



Austin

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Inventory	Y-0-Y CHANGE	Vacancy Rate	Y-0-Y CHANGE	Asking Rental Rate	Y-0-Y CHANGE	Net Absorption	Y-0-Y CHANGE	Under Construction	Y-0-Y CHANGE	Deliveries	Y-0-Y CHANGE
105.7 msf	↗	10.5 %	↗	\$11.37 psf (NNN)	↘	1.1 msf	↗	15.6 msf	↘	2.1 msf	↗
Q3 2023: 92.5 msf		Q3 2023: 8.6%		Q3 2023: \$11.94		Q3 2023: 0.7 msf		Q3 2023: 16.0 msf		Q2 2023: 0.8 msf	

*Based on all classes of available inventory

Market Trends

01 Vacancy increased by 40 basis points (bps) in the third quarter, which can be attributed to the 2.1 million square feet (msf) of new deliveries coming online. Supply has outpaced demand, which is expected to continue given the 15.6 msf currently in the construction pipeline.

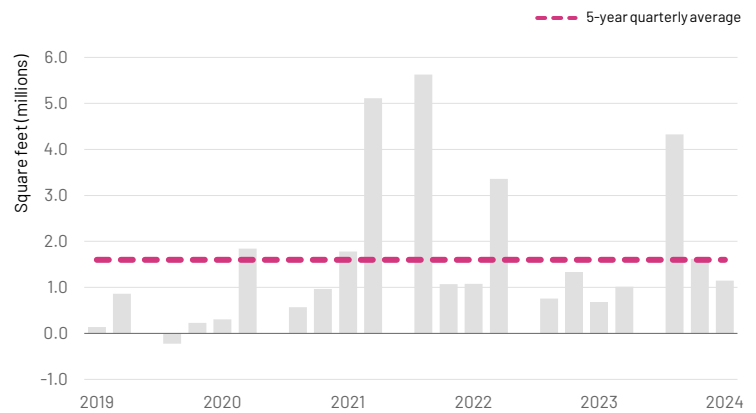
02 Asking rental rates for industrial space decreased by 5.0% over the past year and average \$11.37 per square foot (psf) as of Q3 2024. If vacancy continues to climb, asking rents will likely decline as supply outpaces demand.

03 Net absorption has remained positive, with the Austin market seeing 1.1 msf of net absorption for the quarter. Going forward, net absorption will likely remain positive given the amount of leasing observed throughout the year.

Asking Rent and Vacancy



Net Absorption



Top Transactions

Source: Savills Research

TENANT	SIZE (SF)	SUBMARKET	ADDRESS	TRANSACTION TYPE	INDUSTRY
Tesla	183,000	Georgetown/Round Rock	1069 FM 3349	New Lease	Automotive
Hotline Delivery Systems	120,440	South/I-35 S Corridor	SH 130 & Elroy Road	New Lease	Logistics & Distribution/3PLs
Texas Plumbing Supply	117,919	South/I-35 S Corridor	1225 Fortuna Road	New Lease	Construction Materials & Building Fixtures
Tokyo Electron	111,169	South/I-35 S Corridor	7301 Metro Center Drive	New Lease	Industrial Machinery & Supplies
Mason Road Sheet Metal	92,041	Northeast/East	Johnny Morris Road & Old Manor Road	New Lease	Construction Materials & Building Fixtures

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Unless otherwise noted, all rents quoted throughout this report are average asking net (NNN) rents per square foot. Statistics are calculated using both direct and sublease information. Current and historical availability and rent data are subject to change due to changes in inventory.

The information in this report is obtained from sources deemed reliable, but no representation is made as to the accuracy thereof. Unless otherwise noted, source for data is Savills Research.

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