Real Estate - Industrial

Dallas-Fort Worth led the nation in industrial commercial real estate development in 2022, adding 64 million square feet to the pipeline, nearly 15 percent of all new deliveries in the U.S. DFW was also the top market for sales with $8.8 billion in volume according to the Commercial Edge National Industrial Report.

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 Interstates 20 and 114; 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, and accelerated during the pandemic spurring significant new developments throughout the region. The majority of 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 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 (Industrial)
8. Alliance Westport
9. Arlington South Industrial Park
10. Austin Ranch Distribution Center
11. Carter Industrial Park
12. CentrePort Business Park (Industrial)
13. Dalport Trade Center
14. DFW Trade Center
15. Ennis Industrial Rail Park
16. Fossil Creek Business Park
17. Frankford Trade Center
18. Freepoint North
19. Grand Lakes Distribution Center
20. Great Southwest Industrial Park
21. International Commerce Park
22. Lakeside Trade Center
23. Logistics Hub South Dallas
24. Majestic Aipton Center DFW
25. Mercantile Center (Industrial)
26. Mercer Business Park
27. Mountain Creek Business Park
28. Northlake Business Center
29. Park 20/360
30. Passport Business Park
31. Pinnacle Industrial Center
32. Point West
33. PointSouth Logistics & Commerce Centre
34. Prime Pointe
35. Prologis Dallas Corporate Center
36. Prologis Park 20/35
37. Railhead Industrial Park
38. RailPort Industrial Park
39. Research/Technology Crossroads
40. Riverbend Business Park
41. RiverPark Business Park
42. Sentry Industrial Park
43. Skyline Business Park
44. Southfield Park 35
45. Southport Logistics Park
46. Stoneridge Business Park
47. Sunridge Business Park
48. Trinity Mills
49. Turnpike Distribution Center
50. Valwood Business Park
51. Waters Ridge Business Park

Market View

<table>
<thead>
<tr>
<th>Market</th>
<th>Inventory (M SF)</th>
<th>Total Vacancy Rate</th>
<th>Avg Asking Rate ($/SF)</th>
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</thead>
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<tr>
<td>DFW Airport</td>
<td>77.2</td>
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<tr>
<td>East Dallas</td>
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<tr>
<td>Great SW/Arlington</td>
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<tr>
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<td>South Stemmons</td>
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<td>Market Totals</td>
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<td>$6.15</td>
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Source: JLL