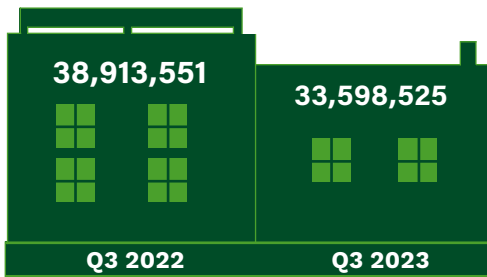


Industrial Market Report Q3 2023

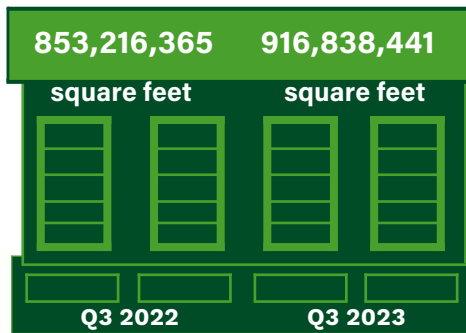
Published: October 2023

Dallas - Fort Worth Totals

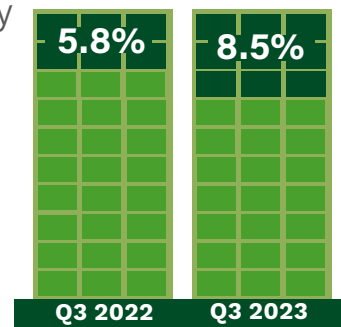
12-Month Net Absorption



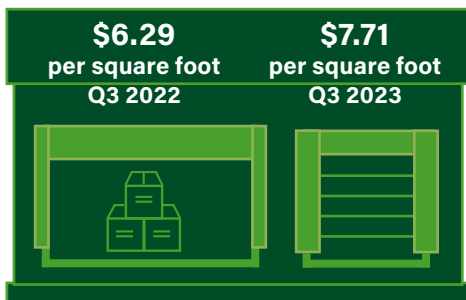
Market Size



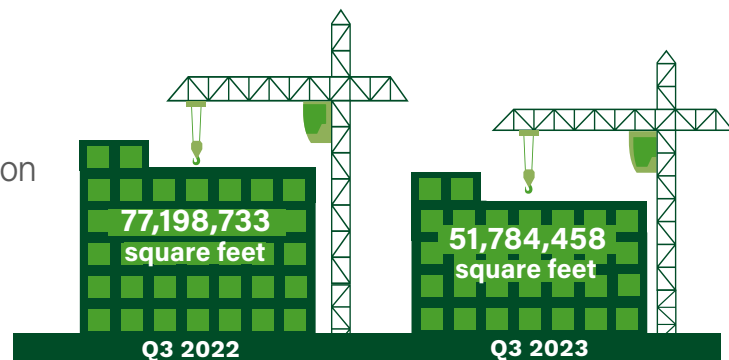
Overall Vacancy



Average Triple-Net Rental Rate

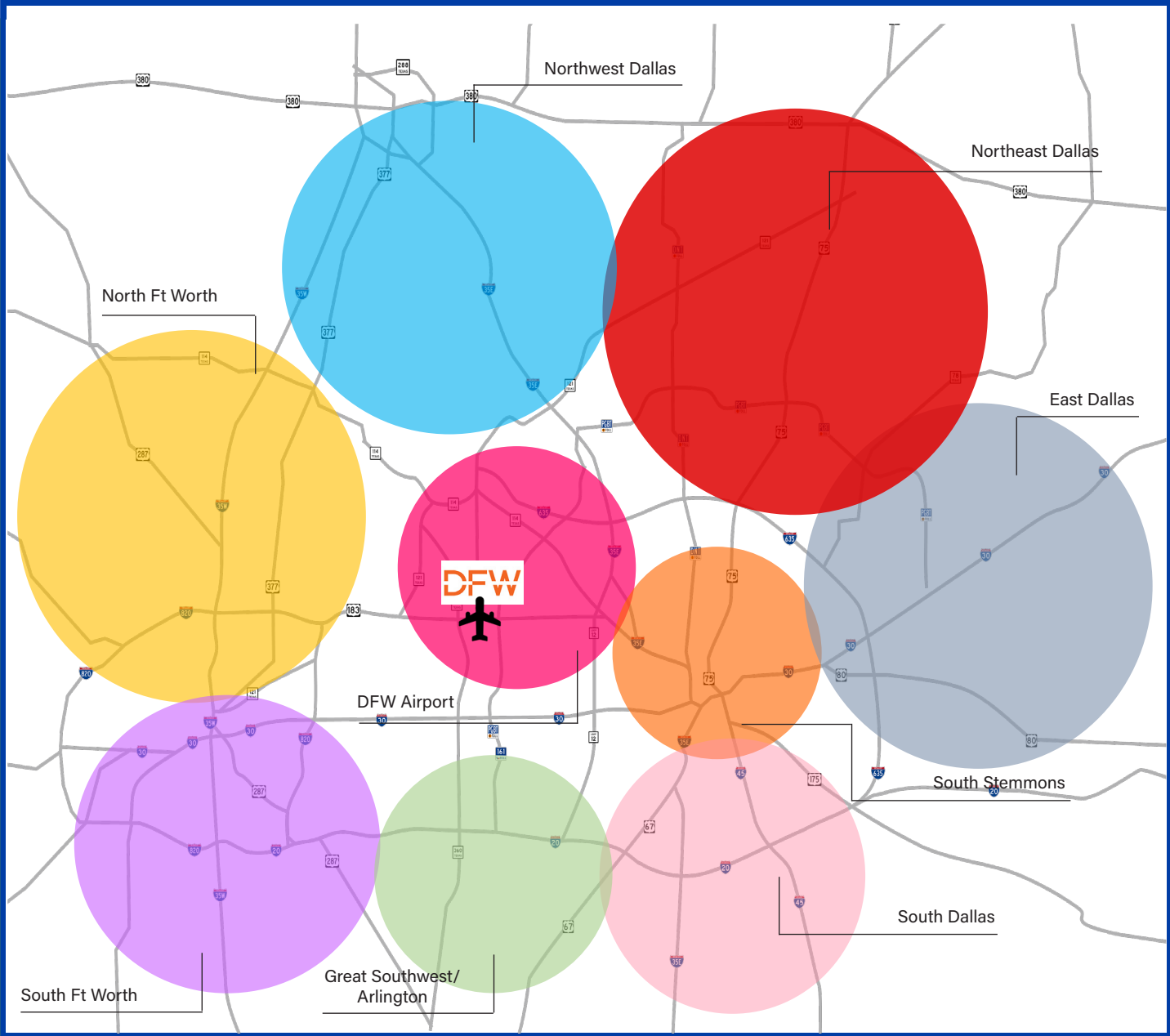


Under Construction



Dallas - Fort Worth

Industrial Submarkets



Q3 Dallas - Fort Worth

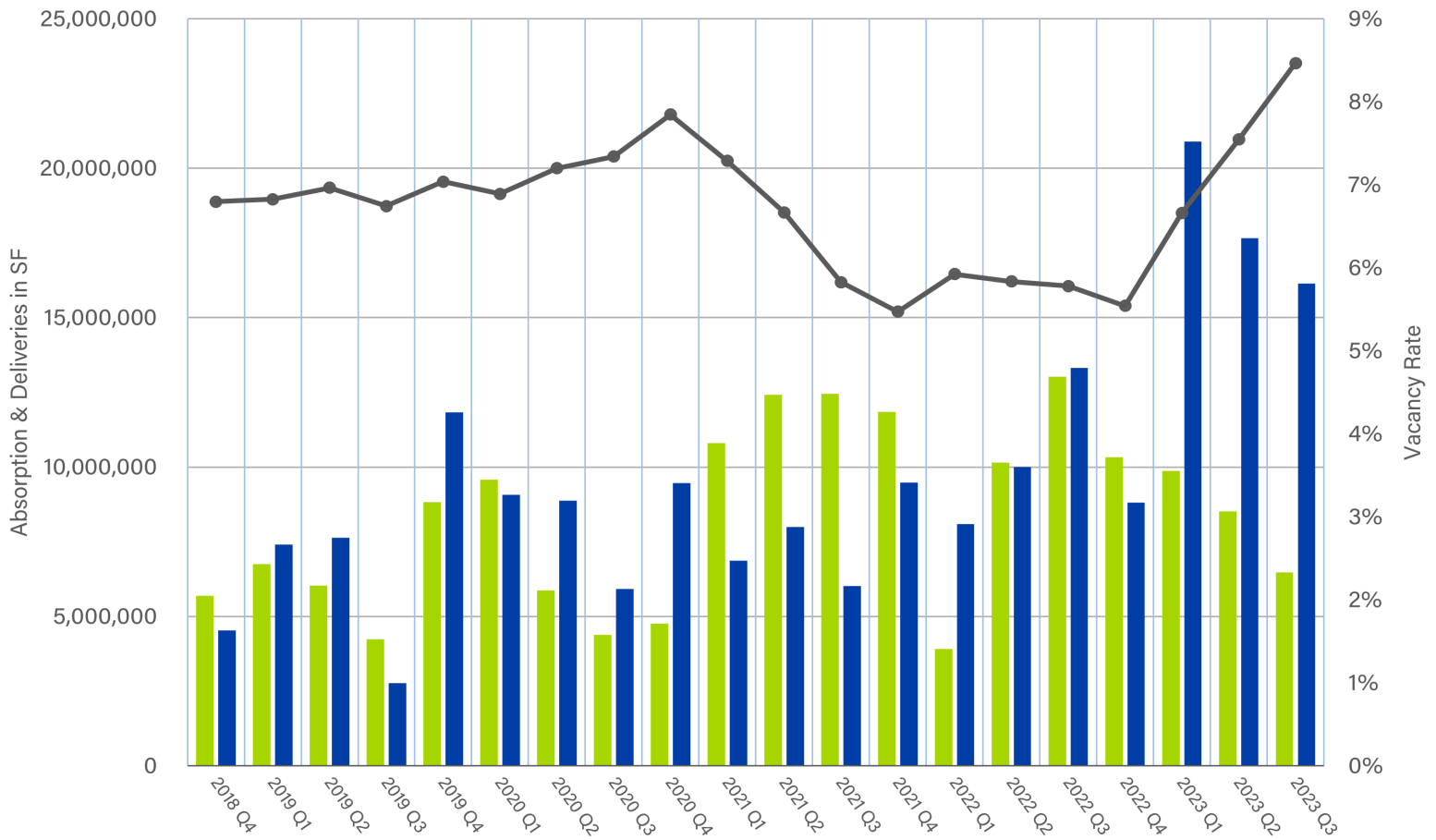
Industrial Market Statistics

Submarket	Building Inventory (Sq. Ft.)	Direct Vacancy (%)	Net Absorption (Sq. Ft.)	Deliveries (Sq. Ft.)	Under Construction (Sq. Ft.)	Average Rental Rate (Per Sq. Ft.)	Annual Rent Growth (%)
DFW Airport	87,955,248	5.7%	-149,935	727,289	3,583,907	\$9.34	10.8%
East Dallas	53,615,487	12.0%	2,095,652	1,069,947	9,152,997	\$6.40	9.8%
Great Southwest/ Arlington	113,976,522	4.3%	-381,341	67,921	2,890,898	\$9.31	10.3%
North Fort Worth	129,177,466	9.4%	2,413,339	5,095,111	12,005,209	\$5.99	10.3%
Northeast Dallas	95,399,571	4.4%	-87,444	435,207	4,235,878	\$9.66	9.5%
Northwest Dallas	105,477,946	5.9%	-1,248,749	836,131	4,534,936	\$8.31	10.2%
South Fort Worth	87,057,436	6.7%	442,033	1,553,539	4,728,192	\$7.69	9.1%
South Dallas	144,948,591	12.8%	3,960,364	6,340,883	7,565,678	\$6.68	10.2%
South Stemmons	97,012,821	5.4%	-571,172	20,000	2,135,614	\$8.55	9.4%

Statistics derived from all Industrial buildings larger than 20,000 Sq. Ft. in major Dallas-Fort Worth Industrial Submarkets. Major Industrial Submarkets are considered geographic groups of Industrial buildings totaling more than 5 MM Sq. Ft. Buildings within the same Submarket have shared area amenities and are typically of similar quality.

Source: Citadel Partners and CoStar

Net Absorption, Net Deliveries & Vacancy



Our Story

1987

Scott Morse founded the Morse Company.

1995

Scott Jensen joined the company, and together, the Scotts began their career-long commitment of taking CRE service and broker value beyond the transaction level and transforming market knowledge into market expertise.

2005

The Morse Company was acquired by Colliers where Morse and Jensen built and led top performing teams. Across North Texas, Morse and Jensen see a growing shift in client needs – strategic alignment of real estate with business performance.

2012

Morse and Jensen launched Citadel Partners, moving beyond the old-school broker model to expand advisor consultative skill sets and services. Citadel develops a proprietary methodology to help clients discover the enhanced value and increased business performance benefits from real estate decisions.

Today

Citadel Partners is an established real estate advisory firm providing strategy based CRE solutions, market insight and expertise, and uncompromised service from its Office and Industrial teams located in Dallas and Fort Worth.



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