

2026 MID-YEAR
DALLAS-FORT WORTH

Industrial Report



Q2 INDUSTRIAL PERFORMANCE ANALYSIS &
2026 MID-YEAR INDUSTRIAL MARKET OVERVIEW

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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!

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Q2 2026 Dallas-Fort Worth Industrial Market Performance

MARKET BALANCING AMID CONTINUED GROWTH

The Dallas-Fort Worth industrial market continued moving toward a more balanced environment in the second quarter of 2026. Excluding flex product, the market encompasses approximately 1.10 billion square feet of industrial inventory, with nearly 96.0 million square feet vacant and an overall vacancy rate of 8.7%.

Demand remained positive during the quarter. DFW recorded approximately 6.1 million square feet of net absorption and nearly 20.6 million square feet of leasing activity, demonstrating continued tenant interest despite greater availability and a more competitive leasing environment. Approximately 5.0 million square feet delivered during Q2, meaning absorption outpaced new supply for the period.

Construction activity remains elevated, with approximately 37.8 million square feet underway across the market. North

Fort Worth/Alliance accounts for the largest share of the pipeline at 11.8 million square feet, followed by South Fort Worth at 6.0 million square feet and Northeast Dallas at 5.2 million square feet. These active development pipelines may continue to place upward pressure on vacancy as new projects deliver and move through lease-up.

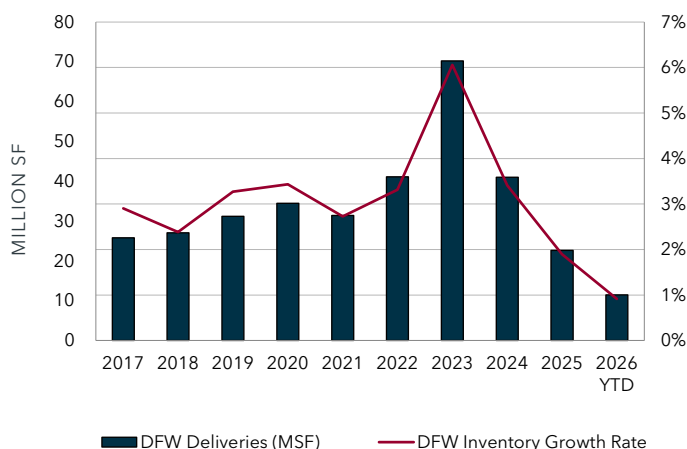
Market conditions vary considerably by submarket. Northwest Dallas recorded the highest vacancy rate at 11.6%, followed by East Dallas at 10.7% and South Fort Worth at 10.2%. In comparison, Northeast Dallas, South Dallas and Great Southwest maintained vacancy rates between 7.0% and 7.7%. Asking rents also reflect these differences, ranging from \$6.45 per square foot in South Dallas to more than \$11.20 per square foot in DFW Airport, Northwest Dallas and Northeast Dallas.

Market Fundamentals

Inventory

DFW's industrial inventory reached just over 1.1 billion square feet in Q2 2026, increasing by approximately 4.9 million square feet from the previous quarter. South Dallas and North Fort Worth–Alliance remain the largest submarkets, with Great Southwest and Northwest Dallas also holding major concentrations of industrial space.

INVENTORY GROWTH



Absorption

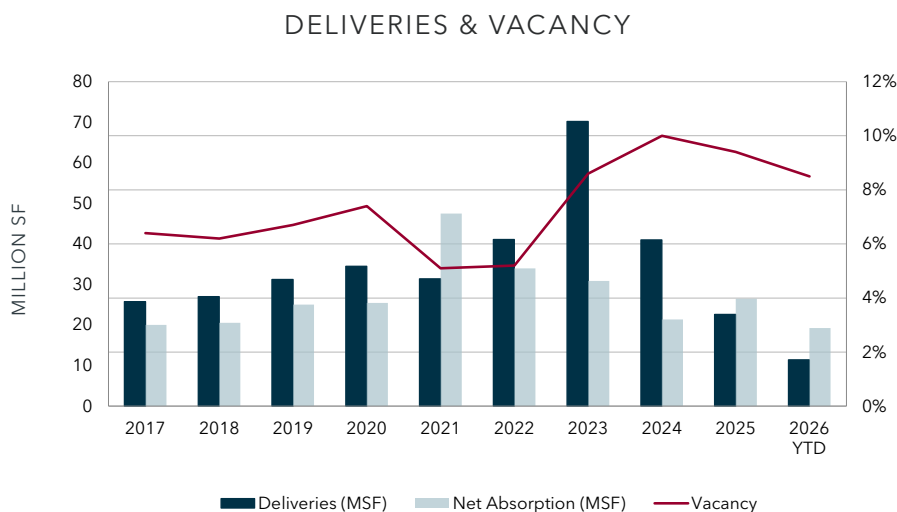
Industrial demand remained positive in Q2, with about 6.1 million square feet of net absorption and roughly 17.1 million square feet absorbed through the first half of 2026. DFW Airport, Northeast Dallas, Great Southwest, and North Fort Worth-Alliance led the gains, while South Fort Worth recorded the largest decline.

Construction

Nearly 37.8 million square feet was under construction at the end of Q2, up from about 35.7 million square feet in the previous quarter. North Fort Worth-Alliance accounts for the largest share of the pipeline, followed by South Fort Worth, Northeast Dallas, and South Dallas. Construction remains active but below earlier peak levels.

Vacancy

DFW industrial vacancy declined to 8.7% in Q2 2026, improving from 9.0% in Q1 and 9.52% one year earlier. Through the first half of the year, approximately 17.1 million square feet of net absorption outpaced 11.1 million square feet of deliveries, helping tighten conditions despite nearly 37.8 million square feet remaining under construction.



Y-O-Y Change

Net Absorption

Q2 2026: 6,104,176 SF ▼

Q2 2025: 6,574,405 SF

Vacancy Rate

Q2 2026: 8.7% ▼

Q2 2025: 9.52%

Under Construction

Q2 2026: 37,786,470 SF ▲

Q2 2025: 34,567,272 SF

New Supply Delivered

Q2 2026: 5,029,632 SF ▼

Q2 2025: 6,825,461 SF

Avg. Asking Rent/Year

Q2 2026: \$9.33 ▲

Q2 2025: \$8.83

Avg. Sales Price PSF

Q2 2026: \$139.00 ▲

Q2 2025: \$122.00

Sales Volume

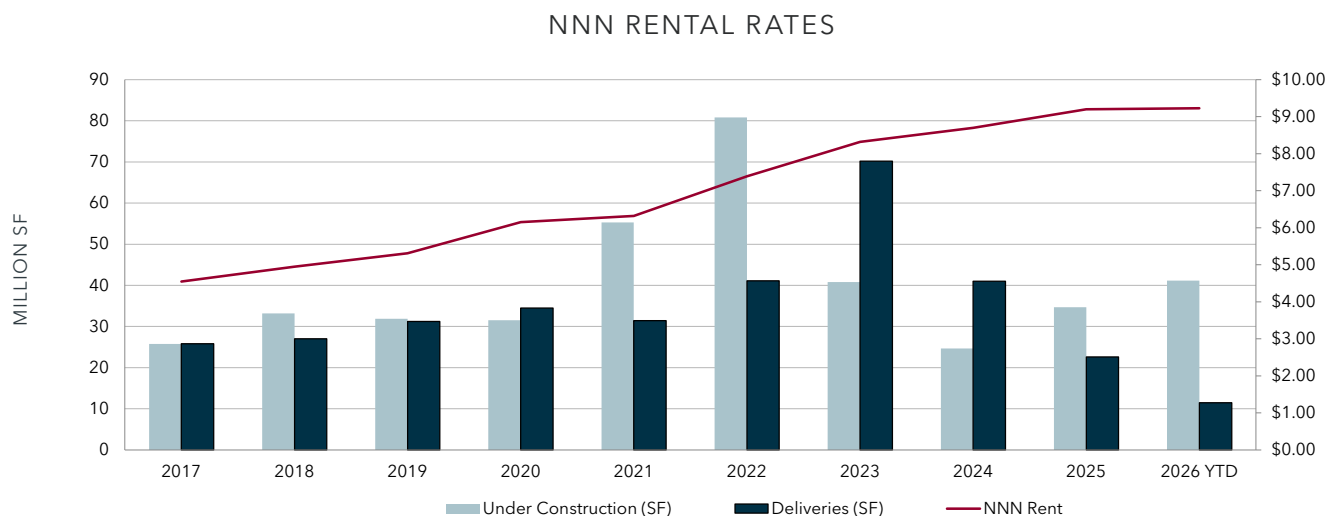
Q2 2026: \$200,789,993 ▲

Q2 2025: \$187,149,832

Vacancy, Rates & Trends

Rental Rates

Average NNN asking rents ended Q2 2026 at \$9.33 per square foot annually. While this was slightly below the \$9.51 recorded in Q1, rents remained approximately 5.7% above the \$8.83 reported one year earlier. The quarterly moderation suggests pricing is stabilizing, while continued year-over-year growth reflects sustained demand across the DFW industrial market.

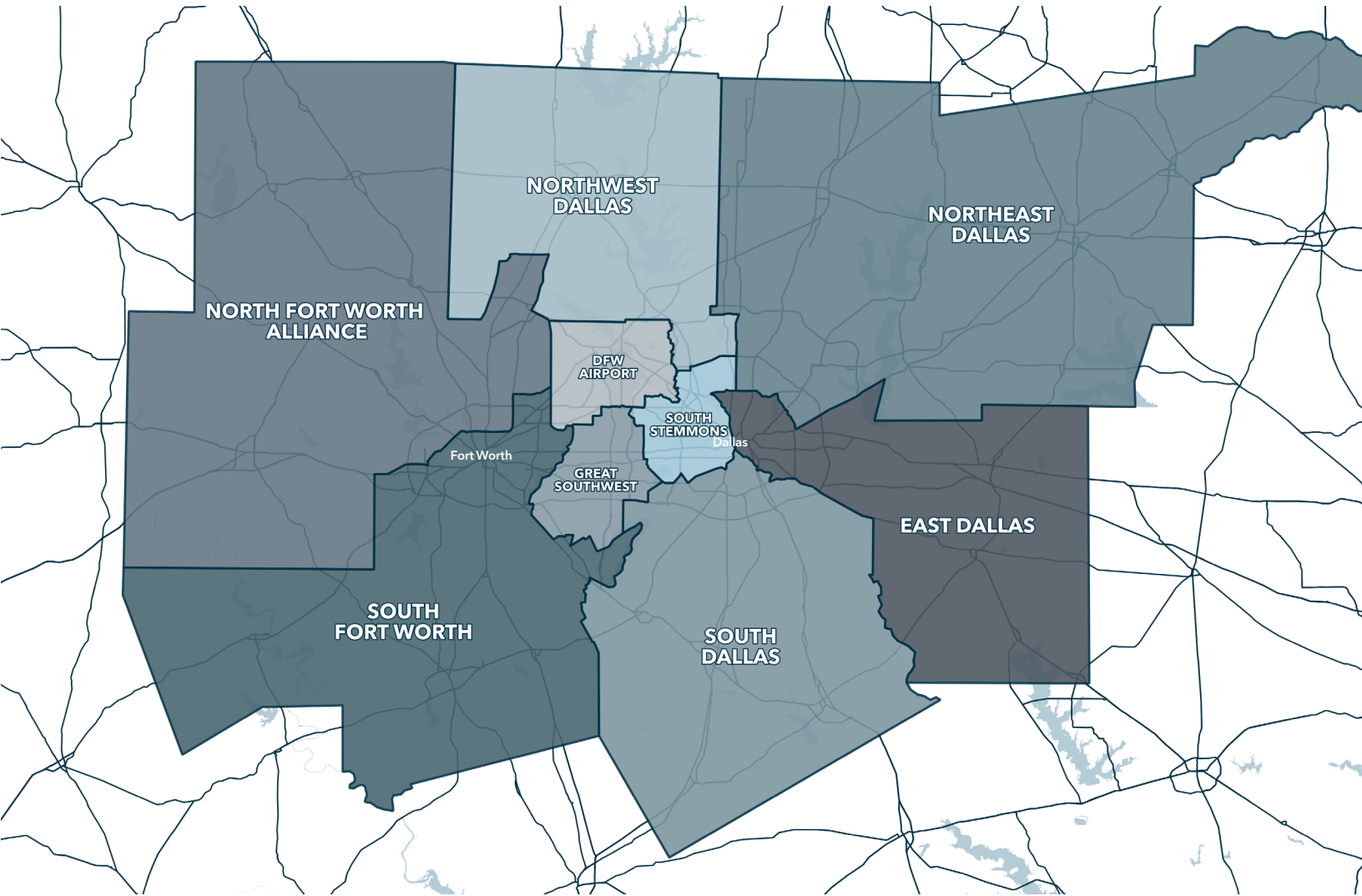


OUTLOOK

Looking ahead, the Dallas-Fort Worth industrial market appears positioned for continued stabilization. Positive quarterly absorption, nearly 20.6 million square feet of leasing activity and a vacancy rate below 9% point to durable demand; however, the 37.8 million-square-foot construction pipeline will remain an important factor as projects deliver.

Performance is expected to remain uneven across the region. Submarkets with significant construction pipelines or vacancy above 10% may experience greater competition, while established locations with lower vacancy should remain comparatively resilient. Modern, well-located facilities that offer efficient layouts and strong access are likely to outperform as tenants benefit from a wider range of available options.

DALLAS-FORT WORTH INDUSTRIAL Performance by Submarket



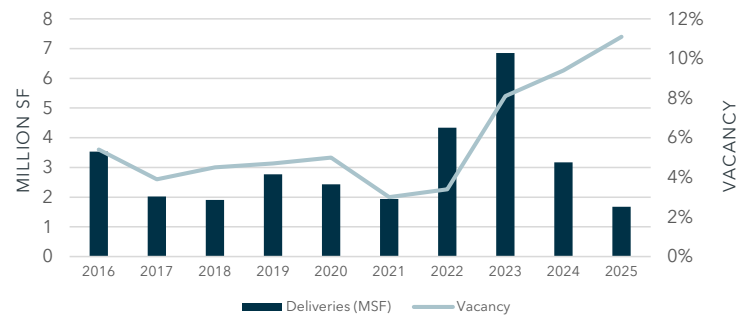
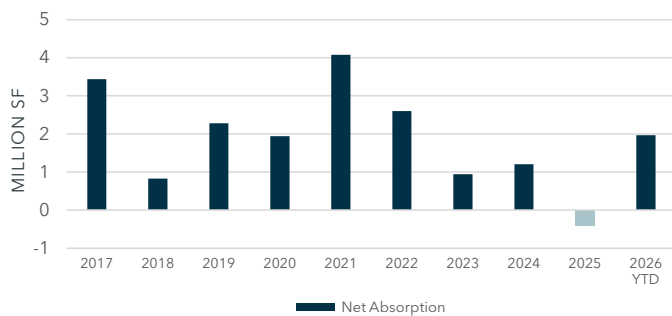
Q2 2026

Submarket	Inventory	Vacant	Vacancy Rate	Net Absorption	Under Construction	Deliveries	Avg. Sales Price	Leasing Activity	NNN Rent/Year PSF
Northwest Dallas	125,686,012 SF	14,580,902 SF	11.60%	612,157 SF	3,257,734 SF	487,043 SF	\$165	2,202,222 SF	\$11.25
DFW Airport	94,957,109 SF	8,598,342 SF	9.10%	1,825,093 SF	2,400,422 SF	0	\$191	2,422,294 SF	\$11.28
East Dallas	74,015,487 SF	7,886,485 SF	10.70%	78,673 SF	1,995,467 SF	350,151 SF	\$108	2,078,608 SF	\$10.70
Great Southwest	127,309,778 SF	9,741,084 SF	7.70%	1,207,916 SF	2,171,183 SF	782,574 SF	\$145	2,628,618 SF	\$9.13
South Stemmons	114,986,727 SF	10,372,194 SF	9.00%	184,675 SF	572,559 SF	0	\$143	1,261,445 SF	\$10.34
N Fort Worth/Alliance	160,656,893 SF	12,582,634 SF	7.80%	978,748 SF	11,816,232 SF	1,060,318 SF	\$120	2,574,068 SF	\$8.51
Northeast Dallas	119,219,608 SF	8,344,670 SF	7.00%	1,274,698 SF	5,176,200 SF	421,418 SF	\$137	2,143,801 SF	\$11.24
South Dallas	164,833,130 SF	11,749,023 SF	7.10%	565,921 SF	4,355,449 SF	95,309 SF	\$113	3,430,093 SF	\$6.45
South Fort Worth	119,348,881 SF	12,128,619 SF	10.20%	(623,705 SF)	6,041,224 SF	1,832,819 SF	\$129	1,854,529 SF	\$7.27
TOTAL/AVERAGE	1,101,013,625 SF	95,983,953 SF	8.7%	6,104,176	37,786,470 SF	5,029,632 SF	\$139	20,595,678 SF	\$9.33

NORTHWEST DALLAS

Δ	Q2 2026	Q1 2026	Q4 2025	Q3 2025	Q2 2025
▼ Net Absorption (SF)	612,157	654,109	(258,537)	131,300	155,018
▼ Vacancy Rate	11.6%	11.7%	11.4%	10.2%	10.0%
▲ Avg. NNN Asking Rate PSF	\$11.25	\$10.20	\$10.38	\$10.57	\$11.20
▼ Under Construction (SF)	3,257,734	3,680,777	4,671,981	3,647,964	3,702,236
▲ Inventory (SF)	125,686,012	125,198,969	123,946,004	122,547,779	122,191,014

LARGEST LEASES	SIZE	TENANT	LANDLORD
2101 FM 1173 - Building 3	702,766 SF	Western Partitions	CLX Ventures
Prologis Flower Mound 1 - 951 Garden Ridge Blvd	293,000 SF	Not Disclosed	Prologis, Inc.
288/380 Logistics Park - Building 4	283,275 SF	Stulz Air Technology Systems, Inc.	EQT Real Estate

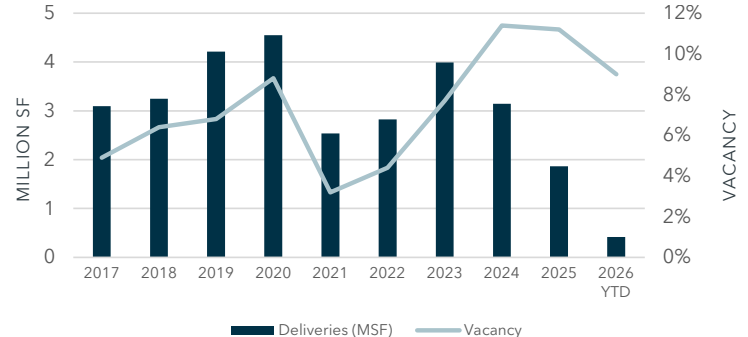
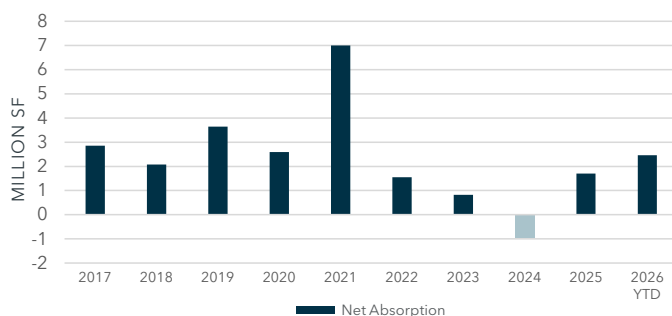


DFW AIRPORT

Δ	Q2 2026	Q1 2026	Q4 2025	Q3 2025	Q2 2025
▲ Net Absorption (SF)	1,825,093	611,770	346,383	387,792	23,866
▼ Vacancy Rate	9.1%	11.0%	11.2%	11.6%	11.4%
▼ Avg. NNN Asking Rate PSF	\$11.28	\$11.36	\$11.62	\$10.93	\$10.30
▲ Under Construction (SF)	2,400,422	2,341,610	2,647,200	2,556,568	2,221,274
— Inventory (SF)	94,957,109	94,957,109	94,552,370	94,524,970	93,888,581

LARGEST SALES	SIZE	BUYER	SELLER
2801 Market St	1,536,520	Elm Tree Funds, LLC	Elm Tree Funds, LLC / Guggenheim
777 Freeport Pky - Building 4	726,944	AEW Capital Management / Scout Cold Logistics	Nuveen

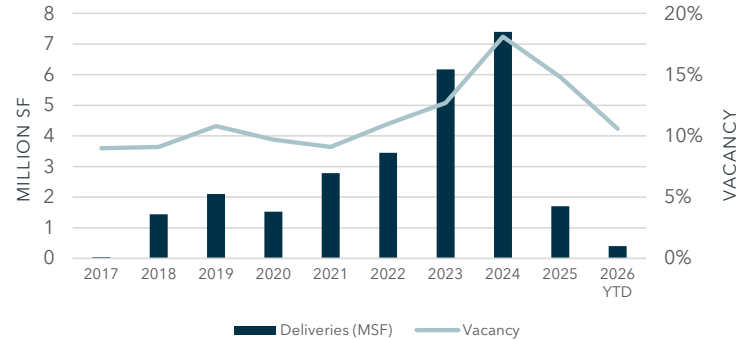
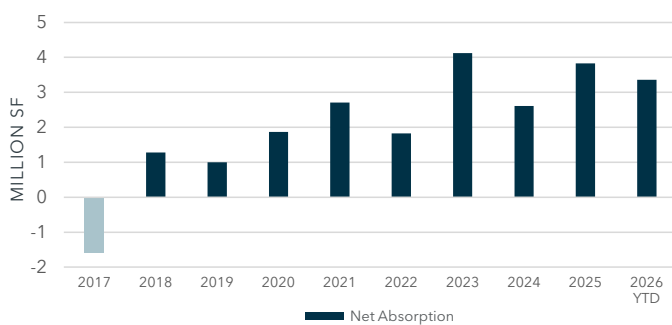
LARGEST LEASES	SIZE	TENANT	LANDLORD
Passport Park West 6 - 2550 Travel St	1,075,544 SF	Amazon	Trammell Crow Company / PGIM, Inc.
2501 S Airfield Dr - Building 2	517,152 SF	Integrated Commercialization Solutions, LLC	CLX Ventures
Passport Park West 5 - 4275 Strategy Ave	455,992 SF	Not Disclosed	Trammell Crow Company / PGIM, Inc.



EAST DALLAS

Δ	Q2 2026	Q1 2026	Q4 2025	Q3 2025	Q2 2025
▼ Net Absorption (SF)	78,673	3,226,907	348,708	1,803,495	(114,762)
▼ Vacancy Rate	10.7%	10.4%	14.7%	15.0%	16.6%
▲ Avg. NNN Asking Rate PSF	\$10.70	\$9.89	\$8.30	\$6.65	\$7.48
▼ Under Construction (SF)	1,995,467	928,834	976,834	909,246	1,160,466
▲ Inventory (SF)	74,015,487	73,736,175	73,688,175	73,465,006	72,708,338

LARGEST LEASES	SIZE	TENANT	LANDLORD
Forney Logistics Crossing - 11333 CR 212	904,495 SF	RJW Logistics Group	EQT Real Estate
755 Ridgcrest Rd - Building 1	817,538 SF	Hayes Company	Lovett Industrial, LLC
199 Planters Rd	623,512 SF	Not Disclosed	Amir Development Company

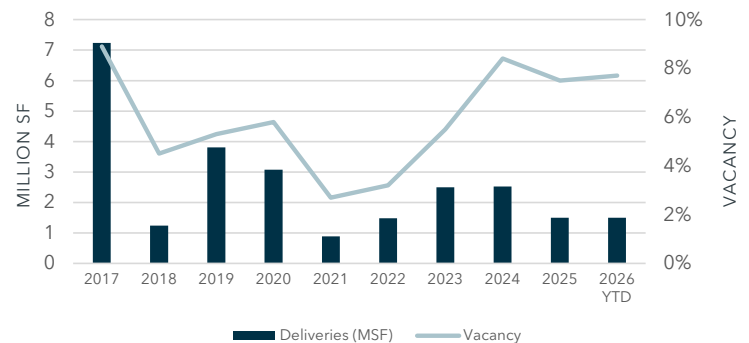
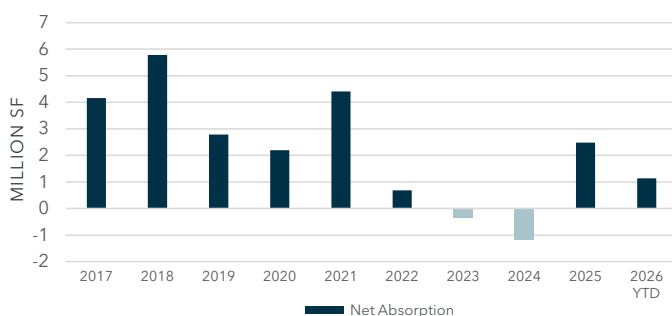


GREAT SOUTHWEST

Δ	Q2 2026	Q1 2026	Q4 2025	Q3 2025	Q2 2025
▲ Net Absorption (SF)	1,207,916	(34,197)	1,555,138	384,101	525,627
▼ Vacancy Rate	7.7%	8.0%	7.5%	8.6%	8.5%
▲ Avg. NNN Asking Rate PSF	\$9.13	\$8.86	\$8.59	\$8.07	\$7.85
▲ Under Construction (SF)	2,171,183	2,849,847	2,875,237	1,729,960	1,935,487
▲ Inventory (SF)	127,309,778	126,527,204	125,810,512	125,593,390	125,093,801

LARGEST SALES	SIZE	BUYER	SELLER
1150 Isuzu Pky	278,210	Reyes Holdings	Republic National Distributing Company
910 W Shady Grove	245,558	Longpoint Realty Partners	Scannell Properties

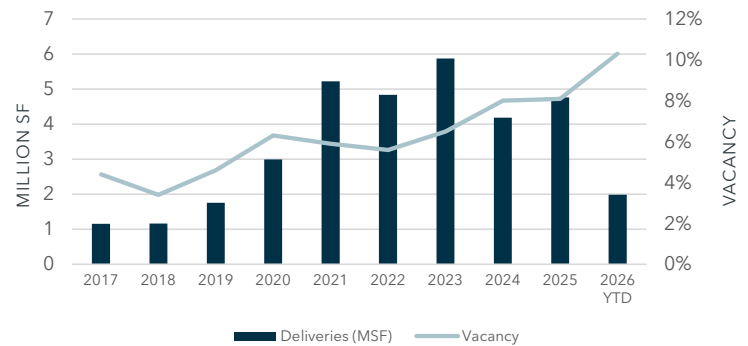
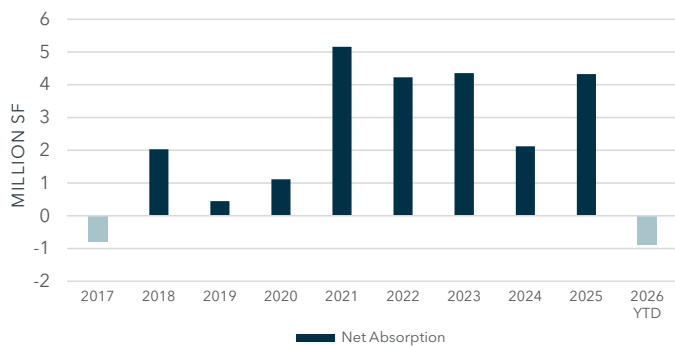
LARGEST LEASES	SIZE	TENANT	LANDLORD
Shady Grove Logistics Crossing - Building A	499,589 SF	Not Disclosed	Scannell Properties
River Park 3300 - 3300 High River Rd	328,828 SF	Pratt Industries	Prologis, Inc.
401 E Bardin Rd - Building 1	250,675 SF	Not Disclosed	The Goldman Sachs Group, Inc.



SOUTH FORT WORTH

Δ	Q2 2026	Q1 2026	Q4 2025	Q3 2025	Q2 2025
▼ Net Absorption (SF)	(623,705)	(43,126)	2,662,165	318,948	1,200,449
▲ Vacancy Rate	10.2%	8.2%	8.1%	9.0%	9.1%
▼ Avg. NNN Asking Rate PSF	\$7.27	\$7.57	\$8.24	\$8.27	\$8.09
▼ Under Construction (SF)	6,041,224	7,514,780	7,237,708	6,497,558	5,263,828
▲ Inventory (SF)	119,348,881	117,516,062	117,359,512	115,658,134	115,444,184

LARGEST LEASES	SIZE	TENANT	LANDLORD
3700 Andrews Ranch Rd - Building D	426,821 SF	Not Disclosed	Not Disclosed
7151 Harris Legacy Dr - Phase 2, Building 2	193,633 SF	DrinkPAK	Crow Holdings
9652 Chapin Rd - Building C	176,817 SF	Not Disclosed	Forefront Commercial Real Estate, LLC Ares Industrial Management

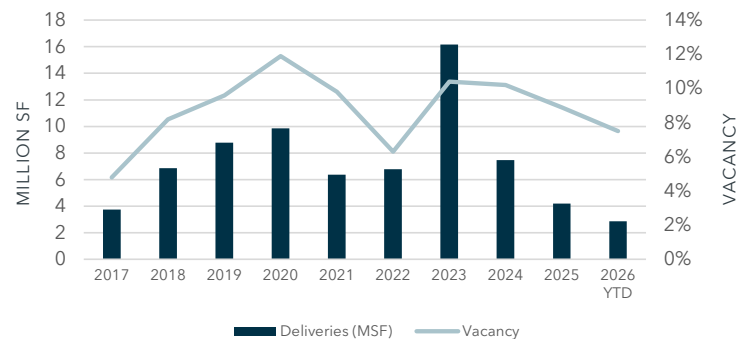
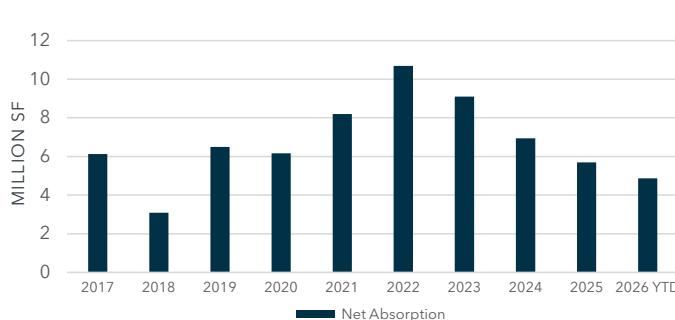


NORTH FORT WORTH/ALLIANCE

Δ	Q2 2026	Q1 2026	Q4 2025	Q3 2025	Q2 2025
▼ Net Absorption (SF)	978,748	3,471,123	367,200	796,419	2,861,243
— Vacancy Rate	7.80%	7.80%	9.00%	7.90%	8.10%
▼ Avg. NNN Asking Rate PSF	\$8.51	\$9.67	\$8.08	\$7.60	\$7.36
▲ Under Construction (SF)	11,816,232	10,789,842	9,314,578	10,397,614	8,598,908
▲ Inventory (SF)	160,656,893	159,596,575	157,797,155	155,634,694	155,090,899

LARGEST SALES	SIZE	BUYER	SELLER
ILC West - Building 1	1,007,817 SF	NP-OV FWLPW Building 1 LP	Alliance West LP
Mark IV Commerce Park - Building 1	588,300 SF	Cabot Properties Inc	Dalfen Industrial / The Goldman Sachs Group, Inc.
Alliance Center North - 15100 N Beach St	447,373 SF	Textron Inc.	Bank of America Corporation

LARGEST LEASES	SIZE	TENANT	LANDLORD
3400 Catherine Ct - Building 1	1,049,022 SF	DSV Contract Logistics	Clarion Partners
13410 Hwy 114	1,004,400 SF	Not Disclosed	Logistics Property Co
Sylvania Logistics Center - Building 2	699,246 SF	DHL	Ares Industrial Real Estate Income Trust Inc.

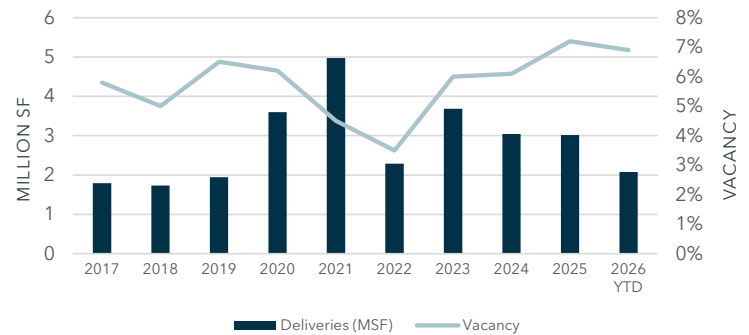
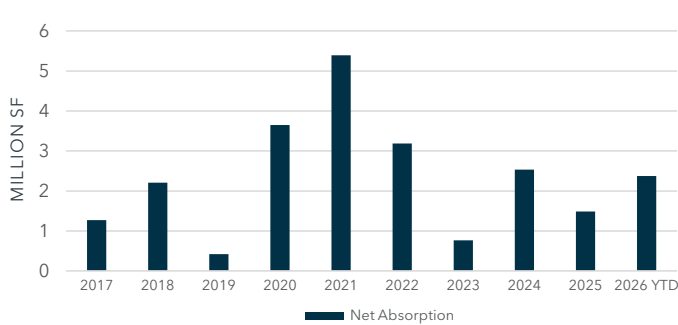


NORTHEAST DALLAS

Δ	Q2 2026	Q1 2026	Q4 2025	Q3 2025	Q2 2025
▲ Net Absorption (SF)	1,274,698	933,526	532,187	37,038	(25,073)
▼ Vacancy Rate	7.00%	7.70%	7.20%	7.20%	6.90%
▲ Avg. NNN Asking Rate PSF	\$11.24	\$10.81	\$10.67	\$9.73	\$10.13
▲ Under Construction (SF)	5,176,200	4,578,748	4,209,787	3,928,806	3,882,851
▲ Inventory (SF)	119,219,608	118,798,190	117,148,372	116,535,850	116,135,043

LARGEST SALES	SIZE	BUYER	SELLER
7121 Shelby Ave	1,031,746	ORBIS Corporation	EPM Partners

LARGEST LEASES	SIZE	TENANT	LANDLORD
10615 Sanden Dr	517,500 SF	Maverick Power	Link Logistics Real Estate
3737 W Miller Rd	472,200 SF	Not Disclosed	Hillwood Development Corporation
Harry McKillop Blvd - Building 400	339,280 SF	Not Disclosed	Transwestern Development Company

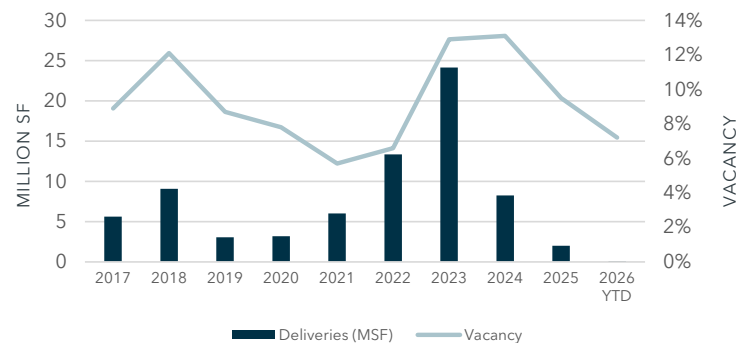
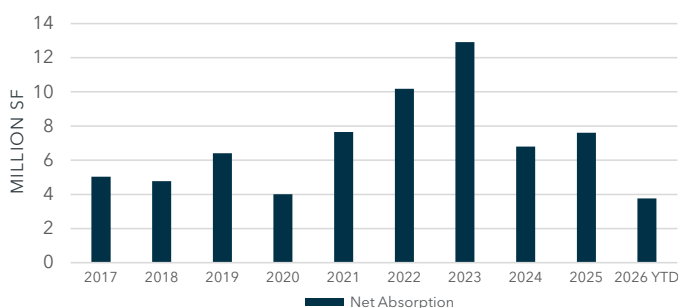


SOUTH DALLAS

Δ	Q2 2026	Q1 2026	Q4 2025	Q3 2025	Q2 2025
▼ Net Absorption (SF)	565,921	3,372,399	2,270,831	1,224,234	1,194,264
▼ Vacancy Rate	7.1%	7.4%	9.5%	10.8%	11.0%
▼ Avg. NNN Asking Rate PSF	\$6.45	\$6.55	\$6.45	\$6.58	\$6.44
▲ Under Construction (SF)	4,355,449	2,672,574	2,231,574	1,965,299	2,228,653
▲ Inventory (SF)	164,833,130	164,737,821	164,728,821	164,722,821	163,695,202

LARGEST SALES	SIZE	BUYER	SELLER
SWC Solon Rd & Marshall Rd - Building 1	1,233,014	Ranger 35 Commerce Center LP	WJ South Grove LP
NWC Solon Rd & Marshall Rd - Building 2	1,216,760	Ranger 35 Commerce Center LP	WJ South Grove LP
Commerce 45 I - 1100 E Cleveland St	999,728	Provident	Brookfield Property Group

LARGEST LEASES	SIZE	TENANT	LANDLORD
Southport Logistics Center - Building 1	746,420 SF	Not Disclosed	Invesco Ltd. / Bandera Ventures
Southport Logistics Center - Building 2	744,452 SF	Logistics Plus Inc.	Invesco Ltd. / Bandera Ventures
Alto Pinto 45 - 1200 Pinto Rd	586,919 SF	DHL	ALTO Real Estate Funds

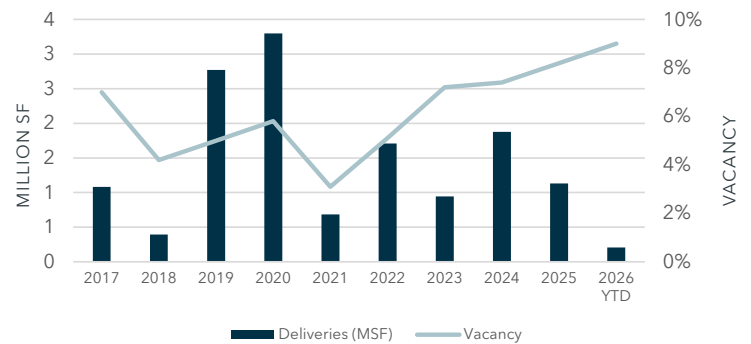
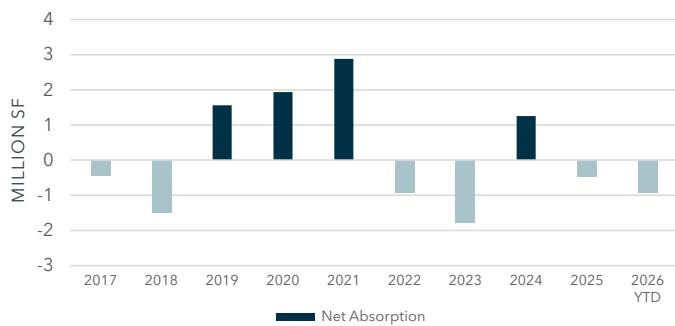


SOUTH STEMMONS

Δ	Q2 2026	Q1 2026	Q4 2025	Q3 2025	Q2 2025
▲ Net Absorption (SF)	184,675	(1,140,978)	(647,844)	(621,686)	730,488
▼ Vacancy Rate	9.0%	9.2%	8.2%	7.4%	6.8%
▼ Avg. NNN Asking Rate PSF	\$10.34	\$10.64	\$10.22	\$10.30	\$10.11
▲ Under Construction (SF)	572,559	365,370	572,206	1,229,057	1,241,073
▼ Inventory (SF)	114,986,727	115,066,741	114,946,864	114,690,661	114,678,645

LARGEST SALES	SIZE	BUYER	SELLER
W Jefferson Blvd - Building 4	937,000	Aligned Data Centers	NorthPoint Development
Pinnacle Park - 1421 N Cockrell Hill Rd	636,480	Ares Management Corporation	Link Logistics Real Estate
Pinnacle Park III - 3601 Pinnacle Point Dr	441,350	TA Realty	Clarion Partners

LARGEST LEASES	SIZE	TENANT	LANDLORD
MacArthur Grand Logistics Center	379,009 SF	CEC	Not Disclosed
I-30 Distribution Center - Building 2	362,500 SF	FedEx Ground	Link Logistics Real Estate
Prologis Great Southwest 86	322,215 SF	Hollander Sleep Products	Prologis, Inc.

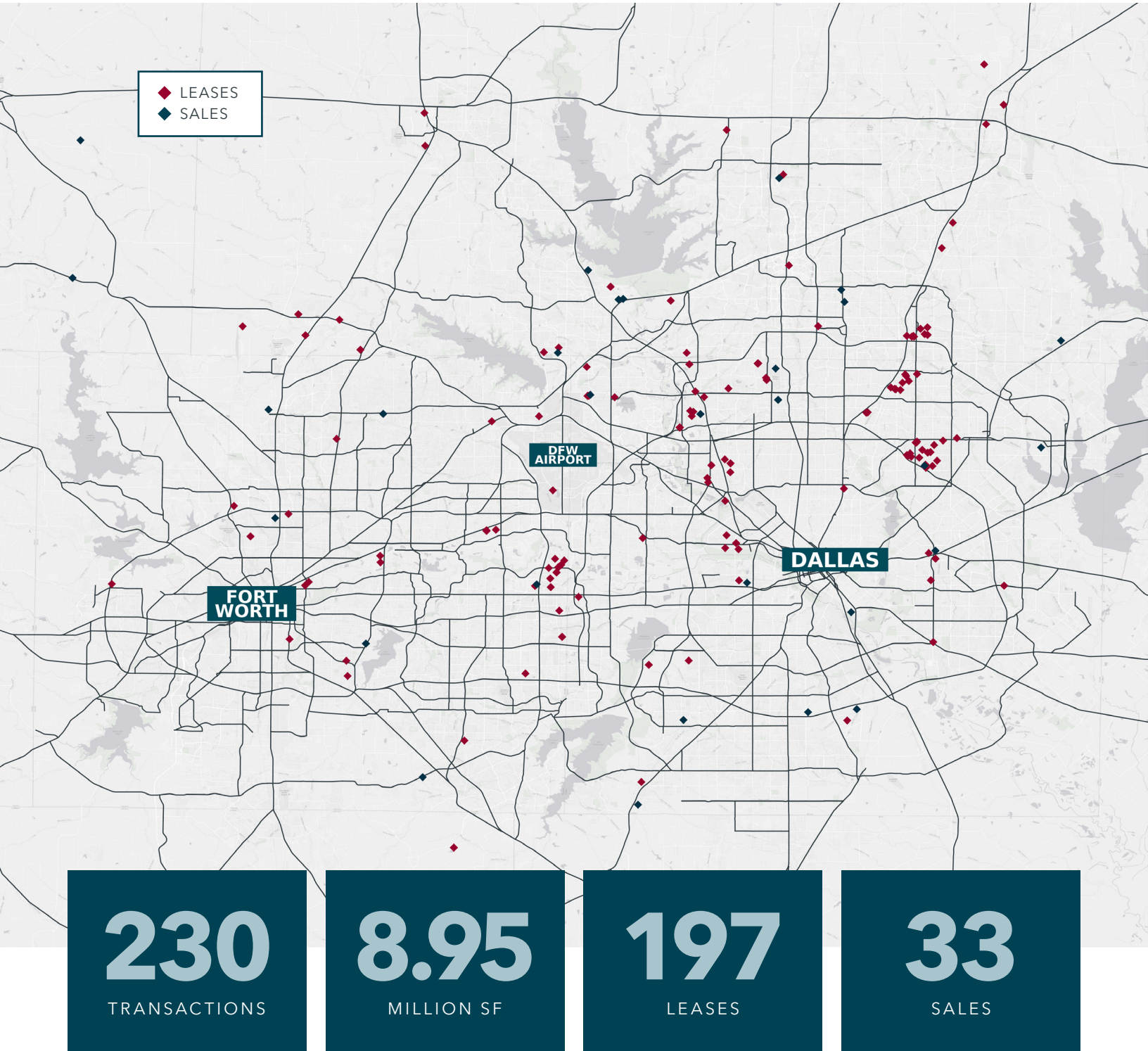


2026 Mid-Year Market Overview

100 LARGEST LEASES

TENANT	ADDRESS	SF	MICROMARKET	TENANT	ADDRESS	SF	MICROMARKET
Amazon	2550 Travel St	1,075,544	W DFW Air/Grapevine	Ikano	2303 Beckleymeade Ave	199,800	SW Dallas/US 67
DSV Contract Logistics	3400 Catherine Ct	1,049,022	NE Tarrant/Alliance	Undisclosed	1901 Lakeside Pky	198,854	Lewisville
Undisclosed	13410 Hwy 114	1,004,400	NE Tarrant/Alliance	DrinkPAK	7151 Harris Legacy Dr	193,633	S Cen.Tarrant Cnty
RJW Logistics Group	11333 County Road 212	904,495	Forney/Terrill/Kauf Cy	Undisclosed	3955 Interstate 30	192,976	Western Lonestar/Tpke
Hayes Company	755 Ridgecrest Rd	817,538	Forney/Terrill/Kauf Cy	Mesquite Modules	5351 Samuel Blvd	188,335	East Dallas/Mesquite
Undisclosed	1900 Southport Pky	746,420	SE Dallas/I-45	Fossil	201 S Clay Rd	177,408	East Dallas/Mesquite
Logistics Plus Inc.	1701 E Pleasant Run Rd	744,452	SE Dallas/I-45	Undisclosed	9652 Chapin Rd	176,817	Southwest Tarrant
Western Partitions	2101 FM 1173	702,766	Denton	The Coca-Cola Company	5351 Samuel Blvd	173,065	East Dallas/Mesquite
Crane Worldwide Logistics	3500 McPherson Dr	634,744	NE Tarrant/Alliance	The Dilling Group	11901 Harmonson Rd	172,704	NE Tarrant/Alliance
Undisclosed	199 Planters Rd	623,512	East Dallas/Mesquite	Mercury One Inc	6655 N Macarthur Blvd	172,230	Office Ctr/West LBJ Ext
DHL	1200 Pinto Rd	586,919	SE Dallas/I-45	Crane Worldwide Logistics	3501 McPherson Dr	165,818	NE Tarrant/Alliance
Undisclosed	4624 Clover Haven St	584,089	East Dallas/Mesquite	Lanter Delivery Systems	899 Henrietta Creek Rd	160,000	NE Tarrant/Alliance
Maverick Power	10615 Sanden Dr	517,500	NE Dallas/Garland	Undisclosed	Harry McKillop Blvd	156,700	Allen/McKinney
Integrated Commercialization Solutions, LLC	2501 S Airfield Dr	517,152	E DFW Air/Las Colinas	Undisclosed	725 E Shady Grove Rd	149,206	Upper Great Southwest
RJW Logistics	County Road 212	512,223	Forney/Terrill/Kauf Cy	Orthofix	3451 Plano Pky	144,290	Lewisville
Undisclosed	317 E Shady Grove Rd	499,589	Upper Great Southwest	Rexel	1460 E Kearney St	138,402	East Dallas/Mesquite
Undisclosed	2301 E Longhorn Dr	473,013	SE Dallas/I-45	Summit Interconnect	4901 Mercantile Dr	136,900	Meacham Fld/Fossil Cr
Undisclosed	4275 Strategy Ave	455,992	W DFW Air/Grapevine	Distribution International	2322 French Settlement Rd	135,579	Eastern Lonestar/Tpke
Undisclosed	5151 Samuel Blvd	442,035	East Dallas/Mesquite	Landsberg Orora	4151 N Highway 121	131,900	W DFW Air/Grapevine
Hayes Company	11017 County Road 212	430,436	Forney/Terrill/Kauf Cy	Undisclosed	6901 N Interstate 35	129,721	Denton
Undisclosed	3700 Andrews Ranch Rd	426,821	Southwest Tarrant	Hypro Mag	3701 McPherson Dr	128,588	NE Tarrant/Alliance
T1 Energy	601 W Pleasant Run Rd	420,643	SE Dallas/I-45	Undisclosed	313 N Great Southwest Pky	128,173	Lower Great Southwest
Undisclosed	2200 Danieldale Rd	393,899	SE Dallas/I-45	Liquidation.com	3300 Wood Dr	127,144	NE Dallas/Garland
Alta Warehousing & Logistics	2500 S Millers Ferry Rd	392,066	SE Dallas/I-45	Undisclosed	155 Riveredge Dr	127,092	Stemmons Freeway
CEC	2051 MacArthur Blvd	379,009	Western Lonestar/Tpke	Undisclosed	709 Enterprise Dr	125,975	Lewisville
FedEx Ground	3901 Adler Rd	362,500	Eastern Lonestar/Tpke	Undisclosed	709 Enterprise Dr	125,725	Lewisville
Undisclosed	Harry McKillop Blvd	339,280	Allen/McKinney	Diligent Delivery Systems	2750 S Great Southwest Pky	124,286	Lower Great Southwest
Pratt Industries	3300 High River Rd	328,828	Arlington	Undisclosed	2917 Oakland Ave	123,816	NE Dallas/Garland
Undisclosed	1401-1501 E Pleasant Run Rd	322,920	SE Dallas/I-45	Public Storage	2811 Internet Blvd	122,500	Frisco/The Colony
Hollander Sleep Products	2615 Gifford St	322,215	Western Lonestar/Tpke	Undisclosed	6445 Will Rogers Blvd	122,500	S Cen.Tarrant Cnty
The Dilling Group	12001 Harmonson Rd	320,625	NE Tarrant/Alliance	Undisclosed	6440 Oak Grove Rd	122,500	S Cen.Tarrant Cnty
Undisclosed	5000 Westport Parkway	310,036	NE Tarrant/Alliance	Undisclosed	1107 Conveyor Ln	121,290	West Brookhollow
DSI	2425 Esters Rd	298,341	E DFW Air/Las Colinas	Cooper Lighting Solutions	9500 N Royal Ln	120,300	E DFW Air/Las Colinas
Stulz Air Technology Systems, Inc.	2605 Cooper Creek Rd	283,275	Denton	BP Aerospace	2615 Block Dr	118,178	E DFW Air/Las Colinas
Arvato	3331 FM 1173	269,600	Denton	Undisclosed	1313 E Cleveland St	111,731	SE Dallas/I-45
Undisclosed	15001 Independence Pky	268,623	NE Tarrant/Alliance	Undisclosed	8220 Merritt Rd	109,174	NE Dallas/Garland
Premier PV	4715 Mountain Creek Pky	265,400	Redbird Airport	Sunbelt Rentals	3532 Highway 114	107,814	NE Tarrant/Alliance
Undisclosed	2300 Skyline Dr	259,200	East Dallas/Mesquite	Undisclosed	1717 W Airfield Dr	106,800	W DFW Air/Grapevine
SAF Holland Group	8260 Merritt Rd	255,672	NE Dallas/Garland	Undisclosed	1010 E Avenue J	105,763	Upper Great Southwest
Nippon Express	3075 Valley View Ln	253,324	E DFW Air/Las Colinas	Undisclosed	1773 Empire Central	105,314	East Brookhollow
Undisclosed	401 E Bardin Rd	250,675	Arlington	DynaTen	3642 Eulless Grapevine Rd	105,000	W DFW Air/Grapevine
Undisclosed	3050 State Highway 161	247,265	E DFW Air/Las Colinas	Undisclosed	15691 FM 423	104,221	Outlying Denton County
Taylor	8700-8900 Autobahn Dr	241,931	Redbird Airport	Undisclosed	8801 Autobahn Dr	103,085	SW Dallas/US 67
Dallas Warehouse Company	2401 W Marshall Dr	233,395	Lower Great Southwest	US Auto Recycling	6800 S Interstate Highway 45	103,000	SE Dallas/I-45
Delta Electronics, Inc	2700 W Plano Pky	226,860	Plano	Undisclosed	3030 Hansboro Ave	100,000	Redbird Airport
Cutter & Buck	3050 Red Hawk Dr	214,801	Arlington	BYLT Basics	725 E Shady Grove Rd	99,786	Upper Great Southwest
Undisclosed	1800 State Highway 121	211,535	E DFW Air/Las Colinas	Undisclosed	1104 Tradewind Dr	99,000	NE Tarrant/Alliance
Spearpoint Logistics	1124 Bold Ruler Rd	210,001	NE Tarrant/Alliance	Undisclosed	7601 Ambassador Row	98,489	West Brookhollow
Geico	1011 Galatyn Pky	205,376	Richardson	Undisclosed	160 W Everman Pky	95,982	S Cen.Tarrant Cnty
Undisclosed	19205 Lyndon B Johnson Fwy	203,169	East Dallas/Mesquite	Undisclosed	901 E Avenue K	95,760	Upper Great Southwest

2026 YTD Industrial Transactions





630,000 SF

LEASE

Mountain Distribution Center I

7343 Grady Niblo Rd, Dallas TX 75236



517,500 SF

LEASE

Gateway East Business Park

10615 Sanden Dr, Dallas TX 75238



472,200 SF

LEASE

3737 W Miller Rd

Garland TX 75041



403,200 SF

SALE

Southport Center I

4130 Port Blvd, Dallas TX 75241



362,670 SF

LEASE

Railhead Industrial Park - Bldg 2

5180 N Railhead Rd, Fort Worth TX 76131



308,777 SF

LEASE

1000 Terminal Rd

Fort Worth TX 76106



234,563 SF

SALE

Southern Mail Portfolio

5 Properties



233,395 SF

LEASE

Industrial Crossing

2401 W Marshall Dr, Grand Prairie TX 75051



210,001 SF

LEASE

Intermodal Logistics Center-Bldg 5

1124 Bold Ruler Rd, Justin TX 76052



198,854 SF

LEASE

DFW North IV

1901 Lakeside Pkwy, Flower Mound TX 75022



176,182 SF

LEASE

First Park 121 - Bldg F

501 Holfords Prairie Road, Lewisville TX 75056



161,094 SF

SALE

Inbound on Inwood North

4404 S Beltwood Pkwy, Farmers Branch TX 75244

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Prologis Great Southwest 61
FORT WORTH, TX 76155

494,990 SF



FOR LEASE

1300 E. Berry Street
FORT WORTH, TX 76119

324,667 SF



FOR LEASE

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

262,354 SF



FOR LEASE

121 Logistics Park, Bldg. 1

257,600 SF

500 W. STATE HIGHWAY 121
COPPELL, TX 75019



FOR SALE OR LEASE

McKinney 5 Logistics

225,140 SF

2010 N MCDONALD ST, MCKINNEY, TX 75071



FOR LEASE

10552 Co Rd 213

206,000 SF

FORNEY, TX 75126



FOR SALE OR LEASE

McKinney Commerce Center

175,946 SF

3371 REDBUD BLVD
MCKINNEY, TX 75071



FOR LEASE

675 S. Royal Lane

171,600 SF

COPPELL, TX 75019



FOR LEASE

Belt Line Trade Center

167,595 SF

2451 S. BELT LINE RD
GRAND PRAIRIE, TX 75060



FOR LEASE

2951 N Great Southwest Pkwy 163,031 SF
GRAND PRAIRIE, TX 75050



FOR SALE OR LEASE

2020 Industrial Blvd 162,642 SF
ROCKWALL, TX 75087



FOR LEASE

GSW Distribution Center 20 160,120 SF
1701 TIMBERLAKE DRIVE
ARLINGTON, TX 76010



FOR LEASE

Frisco Trade Center, Bldg. 2 159,451 SF
15891 FM 423
FRISCO, TX 75068



FOR LEASE

1800-1810 Kelly Blvd 157,021 SF
CARROLLTON, TX 75006



FOR LEASE

1213 W. Carrier Pkwy 151,650 SF
GRAND PRAIRIE, TX 75050

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