

Q2 2025

DALLAS-FORT WORTH
**INDUSTRIAL
MARKET REPORT**

QUICK STATS

6,574,405 SF

NET ABSORPTION

9.52%

VACANCY RATE

34,567,272 SF

UNDER CONSTRUCTION

6,825,461 SF

NEW SUPPLY DELIVERED

\$8.78/SF

AVG. ASKING RENT/YEAR

\$122/SF

AVERAGE SALES PRICE

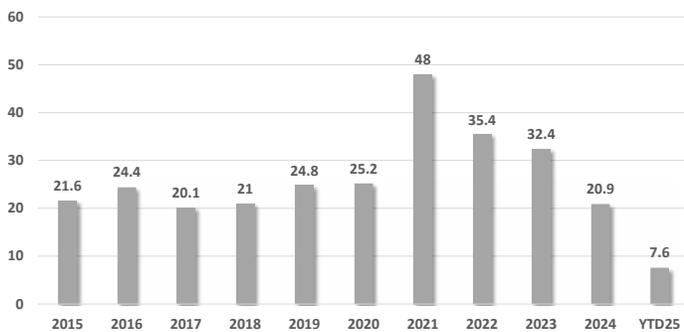
16,059,333 SF

LEASING ACTIVITY

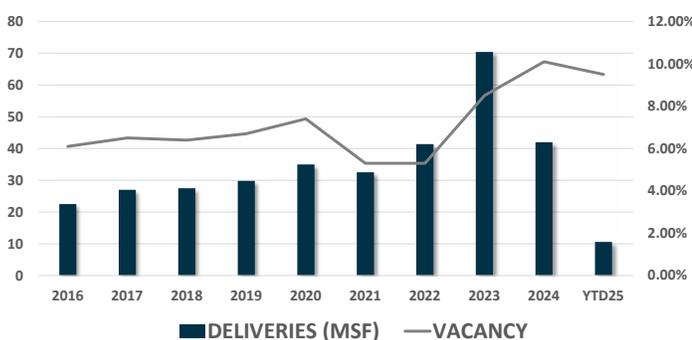
DFW INDUSTRIAL OVERVIEW

The Dallas-Fort Worth industrial market remains on a path of growth, with vacancy rates continuing to trend below 10%, reflecting sustained demand for space. This quarter, nearly 7 million square feet of new industrial space was delivered, more than doubling the volume from Q1. This ongoing pace of deliveries highlights a steady upward trend in construction activity. While current development levels still trail the peaks seen in 2022, the market's continued expansion points to a healthy balance of supply and demand, reinforcing long-term stability across the region.

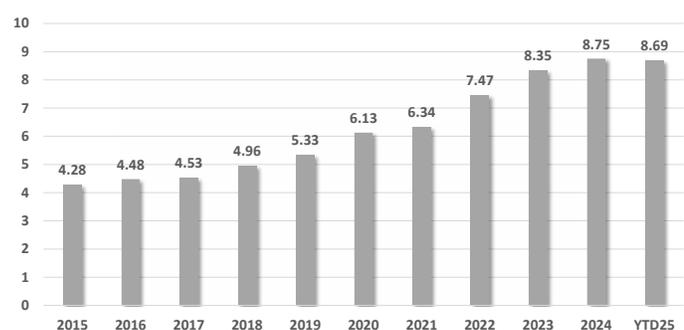
NET ABSORPTION (ANNUAL)



VACANCY & DELIVERIES (ANNUAL)



RENTAL RATES (ANNUAL)



Y-O-Y CHANGE



NET ABSORPTION

Q2 2025: 6,574,405 SF
Q2 2024: 9,272,665 SF



VACANCY RATE

Q2 2025: 9.52%
Q2 2024: 10.0%



UNDER CONSTRUCTION

Q2 2025: 34,567,272 SF
Q2 2024: 25,342,085 SF



NEW SUPPLY DELIVERED

Q2 2025: 6,825,461 SF
Q2 2024: 14,174,842 SF



AVG. ASKING RENT/YEAR

Q2 2025: \$8.78 PSF
Q2 2024: \$9.06 PSF



AVG. SALES PRICE PSF

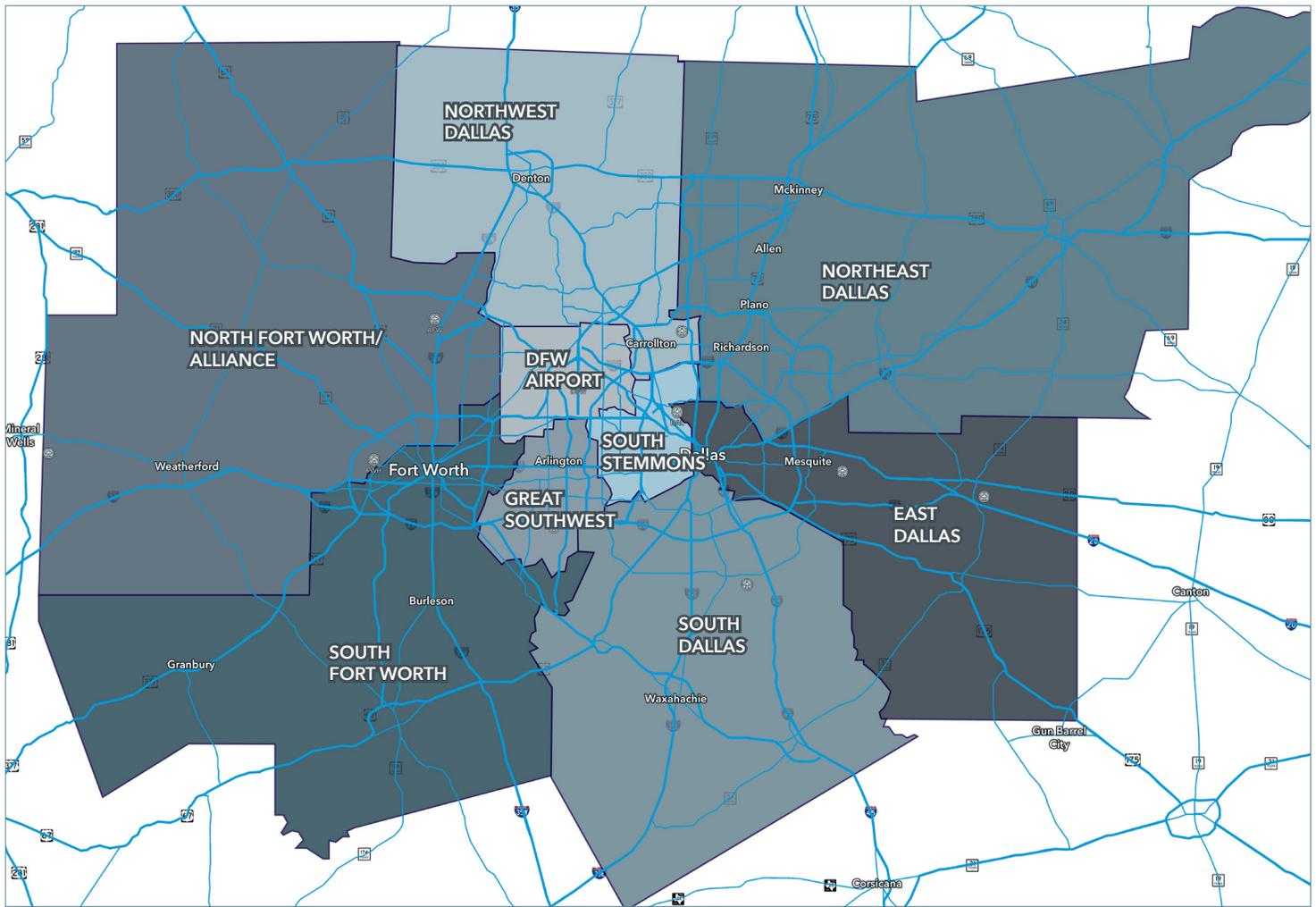
Q2 2025: \$122 PSF
Q2 2024: \$124 PSF



SALES VOLUME

Q2 2025: \$187,149,832
Q2 2024: \$222,053,785

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	120,554,378	12,267,852	10.18%	154,344	3,894,226	439,778	\$134.20	1,614,229	\$10.64
2 DFW Airport	95,628,040	10,756,550	11.25%	134,526	3,290,942	1,193,532	\$154.50	676,221	\$10.32
3 East Dallas	73,152,633	11,486,123	15.68%	-324,275	319,589	527,500	\$94.50	1,393,955	\$8.04
4 Great Southwest	124,323,382	10,669,602	8.57%	514,936	2,037,558	485,358	\$127.33	1,929,543	\$8.74
5 South Stemmons	114,255,751	8,412,050	7.34%	697,376	1,229,057	369,097	\$122.71	881,759	\$9.83
6 N Fort Worth/Alliance	153,619,432	13,026,314	8.49%	2,928,781	9,344,450	1,494,348	\$115.80	4,431,009	\$6.95
7 Northeast Dallas	114,734,273	8,035,445	7.00%	-337,491	5,474,246	1,701,973	\$128.75	728,280	\$9.82
8 South Dallas	164,431,124	17,396,555	10.60%	1,472,063	3,189,267	1,084,921	\$99.50	2,827,127	\$7.28
9 South Fort Worth	114,687,881	10,366,989	9.05%	1,334,145	5,787,937	2,857,697	\$117.25	1,577,210	\$8.56
TOTAL	1,075,386,894	102,417,480	9.52%	6,574,405	34,567,272	10,154,204	\$122	16,059,333	\$8.78



Q2 2025 NOTABLE SALES



MAJESTIC AIRPORT CENTER DFW
BUILDING 5

2900 S VALLEY PARKWAY - LEWISVILLE
(PART OF A PORTFOLIO)

SUBMARKET Northwest Dallas

BUYER Majestic Realty Co.

SELLER Northwestern Mutual Life Ins.

SIZE 1,022,146 SF



MAJESTIC AIRPORT CENTER DFW
BUILDING 3

2710 EDMONDS LANE - LEWISVILLE
(PART OF A PORTFOLIO)

SUBMARKET Northwest Dallas

BUYER Majestic Realty Co.

SELLER Northwestern Mutual Life Ins.

SIZE 1,020,146 SF



WESTPORT PARKWAY
COMMERCE CENTER

405 WESTPORT PARKWAY - FORT WORTH

SUBMARKET N Fort Worth/Alliance

BUYER CTDI

SELLER Molto Properties

SIZE 400,565 SF



1200 N GLENBROOK DRIVE

1200 N GLENBROOK DRIVE - GARLAND

SUBMARKET Northeast Dallas

BUYER Repkon USA

SELLER General Dynamics Ordnance
and Tactical Systems

SIZE 390,030 SF



Q2 2025 NOTABLE LEASES



1401-1501 E PLEASANT RUN ROAD

SUBMARKET South Dallas

TENANT Owens Corning

LANDLORD Grandview Partners

SIZE 1,027,068 SF



1285 AKRON WAY

SUBMARKET East Dallas

TENANT Hayes Co.

LANDLORD Hunt Southwest

SIZE 712,900 SF



3400 N SYLVANIA AVENUE

SUBMARKET N Fort Worth/Alliance

TENANT DHL

LANDLORD Ares Industrial RE Trust

SIZE 699,246 SF



2340 PROVIDENCE DRIVE

SUBMARKET N Fort Worth/Alliance

TENANT Exel, Inc

LANDLORD Dalfen

SIZE 581,000 SF



Q2 2025 NOTABLE UNDER CONSTRUCTION

PROJECT NAME	LOCATION	DEVELOPER	BUILDING SIZE	SUBMARKET	DELIVERY
1221 W Industrial Boulevard	1221 W Industrial Boulevard Cleburne	Amazon	1,700,000	South Fort Worth	Q1 2026
4 Haslet County Road - Building 4	4 Haslet County Road Justin	NorthPoint Development	1,250,000	N Fort Worth/Alliance	Q1 2026
Alliance Westport 24	2400 FM 156 & Mobility Way Fort Worth	Hillwood Development Corporation	1,148,942	N Fort Worth/Alliance	Q4 2025
Passport Park West 6	2550 Travel Street Dallas	Trammell Crow Company	1,075,544	DFW Airport	Q2 2026
McMaster-Carr Distribution Center	4894 Litsey Road Roanoke	Corgan Associates, Inc.	841,000	N Fort Worth/Alliance	Q2 2027
1001 Old Burlison Road	1001 Old Burlison Road Fort Worth	Hillwood Development Corporation	807,696	South Fort Worth	Q2 2026
Alliance Westport 14	14601 Mobility Way Fort Worth	Hillwood Development Corporation	766,994	N Fort Worth/Alliance	Q3 2025
10101 Old Burlison Road	10101 Old Burlison Road Fort Worth	Hillwood Development Corporation	752,000	South Fort Worth	Q4 2025
1 Haslet County Road - Building 1	1 Haslet County Road Justin	NorthPoint Development	702,000	N Fort Worth/Alliance	Q3 2026



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