RESEARCH

MARKET IN MINUTES

Austin

Industrial – Q3 2026

savills

Inventory	Y-O-Y CHANGE	Vacancy rate	Y-O-Y CHANGE	Asking rental rate*	Y-O-Y CHANGE	Net absorption YTD	Y-O-Y CHANGE	Deliveries YTD	Y-O-Y CHANGE	Under construction	Y-O-Y CHANGE
130.5 msf	↗	**16.1** %	↗	**$11.23** psf	↗	**3.2** msf	↘	**4.4** msf	↘	**11.8** msf	↗
Q3 2025: 122.4 msf		Q3 2025: 15.3%		Q3 2025: $10.86		Q3 2025: 3.3 msf		Q3 2025: 8.4 msf		Q3 2025: 11.3 msf	

* Based on all classes of available inventory

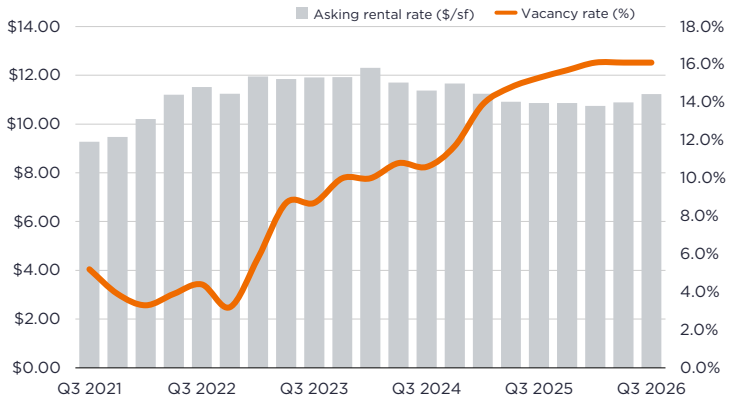
Market trends

01 The vacancy rate held steady at 16.1% for the third consecutive quarter, signaling a significant slowdown in vacancy growth. Meanwhile, asking rents increased 3.4% year over year to $11.23 per square foot.

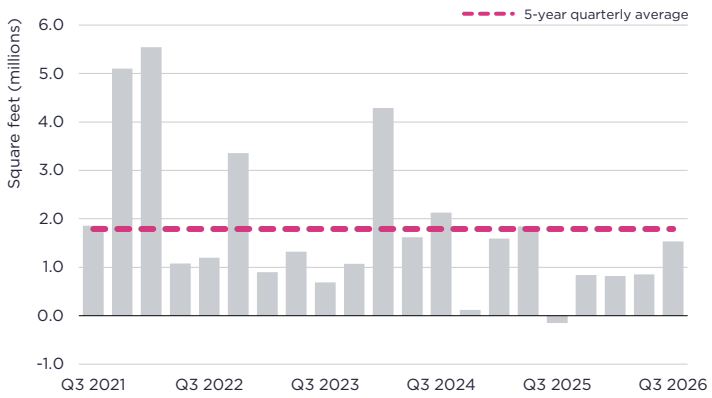
02 Net absorption reached 1.5 million square feet (msf) this quarter, marking the strongest quarterly total since Q2 2025. Year-to-date absorption totaled 3.2 msf, nearly matching last year's pace.

03 The Georgetown/Round Rock submarket continued to lead the market rebound, recording nearly 0.8 msf of positive net absorption and the largest construction pipeline in the Austin market at 5.4 msf.

ASKING RENT AND VACANCY



NET ABSORPTION



NOTABLE LEASES

Source: Savills Research

Tenant	Size (sf)	Submarket	Address	Transaction type	Industry
Tesla	538,720	South/I-35 S Corridor	Hwy 183 & FM 1327	New Lease	Automotive
Flex	310,366	Georgetown/Round Rock	610 Blue Springs Boulevard	New Lease	Manufacturing
Blue Origin	250,590	Georgetown/Round Rock	151 Alliance Boulevard	New Lease	Aviation & Aerospace
Four Hands	235,740	South/I-35 S Corridor	6106 Ross Road	New Lease	E-commerce
AI Prefab Solutions	196,523	Georgetown/Round Rock	2100 Limmer Loop	New Lease	Manufacturing

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Unless otherwise noted, all rents quoted throughout this report are average net (NNN) rents per square foot. Statistics are calculated using both direct and sublease information. Current and historical vacancy 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. Copyright © 2026 Savills