COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

2026 Q2

BROWARD INDUSTRIAL

MARKET REPORT

ABSORPTION & VACANCY

The Broward County industrial market closed Q2 2026 with approximately 118.4 million square feet of inventory. Market conditions showed signs of stabilization during the quarter, although elevated vacancy and continued negative absorption indicate that the market is still working through a period of increased supply and more measured tenant demand. Recent Broward industrial research has likewise characterized the market as adjusting to new inventory and softer absorption trends.

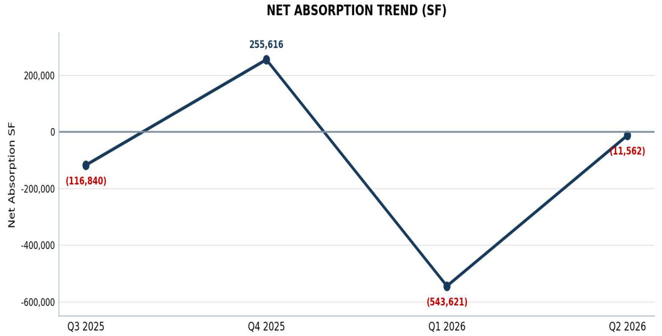
Net absorption totaled –11,562 square feet in Q2, a substantial improvement from –543,621 square feet in Q1 2026. While absorption remained slightly negative, the significant reduction in net space givebacks suggests that the sharp occupancy losses recorded at the beginning of the year moderated considerably during the second quarter. Given the delivery of 1.27 million sf of new product in Q4 2025, it's not entirely surprising that Q1 2026 saw heavy negative net absorption. The market appears to be bouncing back from that now.

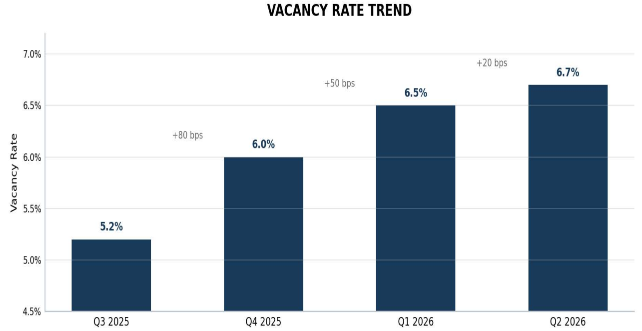
Vacancy increased to 6.7% in Q2, representing a 20-basis-point rise from 6.5% in Q1. Availability also increased from 5.7% to 5.9% quarter-over-quarter. The rise in vacancy occurred alongside 265,132 square feet of new deliveries, up from 83,551 square feet in the previous quarter, adding additional space to the market as leasing activity continued to absorb existing inventory at a slower pace.

Overall, Q2 2026 reflected a Broward County industrial market moving toward greater balance following the more pronounced occupancy losses recorded in Q1. Although vacancy and availability continued to edge higher, the sharp improvement in net absorption suggests tenant move-outs and space givebacks have slowed. As the market progresses through the second half of 2026, leasing performance will likely depend on the pace at which recently delivered space is absorbed and tenants' continued demand for functional, well-located industrial facilities.

Key Indicators

Quarter	RBA	Vacancy Rate	Market Asking Rent	Availability Rate	Net Absorption SF	Delivered SF	Total Occupied SF
Q2 2026	118,410,968	6.7%	$17.44	5.9%	(11,562)	265,132	109,169,949
Q1 2026	118,145,836	6.5%	$17.26	5.7%	(543,621)	83,551	109,233,790
Q4 2025	118,062,285	6.0%	$17.17	5.3%	255,616	1,269,702	109,644,750
Q3 2025	116,792,583	5.2%	$17.01	4.7%	(116,840)	59,912	109,470,856





ASKING RENT PER SF

Asking rental rates in the Broward County industrial market continued to edge higher in Q2 2026, with average rents increasing to $17.44 per square foot up from $17.26 per square foot in Q1. The $0.18 quarter-over-quarter increase reflects continued pricing resilience despite rising vacancy and slightly negative net absorption.

The continued increase in asking rents suggests landlords have largely maintained pricing expectations as the market adjusts to higher availability and recent new supply. With vacancy reaching 6.7% during the quarter, tenants have gained additional space options; however, broader downward pressure on advertised rental rates has yet to materialize.

Rental performance remains increasingly differentiated by asset quality and functionality. Modern industrial properties offering higher clear heights, efficient loading configurations, strong power capabilities, and convenient access to major transportation corridors remain best positioned to command premium rents. Older or functionally constrained inventory may face greater leasing pressure as tenants evaluate a wider range of available options.

The delivery of 265,132 square feet of new industrial space in Q2 has also contributed to the market's evolving rental landscape. Newer inventory entering the market at higher asking rates can raise overall rent averages, even as existing properties compete more aggressively for tenant demand. This dynamic reinforces the growing performance gap between modern logistics facilities and aging industrial assets.

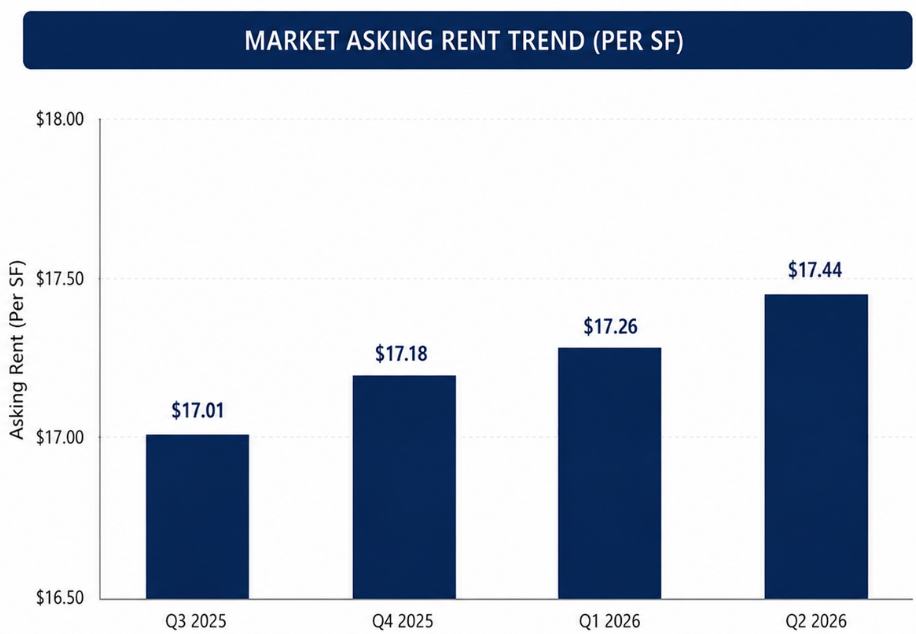
Overall, Q2 2026 rental trends reflect a Broward County industrial market maintaining pricing strength amid changing supply conditions. While rising vacancy and increased availability warrant continued attention, the quarter-over-quarter increase in asking rents indicates that landlords remain disciplined on pricing, with future rental performance likely to depend on leasing velocity, asset quality, and the market's ability to absorb recently delivered space.

Q2 2026 ASKING RENT
$17.44
PER SF

QUARTER-OVER-QUARTER CHANGE
+1.0%
+$0.18 PER SF

CHANGE FROM Q2 2025 - Q2 2026
+3.0%
+$0.50 PSF

PEAK ASKING RENT
Q2 2026
$17.44



TOP SALES

MARKET REPORT

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Davie Business Center - (Part of a 7 Property Sale)

Address:	3360 Davie Road, Davie, FL 33314
Portfolio Price:	$352,160,000
Price/SF:	$306.75
Portfolio SF:	1,148,039 SF

Kurv Pompano - (Part of a 5 Property Sale)

Address:	1250 NE 48th Street, Pompano Beach, FL 33064
Portfolio Price:	$219,700,000
Price/SF:	$268.38
Portfolio SF:	818,611 SF

Link Pompano Business Center- (Part of a 4 Property Sale)

Address:	2004-2044 NW 25th Ave, Pompano Beach, FL 33069
Sale Price:	$43,620,000
Price/SF:	$275.45
Building Size:	158,340 SF

Stirling Logistics Center

Address:	2910 Stirling Road, Hollywood, FL 33020
Sale Price:	$38,270,000
Price/SF:	$387.07
Building Size:	98,860 SF

2026 Q2

TOP LEASES

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Sunrise Distribution Center, Owens & Minor Bldg

Address: 14599 NW 8th St, Sunrise, FL 33325

Building Size: 143,000 SF

SF Leased: 143,000 SF

Weston Commerce Park

Address: 1951 N Commerce Pky, Weston, FL 33326

Building Size: 134,400 SF

SF Leased: 96,000 SF

International Center

Address: 800-900 International Pky, Sunrise, FL 33325

Building Size: 202,693 SF

SF Leased: 83,833 SF

BERGER COMMERCIAL REALTY

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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