

DFW market continues to lead U.S. in construction, and leasing activity near all-time high

BY MIA GOULART

Industrial demand is bursting in many markets across the U.S., and Dallas-Fort Worth is no exception.

In fact, DFW has proven itself as one of the nation's leading markets, as both tenant/developers and owner-occupiers continue to ramp up their demand for space, and according to an Industrial Insight Report by JLL, realized demand from move-ins and current demand from leasing activity are among the highest on record.

Developers have been busy, to say the least, as they continue to kick-off new speculative projects to meet demand. Delivery and kick-off square footage (9.9 million square feet and 9.2 million square feet, respectively) keeping construction activity over 60 million square feet in both Q2 and Q3 of 2022. And though South Dallas and North Fort Worth have received most of this activity, outlying submarkets like East Dallas and South Fort Worth are being explored following their recent population and labor surge.

2021 was a record-setting year, but compared to 2022? Year-to-date leasing activity is 2.3% higher than this time last year with nearly 38 million square feet accounted for through Q3, based on the report. With only 6.1% of space available of properties delivered in 2020, and just over 9% of space available of properties delivered in 2021, JLL said the wave of construction expected to deliver in 2022 is expected to be absorbed in a similar time frame.

Dallas-Fort Worth Industrial Totals (Q3 2022)

- Inventory—741,094,815 square feet
- Quarterly Total Net Absorption—10,343,093 square feet
- YTD Total Net Absorption—25,434,262 square feet (3.4% of stock)
- Total Vacancy—6.3%
- Total Availability—11.5%
- Avg. Total Asking Rent—\$6.03/square foot
- Quarterly Completions—9,991,701 square feet
- YTD Completions—30,244,753 square feet
- Under Construction—62,073,190 square feet

FREE RENT | FULL FLOOR AVAILABLE

Excellent access to IH-45, Hardy Tollway and U.S. 59



AMENITIES

- › Full Service Deli
- › On-Site Security
- › On-Site Maintenance
- › On-Site Management
- › Parking Garage
- › Well-Manicured Wooded Environment
- › Close to George Bush Intercontinental Airport

BUILDING VACANCIES

Ste.	SF
110	2,850
170	1,238
175	1,664
250	2,387
290	1,969
350	13,911
490	3,325
555	2,296
600	20,456

Cross Continents Management

For more info or a tour, call Erica Houck at 832-300-3002 or email crosscontinentsmanagement@gmail.com

3838 N. Sam Houston Parkway E.
Houston, Texas 77032