

Broward

Industrial Market | Q1 2026



Market Corrects Amid Softening Fundamentals

Market Observations

- Following positive growth the previous quarter, 331,689 SF was returned to the market in Q1, pushing the trailing 12-month absorption total to negative 639,053 SF. Occupancy losses have been recorded in five of the past seven quarters.
- Vacancy rose for the fourth consecutive quarter, as the direct vacant available rate ticked up to 5.9% in Q1 2026, a 30-basis point increase from Q4 2025.
- Despite these softening fundamentals, landlords continue to hold firm on asking rents, which remain near all-time highs at \$17.38 PSF.
- The Broward industrial market saw no new deliveries in Q1 2026, providing the market an opportunity to absorb recently delivered space. A limited construction pipeline of just 84,000 SF, combined with an expected increase in lease expiration in Q4 of this year through 2028, should further support supply-demand rebalancing.



111.0 MSF
Inventory



(331,689) SF
Net Absorption



5.9%
Direct Vacancy



9.3%
Total Availability



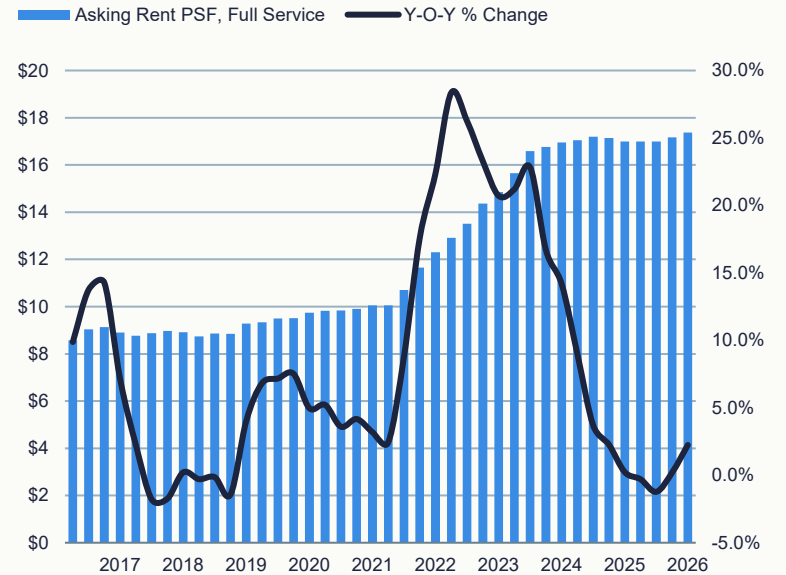
84,000 SF
Under Construction



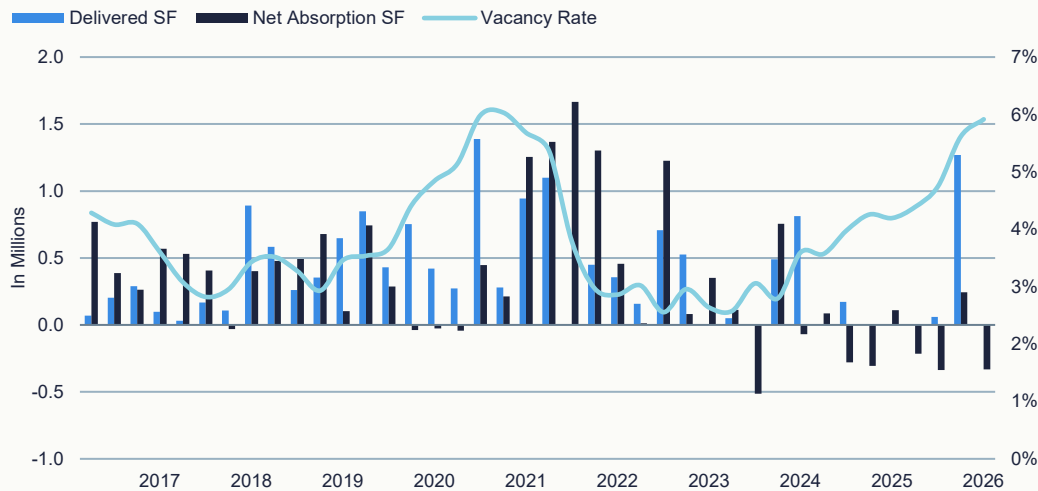
\$17.38 PSF
Asking Rent

- In 2025, annual absorption turned negative, marking a clear shift after positive absorption trends that persisted from 2016-2024.
- This softening trend reflects a combination of factors including broader economic uncertainty, significantly higher lease rates than 5+ years ago, and new speculative construction delivering into a cooling demand environment. To counter higher rents, a “flight to quality” has emerged as expected at this point in the cycle with tenants seeking to downsize into more efficient space.
- Vacancy has risen by 170 basis points year-over-year – a notable increase that reflects the current dynamics of economic uncertainty and higher rental rates.
- The constrained construction pipeline could be a positive for market fundamentals. With fewer speculative projects, the supply-demand imbalance should gradually correct, supporting stabilization of vacancy rates and preserving landlord pricing power.

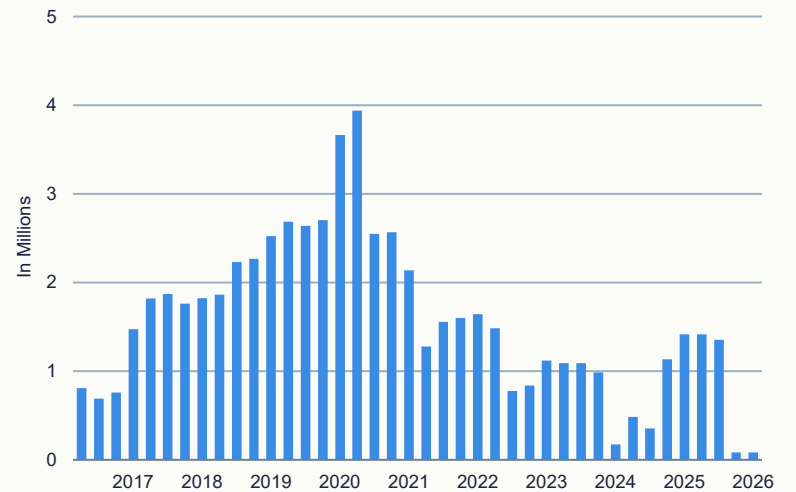
Asking Rent



Delivery Impact On Key Indicators



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
Central Broward	11,800,862	723,324	6.1%	9.4%	0	(210,320)	(106,278)	\$17.51
Coral Springs	7,114,158	400,040	5.6%	8.3%	0	19,050	44,680	\$18.22
Northeast Broward	12,805,627	792,962	6.2%	8.8%	0	32,672	(37,222)	\$16.78
Pompano Beach	26,932,432	1,937,268	7.2%	10.6%	84,000	616	(71,770)	\$16.66
Southeast Broward	22,917,725	1,165,072	5.1%	6.6%	0	58,871	55,468	\$18.17
Southwest Broward	19,788,604	848,673	4.3%	8.7%	0	11,969	(217,477)	\$18.56
West Sunrise	9,662,298	700,545	7.3%	13.8%	0	(244,547)	(306,454)	\$18.11
Total	111,021,706	6,567,884	5.9%	9.3%	84,000	(331,689)	(639,053)	\$17.38

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 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

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¹ Includes the Transwestern enterprise assets and its RAUM as of April 1, 2026.

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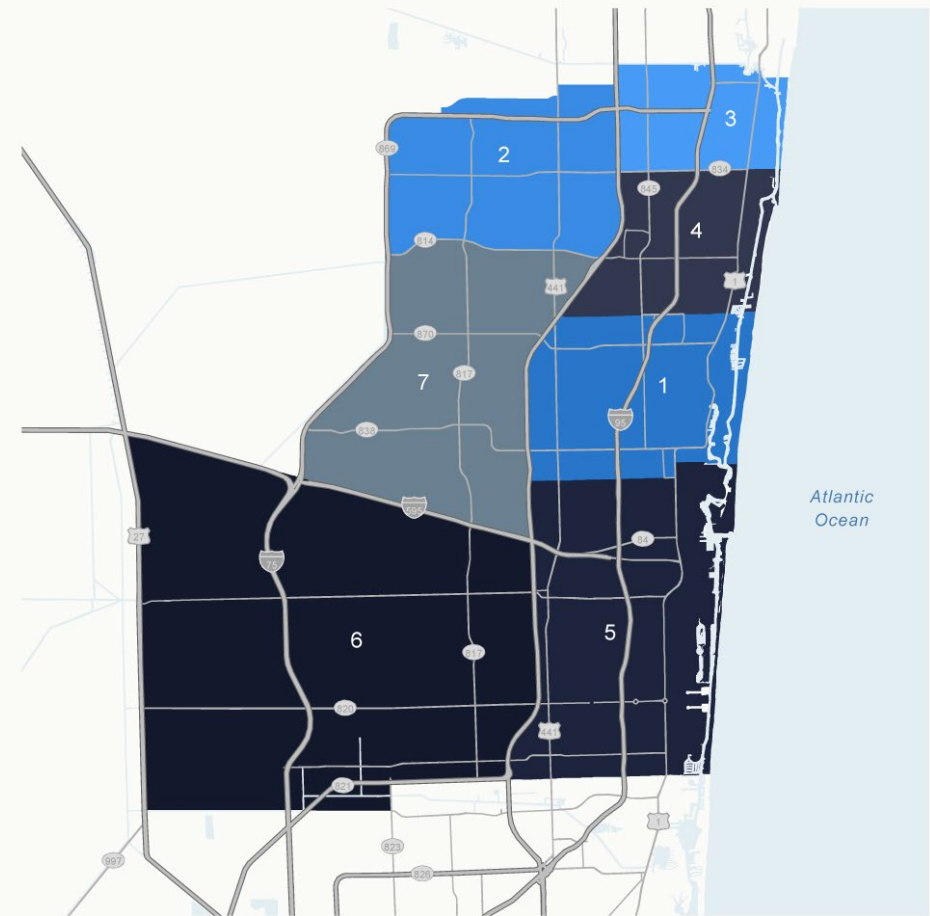
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Broward Industrial Submarkets

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