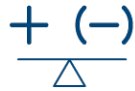




**109.7 MSF**  
Inventory



**(221,835) SF**  
Direct Net Absorption



**5.4%**  
Direct Vacancy



**9.8%**  
Total Availability



**1.6 MSF**  
Under Construction



**\$16.94 PSF**  
Asking Rent (NNN)

## Broward Industrial Market Continues Cooling Phase

### Market Observations

- Direct vacancy rose to 5.4% in Q3 2025, a 30-basis point increase from Q2 2025. Year-over-year, vacancy is up 90 basis points, reaching its highest level in four years. However, when compared to national industrial vacancy, Broward's recent trend is slightly healthier — on a three-year average, U.S. direct vacancy has seen quarterly increases of 25 basis points while Broward averaged bumps of 15 basis points per quarter.
- Broward recorded negative 221,835 SF of direct net absorption in Q3 2025, marking the fourth occupancy loss in the past five quarters. 2025 YTD absorption has also turned down to a modest negative 43,895 SF.
- Construction activity increased 8.3% from last quarter, with 1.6 MSF of industrial space underway in Q3 2025. After back-to-back quarters without a delivery, new supply entered the market in Q3 2025 but totaled only 59,912 SF.
- Asking rents climbed 0.53% from Q2 2025 to \$16.94 PSF NNN in Q3 2025, just below Broward's all time high of \$17.04 PSF NNN. However, annual rent growth turned negative, down 0.59% year-over-year.

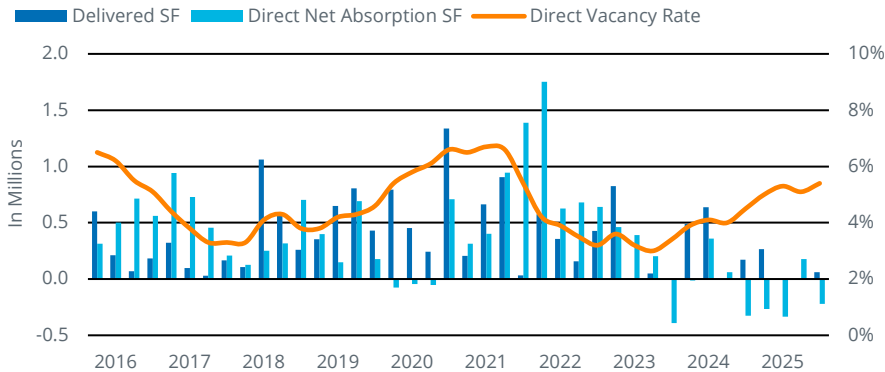




# BROWARD INDUSTRIAL MARKET | Q3 2025

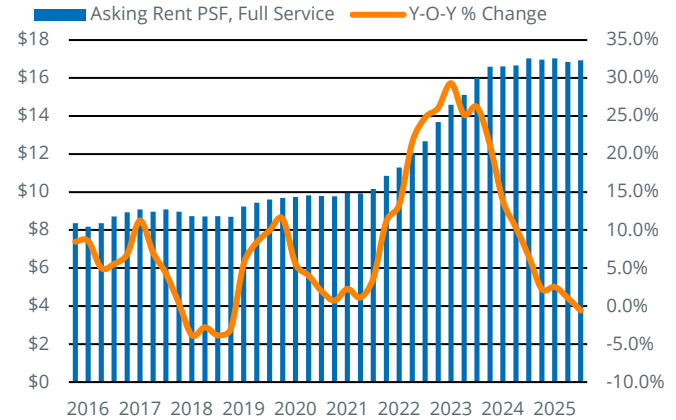
- Slowed demand for industrial space has persisted amid national economic uncertainty, reflected in a year-over-year **absorption** decline of 642,041 SF. Tenants remain hesitant to relocate, and when they do, it is often to smaller space in newer facilities with modern amenities, including higher clear heights.
- Direct **vacancy** exceeds Broward's five-year average of 4.6% after achieving record lows in 2023. Vacancy is anticipated to increase minimally following the delivery of new space to the market, combined with tepid demand. A trend expected to continue for now as the construction pipeline winds down.
- Construction** activity has held steady over the past few years but is expected to decline amid economic challenges in addition to dwindling supply of land for development. As the pipeline empties and quarterly deliveries slow, the market could be on a path to rebalancing in which tightened vacancy, sustained leasing activity, and decreased availability are likely to occur.
- Recent softening in market fundamentals has given tenants a slight edge for bargaining power over **rental rates** and point to marginal, if any rent growth in upcoming quarters.

## DELIVERY IMPACT ON KEY INDICATORS



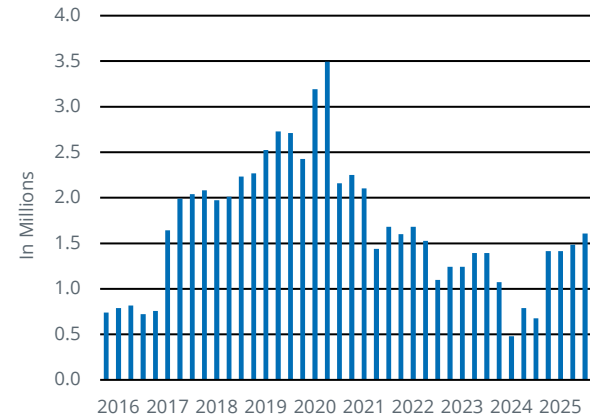
Source: CoStar, Transwestern

## ASKING RENT



Source: CoStar, Transwestern

## UNDER CONSTRUCTION



Source: CoStar, Transwestern



# BROWARD INDUSTRIAL MARKET | Q3 2025

## MARKET INDICATORS TABLE

All Classes of Space | Q3 2025

SUBMARKET	INVENTORY SF	DIRECT VACANT SF	DIRECT VACANCY RATE	OVERALL AVAILABILITY RATE	UNDER CONSTRUCTION SF	DIRECT NET ABSORPTION SF	Y-O-Y NET ABSORPTION SF	ASKING RENT PSF, NNN
CENTRAL BROWARD	11,690,349	664,822	5.7%	9.2%	0	23,718	(83,465)	\$16.16
CORAL SPRINGS	7,043,262	428,048	6.1%	10.1%	0	(28,502)	(6,085)	\$13.23
NORTHEAST BROWARD	12,145,595	787,292	6.5%	8.3%	0	44,890	(49,889)	\$16.23
POMPANO BEACH	26,974,862	1,652,602	6.1%	11.3%	774,450	72,287	(467,890)	\$16.04
SOUTHEAST BROWARD	22,811,736	1,203,239	5.3%	8.3%	367,817	(181,327)	260,950	\$17.57
SOUTHWEST BROWARD	19,366,260	638,645	3.3%	9.5%	463,918	(72,910)	(118,101)	\$16.64
WEST SUNRISE	9,676,852	498,195	5.1%	11.8%	0	(79,991)	(177,561)	\$16.39
<b>Total</b>	<b>109,708,916</b>	<b>5,872,843</b>	<b>5.4%</b>	<b>9.8%</b>	<b>1,606,185</b>	<b>(221,835)</b>	<b>(642,041)</b>	<b>\$16.94</b>

Source: CoStar, Transwestern



## Research Methodology

The information in this report is the result of a compilation of information on flex and industrial properties located in the Broward metro area. This report includes single-tenant, multi-tenant, and owner-user properties 20,000 SF and larger, excluding data centers, biotech, and properties owned by a government agency

## About Transwestern

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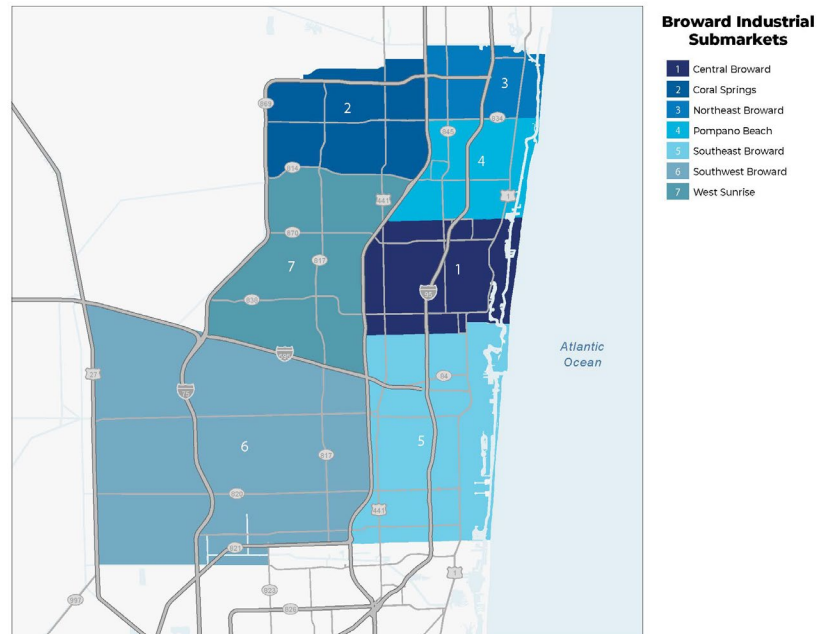
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