

Industrial Market Outlook

Orange County Q4 2025

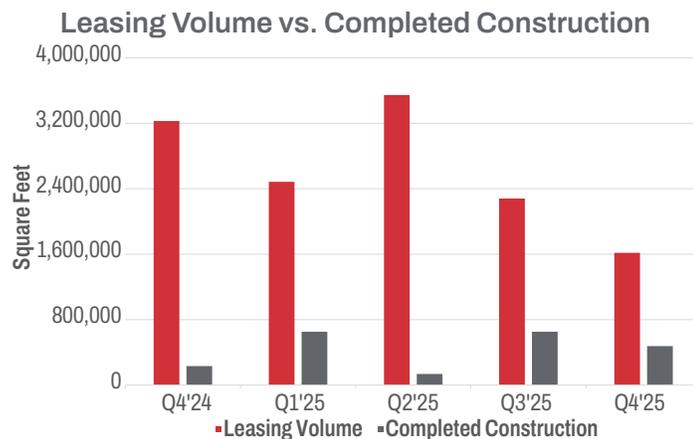
MARKET STATISTICS*

Submarket	Existing Total RBA (SF)	Under Construction (SF)	Total Available (%)	Total Vacancy (%)	Leasing Volume (SF)	YTD Leasing Volume (SF)	Sales Volume (SF)	YTD Sales Volume (SF)	Average Asking Rent (\$/SF NNN)	Average Sale Price (\$/SF)
Airport	55,999,699	112,500	8.3%	6.7%	515,274	2,459,966	432,253	851,255	\$1.41	\$286
North	99,149,142	603,679	7.9%	5.5%	580,174	4,894,091	652,344	2,693,752	\$1.53	\$328
South	26,066,440	389,948	10.2%	6.9%	212,378	924,786	183,455	661,906	\$1.66	\$307
West	42,801,988	406,915	8.4%	6.1%	308,659	1,655,699	155,710	439,440	\$1.48	\$343
Orange County	224,017,269	1,513,042	8.4%	6.1%	1,616,485	9,934,542	1,423,762	4,646,353	\$1.51	\$314

* RBA includes industrial buildings of all sizes. Rents reflect buildings of at least 10,000 square feet.

LEASING TRENDS

Leasing volume declined 29.2% in Q4 compared to Q3 2025, while year-to-date volume was down 12.8% year over year. The quarter added just 477,135 square feet to the market, bringing year-to-date additions to more than 1.9 million square feet—6.4% higher than last year—highlighting the late-cycle increase in construction activity in 2025.



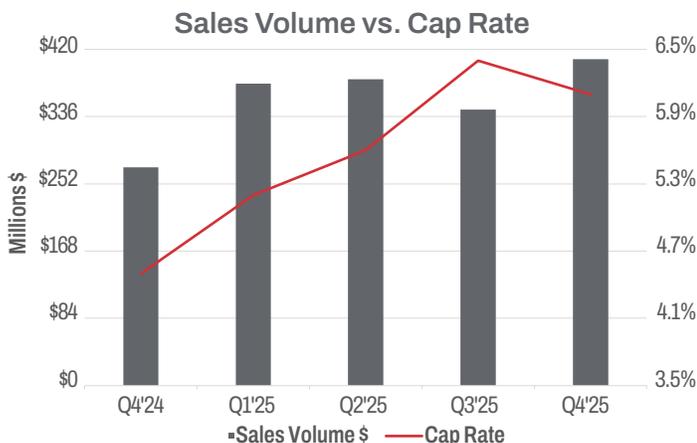
Select Lease Transactions

Address	City	Submarket	Square Feet
17352 Armstrong Ave	Irvine	Airport	123,748
6300-6340 Valley View S	Buena Park	West	90,000*
15551-15561 Del Amo Ave	Tustin	Airport	72,303
25862 Commercentre Dr	Lake Forest	South	61,163
2430 S Grand Ave	Santa Ana	Airport	59,124

* Renewal

SALES TRENDS

In Q4 2025, sales volume rose 18.3% quarter over quarter, while year-to-date sales increased 55.1% compared to last year, driven by sustained investor and user demand and continued pricing adjustments between buyers and sellers. The average cap rate declined 30 basis points from the prior quarter but rose 160 basis points year over year, settling at 6.1%.



Select Sales Transactions

Address	City	Submarket	Square Feet
2164 N Batavia St	Orange	North	249,431
17352 Armstrong Ave	Irvine	Airport	123,748
2601 S Garnsey St	Santa Ana	Airport	122,407
3110 E Miraloma Ave	Anaheim	North	97,310
3130 S Fairview St	Santa Ana	Airport	82,241