

East Bay/Oakland

Industrial - Q2 2026

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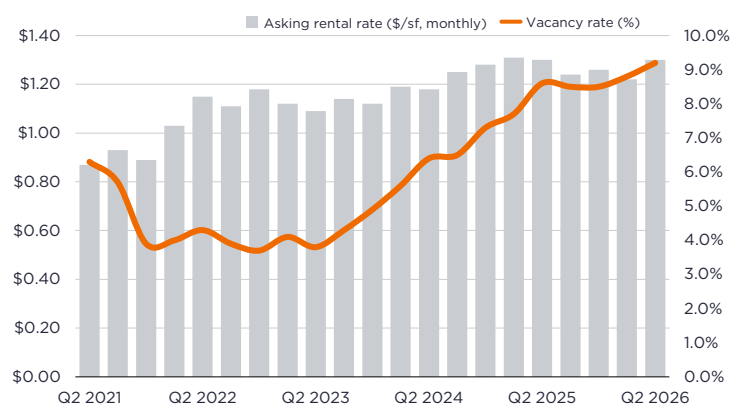
Inventory	Y-O-Y CHANGE	Vacancy rate	Y-O-Y CHANGE	Asking rental rate (monthly)*	Y-O-Y CHANGE	Net absorption YTD	Y-O-Y CHANGE	Deliveries YTD	Y-O-Y CHANGE	Under construction	Y-O-Y CHANGE
149.3 msf	↑	9.2 %	↑	\$1.30 psf (NNN)	→	-0.9 msf	↓	0.0 msf	↓	0.5 msf	↑
Q2 2025: 148.5 msf		Q2 2025: 8.6%		Q2 2025: \$1.30		Q2 2025: -0.8 msf		Q2 2025: 1.3 msf		Q2 2025: 0.1 msf	

* Based on all classes of available inventory

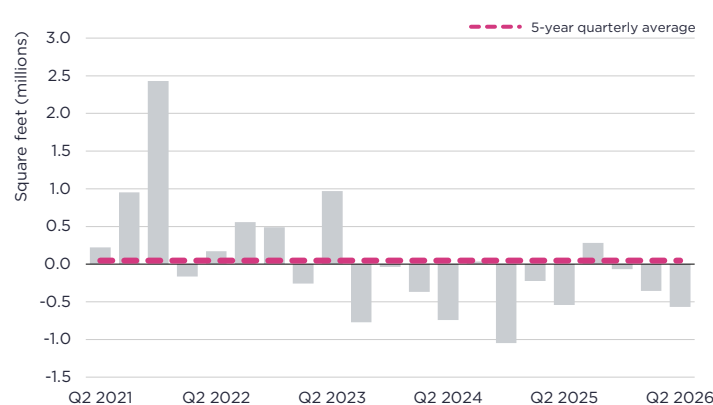
Market trends

- 01** Although asking rents held steady at \$1.30 per square foot year over year, landlords continued to offer concessions and flexible lease terms to remain competitive.
- 02** Vacancy increased by 40 basis points (bps) quarter over quarter and 60 bps year over year, while net absorption remained negative for the third consecutive quarter.
- 03** Several large transactions closed in the Hayward/Castro Valley and Newark submarkets, led by Zoox's 353,653-square-foot lease across two PGIM-owned buildings at 25500 Clawiter Road.

ASKING RENT AND VACANCY



NET ABSORPTION



NOTABLE LEASES

Source: Savills Research

Tenant	Size (sf)	Submarket	Address	Transaction type	Industry
Zoox	353,653	Hayward / Castro Valley	25500 Clawiter Road	New Lease	Automotive
MiTac Information Systems	236,945	Hayward / Castro Valley	30736-30760 Wiegman Road	New Lease	Communications / Media / Tech
Hyve Solutions	161,280	Newark	6955 Mowry Avenue	New Lease	Communications / Media / Tech
Quanta Manufacturing	143,086	Newark	7411 Central Avenue	New Lease	Manufacturing
MiTac Information Systems	107,406	Hayward / Castro Valley	2391-2399 W Winton Avenue	Renewal	Communications / Media / Tech

Savills Research

For more information,
please contact us:

savills.us

Savills San Francisco
150 California Street
14th Floor
San Francisco, CA 94111
+1 415 421 5900

Nu Nandar Aung
Research Manager
naung@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 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