Austin

Powered by Savills Research & Data Services

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
127.5 msf	↗	**15.2** %	↗	**$10.86** psf (NNN)	↘	**4.8** msf	↘	**10.7** msf	↘	**11.8** msf	↘
Q4 2024: 112.6 msf		Q4 2024: 11.6%		Q4 2024: $11.67		Q4 2024: 6.9 msf		Q4 2024: 11.6 msf		Q4 2024: 17.4 msf	

*Based on all classes of available inventory

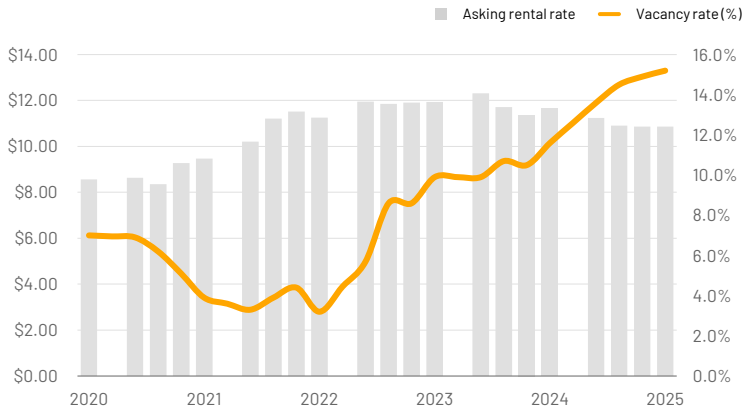
Market Trends

01 Austin leasing activity was primarily led by Compal USA Technology's two new leases in the Georgetown/Round Rock submarket, which account for nearly 0.6 million square feet (msf) in the manufacturing industry.

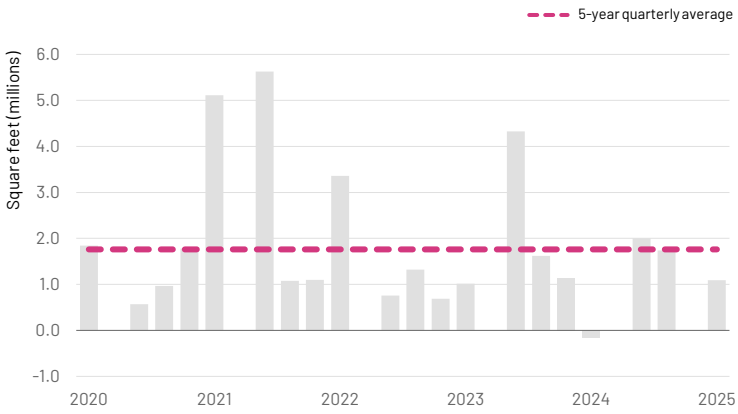
02 The Austin industrial vacancy rate is at an all-time high of 15.2%, up 360 basis points from 11.6% in Q4 2024. Year-to-date net absorption was positive at 4.8 msf, indicating that demand persists amid high vacancy.

03 Asking rents continue to soften over the past year, declining 6.9% to $10.86 per square foot as of Q4 2025. Oversupply and high vacancy will continue to drive this trend.

Asking Rent and Vacancy



Net Absorption



Top Transactions

Source: Savills Research

TENANT	SIZE (SF)	SUBMARKET	ADDRESS	TRANSACTION TYPE	INDUSTRY
Compal USA Technology Inc.	366,115	Georgetown/Round Rock	1069 Farm to Market Road 3349	New Lease	Manufacturing
Compal USA Technology Inc.	212,793	Georgetown/Round Rock	Aviation Drive	New Lease	Manufacturing
MEI Riggins & Crating	197,980	Northeast/East	6719 E Howard Lane	New Lease	Logistics & Distribution/3PLs
Lower Colorado River Authority	101,000	South/I-35 S Corridor	4777 E State Highway 71	New Lease	Energy
Omni Logistics	76,234	South/I-35 S Corridor	4801 Freidrich Lane	Renewal	Logistics & Distribution/3PLs

For more information, please contact us:

savills.us

Savills Austin
300 W 6th Street
Suite 1510
Austin, TX 78701
+1 512 256 8430

Kristen Silva
Research Analyst, Industrial
ksilva@savills.us

Mark Russo
Vice President, Industrial Research
mrusso@savills.us

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.

Copyright © 2026 Savills