

2025 ANNUAL
DALLAS-FORT WORTH

Industrial Report



Q4 INDUSTRIAL PERFORMANCE ANALYSIS &
2025 ANNUAL INDUSTRIAL MARKET OVERVIEW

[leadallas.com](https://www.leadallas.com)



LEE & ASSOCIATES



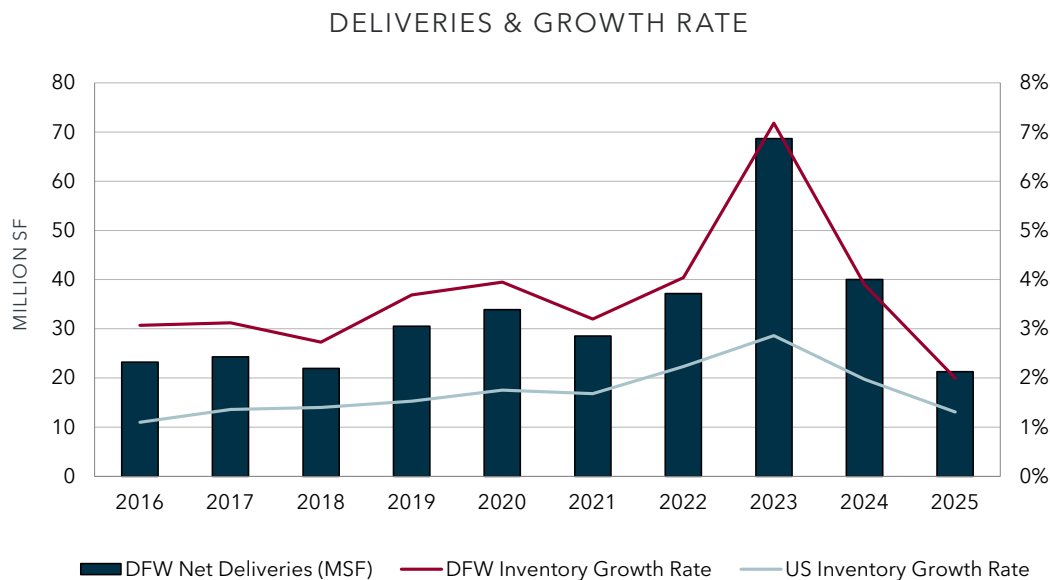
In 2026, Lee & Associates - Dallas/Fort Worth proudly celebrates its 20-year anniversary, marking two decades of trusted commercial real estate expertise in Texas. As a franchise of the nation's largest broker-owned firm, our growth reflects a continued commitment to client service, market knowledge, and long-term relationships. We extend our sincere thanks to our clients and trusted partners.

Here's to the next 20 years of shared success!

In this Issue...

Q4 2025 Dallas-Fort Worth Industrial Market	4
Performance by Submarket	7
2025 Annual Dallas-Fort Worth Industrial Market	13
Featured Listings	16
Lee & Associates Team	19

Q4 2025 Dallas-Fort Worth Industrial Market Performance



MARKET NORMALIZATION AFTER HISTORIC EXPANSION

The Dallas-Fort Worth industrial market is entering a period of normalization following several years of unprecedented expansion. After record-setting development and leasing activity earlier in the cycle, demand has moderated while new supply continues to deliver, resulting in higher vacancy and a more competitive leasing environment.

Excluding flex product, DFW now exceeds 1.08 billion square feet of total industrial inventory, reinforcing its position as one of the largest industrial markets in the United States. While tenant demand remains positive, absorption has slowed from prior peaks as users adopt a more cautious approach amid higher borrowing costs and broader economic uncertainty.

As availability increases, tenants are gaining additional leverage in lease negotiations. Newer bulk distribution facilities, particularly in submarkets with elevated construction

pipelines, are facing increased competition, placing pressure on rent growth and concessions. In contrast, well-located infill and interior submarkets with limited development opportunities continue to command premium pricing.

After two years of record activity, the Dallas-Fort Worth industrial market is transitioning from a landlord-driven environment toward a more balanced equilibrium. Vacancy is expected to trend higher in the near term as new deliveries work through lease-up, while construction starts are likely to moderate. Despite near-term headwinds, DFW's central location, infrastructure, and business climate continue to support its long-term industrial relevance.

Market Fundamentals

Inventory

The DFW Metroplex remains one of the largest industrial markets in the nation. Since late 2021, the region has added over 100 million square feet, reflecting sustained investor and occupier confidence in the market’s long-term fundamentals.

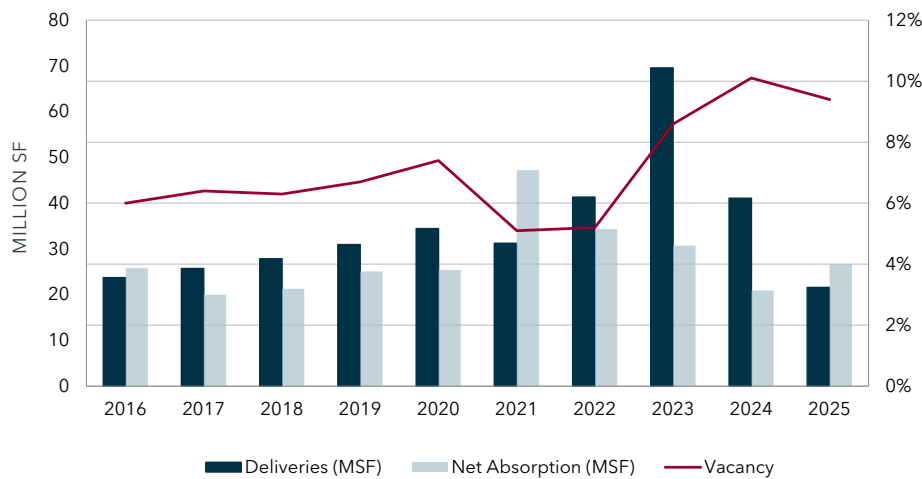
Absorption

Net absorption remained positive in Q4 2025, totaling approximately 7.6 million square feet, with nearly 27 million square feet absorbed for the full year. Demand was concentrated in Northwest Dallas, North Fort Worth–Alliance, South Dallas, and South Fort Worth, while several interior submarkets recorded modest contractions. Large-block occupiers like Hayes Company, Lennox, and Ariat continued to influence overall absorption trends, highlighting the importance of bulk users to market performance.

Construction

Dallas-Fort Worth continues to host the largest industrial construction pipeline in the country, with roughly 34 million square feet under construction at year-end. Although activity remains elevated, rising financing costs and moderating demand have slowed new starts. Construction is concentrated in Northwest Dallas, North Fort Worth–Alliance, and South Fort Worth, which together account for a majority of the active pipeline.

DELIVERIES & VACANCY



Y-O-Y Change

Net Absorption

Q4 2025: 7,554,708 SF ▲

Q4 2024: 3,583,922 SF

Vacancy Rate

Q4 2025: 9.40% ▼

Q4 2024: 10.10%

Under Construction

Q4 2025: 33,773,852 SF ▲

Q4 2024: 24,710,016 SF

New Supply Delivered

Q4 2025: 6,687,995 SF ▲

Q4 2024: 5,100,780 SF

Avg. Asking Rent/Year

Q4 2025: \$9.25 ▲

Q4 2024: \$8.71

Avg. Sales Price PSF

Q4 2025: \$142.00 ▲

Q4 2024: \$129.00

Sales Volume

Q4 2025: \$155,098,743 ▼

Q4 2024: \$579,157,277

Vacancy, Rates & Trends

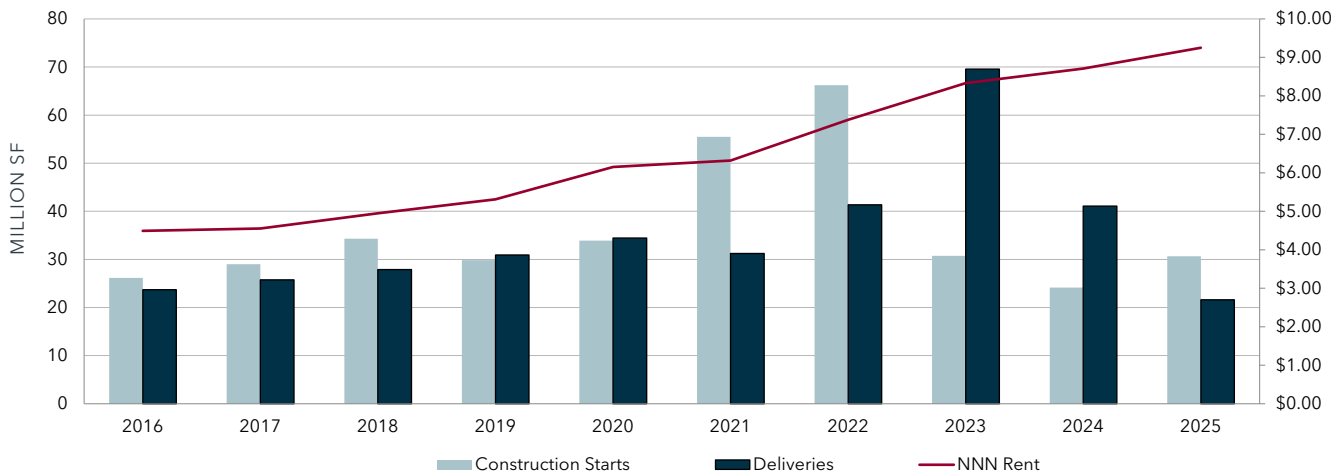
Vacancy

Vacancy rates remained elevated throughout 2025 following record deliveries and moderating absorption. Market-wide vacancy dipped slightly to 9.4% by year-end, totaling more than 100 million square feet of vacant space. With additional projects scheduled to deliver and pre-leasing activity limited, vacancy is expected to remain elevated into 2026.

Rental Rates

NNN asking rents remain near all-time highs, ending Q4 2025 at approximately \$9.25 per square foot annually. While rent growth has slowed from earlier peaks, supply-constrained submarkets such as South Stemmons and the DFW Airport area continue to command premium pricing. In higher-supply corridors, rental rates are stabilizing as competition increases.

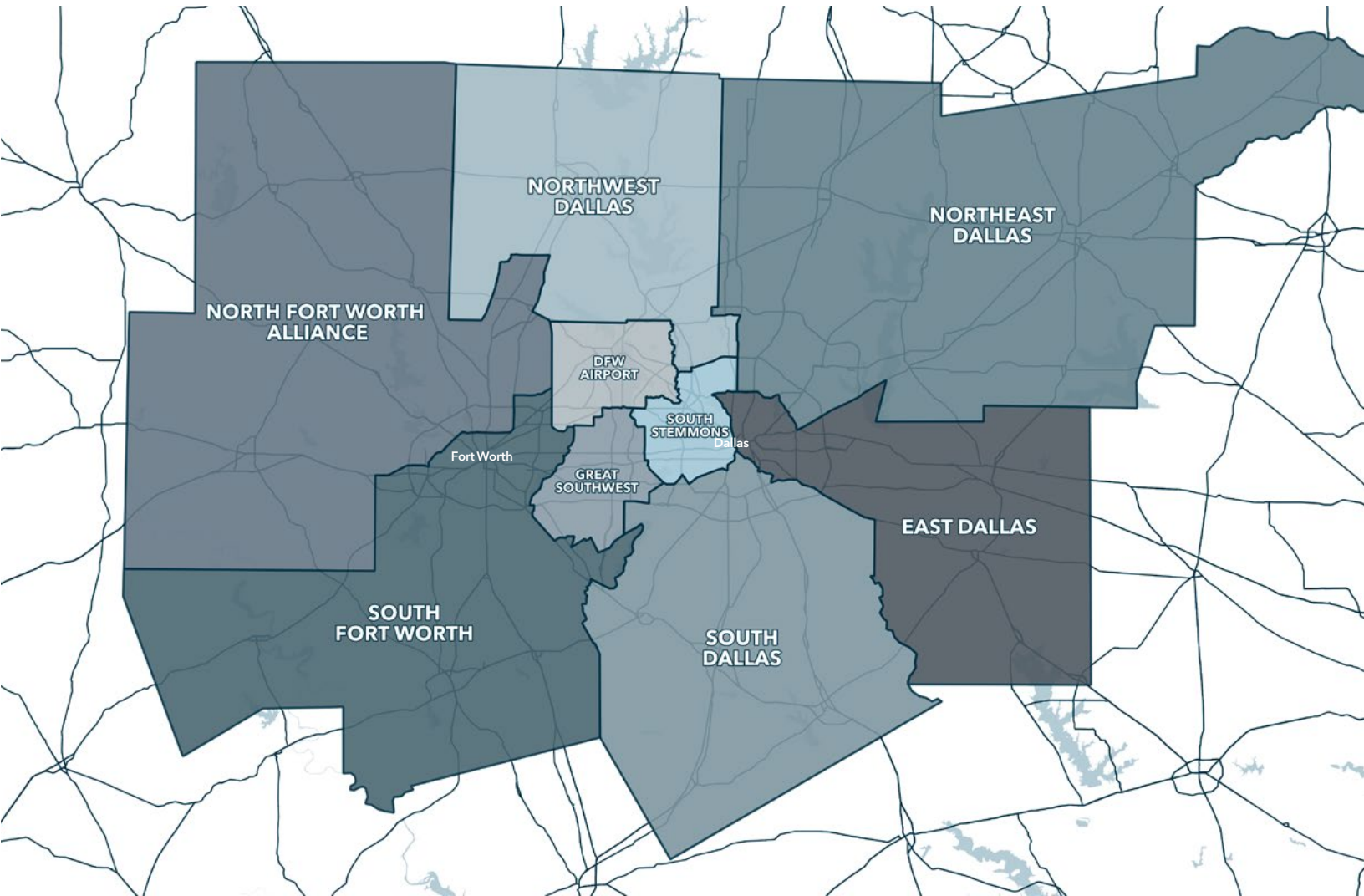
NNN RENTAL RATES



OUTLOOK

Looking ahead, the Dallas-Fort Worth industrial market is positioned for stabilization rather than contraction. Strong population growth, continued job creation, and moderating construction activity should support long-term fundamentals. While vacancy may rise further in the near term, modern and well-located assets are expected to outperform as tenants prioritize efficiency and operational functionality.

DALLAS-FORT WORTH INDUSTRIAL Performance by Submarket



Q4 2025

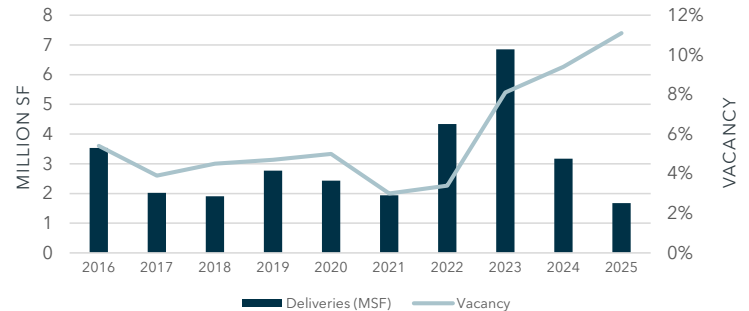
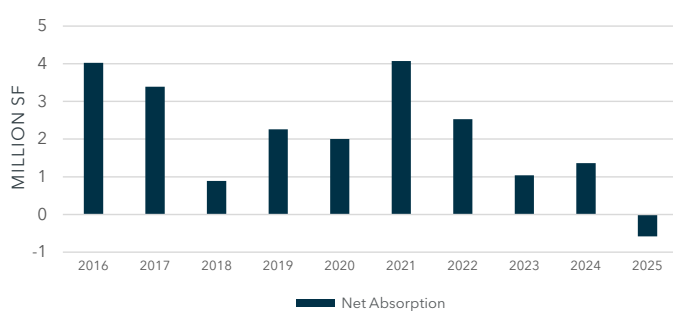
Submarket	Inventory	Vacant	Vacancy Rate	Net Absorption	Under Construction	Deliveries	Avg. Sales Price	Leasing Activity	NNN Rent/Year PSF
Northwest Dallas	122,770,785 SF	13,676,231 SF	11.14%	-246,520 SF	5,105,831 SF	886,960 SF	\$161	2,596,813 SF	\$11.14
DFW Airport	95,364,608 SF	10,358,370 SF	10.85%	666,027 SF	2,676,813 SF	27,400 SF	\$191	1,677,634 SF	\$11.23
East Dallas	73,133,458 SF	10,857,303 SF	14.85%	359,458 SF	1,080,775 SF	223,169 SF	\$107	843,307 SF	\$8.41
Great Southwest	125,269,282 SF	9,421,759 SF	7.50%	1,559,974 SF	2,205,923 SF	187,920 SF	\$143	1,027,122 SF	\$8.85
South Stemmons	114,729,231 SF	9,504,820 SF	8.27%	-574,856 SF	572,206 SF	916,907 SF	\$141	1,066,335 SF	\$10.60
N Fort Worth/Alliance	157,809,580 SF	14,630,019 SF	9.31%	380,713 SF	9,030,135 SF	2,162,461 SF	\$125	2,677,864 SF	\$7.65
Northeast Dallas	116,725,697 SF	8,453,466 SF	7.22%	529,378 SF	4,804,457 SF	610,722 SF	\$137	1,244,053 SF	\$10.07
South Dallas	164,369,997 SF	15,564,186 SF	9.45%	2,264,831 SF	959,642 SF	0 SF	\$111	3,840,646 SF	\$10.55
South Fort Worth	116,188,403 SF	9,391,246 SF	8.41%	2,633,653 SF	7,359,093 SF	1,672,456 SF	\$126	1,455,744 SF	\$8.20
TOTAL/AVERAGE	1,086,361,041 SF	101,857,400 SF	9.40%	7,572,658 SF	33,794,875 SF	6,687,995 SF	\$141	16,429,518 SF	\$9.25

NORTHWEST DALLAS

Δ	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ 12 Mo. Net Absorption (SF)	-576,764	12,261	-209,494	-213,700	1,330,264
▲ Vacancy Rate	11.10%	10.30%	10.10%	10%	9.40%
▼ Avg. NNN Asking Rate PSF	\$10.86	\$10.98	\$10.81	\$10.61	\$10.06
▲ Under Construction (SF)	5,105,831	3,670,268	3,835,851	3,198,211	2,209,084
▲ Inventory (SF)	122,770,785	121,883,825	121,542,060	121,349,396	121,093,322

LARGEST SALES	SIZE	BUYER	SELLER
2900 S Valley Pky - Bldg 5	1,022,146 SF	Majestic Realty Co.	Northwestern Mutual Life Insurance
2710 Edmonds Ln - Bldg 3	1,020,030 SF	Majestic Realty Co.	Northwestern Mutual Life Insurance
2900 Airport Rd - Denton Distribution Center	392,706 SF	Artemis Real Estate Partners	EQT Real Estate

LARGEST LEASES	SIZE	TENANT	LANDLORD
1100 Spinks Rd	505,265 SF	Moonshot	Accelerated Christian Education
2323 McDaniel Dr	222,175 SF	Union Tech	Prologis, Inc.
2201-2221 Luna Rd	203,255 SF	Not Disclosed	Tao Motor

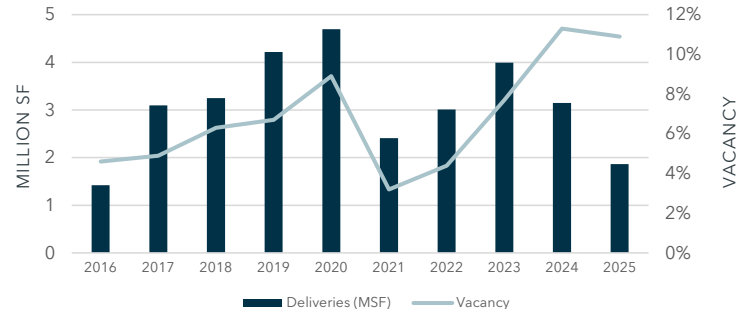
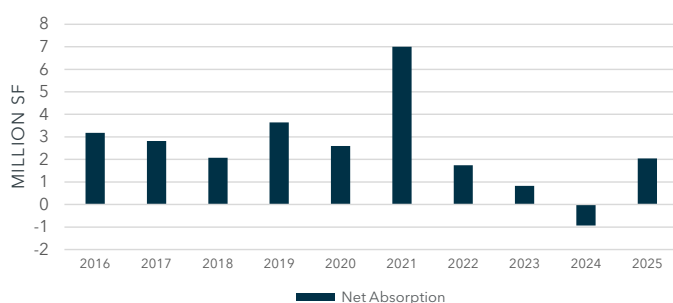


DFW AIRPORT

Δ	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Net Absorption (SF)	2,047,243	573,438	309,274	2,298,809	-932,239
▼ Vacancy Rate	10.90%	11.50%	11.30%	10.50%	11.30%
▲ Avg. NNN Asking Rate PSF	\$11.64	\$10.98	\$10.38	\$9.80	\$9.52
▲ Under Construction (SF)	2,676,813	2,130,189	2,221,274	1,789,808	1,463,065
▲ Inventory (SF)	95,364,608	95,337,208	94,672,700	93,804,688	93,500,724

LARGEST SALES	SIZE	BUYER	SELLER
3500 S Airfield Dr	702,466 SF	BlackRock, Inc.	ElmTree Funds
625 Westport Pky	360,000 SF	EQT Real Estate	Brookfield Properties
660 Fritz Rd	305,000 SF	Fortress Net Lease REIT	United Parcel Service

LARGEST LEASES	SIZE	TENANT	LANDLORD
2580 W Walnut Hill Ln	509,668 SF	Amazon	CLX Ventures
2701 S Airfield Dr	750,544 SF	Thrive Market	CLX Ventures
9400 N Royal Ln	260,700 SF	Wesco Distribution, Inc.	Prologis, Inc.

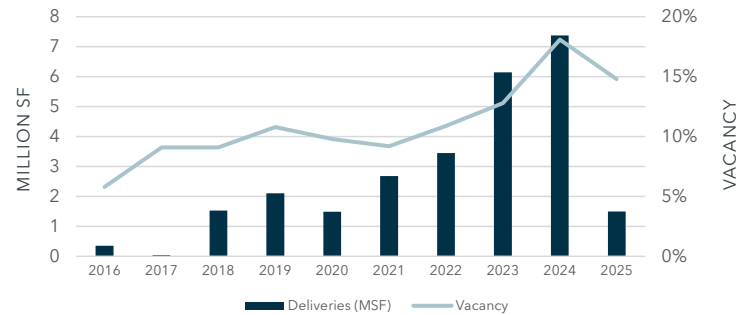
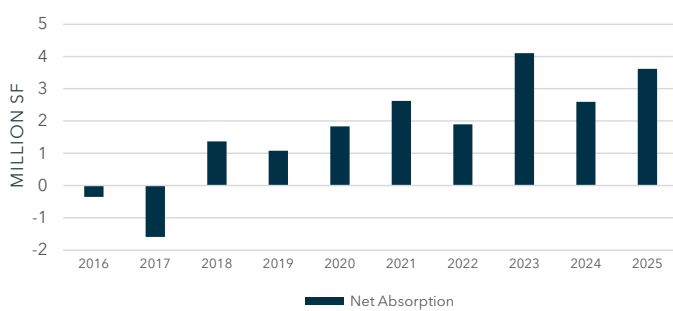


EAST DALLAS

Δ	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ 12 Mo. Net Absorption (SF)	3,615,884	4,846,058	2,433,878	3,508,742	2,593,890
▼ Vacancy Rate	14.80%	15.10%	16.70%	15.60%	18.10%
▲ Avg. NNN Asking Rate PSF	\$8.30	\$6.90	\$7.80	\$6.67	\$6.27
▼ Under Construction (SF)	1,080,775	1,149,504	1,451,686	1,546,097	1,522,257
▲ Inventory (SF)	73,133,458	72,910,289	72,153,621	71,637,621	71,637,621

LARGEST SALES	SIZE	BUYER	SELLER
710 Bellevue St - Cedars Commerce Center	1,982,900 SF	Matthews	LBA Logistics
2800 Skyline Dr	756,668 SF	W.P. Carey Inc.	Capstar Real Estate Advisors
8901 Forney Rd - Eastpoint 1	419,626 SF	Starwood Capital Group	The Goldman Sachs Group, Inc.

LARGEST LEASES	SIZE	TENANT	LANDLORD
1220 Sage Hill Pky	1,024,549 SF	Hayes Company	Holt Lunsford Commercial Investments
1285 Akron Way	712,900 SF	Hayes Company	Hunt Southwest
1224 Sage Hill Pky	473,397 SF	Hayes Company	Holt Lunsford Commercial Investments

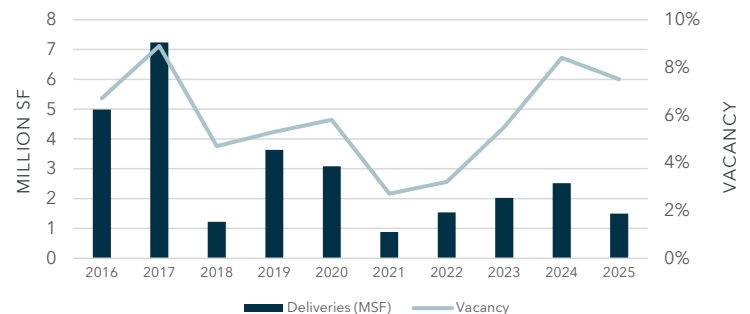
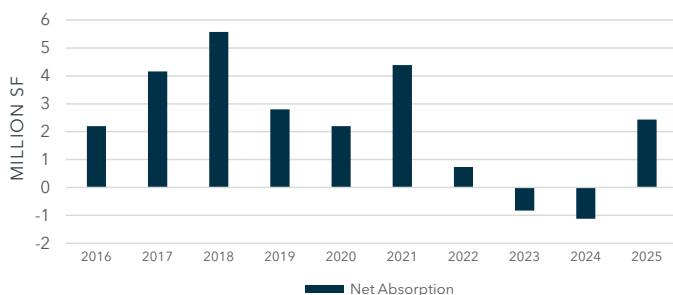


GREAT SOUTHWEST

Δ	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Net Absorption (SF)	2,433,006	311,202	-236,089	-996,047	-1,118,163
▼ Vacancy Rate	7.50%	8.60%	8.60%	8.40%	8.40%
▲ Avg. NNN Asking Rate PSF	\$8.58	\$8.06	\$7.84	\$7.79	\$8.39
▲ Under Construction (SF)	2,205,923	1,605,875	1,840,579	1,544,785	1,466,303
▲ Inventory (SF)	125,269,282	125,081,362	124,552,621	123,773,827	123,773,827

LARGEST SALES	SIZE	BUYER	SELLER
745 Commerce Park Dr - Wildlife 6	703,040 SF	Blackstone Inc.	Crow Holdings
2100 N Refuge Way - Wildlife 5	683,569 SF	Blackstone Inc.	Crow Holdings
741 N Refuge Way - Wildlife 10	524,460 SF	Blackstone Inc.	Crow Holdings

LARGEST LEASES	SIZE	TENANT	LANDLORD
2100 N Refuge Way	683,569 SF	Modine	Blackstone Inc.
2302 W Marshall Dr	241,710 SF	Not Disclosed	Mavik Capital Management LP
2401 W Marshall Dr	233,395 SF	Dallas Warehouse Company	MDH Partners

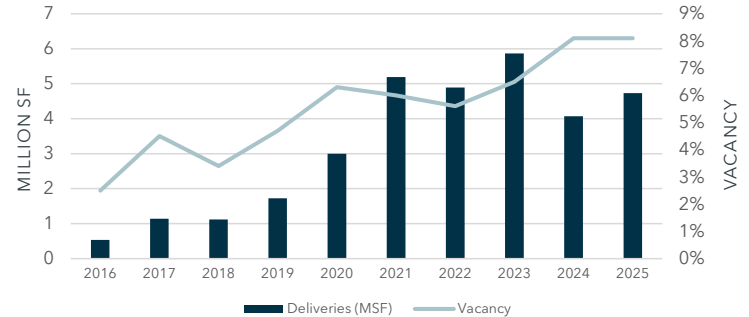
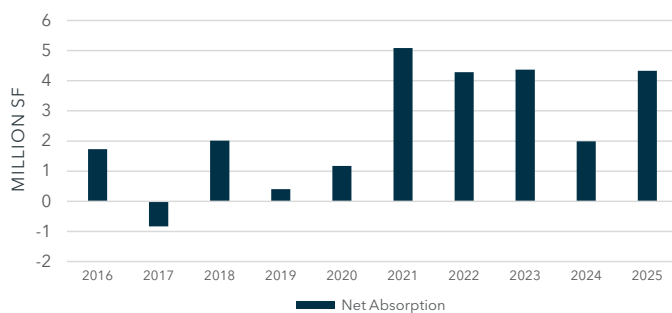


SOUTH FORT WORTH

Δ	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Net Absorption (SF)	4,365,904	1,999,630	2,556,603	1,935,600	1,969,272
▼ Vacancy Rate	8.10%	9%	9.20%	8.50%	8.10%
▼ Avg. NNN Asking Rate PSF	\$8.19	\$8.22	\$8.08	\$6.53	\$8.13
▲ Under Construction (SF)	7,359,093	6,625,937	5,191,154	6,504,683	6,485,013
▲ Inventory (SF)	116,188,403	114,526,549	114,380,149	112,011,612	111,477,553

LARGEST SALES	SIZE	BUYER	SELLER
35 W Exchange - Bldg C	488,363	TPA Group	Adventist Health System/Sunbelt, Inc.
2200 Heritage Pky	458,740	Paper Source Converting & Manufacturing	Reza Ziaei
1151 Heritage Pky - Bldg 1	317,520	Ares Management Corporation	GLP Capital Partners

LARGEST LEASES	SIZE	TENANT	LANDLORD
7550 Oak Grove Rd	471,846 SF	Network Logistics, Inc.	CIM Group, LP
7901 South Fwy	230,292 SF	Lesso	CanTex Capital
1900 SE Loop 820	225,000 SF	Tandy Leather Factory, Inc.	Colonna

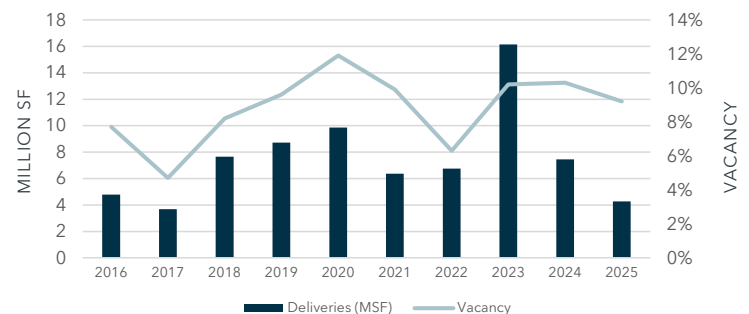
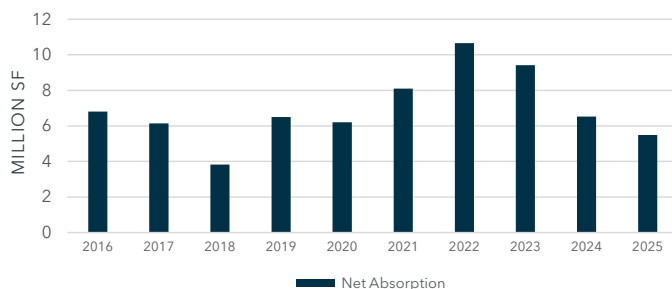


NORTH FORT WORTH/ALLIANCE

Δ	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ 12 Mo. Net Absorption (SF)	5,505,386	5,968,707	7,061,590	7,464,840	6,528,016
▲ Vacancy Rate	9.30%	8.30%	8.40%	9.60%	10.40%
▲ Avg. NNN Asking Rate PSF	\$7.97	\$7.49	\$7.27	\$7.11	\$7.08
▼ Under Construction (SF)	9,030,135	10,122,171	8,337,855	6,953,569	4,531,276
▲ Inventory (SF)	157,809,580	155,647,119	155,125,434	153,989,046	153,640,398

LARGEST SALES	SIZE	BUYER	SELLER
2501 Eagle Pky - Bldg C	1,251,160 SF	Property Reserve	Trammell Crow Company
14901 N Beach St - Alliance Center North 1	1,111,500 SF	Tishman	Miramar Capital
2601 Petty Pl - Speedway Logistics Crossing - Bldg 3	795,626 SF	Sterling Investors	EQT Real Estate

LARGEST LEASES	SIZE	TENANT	LANDLORD
4 Haslet County Rd	1,250,000 SF	Lennox	NorthPoint Development
2501 Eagle Pky	1,007,701 SF	Ariat	Trammell Crow Company
3400 N Sylvania Ave	699,246 SF	DHL	Ares Industrial Real Estate Income Trust

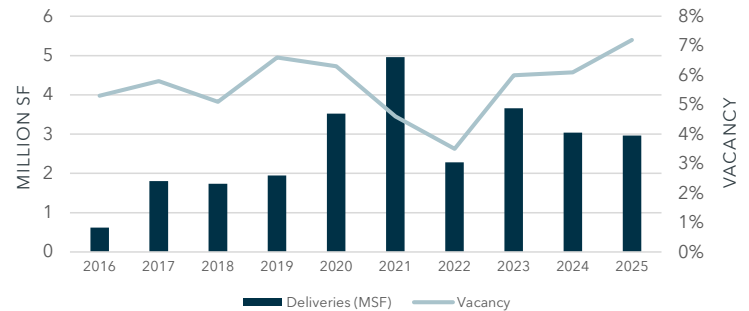
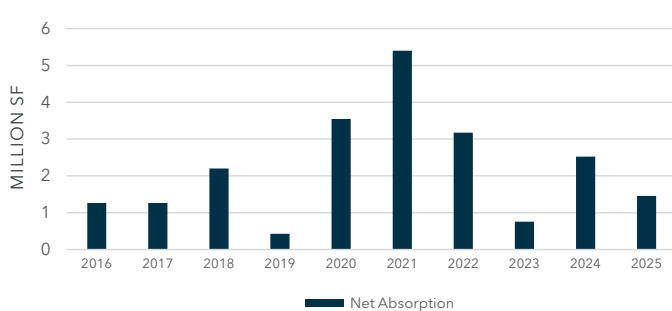


NORTHEAST DALLAS

Δ	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Net Absorption (SF)	1,458,108	1,448,359	2,293,407	2,942,456	2,522,789
— Vacancy Rate	7.20%	7.20%	6.90%	5.60%	6.10%
▲ Avg. NNN Asking Rate PSF	\$10.66	\$9.72	\$10.10	\$10.27	\$9.77
▲ Under Construction (SF)	4,804,457	4,547,176	4,644,387	5,051,826	4,106,830
▲ Inventory (SF)	116,708,477	116,097,755	115,696,948	114,121,227	113,765,291

LARGEST SALES	SIZE	BUYER	SELLER
3900 W Plano Pky	619,655	Denago EV	Dallas News Corporation
1200 N Glenbrook Dr	390,030	Repkon USA	General Dynamics Ordnance & Tactical Systems
200 E Bethany Dr	347,333	Faropoint	Leach Family Partnership

LARGEST LEASES	SIZE	TENANT	LANDLORD
2801 Telecom Pky	346,507 SF	Not Disclosed	Dayton Street Partners LLC
1501 Kings Rd	154,923 SF	Beard Integrated Systems	Faropoint
3800 Leon Rd	145,967 SF	Westlake Pipe & Fittings	Ares Industrial Real Estate Income Trust

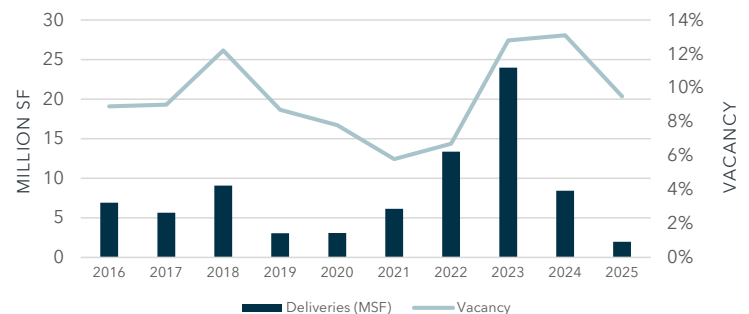
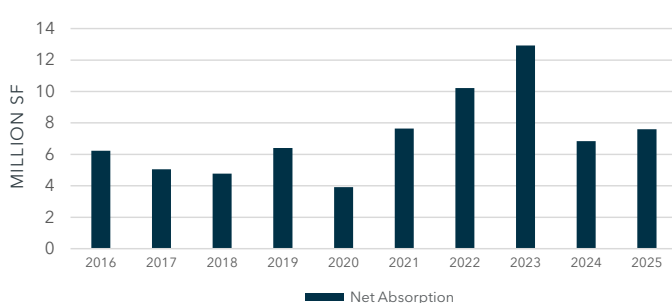


SOUTH DALLAS

Δ	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Net Absorption (SF)	7,604,988	6,311,375	8,940,136	8,295,782	6,838,143
▼ Vacancy Rate	9.50%	10.80%	11%	11.60%	13.10%
▼ Avg. NNN Asking Rate PSF	\$6.45	\$6.58	\$6.44	\$6.26	\$6.84
— Under Construction (SF)	959,642	959,642	1,225,996	1,526,502	1,991,416
— Inventory (SF)	164,369,997	164,369,997	163,348,378	163,016,842	162,526,251

LARGEST SALES	SIZE	BUYER	SELLER
3800 Railport Pky	852,987 SF	REGIOPYTSA	Capstar Real Estate Advisors
3800 Cedardale Rd - Bldg 1	776,630 SF	Ares Management Corporation	Arcapita
1401-1501 E Pleasant Run Rd - Bldg 1	616,068 SF	LBA Logistics	Greenfield Partners

LARGEST LEASES	SIZE	TENANT	LANDLORD
2970 Old Fort Worth Rd	1,320,960 SF	Medline	Hillwood Development Corporation
3486 Cedardale Rd	1,084,460 SF	Google	Trammell Crow Company
1401-1501 E Pleasant Run Rd	1,027,068 SF	Greenbox Systems, LLC	Greenfield Partners

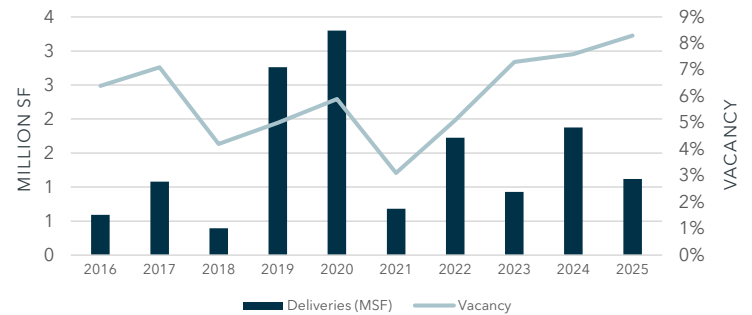
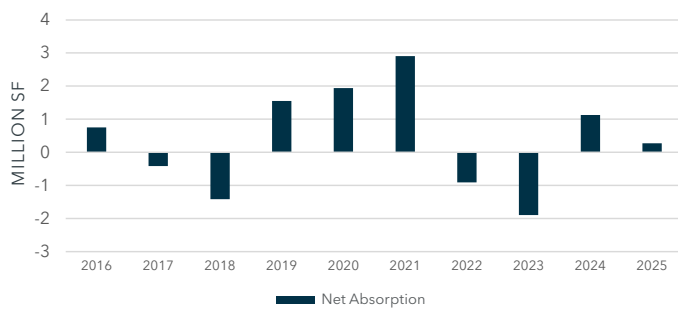


SOUTH STEMMONS

▲	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ 12 Mo. Net Absorption (SF)	274,452	1,275,641	1,152,957	1,703,160	1,125,838
▲ Vacancy Rate	8.30%	7%	7.10%	7.70%	7.60%
▼ Avg. NNN Asking Rate PSF	\$10.29	\$10.46	\$10.46	\$10.43	\$10.01
▼ Under Construction (SF)	572,206	1,229,057	1,229,057	1,232,810	934,772
▲ Inventory (SF)	114,729,231	113,812,324	113,812,324	113,818,371	113,621,375

LARGEST SALES	SIZE	BUYER	SELLER
4038 Rock Quarry Rd - Bldg C	472,800 SF	Invesco Advisers, Inc.	TA Realty
11124 Goodnight Ln - Phase IV- Bldg A	289,564 SF	Cabot Properties Inc	Crow Holdings
7301 Ambassador Row	242,310 SF	Zane Butter	Stonlake Capital Partners

LARGEST LEASES	SIZE	TENANT	LANDLORD
1251 N Cockrell Hill Rd	376,601 SF	Dr Pepper Snapple Group, Inc.	First Industrial Realty Trust, Inc.
3901 Adler Rd	362,500 SF	FedEx Ground	Link Logistics Real Estate
1415 N Cockrell Hill Rd	257,240 SF	FARO Logistics Solutions, Inc.	Clarion Partners

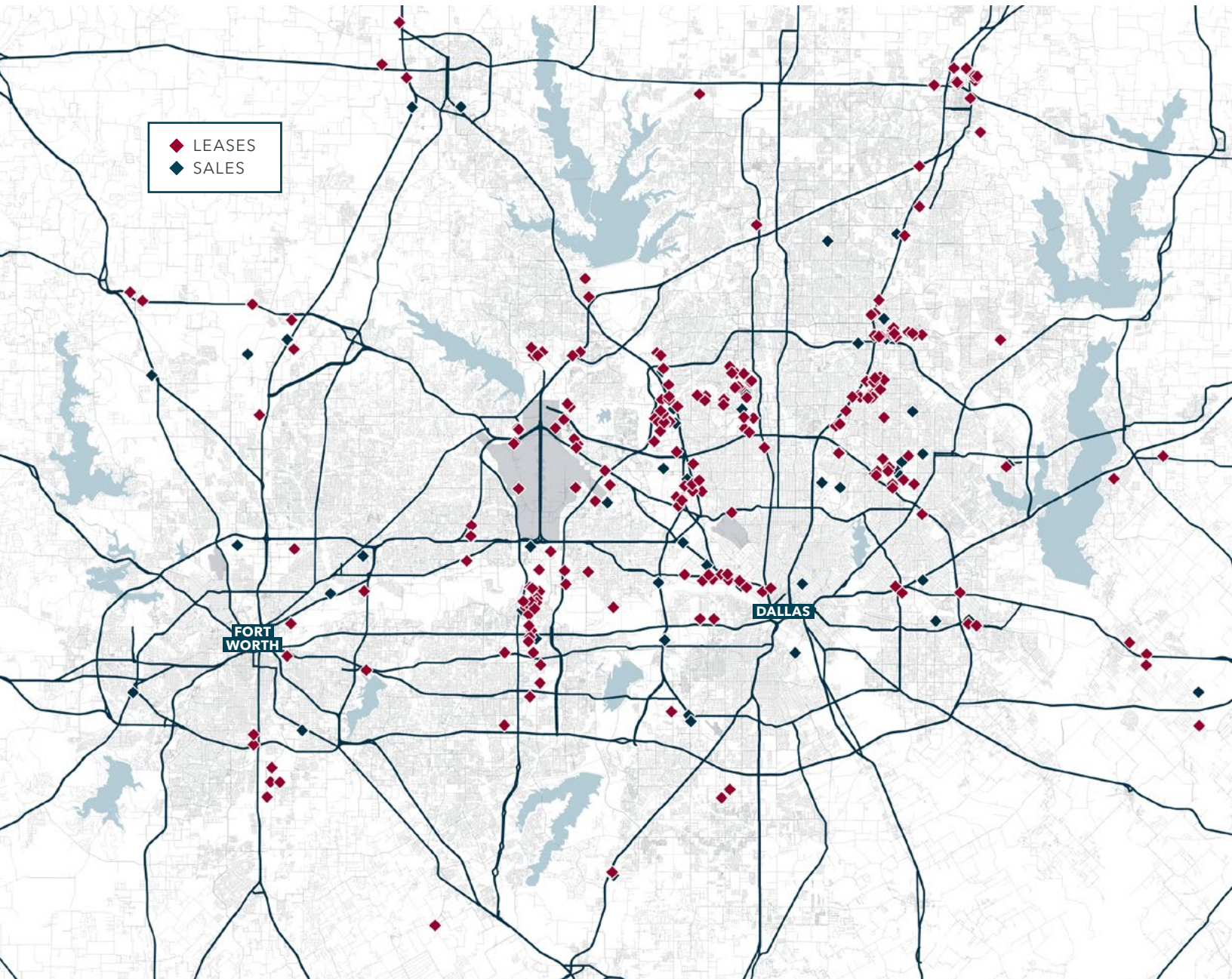


2025 Annual Market Overview

100 LARGEST LEASES

TENANT	ADDRESS	SF	MICROMARKET	TENANT	ADDRESS	SF	MICROMARKET
Medline	2970 Old Fort Worth Rd	1,320,960 SF	SW Dallas/US 67	GrayBar Electric	2925 Valley View Ln	247,008 SF	E DFW Air/Las Colinas
Lennox	4 Haslet County Rd	1,250,000 SF	NE Tarrant/Alliance	FNS, Inc.	400 Patriot Pky	245,000 SF	NE Tarrant/Alliance
Google	3486 Cedardale Rd	1,084,460 SF	SE Dallas/I-45	Not Disclosed	2302 W Marshall Dr	241,710 SF	Lower Great Southwest
GreenBox Systems, LLC	1401-1501 E Pleasant Run	1,027,068 SF	SE Dallas/I-45	Not Disclosed	4851 E Loop 820 South	238,289 SF	E Ft Worth
Hayes Company	1220 Sage Hill Pky	1,024,549 SF	Forney/Terril/Kauf Cy	Dallas Warehouse Company	2401 W Marshall Dr	233,395 SF	Lower Great Southwest
Google	35500 LBJ Fwy	1,014,254 SF	SE Dallas/I-45	Logistics Plus	1701 E Pleasant Run Rd	230,344 SF	SE Dallas/I-45
Ariat	2501 Eagle Pky	1,007,701 SF	NE Tarrant/Alliance	Lesso	7901 South Fwy	230,292 SF	S Cen.Tarrant Cnty
Hayes Company	1285 Akron Way	712,900 SF	Forney/Terril/Kauf Cy	Hotline Delivery Systems	3801 S 20th Ave	227,924 SF	W DFW Air/Grapevine
DHL	3400 N Sylvania Ave	699,246 SF	Meacham Fld/Fossil Cr	Tandy Leather Factory	1900 SE Loop 820	225,000 SF	S Cen.Tarrant Cnty
Modine	2100 N Refuge Way	683,569 SF	Upper Great Southwest	101 Studios	2601 Spirit Dr	224,616 SF	NE Tarrant/Alliance
American Standard	801 Wintergreen Rd	626,147 SF	SE Dallas/I-45	101 Studios	2701 Spirit Dr	224,616 SF	NE Tarrant/Alliance
DHL	2340 Providence Dr	581,000 SF	Meacham Fld/Fossil Cr	Union Tech	2323 McDaniel Dr	222,175 SF	N Stemmons/Valwood
Cyclyx	2500 Sylvania Cross Dr	564,387 SF	Meacham Fld/Fossil Cr	C2C Logistics, LLC	5500 South Fwy	221,764 SF	S Central Tarrant Co
Logistics Plus	1501 Southport Rd	543,596 SF	SE Dallas/I-45	Morton Salt	3801-3875 La Reunion	220,757 SF	Eastern Lonestar/Tpke
Not Disclosed	1124 Bold Ruler Rd	525,000 SF	NE Tarrant/Alliance	Dallas One	1111 N 28th Ave	216,834 SF	E DFW Air/Las Colinas
Not Disclosed	2580 W Walnut Hill Ln	509,668 SF	E DFW Air/Las Colinas	Dropp Logistics	2700 Westport Pky	215,600 SF	NE Tarrant/Alliance
Moonshot Electrical & Controls	1100 Spinks Rd	505,265 SF	Lewisville	Nissan North America Inc	4400 Regent Blvd	215,083 SF	E DFW Air/Las Colinas
Network Logistics, Inc.	7550 Oak Grove Rd	471,846 SF	S Cen.Tarrant Cnty	Beauty Mfg. Solutions	220 N Freeport Pky	212,980 SF	E DFW Air/Las Colinas
MEI Industrial Solutions	4701 Gold Spike Dr	420,360 SF	Meacham Fld/Fossil Cr	Covenant	610 W Trinity Blvd	211,850 SF	Upper Great Southwest
VM Innovations	1200 W Wintergreen Rd	416,891 SF	SE Dallas/I-45	Premier Care Industries Inc.	7107 S Cooper St	205,023 SF	Arlington
QTS	4501 Cleveland Rd	413,480 SF	SE Dallas/I-45	Not Disclosed	2201-2221 Luna Rd	203,255 SF	N Stemmons/Valwood
Phase Retail Services	1440 E Kearney St	407,195 SF	East Dallas/Mesquite	TMI Client Solutions	19205 LBJ Fwy	203,169 SF	E Dallas-Mesquite
Thrive Market	2701 S Airfield Dr	378,436 SF	E DFW Air/Las Colinas	GrayBar Services, Inc.	2700 Regent Blvd	202,500 SF	E DFW Air-Las Colinas
Dr. Pepper Snapple Group	1251 N Cockrell Hill Rd	376,601 SF	Eastern Lonestar/Tpke	Dematic	11301 North Fwy	202,168 SF	NE Tarrant/Alliance
Flex	4001 N Prairie Creek Rd	373,322 SF	East Dallas/Mesquite	US Elogistics Service Corp	401 W Vista Ridge Mall	196,987 SF	Lewisville
Not Disclosed	15301 N Beach St	371,327 SF	NE Tarrant/Alliance	Flexcraft	7500-7601 Oak Grove	193,633 SF	S Cen.Tarrant Cnty
Novo Building Products	9209 Old Hickory Trl	367,262 SF	SW Dallas/US 67	Not Disclosed	1350 S Highway 67	193,626 SF	SW Dallas/US 67
FedEx Ground	3901 Adler Rd	362,500 SF	Eastern Lonestar/Tpke	Ecolab, Inc.	2101-2221 Reeves Pl	192,350 SF	East Ft Worth
Hithium	12955 FM 2932	348,412 SF	Forney/Terril/Kauf Cy	United States Cold Storage	6651 N Interstate 35	190,477 SF	Denton
Maersk	1000 S J Elmer Weaver	348,105 SF	SW Dallas/US 67	Modular Power Solutions	2555 S Valley Pky	188,983 SF	Lewisville
Not Disclosed	2801 Telecom Pky	346,507 SF	Richardson	System Beauty	11301 North Fwy	188,514 SF	NE Tarrant/Alliance
Irby	620 Crossroads Dr	306,925 SF	SW Dallas/US 67	FedEx Ground	1901 Joel East Rd	186,577 SF	S Cen.Tarrant Cnty
Ceva Logistics	11200 Harmon Rd	305,098 SF	NE Tarrant/Alliance	ATS	201 S Interstate 45	182,954 SF	SE Dallas/I-45
alo	8200 Harmon Rd	304,665 SF	Meacham Fld/Fossil Cr	Motor Controls	10901 Goodnight Ln	182,884 SF	West Hines North
SPM Oil & Gas	15300 Northlink Dr	304,640 SF	NE Tarrant/Alliance	ProLioft Rigging	10820 Bonnie View Rd	182,693 SF	SE Dallas/I-45
Binary Container Logistics Inc.	200 Sunridge Blvd	296,240 SF	SE Dallas/I-45	Groupo	1151 Heritage Pky	180,930 SF	Mansfield
Glazier Foods Company	777 Freeport Pkwy	294,313 SF	E DFW Air/Las Colinas	Not Disclosed	4320 N Sylvania Ave	180,000 SF	Meacham Fld/Fossil Cr
Texas Building Supply	743 Henrietta Creek	287,242 SF	NE Tarrant/Alliance	Amazon	4445 Rock Quarry Rd	178,200 SF	Eastern Lonestar/Tpke
Logistics Plus	1701 E Pleasant Run Rd	280,058 SF	SE Dallas/I-45	Mobis Parts America	2935 Danieldale Rd	175,130 SF	SE Dallas/I-45
Smart Warehousing	3300 Eagle Pkwy	269,494 SF	NE Tarrant-Alliance	Modular Power Solutions	2555 S Valley Pky	172,800 SF	Lewisville
Core Health and Fitness	951 E Pleasant Run Rd	269,008 SF	SE Dallas/I-45	Intelliflex	7500-7601 Oak Grove	171,303 SF	S Cen.Tarrant Cnty
Comfortside	300 W Wintergreen Rd	266,680 SF	SE Dallas/I-45	Aaron's	7602 SW Loop 820	170,509 SF	Southwest Tarrant
Crane Worldwide Logistics	9016 Van Horn Dr	265,758 SF	SE Dallas/I-45	Consolidated Hospitality Supp.	4601 Jim Christal Rd	168,756 SF	Denton
Wesco Distribution Corp.	9400 N Royal Ln	260,700 SF	E DFW Air/Las Colinas	ATS	200 Dalport Pky	167,621 SF	SE Dallas/I-45
Not Disclosed	5351 Samuel Blvd	260,600 SF	East Dallas/Mesquite	Modular Power Solutions	2555 S Valley Pky	167,372 SF	Lewisville
QuadBoss	4900 Alliance Gateway	257,500 SF	NE Tarrant/Alliance	Wizards of the Coast LLC	925-929 W Carrier Pky	164,000 SF	Upper Great Southwest
FARO Logistics Solutions, Inc.	1415 N Cockrell Hill Rd	257,240 SF	Eastern Lonestar/Tpke	USPS	400 Intermodal Pky	161,559 SF	NE Tarrant/Alliance
Tubbesing Solutions	2709 Graham Cracker Dr	257,117 SF	NE Tarrant/Alliance	Not Disclosed	4000 NE Loop 820	160,586 SF	Meacham Fld/Fossil Cr
Pratt Industries	1228 Sage Hill Pky	254,940 SF	Forney/Terril/Kauf Cy	MEI Rigging & Crating	2917 Chesser Boyer Rd	156,866 SF	Meacham Fld/Fossil Cr
Lasko Fans	900 Terminal Rd	250,650 SF	Meacham Fld/Fossil Cr	Sonoco	5111 Frye Rd	155,000 SF	Upper Great Southwest

2025 Industrial Transactions



498

TRANSACTIONS

16.8

MILLION SF

420

LEASES

72

SALES



622,908 SF

SALE

McKinney 5 Logistics

2100 N. McDonald Street, McKinney, TX 75071



361,040 SF

SALE

Champions Circle

3440 Highway 114, Fort Worth, TX 76177



335,614 SF

SALE

7555 Wood Drive

Douglasville, GA 30134



294,313 SF

LEASE

777 Freeport Parkway, Suite 100

Coppell, TX 75019



269,494 SF

LEASE

Alliance Center

3300 Eagle Parkway, Fort Worth, TX 76262



260,600 SF

LEASE

Prologis Mesquite 2

5351 Samuell Boulevard, Mesquite, TX 75149



247,500 SF

LEASE

386 Internationale Drive

Bolingbrook, IL 60440



233,395 SF

LEASE

Industrial Crossing

2401 W. Marshall Drive, Grand Prairie, TX 75051



222,175 SF

LEASE

Prologis Valwood 13

2323 McDaniel Drive, Carrollton, TX 75006



221,764 SF

LEASE

5500 South Freeway

Fort Worth, TX 76115



214,684 SF

SALE

502 Fountain Parkway

Grand Prairie, TX 75050



211,850 SF

LEASE

GSW Distribution Center

610 W. Trinity Boulevard, Grand Prairie, TX 75050

Featured Listings



Scan to see our most up-to-date availabilities.



FOR SALE

1501 NE Loop 820
FORT WORTH, TX 76131

±10.75 Acres



FOR LEASE

121 Logistics Park, Bldg. 1 & 2 339,289 SF
500 W. VISTA RIDGE MALL DRIVE
LEWISVILLE, TX 75067



FOR LEASE

1300 E. Berry Street
FORT WORTH, TX 76119

324,667 SF



FOR SALE OR LEASE

McKinney Commerce Center 280,038 SF
3200 N. CENTRAL EXPRESSWAY
MCKINNEY, TX 75071



FOR LEASE

First Park 121, Bldg. F 176,182 SF
527 HOLFORDS PRAIRIE ROAD
LEWISVILLE, TX 75056



FOR SALE OR LEASE

Northwest Commerce Park, Bldg. 2 266,152 SF
2765 HIGHWAY 114, FORT WORTH, TX 76117



FOR LEASE

675 S. Royal Lane 171,600 SF
COPPELL, TX 75019



FOR LEASE

Frisco Trade Center, Bldg. 1 262,354 SF
16091 FM 423
FRISCO, TX 75033



FOR LEASE

McKinney 121 - Phase III 160,540 SF
4900 S. HARDIN BOULEVARD
MCKINNEY, TX 75050



FOR LEASE

DFW Northwest Distribution Center

146,680 SF

1116 N. CORINTH STREET, CORINTH, TX 76208



FOR LEASE

First Park 121, Bldg. B

87,730 SF

2025 MIDWAY ROAD
LEWISVILLE, TX 75056



FOR SALE OR LEASE

900 W. Crosby Road

2.6375 Acres

CARROLLTON, TX 75006



FOR LEASE

8721 Forney Road

74,421 SF

DALLAS, TX 75227



FOR LEASE

5260 Blue Mound Road

114,266 SF

FORT WORTH, TX 76106



FOR LEASE

High Street Golden Point

208,396 SF

3451 INTERSTATE 35 NORTH
DENTON, TX 76207

Team of Experts



TREY FRICKE, SIOR
Co-Managing Principal
972.934.4010
tfricke@lee-associates.com



ALEX WILSON
Principal
972.934.4063
alexw@lee-associates.com



CORBIN BLOUNT, SIOR
Principal
972.934.4035
cblount@lee-associates.com



JOHN ANDERSON
Principal
972.934.4053
janderson@lee-associates.com



PHIL ROSENFELD
Principal
972.934.4040
prosenfeld@lee-associates.com



STEPHEN WILLIAMSON, SIOR
Principal
972.934.4045
swilliamson@lee-associates.com



ALLY TANGHONGS
Director
972.934.4006
atanghongs@lee-associates.com



JARRETT HUGE
Director
972.934.4003
jhuge@lee-associates.com



AARON SCHULLE
Associate
512.964.5607
aschulle@lee-associates.com



NATHAN LENTHALL
Associate
972.934.4069
nlenthall@lee-associates.com



SUSAN CANCEMI
Associate
972.934.4005
scancemi@lee-associates.com



SYDNEY MORGAN
Marketing Specialist
972.934.4026
smorgan@lee-associates.com



KEN WESSON, SIOR, CCIM
Co-Managing Principal
972.934.4001
kwesson@lee-associates.com



BECKY THOMPSON
Principal
972.934.4019
bthompson@lee-associates.com



GEORGE TANGHONGS, SIOR, CCIM
Principal
972.934.4008
george@lee-associates.com



MARK GRAYBILL, SIOR, CCIM
Principal
972.934.4007
mgraybill@lee-associates.com



REED PARKER, SIOR
Principal
972.934.4020
rparker@lee-associates.com



TAYLOR STELL
Principal
972.934.4028
tstell@lee-associates.com



CHRIS BEGGINS
Director
972.934.4032
cbeggins@lee-associates.com



JEREMY MOJICA
Director
972.934.4009
jmojica@lee-associates.com



BARON JOHNSON
Associate
972.934.0168
baronjohnson@lee-associates.com



RJ FLORES
Associate
972.934.4055
rjflores@lee-associates.com



TOMAS WILSON
Associate
972.934.4070
twilson@lee-associates.com



ANNA DE JESUS
Marketing Specialist
972.934.4068
adejesus@lee-associates.com



ADAM GRAHAM, SIOR, CCIM
Principal
972.934.4011
agraham@lee-associates.com



BRETT LEWIS, SIOR
Principal
972.934.4018
blewis@lee-associates.com



JESSICA REINHARDT
Principal
972.934.4023
jreinhardt@lee-associates.com



NATHAN DENTON, SIOR
Principal
972.934.4015
ndenton@lee-associates.com



REID BASSINGER, SIOR
Principal
972.934.4013
rbassinger@lee-associates.com



TOM WALRICH
Principal
972.934.4002
twalrich@lee-associates.com



CHRIS HILLMAN
Director
972.934.4004
chillman@lee-associates.com



MATTHEW JOHNSON
Director
972.934.4024
mjohnson@lee-associates.com



LAUREN KONEN
Associate
972.934.4044
lkonen@lee-associates.com



SCHAEFER AMOS
Associate
972.934.4012
samos@lee-associates.com



BRYCE BERTA
Director of Research
512.648.1570
bberta@lee-associates.com



Lee & Associates is the largest broker-owned firm in North America, providing value-driven real estate services since 1979. The firm combines advanced technology, extensive resources, and over 40 years of expertise to deliver seamless solutions for local, national, and international clients.

For more information about Lee & Associates - Dallas/Fort Worth and our commitment to excellence in commercial real estate, please get in touch:

10495 Quorum Drive, Suite 100
Dallas, Texas 75254

972.934.4000
leedallas.com

The information and details contained herein have been obtained from third-party sources believed to be reliable, however, Lee & Associates has not independently verified its accuracy. Lee & Associates makes no representations, guarantees, or express or implied warranties of any kind regarding the accuracy or completeness of the information and details provided herein, including but not limited to, the implied warranty of suitability and fitness for a particular purpose. Interested parties should perform their own due diligence regarding the accuracy of the information. The information provided herein, including any sale or lease terms, is being provided subject to errors, omissions, changes of price or conditions, prior sale or lease, and withdrawal without notice. Third-party data sources: CoStar Group, Inc. and Lee Proprietary Data. © Copyright 2026 Lee & Associates all rights reserved.

