

SPRING 2026

DALLAS-FORT WORTH
**INDUSTRIAL
MARKET REPORT**

QUICK STATS

6,047,718 SF
NEW SUPPLY DELIVERED (Q1)

9,661,358 SF
NET ABSORPTION (Q1)

\$9.56/SF
AVG. ASKING RENT (YTD)

9.21%
VACANCY RATE (Q1)

\$143/SF
AVG. SALES PRICE (YTD)

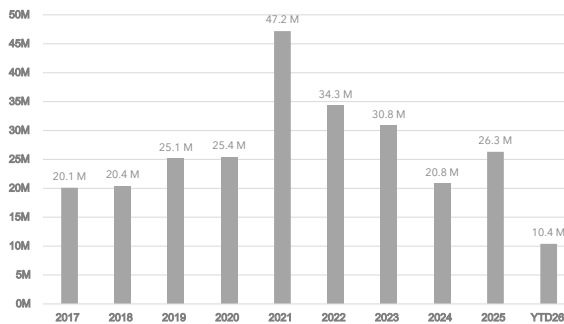
33,435,365 SF
UNDER CONSTRUCTION (Q1)

21,029,499 SF
LEASING ACTIVITY (Q1)

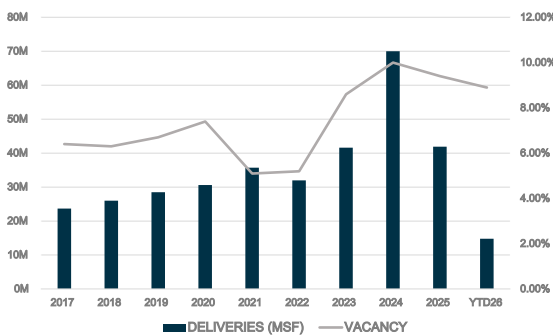
DFW INDUSTRIAL OVERVIEW

The Dallas-Fort Worth industrial market entered 2026 on steady footing, with fundamentals largely holding in place despite a more tempered pace of activity. Vacancy compressed slightly to 9.21% amid strong tenant demand. Leasing activity persisted, with over 9.6 million square feet of net absorption recorded during the quarter, indicating continued, albeit measured, occupancy gains. Rent levels rose to \$9.56 per square foot NNN, and average sale pricing increased to \$143 per square foot, signaling continued upward pressure on values. Construction activity continues to be a defining feature of the market, with approximately 33.4 million square feet underway and just over 6.0 million square feet delivered in Q1 alone, adding significant new supply. Meanwhile, investment activity slowed, with total sales volume reaching just over \$250 million, pointing to sustained, though more measured pace of capital deployment even as market fundamentals remain healthy. **Overall, the market reflects a period of normalization, characterized by balanced supply and demand, resilient pricing, and a still-active development pipeline.**

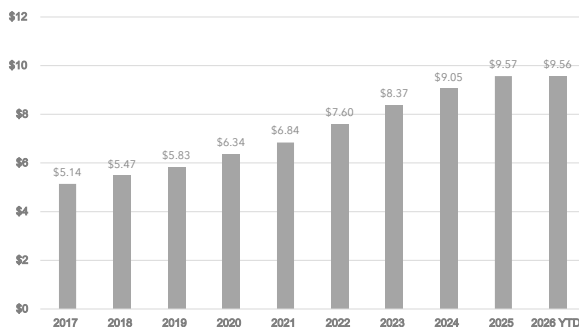
NET ABSORPTION (ANNUAL)



VACANCY & DELIVERIES (ANNUAL)



RENTAL RATES (ANNUAL)



*EXCLUDES FLEX PROPERTIES



Y-O-Y CHANGE



NET ABSORPTION

Q1 2026: 9,661,358 SF
Q1 2025: 8,069,753 SF



VACANCY RATE

Q1 2026: 9.21%
Q1 2025: 9.50%



UNDER CONSTRUCTION

Q1 2026: 33,435,365 SF
Q1 2025: 27,087,681 SF



NEW SUPPLY DELIVERED

Q1 2026: 6,047,718 SF
Q1 2025: 2,026,843 SF



AVG. ASKING RENT/YEAR

Q1 2026: \$9.56 PSF
Q1 2025: \$8.44 PSF



AVG. SALES PRICE PSF

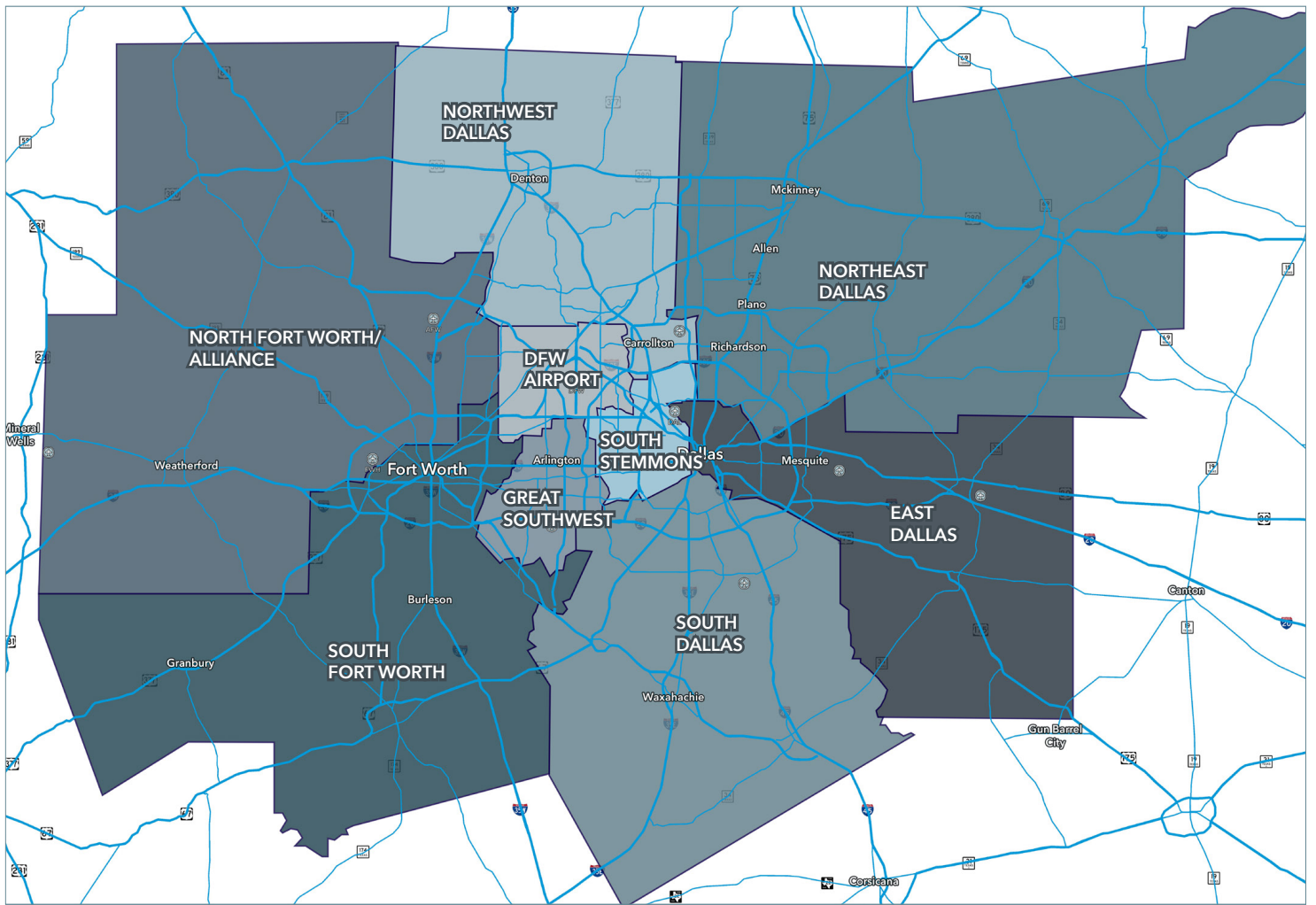
Q1 2026: \$143 PSF
Q1 2025: \$116 PSF



SALES VOLUME

Q1 2026: \$252,117,687
Q1 2025: \$287,957,243

SUBMARKET PERFORMANCE

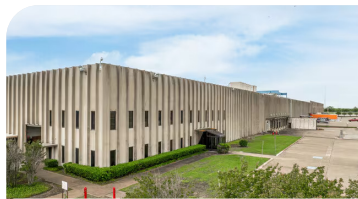


SUBMARKET	TOTAL INVENTORY (SF)	TOTAL VACANT (SF)	VACANCY RATE	NET ABSORPTION (SF)	UNDER CONSTRUCTION (SF)	TOTAL DELIVERIES (SF)	AVERAGE SALES PRICE \$/SF	LEASING ACTIVITY (SF)	NNN RENT \$/SF
1 Northwest Dallas	125,061,402	15,019,315	12.00%	408,011	3,796,012	1,185,730	\$173	1,838,514	\$10.99
2 DFW Airport	125,061,402	10,162,689	10.70%	611,770	2,341,610	416,089	\$194	2,665,847	\$11.40
3 East Dallas	73,644,254	7,956,703	10.80%	2,956,050	1,072,063	48,000	\$116	3,524,215	\$9.89
4 Great Southwest	125,872,950	10,219,324	8.10%	-91,089	2,752,666	716,692	\$147	1,598,988	\$8.86
5 South Stemmons	114,356,765	10,942,312	9.60%	-1,266,900	901,650	206,836	\$137	2,384,650	\$10.65
6 N Fort Worth/Alliance	159,170,398	13,081,706	8.20%	3,195,123	9,486,724	1,793,420	\$126	3,137,775	\$9.54
7 Northeast Dallas	118,379,945	9,127,669	7.70%	802,234	4,291,797	1,522,001	\$139	2,256,228	\$10.58
8 South Dallas	164,425,391	12,337,397	7.50%	3,256,677	1,220,299	0	\$114	3,011,220	\$6.50
9 South Fort Worth	117,302,459	9,781,653	8.30%	-210,518	7,572,544	158,950	\$141	612,062	\$7.61
TOTAL	1,123,274,966	98,628,768	9.21%	9,661,358	33,435,365	6,047,718	\$143	21,029,499	\$9.56

*EXCLUDES FLEX PROPERTIES



Q1 2026 NOTABLE SALES



7121 SHELBY AVENUE

7121 SHELBY AVENUE - GREENVILLE

SUBMARKET NE Dallas
BUYER ORBIS Corporation
SELLER EPM Partners
SIZE 1,031,746 SF



FREPORT CROSSING
BUILDING 4

777 FREPORT PARKWAY - COPPELL
(PART OF A PORTFOLIO)

SUBMARKET DFW Airport
BUYER AEW Capital Management
SELLER Nuveen
SIZE 792,394 SF



ALLIANCE CENTER NORTH

15100 N BEACH STREET - FORT WORTH

SUBMARKET N Fort Worth/Alliance
BUYER Textron Inc.
SELLER Bank of America
Corporation
SIZE 447,373 SF



820 EXCHANGE
BUILDING 1

4251 NORTHERN CROSS BLVD - HALTOM CITY
(PART OF A PORTFOLIO)

SUBMARKET N Fort Worth/Alliance
BUYER Ares Industrial Real Estate
Income Trust Inc.
SELLER CBRE Investment Management
SIZE 427,908 SF



Q1 2026 NOTABLE LEASES



3400 CATHERINE COURT

SUBMARKET N Fort Worth/Alliance
TENANT DSV Contract Logistics
LANDLORD Clarion Partners
SIZE 1,049,022 SF



755 RIDGCREST ROAD

SUBMARKET East Dallas
TENANT Hayes
LANDLORD Lovett Industrial, LLC
SIZE 817,538 SF



1701 PLEASANT RUN ROAD

SUBMARKET South Dallas
TENANT Logistics Plus
LANDLORD Invesco Ltd.
SIZE 744,452 SF



3500 MCPHERSON DRIVE

SUBMARKET N Fort Worth/Alliance
TENANT Crane Logistics
LANDLORD Clarion Partners
SIZE 634,744 SF



Q1 2026 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	Q3 2026
Intermodal Logistics Center - Building 4	4 Haslet County Road Justin	NorthPoint Development	1,250,000	N Fort Worth/Alliance	Q2 2026
DHL Northlake Logistics Hub	4101 Mcpherson Road Northlake	DHL	1,114,760	N Fort Worth/Alliance	Q3 2026
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	12100 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
Alliance Westport 15	14501 Mobility Way Fort Worth	Hillwood	798,494	N Fort Worth/Alliance	Q3 2026
Alliance Westport 14	14601 Mobility Way Fort Worth	Hillwood	766,994	N Fort Worth/Alliance	Q2 2026
Carter Crossing Industrial Park - Building 3	2101 Whitebeam Brook Street Fort Worth	Holt Lunsford Investments	704,966	South Fort Worth	Q3 2026
Intermodal Logistics Center - Building 1	1124 Bold Ruler Road Justin	NorthPoint Development	703,085	N Fort Worth/Alliance	Q2 2026



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