Industrial Market Outlook

Inland Empire | Q2 2026

MARKET STATISTICS

Submarket	Existing Rentable Sq Ft	Under Construction Sq Ft	Availability Rate	Vacancy Rate	Qtr. Leasing Volume Sq Ft	YTD Leasing Volume Sq Ft	Qtr. Sales Volume Sq Ft	YTD Sales Volume Sq Ft	Average Asking Rent	Average Sale Price
East	327,816,429	2,747,931	13.4%	9.7%	5,821,984	12,457,092	4,431,636	5,508,852	$0.87	$186
High Desert	31,465,293	3,727,135	15.4%	14.1%	60,304	153,679	1,046,382	1,223,225	$1.14	$112
South	24,090,792	3,059,893	19.9%	5.5%	252,400	795,392	578,298	656,666	$1.04	$155
West	372,946,478	1,826,125	10.8%	7.8%	9,118,703	17,639,817	702,971	1,348,145	$1.06	$243
Inland Empire	**756,318,992**	**11,361,084**	**12.4%**	**8.8%**	**15,253,391**	**31,045,980**	**6,715,366**	**8,692,967**	**$0.97**	**$189**

**Existing rentable Sq Ft includes all building sizes. Rents reflect buildings 10,000+ SF, triple net, monthly on a direct basis. Sale price represents the market average per square foot.*

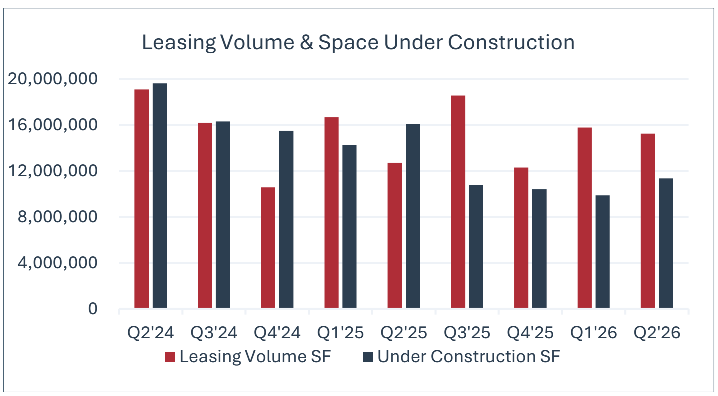
SELECT LEASE AND SALE TRANSACTIONS

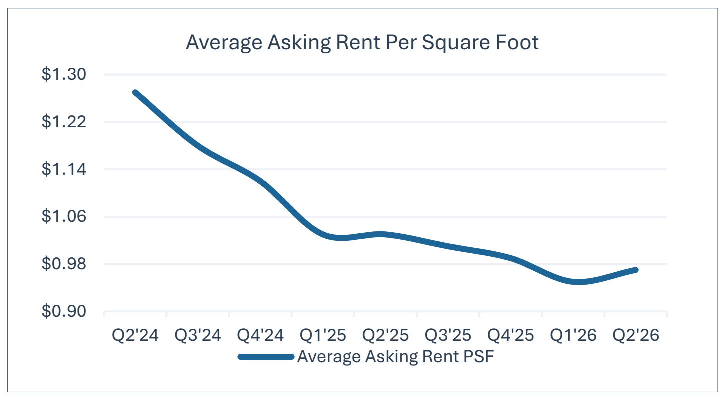
Leases: Address	City	Submarket	Sq Ft
3691 N Perris Blvd	Perris	East	1,686,590
4121 Coyote Canyon	Fontana	West	1,171,788
4702 Walker Ave	Ontario	West	1,055,100
4000 S Hamner Ave	Ontario	West	1,003,918
16604 Slover Ave	Fontana	West	690,967

Sales: Address	City	Submarket	Sq Ft
8130 Caliente Rd	Hesperia	High Desert	1,004,400
6227 Cajon Blvd	San Bernardino	San Bernardino	1,171,788
4555 Redlands Ave	Perris	East	599,113
5990 N Cajon Blvd	San Bernardino	San Bernardino	392,983
1101 California St	Redlands	East	356,791

LEASING TRENDS

Leasing volume dipped 3.4% QoQ but remained up 19.9% YoY in Q1 2026. Average asking rents rose 2.1% from the prior quarter, although they were still 5.8% below year-ago levels. Construction activity increased modestly QoQ but remained down 29.4% YoY, signaling a shrinking development pipeline.





SALES TRENDS

Sales volume jumped 246.3% quarter over quarter and 310.5% year over year in Q1 2026, marking a substantial increase in transaction activity. This surge coincided with a 33.3% QoQ and 27.0% YoY decrease in average sale pricing, suggesting lower prices helped drive transaction volume as the market cooled.