Real Estate - Industrial

Industrial space is distributed throughout the Dallas–Fort Worth region with concentrations in:

- Fort Worth’s AllianceTexas;
- Surrounding Dallas Fort Worth International Airport;
- In the southern part of Dallas County, along Interstate 20 and U.S. Highway 67;
- In suburbs including Arlington, Garland, Grand Prairie, and Coppell; and
- Along the Interstate 35E corridor between Dallas and Lewisville.

The industrial space market has strengthened over the past couple years, with significant new developments throughout the region. Dallas-Fort Worth ranks No. 1 in industrial demand and supply, according to Cushman & Wakefield. Cushman also expects DFW industrial absorption to reach 45.1 million square feet during the 2020-2021 cycle.

The majority of that construction is taking place in Southern Dallas County, Great Southwest/Arlington, and the North Fort Worth market, but new industrial centers in Denton, Hillsboro and Midlothian are becoming hot new markets for development.

Observers credit the strength of the regional economy, as well as low taxes and labor costs, for sustaining DFW as a desirable market for real estate investment.

DFW Industrial Space: A Logistics, Distribution, and Manufacturing Hub

Dallas–Fort Worth’s central U.S. location provides an advantageous distribution hub with quick access to rail, air, and short- and long-haul truck transportation.

Largest Industrial Parks

1. Alliance Texas (Industrial)
2. Arlington South Industrial Park
3. Austin Ranch Distribution Center
4. Carter Industrial Park
5. CentrePort Business Park (Industrial)
6. DFW Trade Center
7. Ennis Industrial Rail Park
8. Fossil Creek Business Park
9. Frankford Trade Center
10. Freeport North
11. Grand Lakes Distribution Center
12. Great Southwest Industrial Park
13. International Commerce Park
14. Lakeside Trade Center
15. Majestic Airport Center DFW
16. Mercantile Center (Industrial)
17. Mountain Creek Business Center
18. Northlake Business Center
19. Pinnacle Industrial Center
20. Point West
21. PointSouth Logistics & Commerce Centre
22. ProLogis Park 20/35
23. Railhead Industrial Park
24. RailPort Industrial Park
25. RiverPark Business Park
26. Sentry Industrial Park
27. Skyline Business Park
28. Southfield Park 35
29. Stellar Way Business Park
30. Stoneridge Business Park
31. Turnpike Distribution Center
32. Valwood Business Park
33. Waters Ridge Business Park
34. Westport @ Alliance

Market View

<table>
<thead>
<tr>
<th>Market</th>
<th>Net Rentable Area SF</th>
<th>Direct Vacancy Rate (%)</th>
<th>Avg Asking Lease Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>DFW Airport</td>
<td>6.5%</td>
<td>$5.50</td>
<td>$10.59</td>
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<tr>
<td>East Dallas</td>
<td>8.2%</td>
<td>$3.71</td>
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<tr>
<td>Northeast Dallas</td>
<td>6.5%</td>
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<tr>
<td>Northwest Dallas</td>
<td>4.1%</td>
<td>$5.14</td>
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<tr>
<td>South Dallas</td>
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<tr>
<td>South Stemmons</td>
<td>3.6%</td>
<td>$5.17</td>
<td>$12.13</td>
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<tr>
<td>Great SW/Arlington</td>
<td>4.7%</td>
<td>$4.22</td>
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<td>North Fort Worth</td>
<td>5.8%</td>
<td>$4.94</td>
<td>$7.11</td>
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<tr>
<td>South Fort Worth</td>
<td>4.5%</td>
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<tr>
<td>Market Totals</td>
<td>5.8%</td>
<td>$4.74</td>
<td>$10.69</td>
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Source: CBRE