80
7	Northeast Dallas	112,556,746	6,318,333	5.58%	680,486	3,524,368	309,560	\$128	1,218,547	\$10.08
8	South Dallas	163,985,430	18,814,173	11.47%	3,076,550	2,513,691	455,625	\$100	1,363,420	\$6.20
9	South Fort Worth	111,284,623	9,219,769	8.29%	109,902	5,762,353	941,578	\$124	1,259,364	\$7.61
	TOTAL	1,063,925,189	101,579,582	9.55%	8,069,753	27,087,681	5,185,265	\$116	12,632,451	\$8.44



Q1 2025 NOTABLE SALES



ALLIANCE CENTER NORTH 1

14901 N BEACH STREET - FORT WORTH

SUBMARKET N Fort Worth/Alliance

BUYER Tishman

SELLER Miramar Capital

SIZE 1,111,500 SF



RAILPORT

3800 RAILPORT PARKWAY - MIDLOTHIAN

SUBMARKET South Dallas

BUYER REGIOPYTSA

SELLER Malouf

SIZE 852,987 SF



ELIZABETH CREEK GATEWAY BUILDING D

16000 WOLFF CROSSING - JUSTIN
(PART OF A PORTFOLIO)

SUBMARKET N Fort Worth/Alliance

BUYER WPT Capital Advisors, LLC

SELLER LBA Realty

SIZE 702,000 SF



DALLAS MORNING NEWS FACILITY

3900 W PLANO PARKWAY - PLANO

SUBMARKET Northeast Dallas

BUYER Denago EV

SELLER Dallas New Corporation

SIZE 619,655 SF



Q1 2025 NOTABLE LEASES



2501 EAGLE PARKWAY

SUBMARKET N Fort Worth/Alliance

TENANT Ariat

LANDLORD Trammell Crow

SIZE 1,251,160 SF



4 HASLET COUNTY ROAD

SUBMARKET N Fort Worth/Alliance

TENANT Lennox

LANDLORD NorthPoint Development

SIZE 1,250,000 SF



3400 N SYLVANIA AVENUE

SUBMARKET N Fort Worth/Alliance

TENANT DHL

LANDLORD Ares Industrial RE Trust

SIZE 699,246 SF



2500 SYLVANIA CROSS DRIVE

SUBMARKET N Fort Worth/Alliance

TENANT At Home

LANDLORD Prologis

SIZE 564,387 SF



Q1 2025 NOTABLE UNDER CONSTRUCTION

PROJECT NAME	LOCATION	DEVELOPER	BUILDING SIZE	SUBMARKET	DELIVERY
Alliance Westport 24	2400 FM 156 & Mobility Way	Hillwood	1,148,942 SF	N Fort Worth/Alliance	Q2 2026
Alliance Westport 14	14601 Mobility Way	Hillwood	766,994 SF	N Fort Worth/Alliance	Q2 2025
Alto Pinto 45	Pinto Rd & Pleasant Run Road	Alto	586,919 SF	South Dallas	Q2 2025
Lewisville 121 Business Center Building 3	1100 Spinks Road	Transwestern	505,265 SF	Northwest Dallas	Q4 2025
Shady Grove Logistics Crossing- Building A	317 E Shady Grove Road	Scannell Properties	499,589 SF	Great Southwest	Q2 2025
Core5 Logistics Center at McKinney - Building E	310 Cypress Hill Drive	Core5 Industrial Partners	492,368 SF	Northeast Dallas	Q2 2026
Lakeview Business District - Building 2	7602 Merritt Road	Jackson-Shaw Company	417,485 SF	Northeast Dallas	Q2 2025
Star Business Park South - Building 2	TBD Highway 287	Blue Star Land	372,321 SF	South Dallas	Q2 2025
Cold Summit Dallas II	1110 E Pleasant Run Road	Cold Summit Development	364,306 SF	South Dallas	Q2 2025



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