

Eastern Lonestar/Turnpike

Industrial Submarket Report



Did you know?

DFW has delivered more than 160 million SF since the initial Covid lockdowns. That's more than the entire Jacksonville FL market as a whole.

QUARTERLY STATISTICS

\$7.80/SF

Average Rental Rate NNN

2.7M

Overall Vacancy SF

8.5%

Vacancy Rate

-212K

Net Absorption SF

961K

Under Construction SF

31.7M

Inventory SF

ECONOMIC DATA

- Market sales price average increased to \$103 psf.
- Market lease rates average increased to \$7.14 psf.
- Market construction decreased as projects were completed.

CONTACT

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SUBMARKET FORECAST

- Vacancy is projected to decrease as the 12 month deliveries of 1.6 million SF continues to lease up.
- Market Rents are projected to continue to increase throughout the remainder of the year.
- Market sales are projected to remain fairly stagnant throughout the remainder of the year.