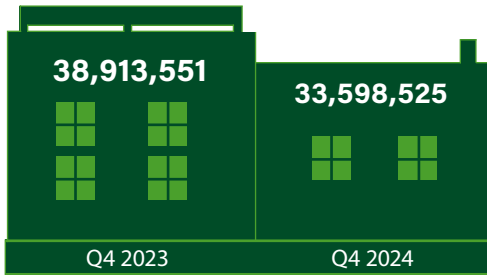


Industrial Market Report Q4 2023

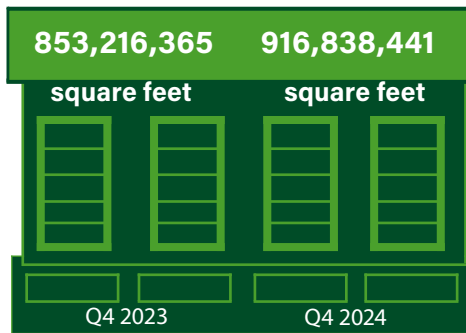
Published: February 2024

Dallas - Fort Worth Totals

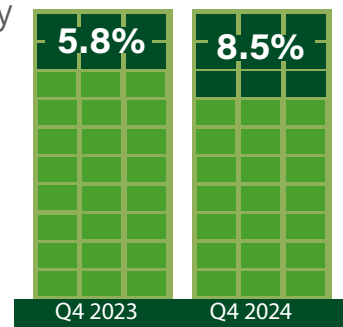
12-Month Net
Absorption



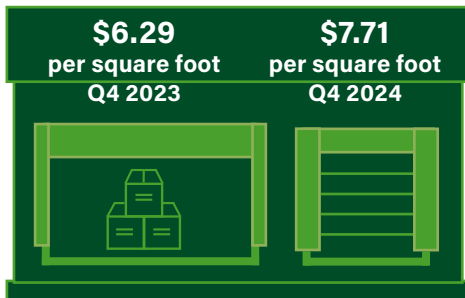
Market
Size



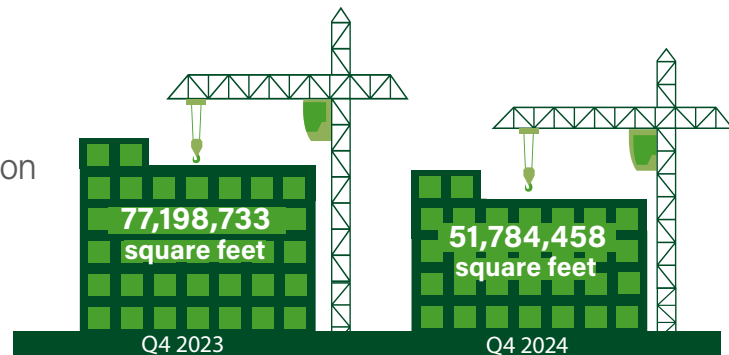
Overall
Vacancy



Average
Triple-Net
Rental Rate

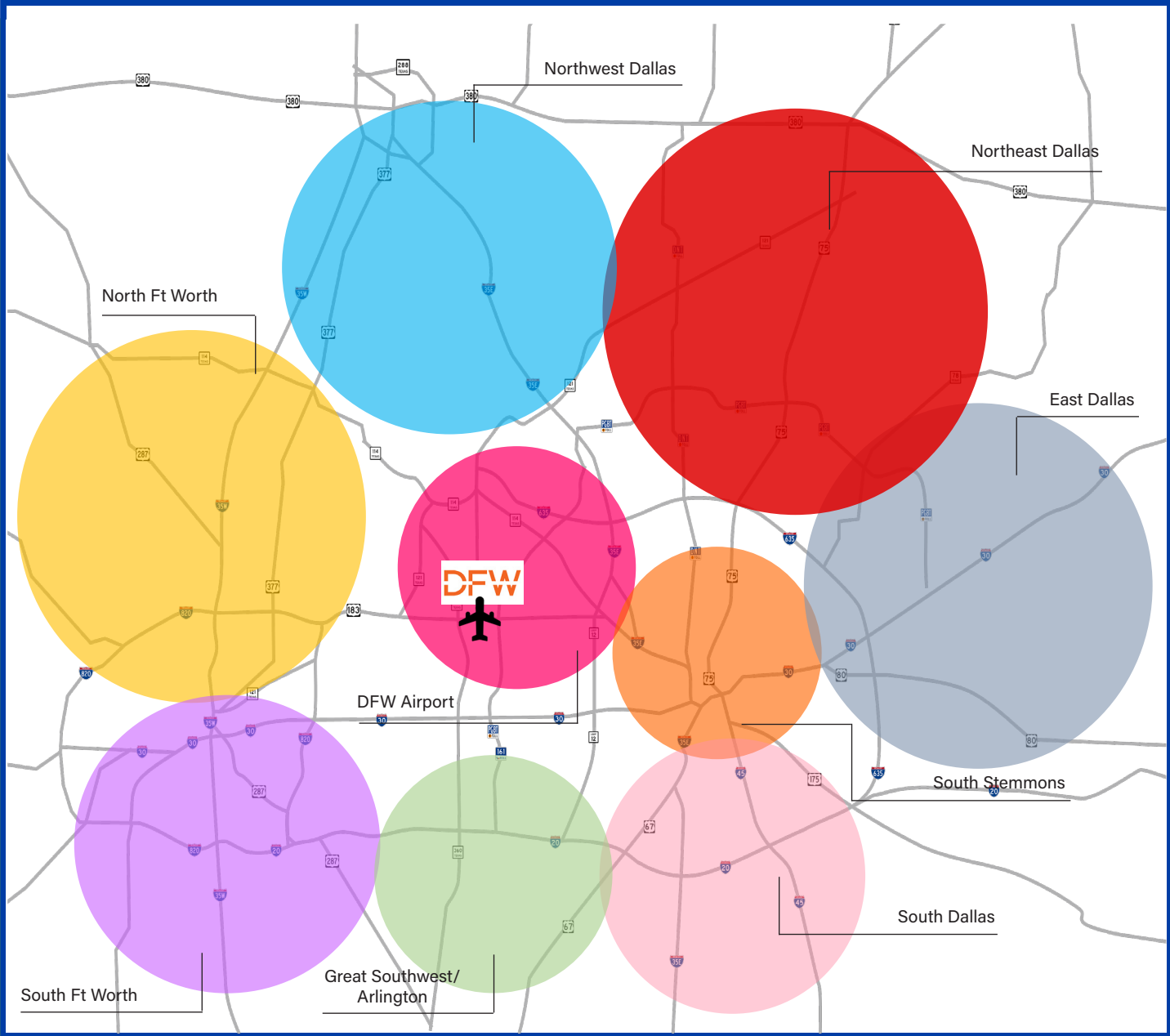


Under
Construction



Dallas - Fort Worth

Industrial Submarkets



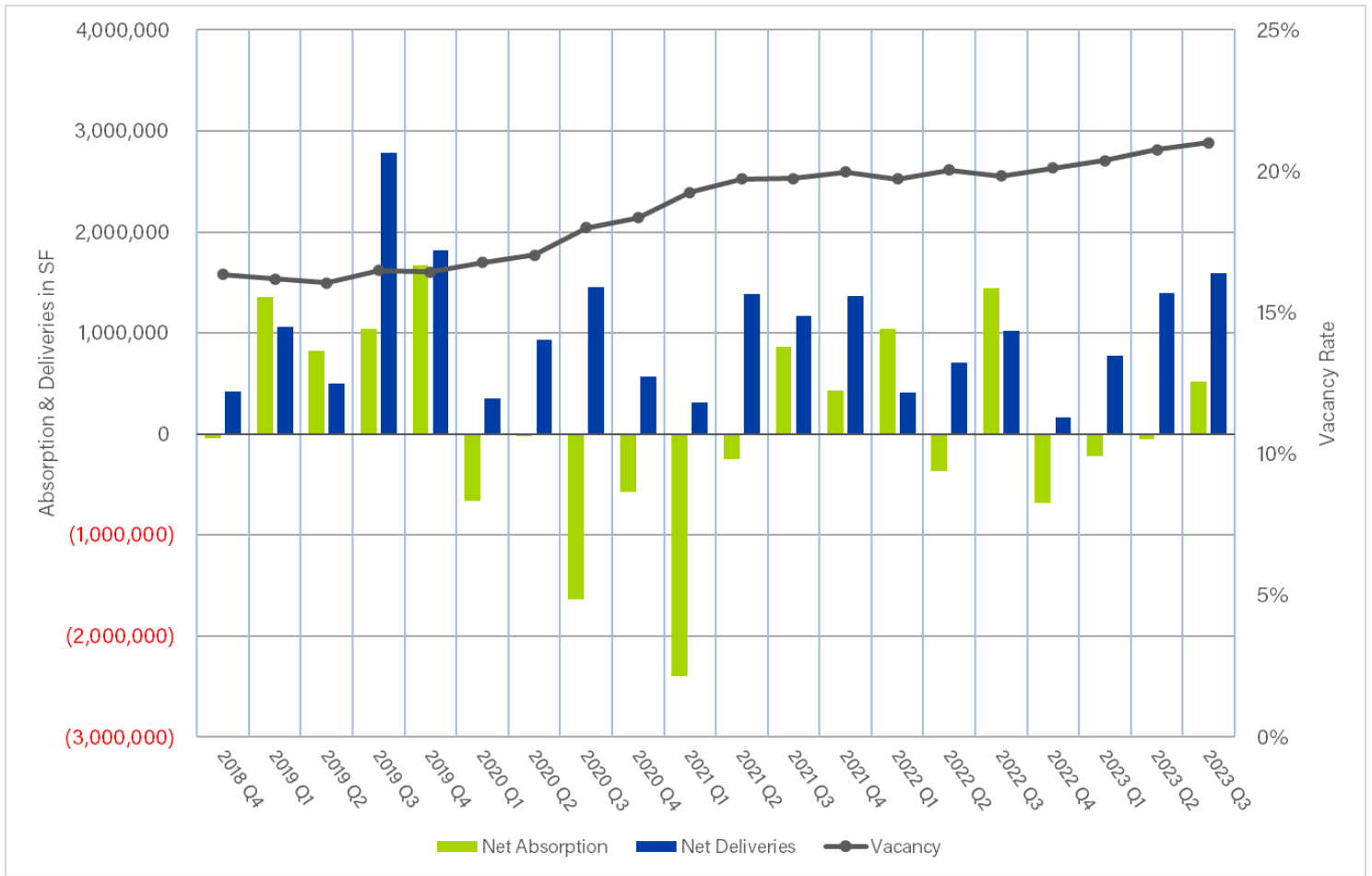
Q4 Dallas - Fort Worth

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	88,586,235	6.5%	-919,203	630,836	3,749,520	\$11.05	11.1%
East Dallas	55,954,326	13.4%	869,537	1,694,815	7,509,958	\$6.25	8.6%
Great Southwest/ Arlington	121,102,167	4.2%	-167,737	764,348	2,251,545	\$9.44	9.0%
North Fort Worth	134,956,578	10.0%	2,492,174	4,541,885	8,091,137	\$6.25	9.1%
Northeast Dallas	96,495,177	5.3%	-119,491	1,050,190	3,578,550	\$9.91	8.5%
Northwest Dallas	107,792,413	6.6%	1,411,972	2,044,322	2,719,706	\$8.17	9.0%
South Fort Worth	89,721,781	6.9%	1,183,433	1,469,382	3,532,788	\$7.76	8.2%
South Dallas	147,183,228	12.6%	1,089,109	1,276,050	7,568,696	\$6.68	9.0%
South Stemmons	96,581,239	6.1%	-868,909	57,000	2,078,614	\$9.28	8.5%

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



Being the better fit didn't happen overnight.

Our Story

1987

Scott Morse founded the Morse Company.

1995

Scott Jessen 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 Jessen built and led top performing teams. Across North Texas, Morse and Jessen see a growing shift in client needs - strategic alignment of real estate with business performance.

2012

Morse and Jessen 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.



CITADEL PARTNERS

Real Estate Advisors

DALLAS

15770 North Dallas Parkway
Suite 800
Dallas, Texas 75248
(972) 980-2800

FORT WORTH

1300 Summit Avenue
Suite 428
Fort Worth, Texas 76102
(817) 840-7200

CitadelPartnersUS.com