

Real Estate—Industrial

Dallas-Fort Worth was first in the nation in industrial commercial real estate development in 2025, adding 25 million square feet to the pipeline even during a continued market slowdown that signaled completions are at their lowest point since 2017, according to the Commercial Cafe's National Industrial Report.

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

- Fort Worth's AllianceTexas;
- Prime locations 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 DFW industrial market is one of the nation's most sought-after and rapidly expanding markets. Key trends in the near term include a surge in data center demand, including specialized AI campuses, as well as a manufacturing resurgence, especially related to advanced manufacturing.

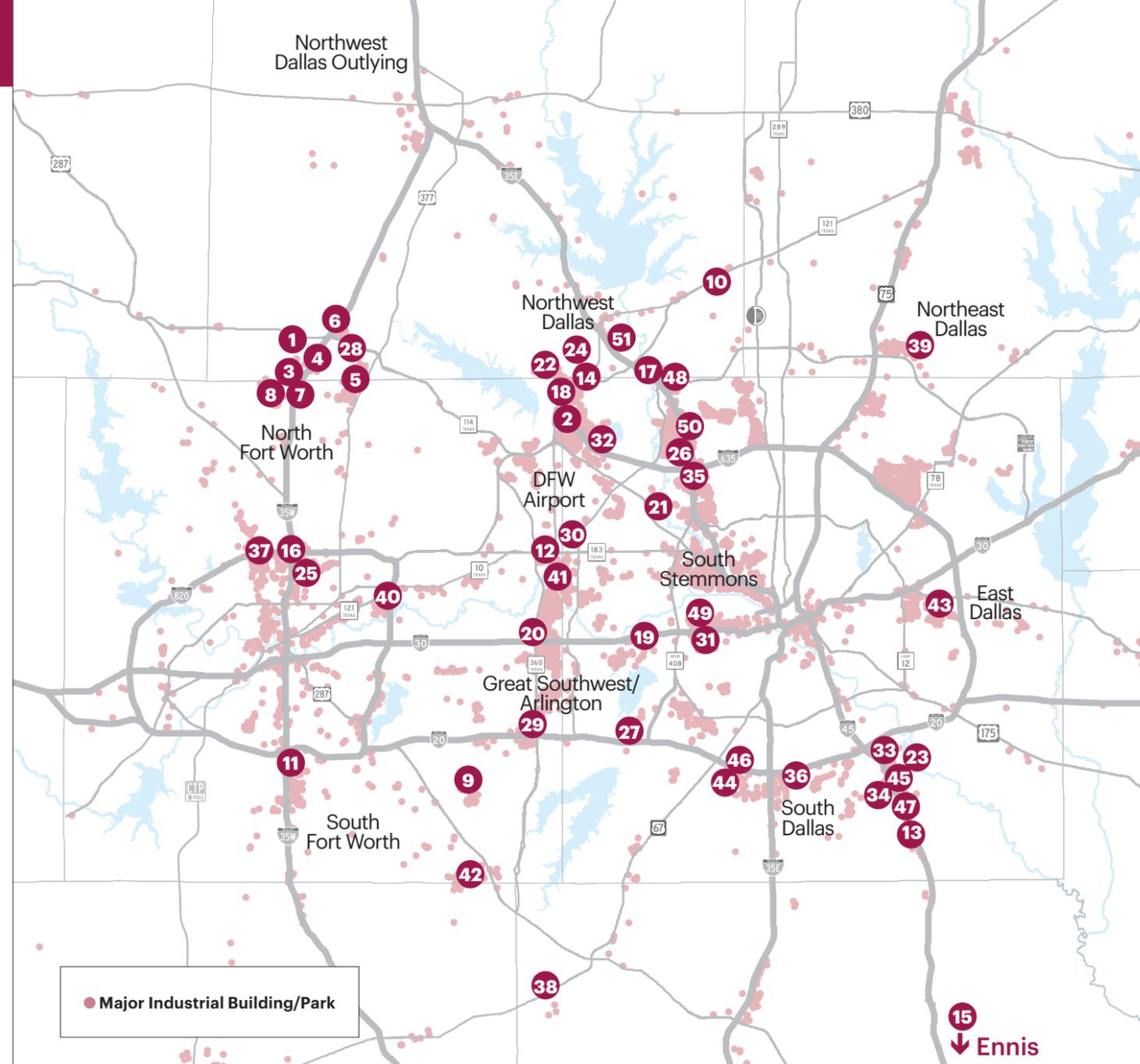
Observers credit the strength of the regional economy, low taxes and labor costs, a central location, and strong transportation infrastructure for sustaining DFW as a desirable market for industrial real estate investment.

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

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| 1 35 Eagle | 27 Mountain Creek Business Park |
| 2 635 Industrial District | 28 Northlake Business Center |
| 3 Alliance Center | 29 Park 20/360 |
| 4 Alliance Center North | 30 Passport Business Park |
| 5 Alliance Gateway | 31 Pinnacle Industrial Center |
| 6 Alliance Northport | 32 Point West |
| 7 Alliance Texas (Industrial) | 33 PointSouth Logistics & Commerce Centre |
| 8 Alliance Westport | 34 Prime Pointe |
| 9 Arlington South Industrial Park | 35 Prologis Dallas Corporate Center |
| 10 Austin Ranch Distribution Center | 36 Prologis Park 20/35 |
| 11 Carter Industrial Park | 37 Railhead Industrial Park |
| 12 CentrePort Business Park (Industrial) | 38 RailPort Industrial Park |
| 13 Dalport Trade Center | 39 Research/Technology Crossroads |
| 14 DFW Trade Center | 40 Riverbend Business Park |
| 15 Ennis Industrial Rail Park | 41 RiverPark Business Park |
| 16 Fossil Creek Business Park | 42 Sentry Industrial Park |
| 17 Frankford Trade Center | 43 Skyline Business Park |
| 18 Freeport North | 44 Southfield Park 35 |
| 19 Grand Lakes Distribution Center | 45 Southport Logistics Park |
| 20 Great Southwest Industrial Park | 46 Stoneridge Business Park |
| 21 International Commerce Park | 47 Sunridge Business Park |
| 22 Lakeside Trade Center | 48 Trinity Mills |
| 23 Logistix Hub South Dallas | 49 Turnpike Distribution Center |
| 24 Majestic Airport Center DFW | 50 Valwood Business Park |
| 25 Mercantile Center (Industrial) | 51 Waters Ridge Business Park |



Source: CoStar

Market View

Major Market Cluster	Inventory (SF)	Total Vacancy Rate	NNN Direct Rent (\$/SF)
DFW Airport	105,096,536	10.7%	\$13.22
East Dallas	80,790,794	13.7%	\$8.70
Great SW/Arlington	134,104,212	7.6%	\$9.24
North Fort Worth	167,987,463	8.8%	\$9.28
Northeast Dallas	153,081,336	6.7%	\$11.05
Northwest Dallas	141,782,494	10.9%	\$12.76
Northwest Dallas Outlying	5,486,450	16.4%	\$16.24
South Dallas	172,052,249	9.1%	\$6.82
South Fort Worth	129,169,092	7.5%	\$8.43
South Stemmons	142,631,854	7.8%	\$12.41
Market Totals	1,236,841,737	8.9%	\$10.52