

Industrial Market Outlook

Inland Empire | Q3 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	327,662,203	2,880,093	14.0%	9.4%	4,735,527	21,220,403	1,631,654	8,164,040	\$0.90	\$224
High Desert	32,698,198	2,500,000	13.6%	13.6%	81,141	354,620	371,308	1,594,533	\$1.07	\$110
South	24,129,105	3,057,152	10.9%	4.5%	203,616	999,008	129,459	786,125	\$1.04	\$202
West	373,298,845	5,583,405	11.9%	7.8%	6,595,992	25,195,387	600,186	1,885,576	\$1.03	\$262
Inland Empire	757,788,351	14,020,650	12.8%	8.6%	11,616,276	47,769,418	2,732,607	12,430,274	\$0.97	\$216

*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.

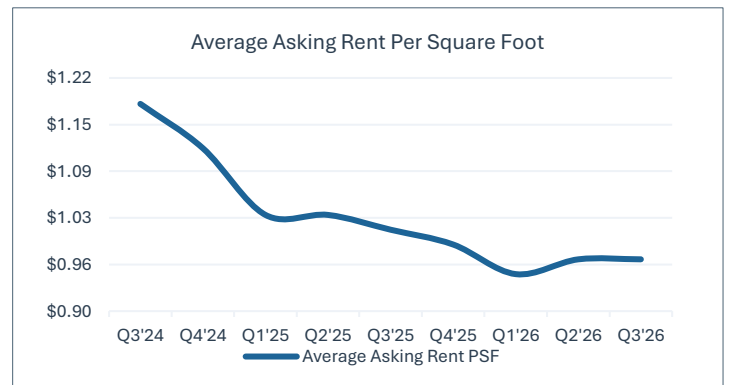
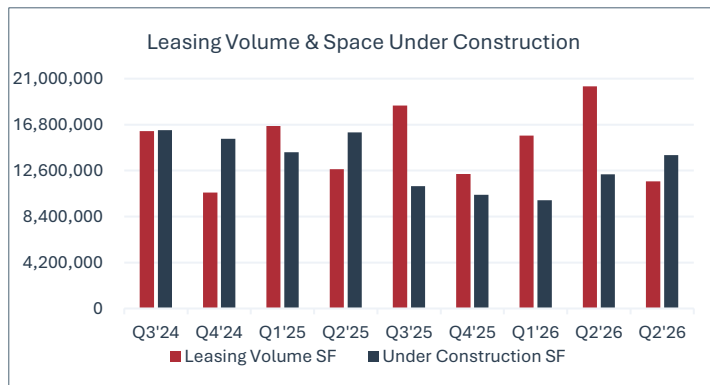
SELECT LEASE AND SALE TRANSACTIONS

Leases: Address	City	Submarket	Sq Ft
3300 Indian Ave (Renewal)	Perris	East	1,224,874
3500 Indian Ave (Renewal)	Perris	East	783,407
9333 Hermosa Ave	Rancho Cuc.	West	573,000
1151 Mildred St	Ontario	West	433,463
20123 Harvill Ave	Perris	East	423,665

Sales: Address	City	Submarket	Sq Ft
10545 Production Ave	Fontana	West	1,101,400
2825 Jurupa St	Ontario	West	612,083
6251 Archibald Ave	Eastvale	West	501,649
1651 Interchange Dr	San Bernardino	San Bernardino	354,108
17300 Silica Rd	Victorville	High Desert	336,000

LEASING TRENDS

Leasing volume fell 42.8% QoQ and 37.4% YoY, while space under construction rose 14.4% QoQ and 25.4% YoY, signaling weaker leasing activity alongside an expanding development pipeline. Average asking rent held flat QoQ but declined 4.0% YoY, reflecting continued rental pressure.



SALES TRENDS

Sales volume fell 64.6% QoQ but rose 22.8% YoY, while average sale price per square foot increased 14.5% QoQ but declined 13.3% YoY, indicating a sharp quarterly slowdown alongside mixed pricing trends.

