



COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

2026 Q1 BROWARD INDUSTRIAL

MARKET REPORT

ABSORPTION & VACANCY

The Broward County industrial market entered Q1 2026 with a total inventory of approximately 118.8 million square feet, reflecting continued expansion. The market remains one of the most active in South Florida, though recent data indicates a shift in underlying fundamentals.

Leasing activity moderated during the quarter, with net absorption totaling –542,002 square feet, a notable decline from the 267,958 square feet of positive absorption recorded in Q4 2025. This reversal suggests a pause in tenant leasing relative to new space deliveries and new vacancies, following improved momentum at the end of 2025.

Vacancy increased to 6.4% in Q1 2026, up from 5.9% in Q4 2025 and 5.1% in Q3 2025, while availability rose to 5.6%. The upward movement in both metrics reflects an increase in available space, likely driven by a combination of space rollovers, recent deliveries, and more cautious leasing activity.

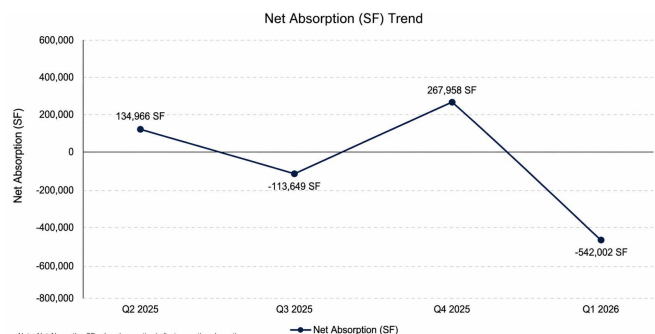
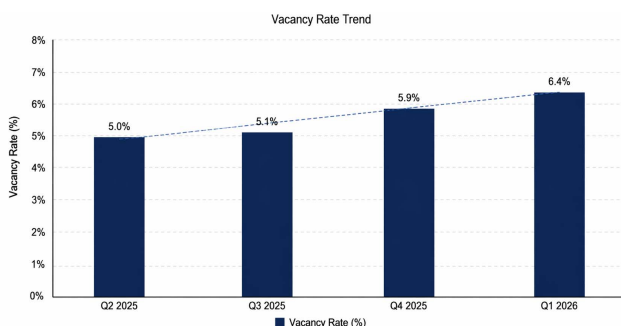
New supply deliveries slowed significantly, with 83,551 square feet delivered in Q1 2026, compared to 1.27 million square feet in Q4 2025. This reduction indicates a tapering development pipeline in the near term.

Despite these shifts, asking rents continued to trend upward, reaching \$17.26 per square foot, an increase from \$17.18 in Q4 2025 and \$16.94 in Q2 2025. Rental growth has remained steady, supported by long-term supply constraints and historically tight market conditions.

Overall, Q1 2026 reflects a transition period for the Broward industrial market, characterized by rising vacancy, negative absorption, and continued rent growth. Market performance in the coming quarters will depend on the pace of tenant demand relative to available space, with well-located, functional assets expected to maintain a competitive advantage.

Key Indicators

Quarter	RBA	Vacancy Rate	Market Asking Rent	Availability Rate	Net Absorption SF	Delivered SF	Total Occupied SF
Q1 2026	118,775,859	6.4%	\$17.26	5.6%	(542,002)	83,551	109,861,863
Q4 2025	118,692,308	5.9%	\$17.18	5.2%	267,958	1,269,702	110,271,204
Q3 2025	117,422,606	5.1%	\$17.01	4.6%	(113,649)	59,912	110,084,968
Q2 2025	117,362,694	5.0%	\$16.94	4.3%	134,966	0	110,304,045



ASKING RENT PER SF

Asking rental rates in the Broward County industrial market continued to trend upward through Q1 2026, reaching \$17.26 per square foot, compared to \$17.18 in Q4 2025, \$17.01 in Q3 2025, and \$16.94 in Q2 2025. This steady quarter-over-quarter growth reflects consistent pricing discipline and the market’s ability to sustain rent increases despite shifting fundamentals.

The incremental increases each quarter point to a measured, stable upward trajectory rather than rapid escalation. Landlords have largely maintained control of pricing, particularly for well-located, functional assets that meet modern tenant requirements.

Rent growth continues to be supported by long-term supply constraints, strong infill locations, and limited availability of newer high-quality industrial product. Properties offering efficient configurations, adequate clear heights, and proximity to major transportation corridors remain best positioned to achieve premium rents.

Notably, rental rates have remained resilient even as vacancy has increased and net absorption turned negative in Q1 2026. While leasing velocity has slowed, pricing has not yet adjusted downward, landlords are holding firm in the face of short-term demand fluctuations.

Overall, the rent trend reflects a market that is still fundamentally sound, with gradual upward pressure on pricing, though future performance will depend on the balance between softening demand and available space in the coming quarters.

Market Asking Rent Growth



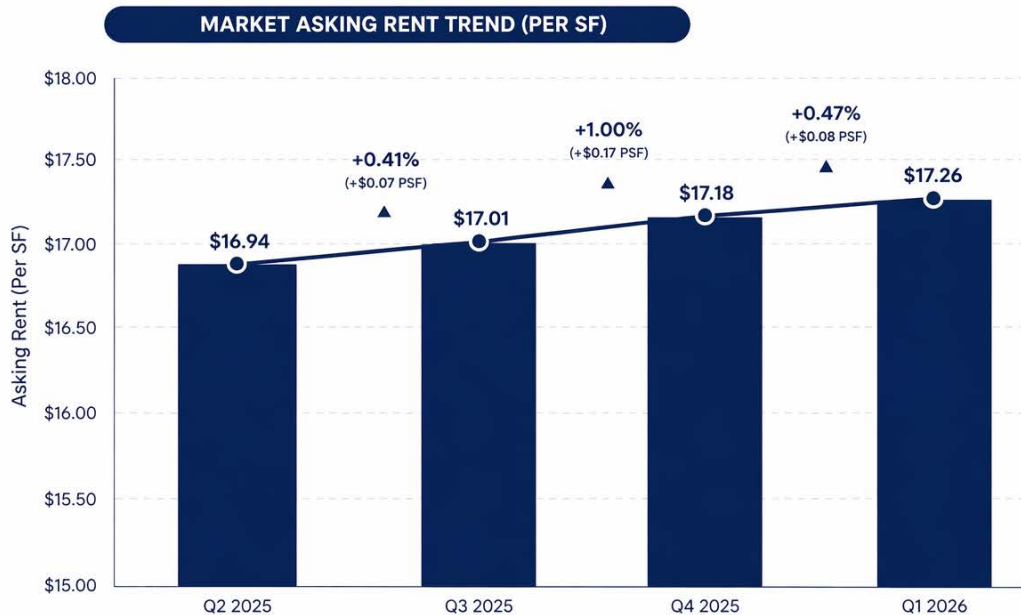
Q1 2026 ASKING RENT
\$17.26
PER SF



QUARTER-OVER-QUARTER GROWTH (Q4 2025 – Q1 2026)
+0.47%
(\$0.08 PSF)



TOTAL GROWTH (Q2 2025 – Q1 2026)
+1.89%
(\$0.32 PSF)





East Pompano Industrial Center

Address: 1250 NE 48th Street, Pompano Beach

Portfolio Price: \$219,700,000

Price/SF: \$268.38

Portfolio SF: 818,611



Pompano Center Portfolio

Address: 2001-2009 NW 25th Ave, Pompano Beach

Portfolio Price: \$163,100,000

Price/SF: \$261.69

Portfolio SF: 623,656



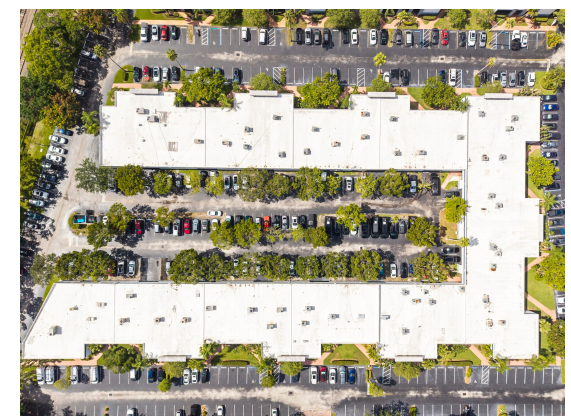
Stirling Logistics Center

Address: 2910 Stirling Road, Hollywood

Sale Price: \$38,270,000

Price/SF: \$387.07

Building Size: 98,860 SF



Elevate Broward Industrial Portfolio

Address: 3569 NW 19th St, Lauderdale Lakes

Portfolio Sale Price: \$81,050,000

Price/SF: \$228.74

Portfolio Size: 354,336 SF

MARKET REPORT



Smith Imports

Address: 2300 Commerce Center Way, Pembroke Park, FL 33023

Building Size: 186,105 SF

SF Leased: 58,865 SF



Traveller Sedona

Address: 1571 W Copans Rd, Pompano Beach, FL 33064

Building Size: 100,833 SF

SF Leased: 54,950 SF



Nex-Xos

Address: 2851 Evans St, Hollywood, FL 33020

Building Size: 95,345 SF

SF Leased: 26,000 SF



FORT LAUDERDALE

550 S. Andrews Avenue, Suite 400,
Fort Lauderdale, FL 33301
954.358.0900 | 954.358.0901

PALM BEACH

2240 Woolbright Road, Suite 300,
Boynton Beach, FL 33426
561.613.0900 | 561.877.8363



Lloyd C. Berger, SIOR
President

Phone: 954.358.0900

Fax: 954.358.0901

Email: LBerger@bergercommercial.com