



COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

2025 Q4 BROWARD INDUSTRIAL

MARKET REPORT

ABSORPTION & VACANCY

The Broward County industrial market closed Q4 2025 with a total inventory of 2,339 industrial buildings, reinforcing its position as one of South Florida's most active and supply-constrained industrial markets. Leasing activity stayed above 1.2 million SF per quarter throughout 2025, slightly less than activity in 2024.

Net absorption totaled 293,533 square feet in Q4, representing a significant reversal from -201,102 square feet in Q3 2025. The shift from negative to strongly positive absorption reflects renewed tenant expansion activity and improved leasing momentum, particularly within functional, well-located industrial assets.

Vacancy increased to 6.0% in Q4, reflecting an 80-basis-point rise from 5.2% in Q3. Despite the increase, overall vacancy remains historically low and within equilibrium levels for the industrial sector. The rise in vacancy alongside strong positive absorption suggests new available space coming on the market through space rollovers, repositioned inventory, or recent deliveries rather than a softening of tenant demand.

Overall, Q4 2025 was defined by accelerating absorption, manageable vacancy growth, and improving leasing fundamentals. As the market moves into 2026, performance will depend on the balance between new space introductions and sustained leasing velocity, with functional assets expected to continue outperforming.

Key Indicators

Quarter	RBA	Vacancy Rate	Market Asking Rent	Availability Rate	Net Absorption SF	Delivered SF	Total Occupied SF
Q4 2025	118,539,537	6.0%	\$17.19	5.3%	293,533	1,269,702	110,013,845
Q3 2025	117,269,835	5.2%	\$17.03	4.8%	(201,102)	59,915	109,802,034
Q2 2025	117,209,923	5.0%	\$16.94	4.4%	(102,989)	0	110,108,564
Q1 2025	117,209,923	5.1%	\$17.19	4.0%	(351,023)	16,240	110,319,401

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy	2.0% (YOY)	5.8%	6.6%	9.7%	2009 Q4	3.0%	2017 Q3
Net Absorption SF	(1.7M)	1,413,617	528,605	5,095,220	2005 Q2	(3,190,283)	2009 Q3
Deliverables SF	1.4M	1,734,131	788,475	5,555,485	2001 Q4	29,100	2011 Q3
Market Asking Rent Growth	0.3%	4.6%	3.6%	14.9%	2022 Q3	-5.1%	2009 Q4
Sales Volume	\$1.7B	\$602.7M	N/A	\$2.1B	2022 Q2	\$82.6.6M	2010 Q1

ASKING RENT PER SF

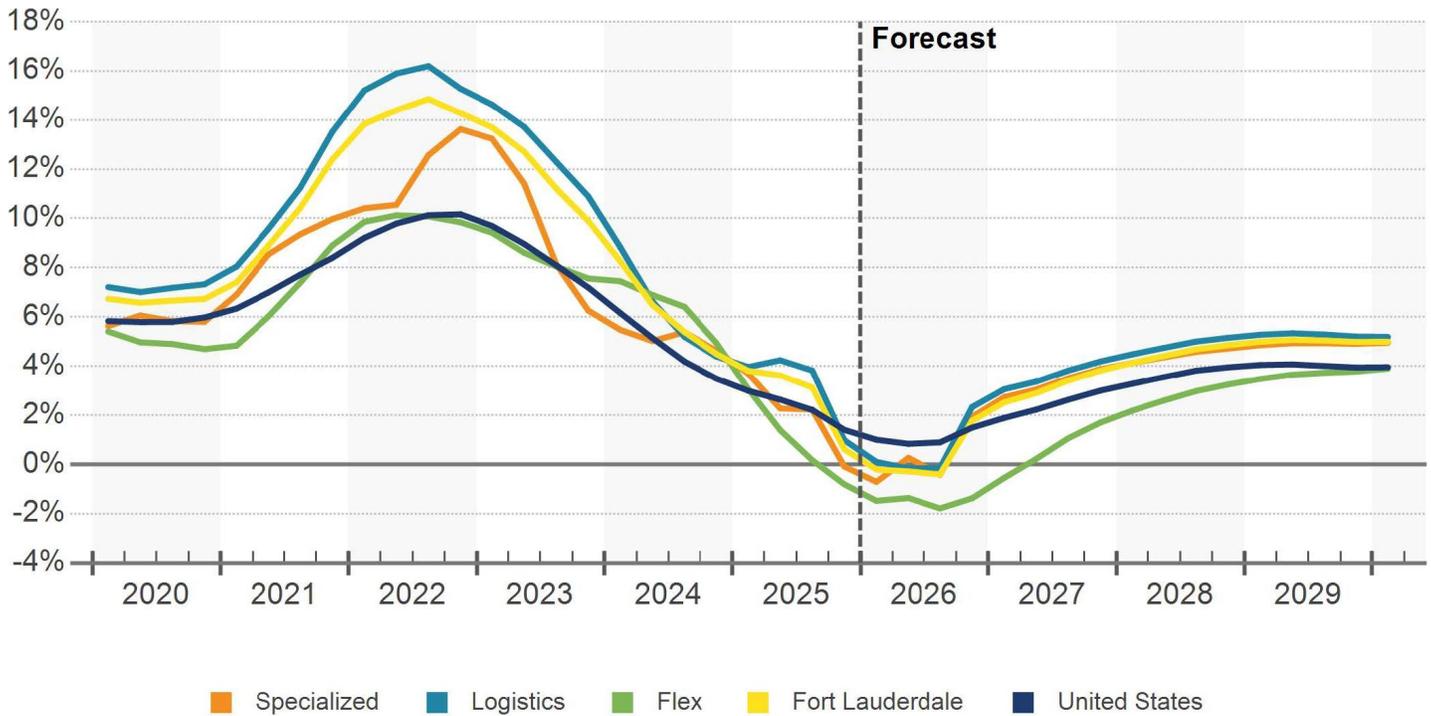
Asking rental rates in the Broward County industrial market increased modestly in Q4 2025, with average rents rising to \$17.19 per square foot, up from \$17.03 per square foot in Q3. The quarter-over-quarter increase reflects strengthening demand conditions and continued pricing discipline among landlords.

Rent growth remains supported by limited supply, strong location fundamentals, and sustained interest in modern industrial space. Landlords have largely maintained asking rates, particularly for assets offering efficient layouts, favorable clear heights, and proximity to major transportation corridors.

While vacancy edged higher during the quarter, rental performance remained resilient, underscoring the market’s capacity to absorb new availability without meaningful pricing disruption. Older or functionally constrained properties may experience longer lease-up periods, and lowered demand.

Overall, Q4 rental trends indicate a market holding equilibrium with pricing strength supported by improving absorption and durable industrial fundamentals.

Market Asking Rent Growth



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201 NW 22nd Ave

Address:	201 NW 22nd Ave., Fort Lauderdale, FL 33312
Sale Price:	\$64,130,000
Price/SF:	\$289.11
Building Size:	221,815 SF



1991 N Powerline Rd - Building 2 - Part of a portfolio sale

Address:	1991 N Powerline Rd., Pompano Beach, FL 33069
Sale Price:	\$46,446,174
Price/SF:	\$268.59
Building Size:	172,927 SF



1981 N Powerline Rd - Building 1- Part of a portfolio sale

Address:	1981 N Powerline Rd., Pompano Beach, FL 33069
Sale Price:	\$45,309,905
Price/SF:	\$262.02/SF
Building Size:	172,927 SF



12421 NW 39th St

Address:	12421 NW 39th St, Coral Springs, FL 33065
Sale Price:	\$38,000,000
Price/SF:	\$266.35
Building Size:	142,670 SF

MARKET REPORT

**Martori Propco, LLC****Address:** 1751 SW 8th St., Pompano Beach, FL 33069**Building Size:** 82,000 SF**SF Leased:** 82,000 SF**Rehoboth Terminal****Address:** 2200 NE 7th Ave, Dania Beach, FL 33004**Building Size:** 171,983 SF**SF Leased:** 65,890 SF**Amerijet International****Address:** 3250 Park Central Blvd N, Pompano Beach, FL 33064**Building Size:** 68,044 SF**Status:** 41,229 SF**FORT LAUDERDALE**

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