

# Miami

Industrial Market | Q1 2026

## Vacancy Rises, Construction Cools in Miami

### Market Observations

- Vacancy rose to 5.7% in Q1 2026, an increase of 40 basis points from Q4 2025. This marks a continuation of the upward trend that began in 2023, with vacancy expanding 430 basis points over that period. Despite this increase, Miami's vacancy rate remains well below the national average.
- Net absorption totaled 21,072 SF in Q1 2026, the third consecutive quarter of positive demand. On a trailing 12-month basis, absorption reached 925,821 SF.
- The largest lease of the quarter was signed by Zoox, an Amazon subsidiary, who leased 143,504 SF in the Hialeah submarket. Other large leasing activity included a paddle ball company that signed for 130,030 SF at Miami I-95 Distribution Center.
- Q1 2026 deliveries totaled 1.1 MSF, while the construction pipeline declined to 2.5 MSF—its lowest level in a decade—representing a significant deceleration in new development and positioning the market for improved supply-demand balance over the near term.



**227.8 MSF**  
Inventory



**21,072 SF**  
Net Absorption



**5.7%**  
Direct Vacancy



**9.8%**  
Total Availability



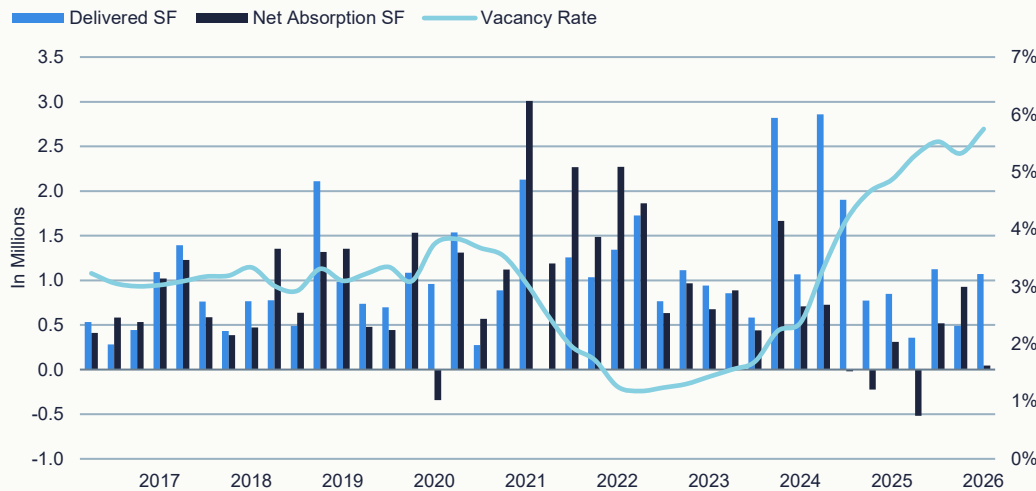
**2.5 MSF**  
Under Construction



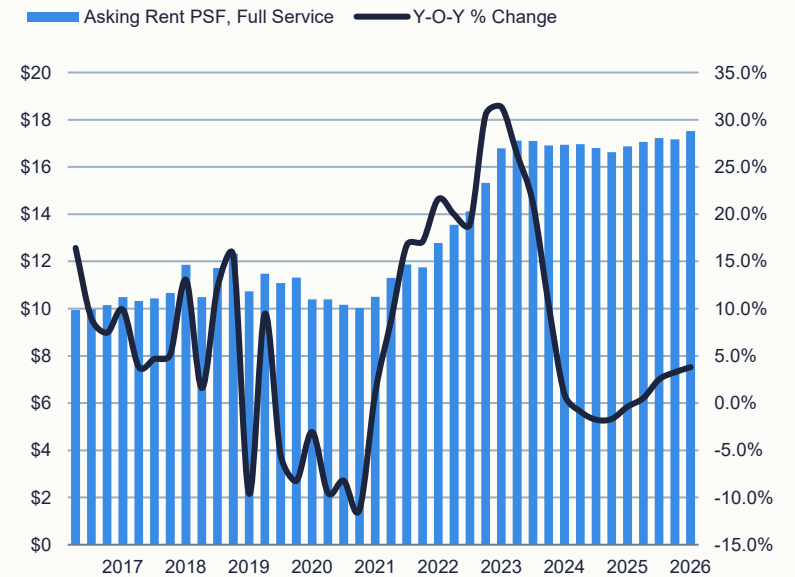
**\$17.52 PSF**  
Asking Rent

- Asking rents increased to \$17.52 PSF in Q1 2026, up 2.0% from Q4 2025 and 3.8% year-over-year, with annual growth now exceeding the three-year average of 1.44%. However, leasing conditions continue to favor tenants and, as a result, landlords are offering more aggressive concession packages.
- After peaking at nearly 9 MSF under construction in Q1 2023, the pipeline has shrunk to just 2.47 MSF. This deceleration, combined with a 71% pre-lease availability rate on current projects, suggests developers are exercising caution with the general economic uncertainty and period of low lease activity.
- While vacancy has continued to trend upward, current conditions reflect market normalization rather than distress. Vacancy is expected to stabilize as the construction pipeline empties, however, the market is closely watching for the expected increase in Class B vacant space as tenants relocate to the new construction.
- Miami Airport led all submarkets with 198,404 SF of absorption in Q1 2026, followed by Medley which saw 99,522 SF of occupancy gains.

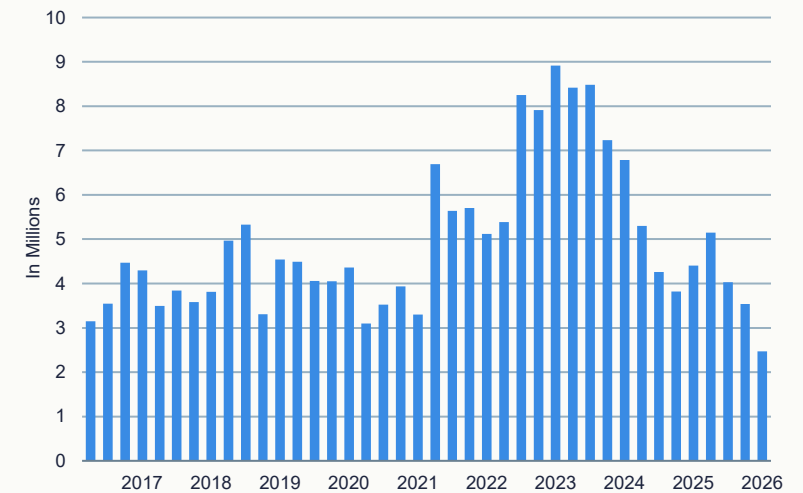
## Delivery Impact On Key Indicators



## Asking Rent



## Under Construction



## Market Indicators Table

Flex and Industrial Properties | Q1 2026

Submarket	Inventory SF	Direct Vacant SF	Direct Vacancy Rate	Overall Availability Rate	Under Construction SF	Net Absorption SF	Y-O-Y Net Absorption SF	Asking Rent PSF, Full Service
East Miami	2,443,114	147,641	6.0%	7.1%	0	(20,850)	(1,491)	\$34.43
Central Miami	2,502,575	177,404	7.1%	6.3%	0	(24,700)	(91,190)	\$15.00
West Miami	2,728,792	203,158	7.4%	8.1%	0	8,829	54,863	\$22.80
South Dixie Hwy	7,566,743	190,377	2.5%	4.3%	265,318	39,890	21,427	\$17.37
Southwest Dade	7,742,084	117,690	1.5%	2.6%	0	(15,521)	(28,957)	\$23.09
South Central Miami	8,461,968	272,725	3.2%	4.5%	0	(3,959)	(105,516)	\$23.28
Outlying Miami Dade	11,366,049	553,607	4.9%	11.1%	653,332	0	653,895	\$16.01
Miami Lakes	11,776,619	652,772	5.5%	10.0%	0	(76,386)	(320,801)	\$15.60
Hialeah	21,208,424	997,267	4.7%	6.3%	0	(110,536)	(61,323)	\$12.08
Medley	36,659,292	2,690,758	7.3%	11.2%	235,812	99,522	(610,358)	\$17.00
North Dade/Gratigny	39,840,734	3,064,681	7.7%	11.8%	150,000	(73,621)	707,507	\$16.66
Miami Airport	75,458,780	4,022,248	5.3%	11.1%	1,161,846	198,404	747,965	\$18.60
<b>Total</b>	<b>227,755,174</b>	<b>13,090,328</b>	<b>5.7%</b>	<b>9.8%</b>	<b>2,466,308</b>	<b>21,072</b>	<b>966,021</b>	<b>\$17.52</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 Miami metropolitan area. This report includes single tenant, multi-tenant and owner-user properties 10,000 SF and larger, excluding data centers and properties owned by a government agency.

## About Transwestern

Transwestern is a vertically integrated commercial real estate firm dedicated to serving investors, partners and clients through expertise in investment, development, brokerage and property management. We own, lease and operate \$64 billion<sup>1</sup> in assets. Our experience spans diverse property types, including logistics, multifamily, retail, mixed-use, healthcare, office, data centers, hotel, and life sciences. Across 33 offices nationwide, our team is united by a culture that cultivates agility, mutual trust and high performance. Learn more at [transwestern.com](https://transwestern.com).

<sup>1</sup> Includes all Transwestern enterprise assets and its RAUM as of April 1, 2026.

## For More Information

### Max Holton

Research Analyst  
[max.holton@transwestern.com](mailto:max.holton@transwestern.com)  
 305.808.7312

### Spencer Papciak

Director of Research - Southeast  
[spencer.papciak@transwestern.com](mailto:spencer.papciak@transwestern.com)  
 404.842.6585

© 2026 Transwestern. All rights reserved. No part of this work may be reproduced or distributed to third parties without written permission of the copyright owner. The information contained in this report was gathered by Transwestern from CoStar and other primary and secondary sources.  
[transwestern.com](https://transwestern.com)

### Miami Industrial Submarkets

- 1 Miami Airport
- 2 Medley
- 3 Hialeah
- 4 Central Miami
- 5 Miami Lakes
- 6 North Dade/Gratigny
- 7 Southwest Dade
- 8 East Miami
- 9 South Central Miami
- 10 South Dixie Hwy
- 11 West Miami

