

Boston

Industrial - Q2 2026

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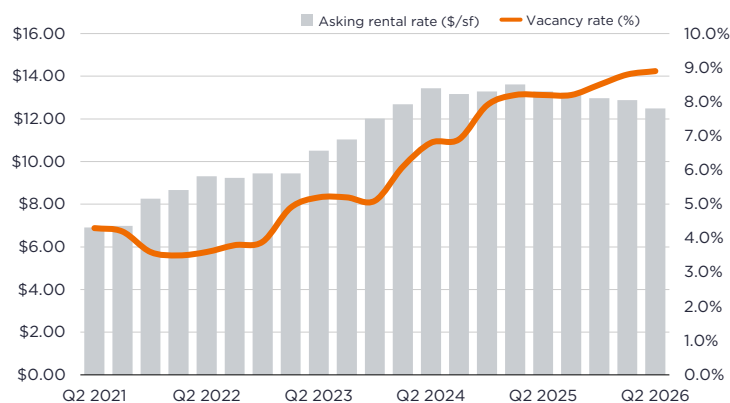
Inventory	Y-O-Y CHANGE	Vacancy rate	Y-O-Y CHANGE	Asking rental rate*	Y-O-Y CHANGE	Net absorption YTD	Y-O-Y CHANGE	Deliveries YTD	Y-O-Y CHANGE	Under construction	Y-O-Y CHANGE
350.3 msf	↑	8.9 %	↑	\$12.49 psf	↓	0.1 msf	↑	1.9 msf	↑	4.0 msf	↑
Q2 2025: 332.3 msf		Q2 2025: 8.2%		Q2 2025: \$13.28		Q2 2025: -0.2 msf		Q2 2025: 0.8 msf		Q2 2025: 3.0 msf	

* Based on all classes of available inventory

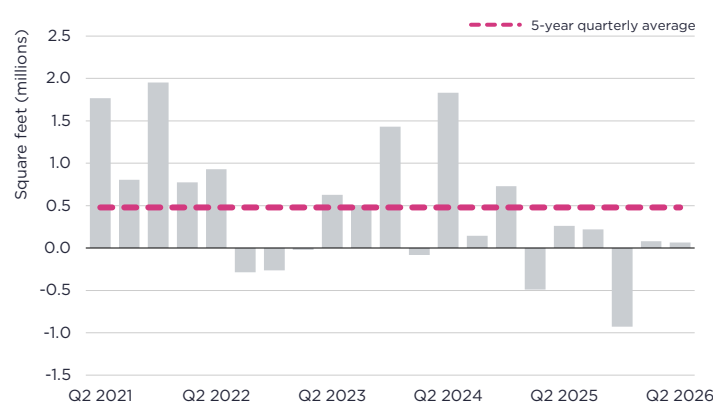
Market trends

- 01** Average asking rent declined to \$12.49 in Q2 2026 from \$12.88 in the previous quarter as vacancy continued to rise and elevated availability weighed on pricing.
- 02** Vacancy continued to increase, reaching 8.9% in Q2 2026, a 70 basis points (bps) increase year over year, as deliveries of new industrial product have outpaced net absorption.
- 03** Net absorption has remained relatively stagnant through the first half of 2026, totaling just 0.1 million square feet (msf) year to date and following 2025 with a recorded 1.0 msf of negative net absorption.

ASKING RENT AND VACANCY



NET ABSORPTION



NOTABLE LEASES

Source: Savills Research

Tenant	Size (sf)	Submarket	Address	Transaction type	Industry
Maersk	616,875	Worcester	75 Plain Street	New Lease	Logistics & Distribution/3PLs
Onto Innovation	159,947	Route 495 North	3000 Minuteman Road	New Lease	Industrial Machinery & Supplies
OnTrac	120,000	Route 495 North	23 Esquire Road	New Lease	Logistics & Distribution/3PLs
SEKO Logistics	105,000	Route 495 South	530 John Hancock Road	New Lease	Logistics & Distribution/3PLs
Rexel USA	104,625	Route 495 South	145 Plymouth Street	Renewal	Industrial Machinery & Supplies

Savills Research

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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