RESEARCH

MARKET IN MINUTES

East Bay/Oakland

Industrial – Q3 2026

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
149.1 msf	↗	**9.7 %**	↗	**$1.26 psf (NNN)**	↗	**-1.7 msf**	↘	**0.0 msf**	↘	**0.6 msf**	↗
Q3 2025: 148.6 msf		Q3 2025: 8.4%		Q3 2025: $1.24		Q3 2025: -0.3 msf		Q3 2025: 1.3 msf		Q3 2025: 0.1 msf	

* Based on all classes of available inventory

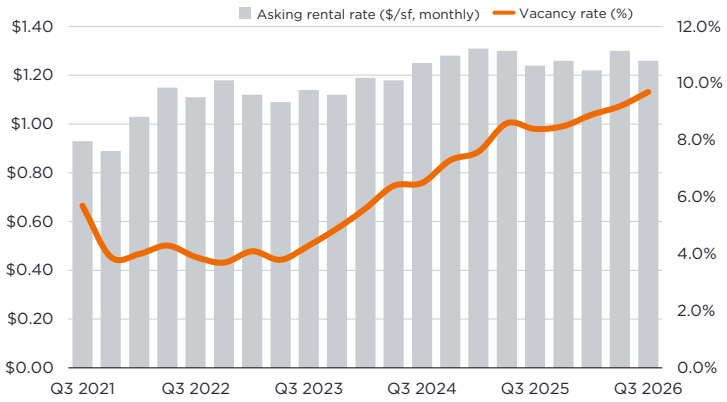
Market trends

01 The East Bay/Oakland industrial market recorded another quarter of negative net absorption, now totaling -1,687,981 square feet (sf) through Q3 2026, led by Oakland at -272,008 sf.

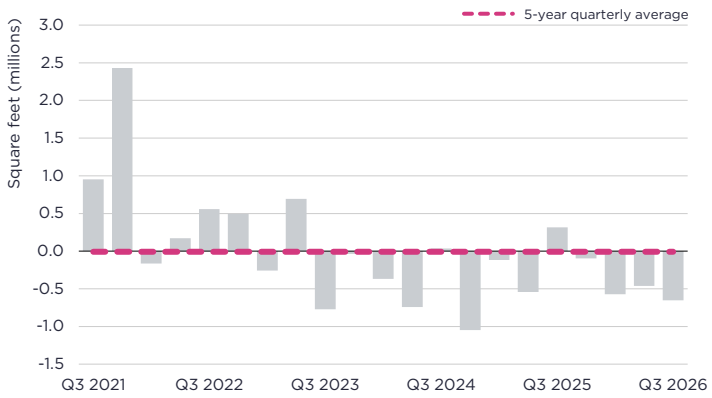
02 Continued occupancy losses drove the vacancy rate to 9.7%, an increase of 50 basis points (bps) quarter over quarter and 130 bps year over year.

03 Average asking rent declined to $1.26 per square foot (psf) in Q3 2026 from $1.30 psf in the previous quarter, as rising vacancy and elevated availability weighed on pricing.

ASKING RENT AND VACANCY



NET ABSORPTION



NOTABLE LEASES

Source: Savills Research

Tenant	Size (sf)	Submarket	Address	Transaction type	Industry
Gofo	224,154	Richmond / San Pablo	6015 Giant Highway	New Lease	Logistics & Distribution/3PLs
American Licorice	220,568	Union City / Fremont	2477 Liston Way	Renewal	Food & Beverage
Morgan Advanced Materials	214,172	Hayward / Castro Valley	2425 Whipple Road	Renewal	Manufacturing
MiTAC	210,795	Union City / Fremont	Campus @ Bayside: Buildings 4-6	New Lease	Communications/Media/Tech
Quanta Computer	210,000	Union City / Fremont	46859 Bayside Parkway	New Lease	Communications/Media/Tech

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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 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