RESEARCH

MARKET IN MINUTES

Tampa Bay

Industrial – Q3 2026

savills

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
285.2 msf	↗	9.7 %	↗	$9.79 psf	↗	1.4 msf	↘	4.2 msf	↘	5.3 msf	↗
Q3 2025: 272.6 msf		Q3 2025: 8.7%		Q3 2025: $9.09		Q3 2025: 2.2 msf		Q3 2025: 5.8 msf		Q3 2025: 4.3 msf	

* Based on all classes of available inventory

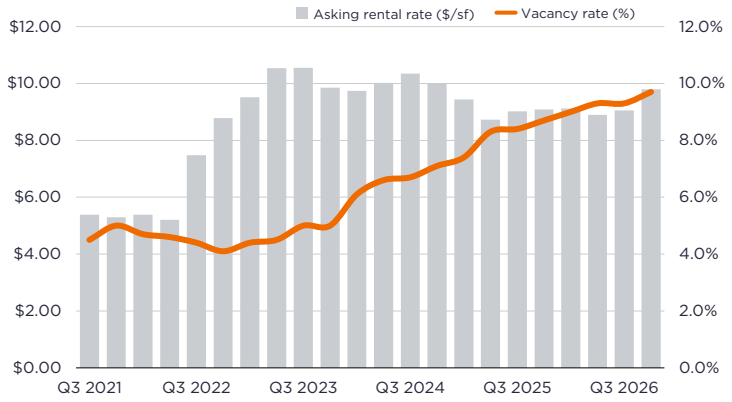
Market trends

01 Tampa Bay's industrial vacancy rate reached 9.7%, marking the fourth consecutive quarter above 9.0% and an increase of 100 basis points (bps) year over year.

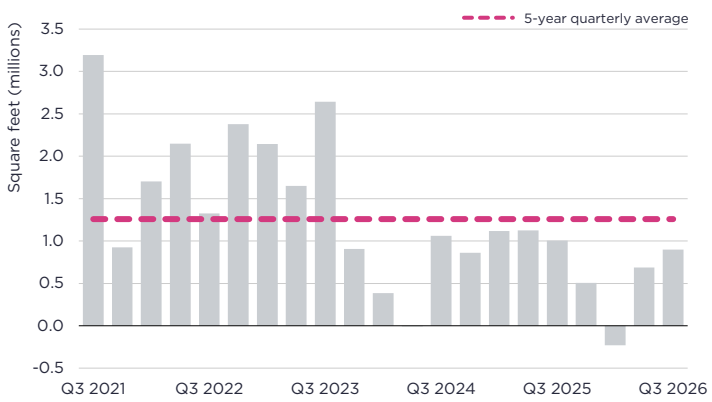
02 Tampa Bay's industrial market has delivered 4.2 million square feet (msf) of new space year to date, including 2.3 msf in Q3 2026. Meanwhile, asking rental rates rose 7.7% year over year to $9.79 per square foot (psf).

03 Tampa Bay's new construction pipeline remains active, with 5.3 msf underway, expanding large-block leasing options for occupiers.

ASKING RENT AND VACANCY



NET ABSORPTION



NOTABLE LEASES

Source: Savills Research

Tenant	Size (sf)	Submarket	Address	Transaction type	Industry
Worldwide Electric	274,000	Polk County	5360 Allen K Breed Highway	New Lease	Industrial Machinery & Supplies
Mohawk Industries	246,002	Polk County	5360 Allen K Breed Highway	New Lease	Construction Materials & Building Fixtures
Mako Freight	200,242	Polk County	6870 Firstpark Boulevard	New Lease	Logistics & Distribution/3PLs
American Tire Distributors	147,197	East Tampa	4410 Eagle Falls Place	Renewal	Automotive
Jagg Electrical & Control	126,000	West Hillsborough/Downtown	13209 Memorial Highway	New Lease	Industrial Machinery & Supplies

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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