Real Estate - Industrial

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

- Fort Worth's AllianceTexas;
- Areas surrounding Dallas Fort Worth International Airport;
- The Inland Port in southern Dallas County, along Interstate 20 and U.S. Highway 67;
- Suburbs including Arlington, Garland, Grand Prairie, and Coppell; and
- Developments along the Interstate 35E corridor between Dallas and Lewisville.

The industrial market has strengthened over the past several years, with significant new developments throughout the region. The pandemic has only accelerated demand with DFW becoming the No. 1 U.S. market for commercial real estate construction in 2021 with a growth rate of 24%—double the growth of the next biggest market, Los Angeles.

The majority of that construction is taking place in southern Dallas County, and the North Fort Worth market, but new industrial centers in Denton, Midlothian, and around DFW Airport have become 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.

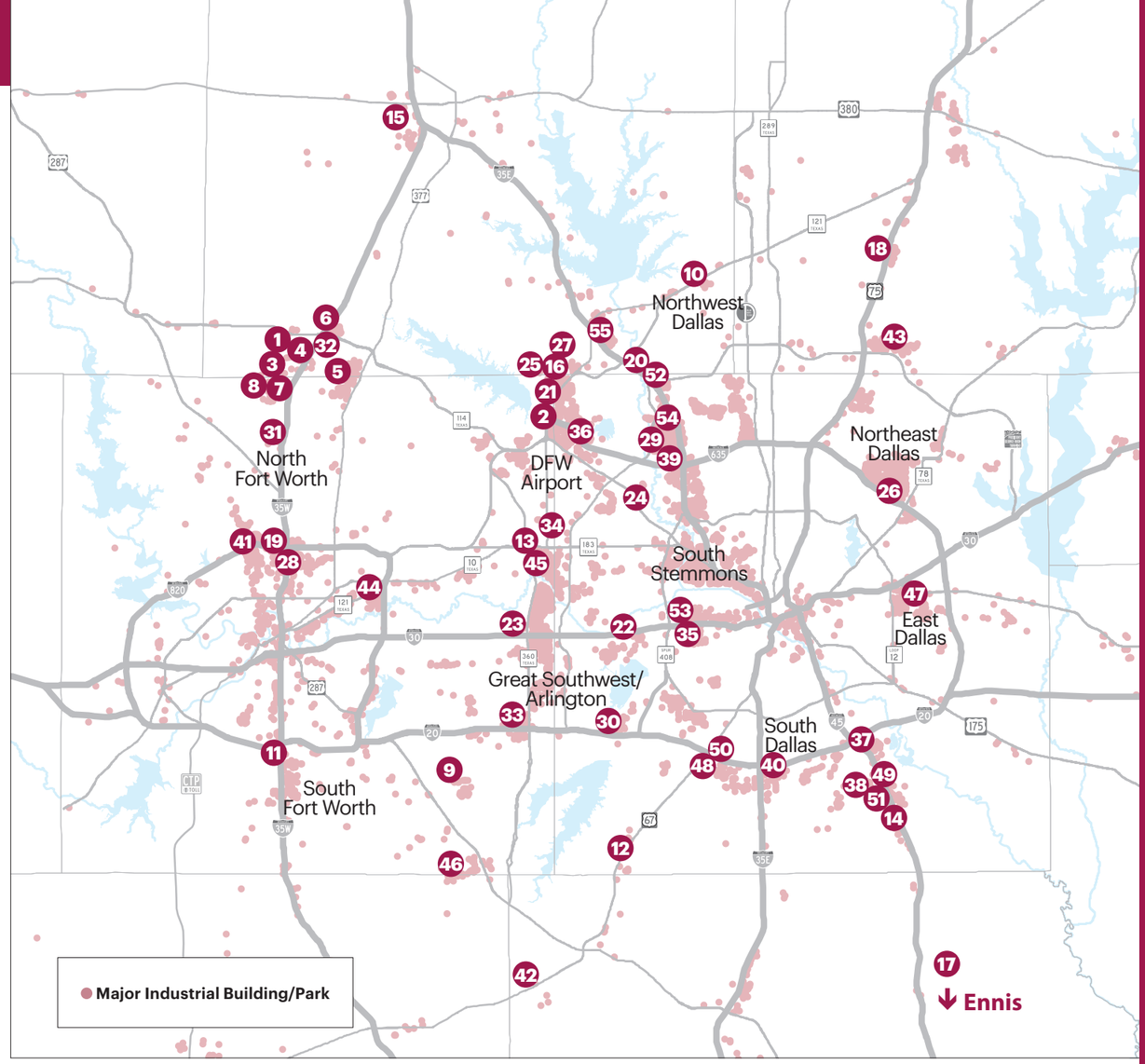
DFW Industrial Space:

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	35 Eagle
2	635 Industrial District
3	Alliance Center
4	Alliance Center North
5	Alliance Gateway
6	Alliance Northport
7	Alliance Texas
8	Alliance Westport
9	Arlington South Industrial Park
10	Austin Ranch Distribution Center
11	Carter Industrial Park
12	Cedar Hill Business Park
13	CentrePort Business Park
14	Dalport Trade Center
15	Denton Point
16	DFW Trade Center
17	Ennis Industrial Rail Park
18	Enterprise Business Park
19	Fossil Creek Business Park
20	Frankford Trade Center
21	Freeport North
22	Grand Lakes Distribution Center
23	Great Southwest Industrial Park
24	International Commerce Park
25	Lakeside Trade Center
26	Logistics Pointe Distribution Center
27	Majestic Aiport Center DFW
28	Mercantile Center
29	Mercer Business Park
30	Mountain Creek Business Park
31	North Quarter 35
32	Northlake Business Center
33	Park 20/360
34	Passport Business Park
35	Pinnacle Industrial Center
36	Point West
37	PointSouth Logistics & Commerce Centre
38	Prime Pointe
39	Prologis Dallas Corporate Center
40	ProLogis Park 20/35
41	Railhead Industrial Park
42	RailPort Industrial Park
43	Research/Technology Crossroads
44	Riverbend Business Park
45	RiverPark Business Park
46	Sentry Industrial Park
47	Skyline Business Park
48	Southfield Park 35
49	Southport Logistics Park
50	Stoneridge Business Park
51	Sunridge Business Park
52	Trinity Mills
53	Turnpike Distribution Center
54	Valwood Business Park
55	Waters Ridge Business Park



Market View

Market	Inventory (M SF)	Total Vacancy Rate	Asking Rates Average Annual ($/SF)
DFW Airport	74.7	4.10%	$6.81
East Dallas	37.4	5.80%	$5.20
Great SW/Arlington	101.1	3.00%	$5.38
North Fort Worth	105.9	9.80%	$5.03
Northeast Dallas	74.2	5.40%	$6.84
Northwest Dallas	88.7	3.90%	$6.44
South Dallas	80.1	6.90%	$4.58
South Fort Worth	59.0	11.20%	$5.55
South Stemmons	82.6	4.40%	$6.03
Market Totals	**703.8**	**5.90%**	**$5.41**

Source: JLL