

Industrial Real Estate Market

Q1 2026 // South Florida

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South Florida Report Summary

Miami-Dade

Inventory (SF):	282.2 M
Vacancy:	7.7%
Lease Rate:	\$20.82/SF
Sale Price:	\$274/SF
Under Constr. (SF):	4.2 M

Broward

Inventory (SF):	143.9 M
Vacancy:	6.8%
Lease Rate:	\$20.68/SF
Sale Price:	\$261/SF
Under Constr. (SF):	1.5 M

Palm Beach

Inventory (SF):	72.1 M
Vacancy:	7.2%
Lease Rate:	\$18.15/SF
Sale Price:	\$214/SF
Under Constr. (SF):	859 K

Data Source: CoStar

Miami-Dade Industrial Market Summary

Leasing

Miami-Dade's industrial market softened further entering Q1 2026 as tenants continued to right-size space and migrate toward newer product. Over the past 12 months, net absorption fell to approximately negative 1.8 million SF, while vacancy rose to 7.7% and availability climbed to 9.5%. Demand remains strongest for modern logistics facilities completed since 2020 and for smaller-bay product under 50,000 SF, but older large-format buildings continue to see move-outs as tenants prioritize efficiency, higher clear heights, and better functionality.

Sales

Miami-Dade's industrial investment market remains active by historical standards, with trailing 12-month sales volume totaling approximately \$1.8 billion. Pricing has held near the top of the market, with recent comparable sales averaging about \$197/SF, while CoStar's broader market pricing trend places values closer to \$278/SF. Cap rates continue to outperform most U.S. markets, with sale comparables averaging 6.3% and broader market pricing trends indicating cap rates around 5.9%, underscoring continued investor appetite for Miami's infill industrial assets despite slower rent growth and rising vacancy.

Construction

Industrial inventory in Miami-Dade totaled approximately 3 million SF in net deliveries for Q1 2026. Construction remains elevated but is moving off peak levels, with roughly 4.28 million SF underway across 25 properties, equal to about 1.6% of inventory. Development is concentrated in northwest Miami-Dade, especially Miami Airport West, North Miami Beach, Outlying Miami-Dade, and Medley, where larger-format logistics projects dominate the pipeline. Preleasing remains limited at roughly 21.9%, leaving a sizable amount of new space still to be absorbed, particularly in buildings above 100,000 SF, though the market's long-term land constraints should continue to support fundamentals once the current wave is digested.

Rent

Miami-Dade continues to command some of the highest industrial rents in Florida, with average asking rents at approximately \$21/SF. Annual rent growth has moderated to about 0.6%, a sharp slowdown from the double-digit gains recorded earlier in the cycle, as new supply and softer demand create more competition for large blocks of space. Even so, rents remain well above historical norms, and supply constraints in infill locations should help preserve landlord pricing power over the longer term, especially for smaller and better-located industrial product.

Economy

Miami-Dade's economy remains one of the most globally connected and diversified in the country, supported by international trade, tourism, healthcare, finance, and logistics. As of Q1 2026, total employment stood at roughly 1.36 million jobs, population was approximately 2.85 million, unemployment remained low at 2.7%, and median household income reached about \$78,867. While growth has cooled from its post-pandemic surge, Miami's role as a global logistics gateway through PortMiami and Miami International Airport should continue to support industrial demand over the long term.

Broward Industrial Market Summary

Leasing

Fort Lauderdale's industrial market weakened further entering Q1 2026 as slower large-block leasing, rising sublease availability, and tenant move-outs from older buildings weighed on demand. Over the past 12 months, net absorption fell to approximately negative 1.1 million SF, while vacancy increased to 6.8% and availability rose to 8.9%. Demand remains healthiest in smaller infill spaces, but larger-format product continues to face longer lease-up periods as tenants favor newer, higher-quality buildings.

Sales

Sales activity remained elevated, with annual transaction volume totaling approximately \$2.0 billion, well above long-term historical averages. Average pricing sits around \$256/SF, reflecting continued investor interest in Broward County industrial assets despite softer operating fundamentals. Cap rates have moved into the high-6% range, with the market averaging about 6.7% as higher borrowing costs and more selective underwriting continue to temper pricing momentum.

Construction

Fort Lauderdale's industrial inventory has about 1.6 million SF currently under construction, or roughly 1.3% of existing inventory. Even with the pipeline rising from late 2025 levels, development remains far below prior-cycle peaks and is concentrated in a limited number of projects located in Pompano Beach and Southwest Broward. With construction starts slowing and fewer future deliveries expected, the restrained pipeline should help the market work through recent vacancy increases over the medium term.

Rent

Asking rents have largely plateaued, with the market averaging approximately \$21 /SF and annual rent growth slowing to about 0.5%. Fort Lauderdale remains one of Florida's most expensive industrial markets, supported by tight long-term supply conditions and strong infill positioning within the South Florida logistics network. That said, near-term softness is likely to persist, particularly for larger logistics assets, as landlords compete more aggressively for tenants.

Economy

Broward County's economy remains relatively resilient, supported by a diversified employment base, international business activity, and its role as a key logistics corridor. Total employment is approximately 940,000 jobs, unemployment remains low at less than 4%, and median household income stands near \$84,547. Although job growth has slowed and affordability pressures remain a headwind, Fort Lauderdale's strategic location and limited industrial land supply should continue to support long-term industrial demand.

Palm Beach Industrial Market Summary

Leasing

The Palm Beach industrial market entered Q1 2026 with softer demand fundamentals but still-below-average vacancies relative to the nation. Trailing 12-month net absorption turned negative at approximately -215,800 SF, reflecting slower leasing activity and continued move-outs in older product, while vacancy rose to 7.3%. Even with that increase, Palm Beach remains slightly tighter than the U.S. average of 7.6%, supported by limited availability in existing small- and mid-bay space. Leasing demand continues to favor newer buildings, though most deal volume remains concentrated in spaces under 30,000 SF, while larger blocks are taking longer to lease and landlords are increasingly relying on free rent and tenant improvement packages instead of cutting face rates.

Sales

Sales activity remained healthy entering Q1 2026, with trailing 12-month volume reaching approximately \$615 million, comfortably above long-term historical norms. Investor appetite continues to favor modern logistics product, although pricing momentum has moderated as capital costs remain elevated and fundamentals soften from their post-pandemic peak. Over the past 12 months, comparable sales averaged roughly \$191/SF with an average cap rate of 6.6%, while CoStar's broader market pricing trend places Palm Beach industrial values near \$217/SF and cap rates around 6.4%.

Construction

Palm Beach industrial inventory totaled approximately 72.1 million SF in Q1 2026. Development activity has cooled from the recent peak but remains active, with roughly 856,735 SF underway across 12 properties, equal to about 1.4% of inventory. About half of the space under construction is preleased, leaving a meaningful amount of product still to be absorbed, especially in larger-format buildings concentrated in Palm Beach County Outlying, Boca Raton West, and Southern Boulevard. Recent deliveries and the remaining available pipeline will continue to pressure vacancy in the near term, though the market's limited base of modern logistics space should support longer-term performance.

Economy

Palm Beach County continues to benefit from wealth-driven in-migration, high household incomes, and a diverse employment base spanning trade, healthcare, professional services, finance, and tourism. As of Q1 2026, total employment stood at roughly 710,000 jobs, up 1.0% year over year, while population reached about 1.61 million and median household income climbed to approximately \$86,000. The county remains one of the stronger demographic stories in South Florida, which should continue to support industrial demand over time even as elevated interest rates and slower freight activity weigh on near-term expansion decisions.

ComReal's Featured Listings

Industrial Warehouse Sale



6900-6988 NW 52nd Street | Miami, FL 33166

6900

- +/- 27,000 SF Total
- 4 Loading Doors
- 22' Ceiling Height
- Heavy Power

6988

- +/- 6,750 SF Total
- Freestanding
- 1 Loading Door

Industrial Outdoor Storage For Sale or Lease



10701 NW 122nd Street | Medley, FL 33178

- 3 Acres of Truck / Trailer Parking
- Fully secured, lit, paved and fenced
- Two gated entry points
- Small office on site
- Best-in-Class Improvements

ComReal Industrial Team Facilitates Sale of Rare Freestanding Doral Industrial Building

- **Address:** 7840 NW 58th Street
- **Size:** ± 5,282 SF
- **Lot:** ± 8,345 SF
- **Agents:** Edison Vasquez, SIOR, CCIM & Tania Lizette Hernandez

The ComReal Industrial Team is proud to announce the successful sale of the freestanding industrial property located at 7840 NW 58th Street in the heart of Doral. This landmark transaction marks the first time the property has changed hands in over 40 years.

"This was a rare opportunity for users to acquire a freestanding building in a submarket with incredibly limited inventory," noted Vasquez. "By leveraging our local market intelligence and executing a comprehensive marketing plan, we were able to generate significant activity and secure multiple offers, ultimately delivering a strong sale price for our client".



Top Sales & Leases (MDC)

Sales & Leases Source: CoStar

<u>Top Sales</u>	Buyer	Size (SF)	Address	Sale Price	PSF
	SPG 9500 NW 108th Ave LLC	200,000	9500 NW 108th Ave	\$48,810,700	\$244.05
	EW SB FL Medley 11102 LLC	156,594	11100 NW South River Dr	\$35,826,928	\$228.79
	PP Sunshine Owner LLC	64,430	16200-16260 NW 49th Ave*	\$13,041,990	\$202.42
	PP Sunshine Owner LLC	62,713	7425-7485 NW 79th St*	\$13,646,193	\$217.60
	PP Sunshine Owner LLC	57,750	2875 NW 77th Ave*	\$10,588,790	\$183.36

* Part of a Portfolio Sale

<u>Top Leases</u>	Tenant Name	Size (SF)	Address
	Sentury Tire	219,859	11395 W 43rd Ave
	Zoox	143,610	3455 NW 54th St
	DHL	118,449	1910 NW 97th Ave
	Rivero	88,000	4071 W 108 St
	Peak Technologies	84,887	1500 NW 95th Ave

Industrial Team

Founded in 1979, ComReal is a full-service commercial real estate firm based in South Florida. Leading the Industrial division for ComReal is the Miami Industrial Team, specializing in the Sales and Leasing of Industrial Properties. Consisting of highly trained and credentialed professionals, our team is comprised of experts dedicated to delivering exceptional results to clients. With nearly 80 years of combined experience, we assist business owners and investors in selling, leasing, and purchasing industrial properties. Our specialties encompass a wide range of industrial real estate, including Industrial Outdoor Storage (IOS), Dry and Refrigerated warehouses, Manufacturing facilities, Rail served, and Foreign Trade Zone Warehouses.

Contact us to find out how our Team can help you and your business.



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