

Orange County

Industrial - Q2 2026

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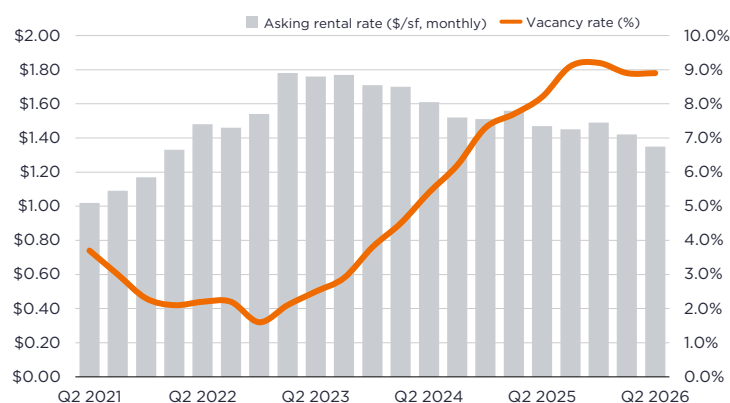
Inventory	Y-O-Y CHANGE	Vacancy rate	Y-O-Y CHANGE	Asking rental rate (monthly)*	Y-O-Y CHANGE	Net absorption YTD	Y-O-Y CHANGE	Deliveries YTD	Y-O-Y CHANGE	Under construction	Y-O-Y CHANGE
155.0 msf	↑	8.9 %	↑	\$1.35 psf (NNN)	↓	0.9 msf	↑	0.7 msf	↓	0.8 msf	↓
Q2 2025: 149.2 msf		Q2 2025: 8.2%		Q2 2025: \$1.47		Q2 2025: -0.1 msf		Q2 2025: 1.3 msf		Q2 2025: 1.6 msf	

* Based on all classes of available inventory

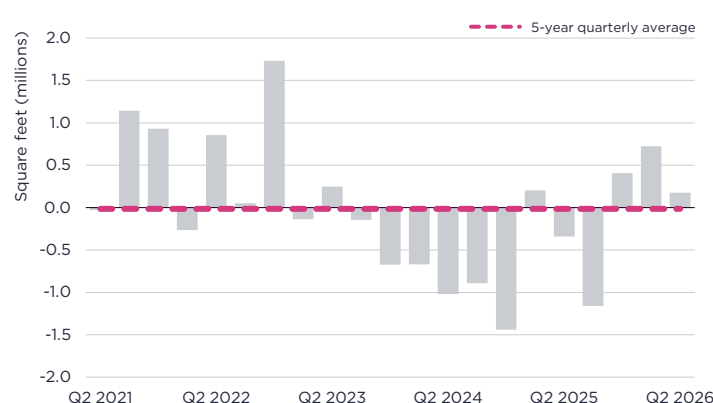
Market trends

- 01** Vacancy increased by 70 basis points (bps) in the second quarter to 8.9%. The Orange County industrial market recorded 178,155 square feet (sf) of positive absorption in Q2 2026.
- 02** There is 794,640 sf currently under construction, with 260,899 sf delivered in Q2. Industrial inventory continues to grow through office-to-industrial conversions, including 1 & 3 Banting in Irvine Spectrum.
- 03** As vacancy remains elevated, asking rents continue to decline, falling to \$1.35 per square foot, down 4.9% from the previous quarter and 8.2% year over year.

ASKING RENT AND VACANCY



NET ABSORPTION



NOTABLE LEASES

Source: Savills Research

Tenant	Size (sf)	Submarket	Address	Transaction type	Industry
Harbor Distributing LLC	223,406	West County	5600 Argosy Circle #100	New Lease	Logistics & Distribution/3PLs
Kyocera	176,640	South County	14101 Alton Parkway	Renewal	Logistics & Distribution/3PLs
Columbia Container Lines LAX, Inc.	139,980	North County	7366 Orangewood Avenue	Renewal	Logistics & Distribution/3PLs
Manhattan Beachwear, LLC	105,519	West County	11251-11261 Warland Drive	New Lease	Retailer (Brick & Mortar)
FormDecor, Inc.	101,618	West County	5600 Argosy Circle #200	Renewal	Retailer (Brick & Mortar)

Savills Research

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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