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South Florida Commercial Real Estate Experts

Broward County Industrial Market Snapshot – Q2 2025



The Broward industrial market is transitioning from a red-hot expansion phase to a more balanced environment. **Vacancy has increased to 5.6%**, up from record lows in 2022, with **net absorption over the past 12 months at –1.9 million SF**. This shift reflects slower lease activity and increased move-outs, particularly from transportation and warehousing tenants. Despite the pullback, vacancy remains below the U.S. average and continues to reflect strong long-term fundamentals.

Asking rents now average \$20.66/SF, up 2.3% year-over-year. While growth has cooled from its peak, Broward has posted one of the strongest rent gains in the U.S. since 2019. Smaller spaces remain in high demand, while larger logistics facilities are seeing more cautious tenant behavior.

Development is still active, with **1.4 million SF under construction** across four major projects, but new deliveries are being absorbed more slowly than in prior years. Availability in buildings delivered since 2015 has ticked up, though quality product remains in demand — especially near Port Everglades, a key driver of regional logistics activity.

On the investment side, **sales volume totaled \$1.2 billion** over the past 12 months. The **average sale price rose to \$250/SF**, with newer distribution assets trading near \$265/SF. **Cap rates have widened to 6.7%**, reflecting shifting buyer expectations and elevated financing costs. Many deals are now value-driven, targeting assets with lease-up potential and long-term rent growth.

Outlook: The market is entering a more strategic phase. Investors should expect a slower leasing pace and more negotiation leverage for tenants, but Broward's location, port access, and high barriers to entry continue to make it one of the most resilient industrial markets in the Southeast. The current environment presents a window for well-positioned buyers to acquire quality space before demand rebounds.

Strategic Positioning for What's Next

While leasing momentum has cooled, the fundamentals driving long-term demand—South Florida's dense population, limited industrial land, and proximity to major ports—remain intact. Investors with a medium- to long-term horizon should focus on well-located Class A assets and newer construction with functional layouts, clear heights, and dock configurations that match today's logistics needs. With fewer speculative developments underway, the window to acquire quality product at more favorable pricing is open now. Broward's current market phase offers room for value creation through leasing strategy, asset repositioning, and capturing rent growth once tenant demand rebounds.

*Thinking about buying, leasing, or investing in
a mixed-use property?*

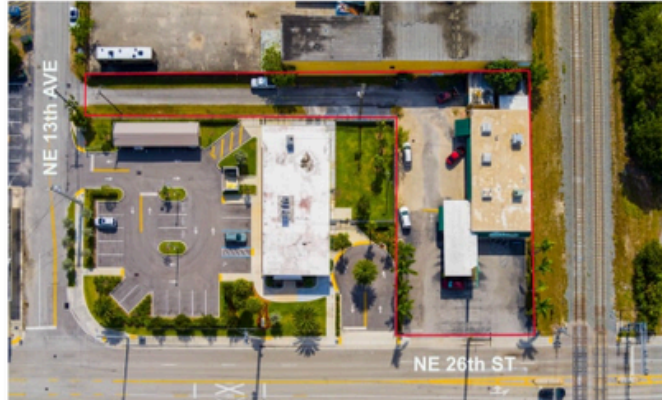
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FEATURED COMMERCIAL LISTINGS

FOR SALE



MEDICAL OFFICE CONDO - FOR SALE
\$950,000



RETAIL PROPERTY - FOR SALE
\$2,000,000



RETAIL SHOPPING PLAZA - FOR SALE
\$4,000,000

FOR LEASE



OFFICE SUITE - FOR SUB-LEASE
\$1,100/MONTH + SALES TAX



MEDICAL OFFICE SPACE - FOR LEASE
BASE RENT \$23.97



OFFICE BUILDING - FOR LEASE
\$30 PSF MODIFIED GROSS



MEDICAL OFFICE BLDG - FOR LEASE
\$32.00 PSF BASE AND NNN IS \$7.07

LOCAL BUSINESS SPOTLIGHT

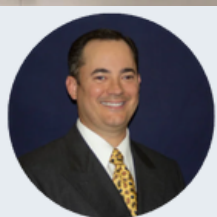


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