RESEARCH

MARKET IN MINUTES

Washington, D.C.

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
139.0 msf	↗	**7.3** %	↗	**$14.89** psf	↗	**1.1** msf	↘	**1.0** msf	↘	**0.5** msf	↘
Q3 2025: 138.0 msf		Q3 2025: 7.1%		Q3 2025: $13.33		Q3 2025: 1.3 msf		Q3 2025: 1.4 msf		Q3 2025: 1.5 msf	

* Based on all classes of available inventory

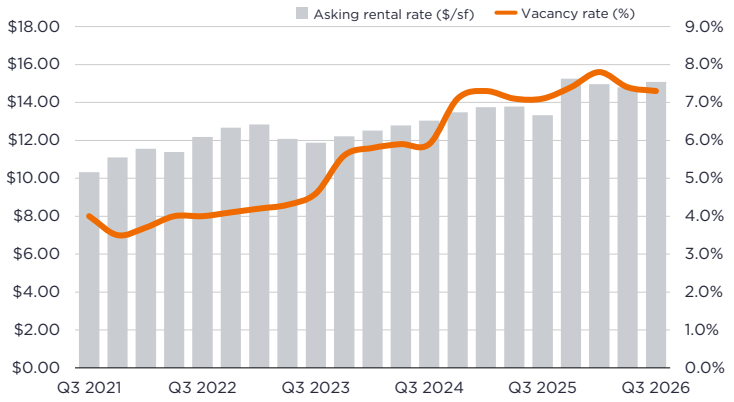
Market trends

01 Vacancy declined slightly in Q3 2026 but remained 20 basis points (bps) higher year over year. Despite the increase in vacancy, asking rents rose 11.7% over the past year.

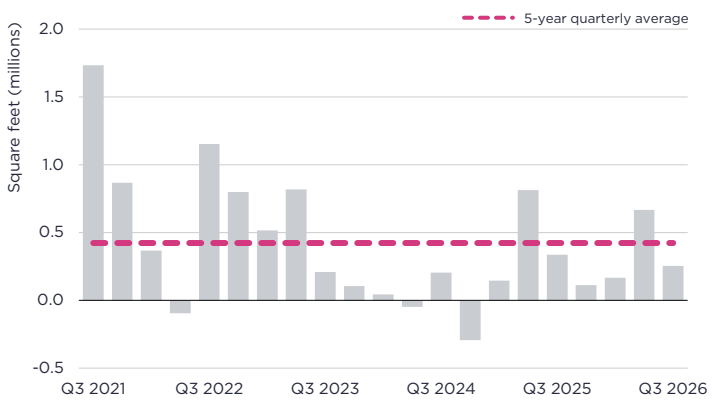
02 Construction activity continues to decline, with just 0.5 million square feet (msf) under construction, approximately one-third of the space underway in Q3 2025.

03 Most large transactions in Q3 2026 occurred in Southern Maryland, where more space is available. At 8.8%, Southern Maryland's vacancy rate is nearly twice that of Northern Virginia (4.9%).

ASKING RENT AND VACANCY



NET ABSORPTION



NOTABLE LEASES

Source: Savills Research

Tenant	Size (sf)	Submarket	Address	Transaction type	Industry
DSV Air & Sea	402,254	Frederick	9051 Gas House Pike	New Lease	Logistics & Distribution/3PLs
Southland Industries	400,762	Prince George's	14900 Elion Way	New Lease	Construction Materials & Building Fixtures
Freeman	301,392	Prince George's	15830 Queens Court	New Lease	Professional & Business Services
Amazon	133,017	Fairfax	6885 Commercial Drive	Renewal	E-commerce
Rivian	83,955	Prince George's	716 Ritchie Road	Renewal	Automotive

Savills Research

For more information, please contact us:

savills.us

Savills Washington, D.C.
600 13th Street NW
Suite 800
Washington, D.C. 20005
+1 202 628 6000

Adin Perera
Senior Research Director
aperera@savills.us

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