

Q3 2025

# DALLAS-FORT WORTH INDUSTRIAL MARKET REPORT

## QUICK STATS

**4,036,918 SF**

NET ABSORPTION

**9.50%**

VACANCY RATE

**34,490,185 SF**

UNDER CONSTRUCTION

**3,233,128 SF**

NEW SUPPLY DELIVERED

**\$8.96/SF**

AVG. ASKING RENT/YEAR

**\$129/SF**

AVERAGE SALES PRICE

**14,542,325 SF**

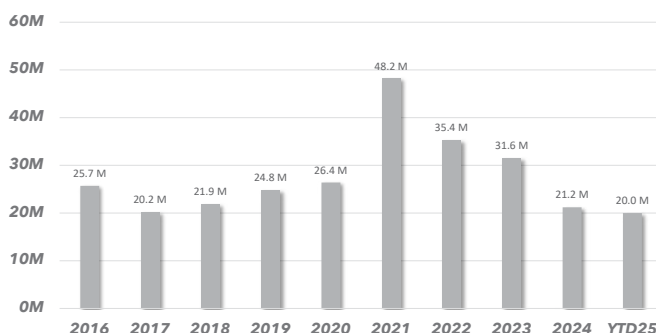
LEASING ACTIVITY

Q3 2025

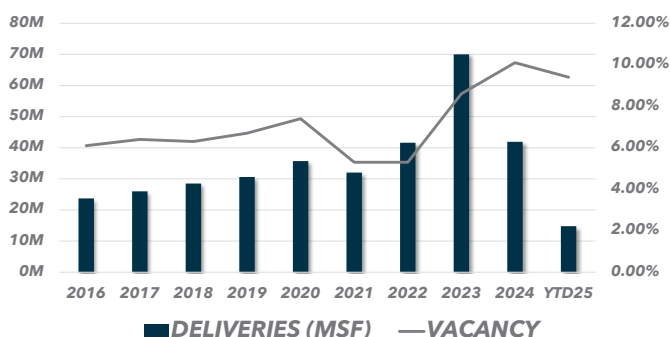
# DFW INDUSTRIAL OVERVIEW

The Dallas-Fort Worth industrial market showed continued stability in Q3 2025, with vacancy rates steady at 9.5%, down slightly from last quarter. Twelve-month net absorption reached 21.8 million square feet, indicating consistent tenant demand even as overall absorption levels moderate compared to prior years. Average asking rents remained strong, posting \$8.96 per square foot NNN, while sale pricing climbed further to \$129 per square foot, reflecting ongoing investor confidence. Development activity also held elevated, with more than 34 million square feet under construction, reinforcing the region's long-term growth trajectory. Together, these trends highlight a market that continues to expand on solid fundamentals, supported by strong leasing activity, rising valuations, and a robust pipeline.

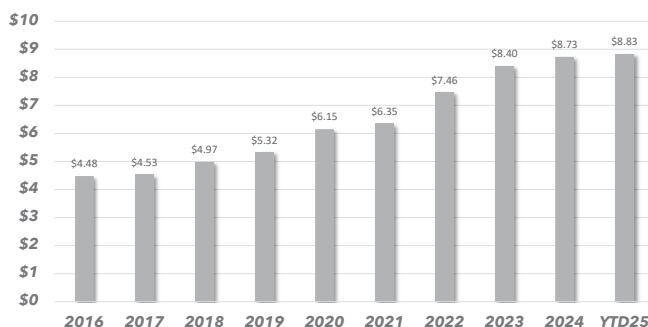
## NET ABSORPTION (ANNUAL)



## VACANCY & DELIVERIES (ANNUAL)



## RENTAL RATES (ANNUAL)



EXCLUDES FLEX PROPERTIES



## Y-O-Y CHANGE



### NET ABSORPTION

Q3 2025: 4,036,918 SF  
Q3 2024: 7,204,199 SF



### VACANCY RATE

Q3 2025: 9.50%  
Q3 2024: 10.0%



### UNDER CONSTRUCTION

Q3 2025: 34,490,185 SF  
Q3 2024: 24,599,475 SF



### NEW SUPPLY DELIVERED

Q3 2025: 3,233,128 SF  
Q3 2024: 7,393,462 SF



### AVG. ASKING RENT/YEAR

Q3 2025: \$8.96 PSF  
Q3 2024: \$9.05 PSF



### AVG. SALES PRICE PSF

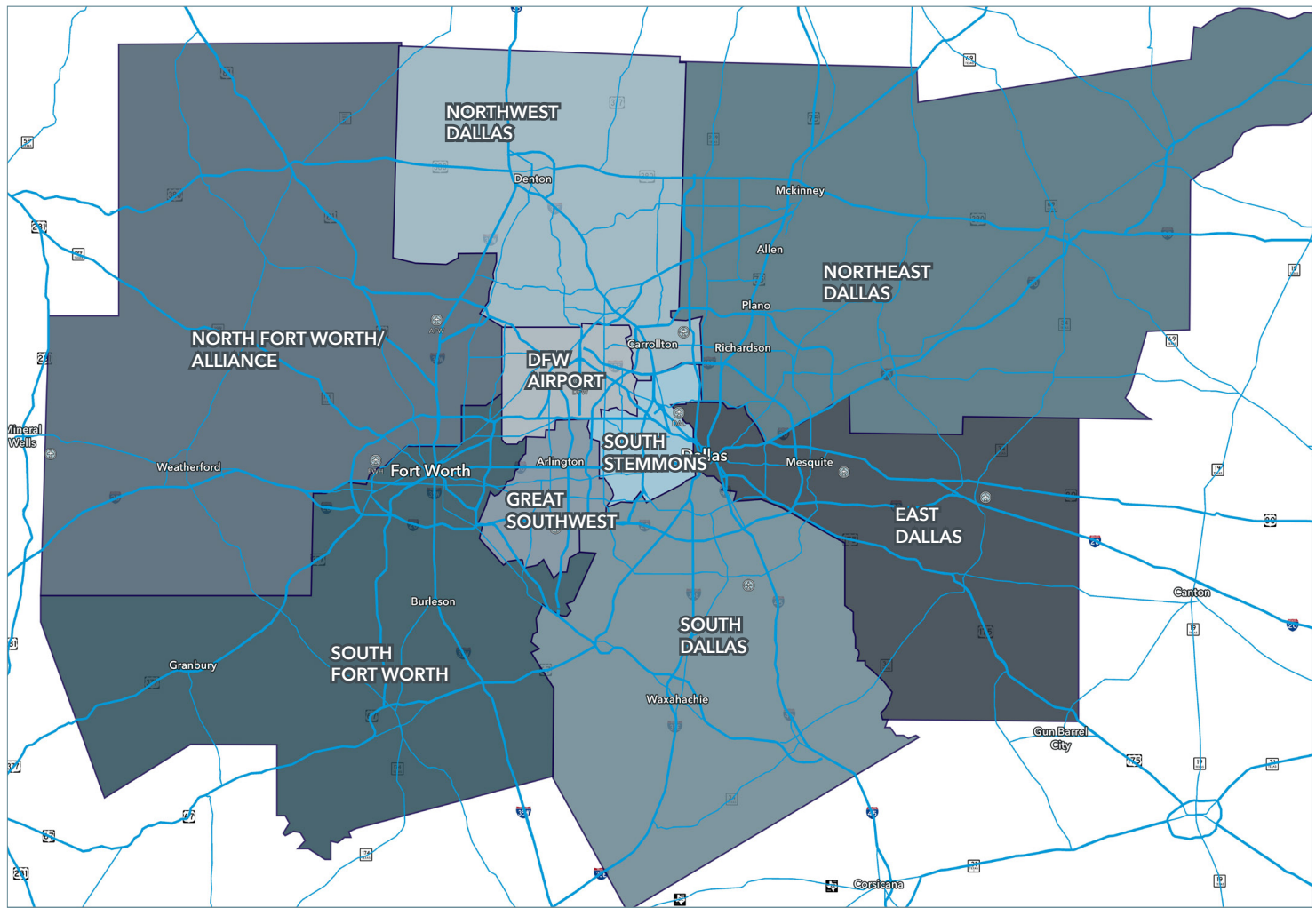
Q3 2025: \$129 PSF  
Q3 2024: \$116 PSF



### SALES VOLUME

Q3 2025: \$748,181,553  
Q3 2024: \$572,603,033

# 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 \$/SF
1	Northwest Dallas	121,918,261	12,555,878	10.30%	10,087	3,763,310	341,765	\$143	2,880,220	\$10.99
2	DFW Airport	96,400,816	10,893,437	11.31%	387,018	2,390,311	545,586	\$164	1,422,690	\$10.69
3	East Dallas	72,922,366	11,382,165	15.59%	795,296	774,075	0	\$105	545,881	\$7.19
4	Great Southwest	124,898,337	10,767,587	8.59%	428,756	1,831,994	528,741	\$135	2,399,734	\$8.82
5	South Stemmons	113,872,618	8,315,787	7.29%	70,149	1,229,057	0	\$127	1,740,426	\$10.28
6	N Fort Worth/Alliance	154,859,732	12,516,313	8.08%	752,853	8,946,348	262,730	\$122	1,257,248	\$7.11
7	Northeast Dallas	115,477,206	8,298,838	7.19%	73,012	5,528,411	386,287	\$129	1,254,361	\$9.82
8	South Dallas	165,972,170	17,829,017	10.72%	1,218,234	2,422,232	1,021,619	\$105	1,811,858	\$5.90
9	South Fort Worth	114,924,826	10,399,064	9.04%	301,513	7,604,447	146,400	\$124	1,229,907	\$8.39
	<b>TOTAL</b>	<b>1,081,246,332</b>	<b>102,958,086</b>	<b>9.50%</b>	<b>4,036,918</b>	<b>34,490,185</b>	<b>3,233,128</b>	<b>\$129</b>	<b>14,542,325</b>	<b>\$8.96</b>

EXCLUDES FLEX PROPERTIES





## Q3 2025 NOTABLE SALES



**35 EAGLE  
BUILDING C**

**2501 EAGLE PARKWAY - FORT WORTH**  
(PART OF A PORTFOLIO)

**SUBMARKET** N Fort Worth/Alliance  
**BUYER** Property Reserve  
**SELLER** Trammell Crow Company  
**SIZE** 1,251,160 SF



**CEDARDALE DISTRIBUTION CENTER  
BUILDING 1**

**3800 CEDARDALE ROAD - DALLAS**

**SUBMARKET** South Dallas  
**BUYER** Ares Management  
**SELLER** Arcapita  
**SIZE** 776,630 SF



**ALLIANCE WESTPORT 14**

**14601 MOBILITY WAY - FORT WORTH**

**SUBMARKET** N Fort Worth/Alliance  
**BUYER** Wistron Corporation  
**SELLER** Hillwood  
**SIZE** 766,994 SF



**WILDLIFE COMMERCE CENTER**

**745 COMMERCE PARK DRIVE - GRAND PRAIRIE**  
(PART OF A PORTFOLIO)

**SUBMARKET** Great Southwest  
**BUYER** Link Logistics  
**SELLER** Crow Holdings  
**SIZE** 703,040 SF



## Q3 2025 NOTABLE LEASES



**2100 N REFUGE WAY**

**SUBMARKET** Great Southwest  
**TENANT** Modine  
**LANDLORD** Link Logistics  
**SIZE** 683,569 SF



**801 E WINTERGREEN ROAD**

**SUBMARKET** South Dallas  
**TENANT** American Standard  
**LANDLORD** Prologis  
**SIZE** 626,147 SF



**1200 W WINTERGREEN ROAD**

**SUBMARKET** South Dallas  
**TENANT** VM Innovations  
**LANDLORD** Cabot Properties  
**SIZE** 416,891 SF



**1251 N COCKRELL HILL ROAD**

**SUBMARKET** South Stemmons  
**TENANT** Dr Pepper Snapple Group  
**LANDLORD** First Industrial Realty Trust  
**SIZE** 376,601 SF



## Q3 2025 NOTABLE UNDER CONSTRUCTION

PROJECT NAME	LOCATION	DEVELOPER	BUILDING SIZE	SUBMARKET	DELIVERY
Amazon Distribution Center	1221 W Industrial Boulevard   Cleburne	Amazon	1,700,000	South Fort Worth	Q1 2026
Intermodal Logistics Center - Building 4	4 Haslet County Road   Justin	NorthPoint Development	1,250,000	N Fort Worth/Alliance	Q1 2026
Alliance Westport 24	15060 Blue Mound Road   Fort Worth	Hillwood	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
S Fort Worth I35 Logistics Center Phase II	11900 S Freeway Service Road   Burleson	Ascendant Commercial	1,051,346	South Fort Worth	Q2 2026
McMaster-Carr Distribution Center	4894 Litsey Road   Roanoke	Corgan Associates	841,000	N Fort Worth/Alliance	Q2 2026
Dick's Sporting Goods Distribution Center	1001 Old Burleson Road   Fort Worth	Hillwood	807,696	South Fort Worth	Q2 2026
Alliance Westport 14	14601 Mobility Way   Fort Worth	Hillwood	766,994	N Fort Worth/Alliance	Q4 2025
Continental Tire Distribution Center	10101 Old Burleson Road   Fort Worth	Hillwood	752,000	South Fort Worth	Q4 2025
Intermodal Logistics Center - Building 1	1124 Bold Ruler Road   Justin	NorthPoint Development	703,085	N Fort Worth/Alliance	Q1 2026



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ASSOCIATES**

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