

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.

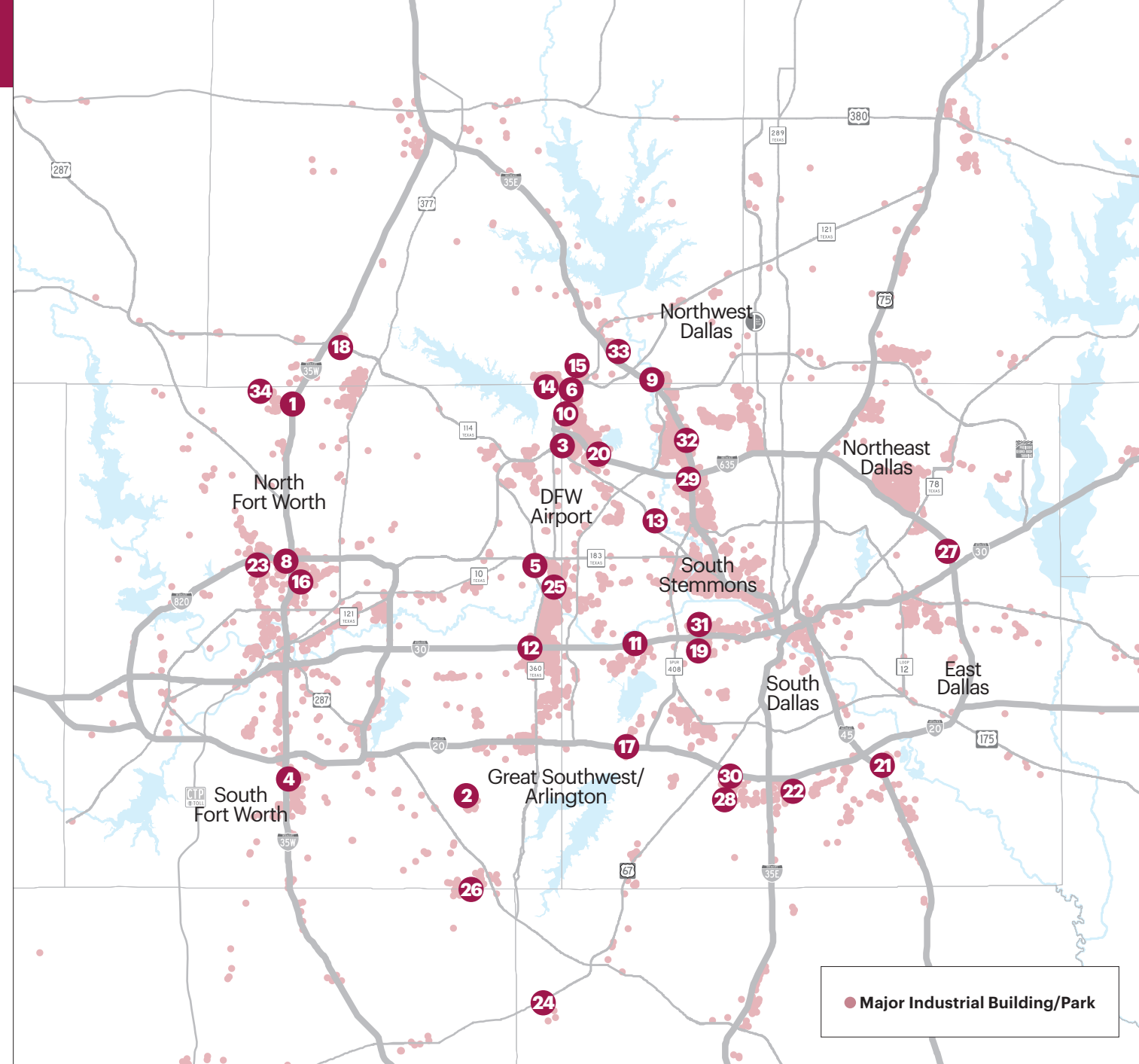
Observers credit the strength of the regional economy, as well as low taxes and labor costs, for sustaining DFW as a desirable market for real estate investment.

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

Market	Net Rentable Area SF	Direct Vacancy Rate (%)	Avg Asking Lease Rate
DFW Airport	6.5%	\$5.50	\$10.59
East Dallas	8.2%	\$3.71	\$18.36
Northeast Dallas	6.5%	\$5.98	\$10.91
Northwest Dallas	4.1%	\$5.14	\$10.45
South Dallas	11.2%	\$3.69	\$8.39
South Stemmons	3.6%	\$5.17	\$12.13
Great SW/Arlington	4.7%	\$4.22	\$10.18
North Fort Worth	5.8%	\$4.94	\$7.11
South Fort Worth	4.5%	\$4.61	\$6.92
Market Totals	5.8%	\$4.74	\$10.69

Source: CBRE