

Washington, D.C.

Industrial - Q2 2026

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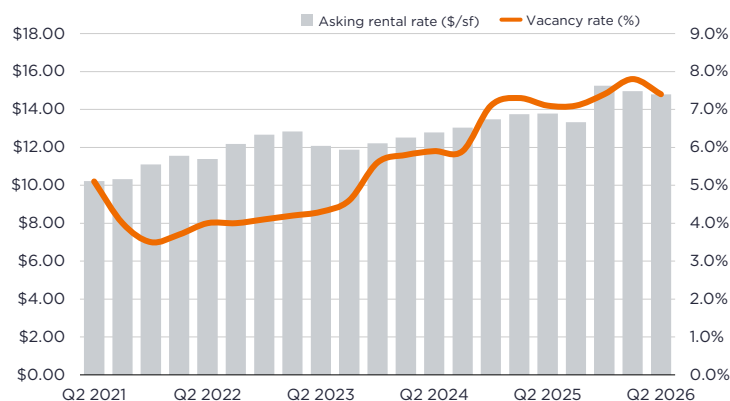
Inventory	Y-O-Y CHANGE	Vacancy rate	Y-O-Y CHANGE	Asking rental rate*	Y-O-Y CHANGE	Net absorption YTD	Y-O-Y CHANGE	Deliveries YTD	Y-O-Y CHANGE	Under construction	Y-O-Y CHANGE
138.3 msf	↗	7.4 %	↗	\$14.79 psf	↗	0.8 msf	↘	0.8 msf	↘	0.7 msf	↘
Q2 2025: 137.2 msf		Q2 2025: 7.1%		Q2 2025: \$13.79		Q2 2025: 1.7 msf		Q2 2025: 1.8 msf		Q2 2025: 1.6 msf	

* Based on all classes of available inventory

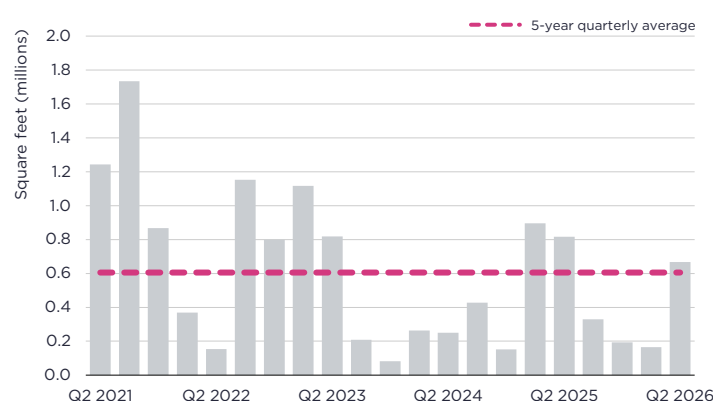
Market trends

- 01** Vacancies are up by 30 basis points (bps) year over year, but declined in Q2 2026, with net absorption reaching its highest quarterly total in a year.
- 02** Construction activity is declining, with just 0.7 million square feet (msf) under construction. This is down by more than 50.0% compared to Q2 2025.
- 03** Transaction activity was driven by the professional & business services and construction materials & building fixtures industries, with several being new leases.

ASKING RENT AND VACANCY



NET ABSORPTION



NOTABLE LEASES

Source: Savills Research

Tenant	Size (sf)	Submarket	Address	Transaction type	Industry
C3M Power Systems	141,246	Prince George's	3300 Marlo Lane	New Lease	Professional & Business Services
Federal Express Corporation	107,725	Prince George's	11730-11750 Baltimore Avenue	Renewal	Logistics & Distribution/3PLs
Guernsey	62,251	Loudoun	45070 Old Ox Road	Renewal	Professional & Business Services
Shapiro & Duncan	55,030	Prince George's	6500 Sheriff Road	New Lease	Construction Materials & Building Fixtures
Hajoca Corporation	54,180	Fairfax	9610 Gunstown Cove Road	New Lease	Construction Materials & Building Fixtures

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