

Central Florida Industrial Market Snapshot – Q2 – 2025

Industrial property fundamentals in Central Florida show signs of softening in Q2 2025, following years of expansion. While smaller spaces under 50,000 SF continue to see strong tenant demand, the market overall is working through elevated vacancy from a wave of recent deliveries. Owners of well-located assets are still in a favorable position, especially when targeting strategic leasing or exit options in sub-100k SF product.

Vacancy & Asking Rents

Current overall Vacancy rate is 8.2% with average rents reported at \$14.42/sf/yr NNN. Year over Year Rent Growth is 5.7%.

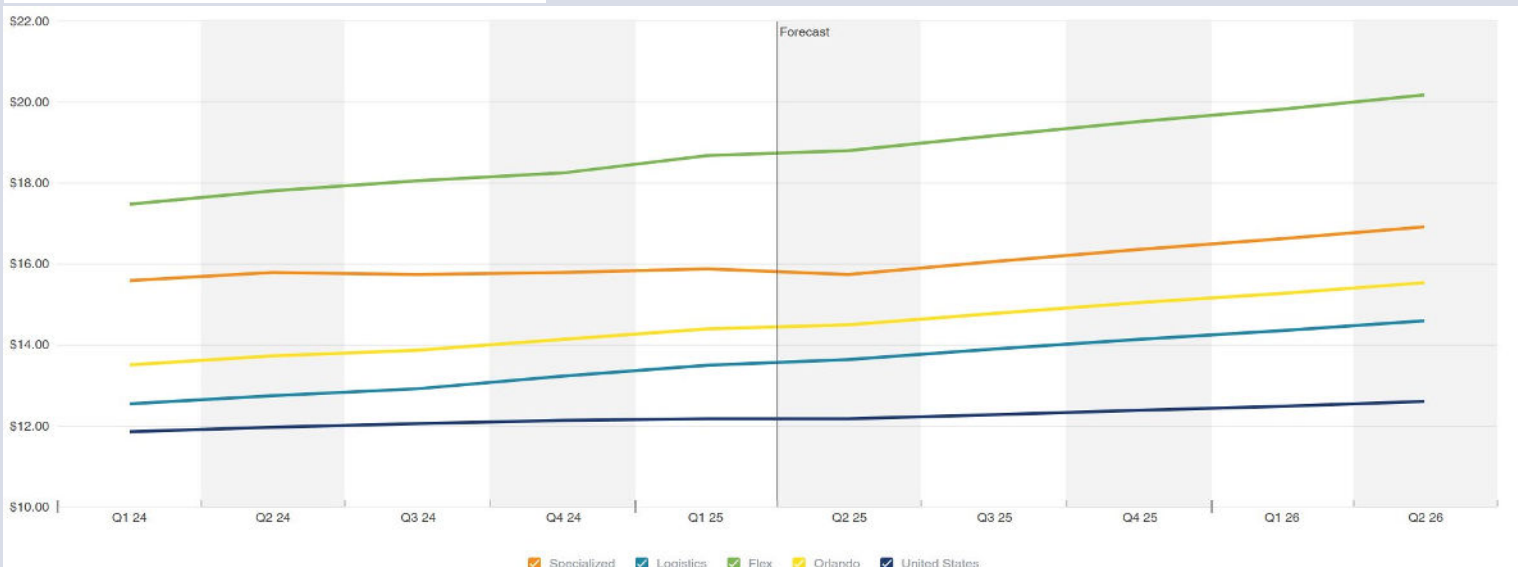
Average Rent per Use:

- **Flex space:** \$18.70/sf/yr NNN Vacancy 5.4%
- **Heavy Industrial /Logistics:** \$13.55/sf/yr NNN Vacancy 9.6%
- **Light Industrial:** \$12-15/sf/yr NNN Vacancy 3.1%

Average Cap Rate per Use:

- **Flex space:** 6% Range 5.5% to 6.5%
**Low vacancy, high demand, smaller suite sizes lease quickly*
- **Heavy Industrial /Logistics:** 6.4% Range 6% to 7%
**Larger vacancies, oversupply of big-box space*
- **Light Industrial:** 6.1% Range 5.8% to 6.5%
**Strong fundamentals, limited new supply, local-user driven*

Average Asking Rent per SF:



Recent Sales – Orlando Industrial Market

Date	Address	SF	Clear Height	Price/SF	Type
Apr 2025	2203 Mercator Dr	14,696	25'	\$218	Owner/User
Jan 2025	2400 Paseo Ave	15,519	20'	\$201	Investment (5.4% cap)
Apr 2025	4539 36 th Street	15,085	18'	\$271	Owner/User
Apr 2025	101 Central FL Pky	30,182	25'	\$295	Owner/User
Jan 2025	327 Thorpe Rd	10,750	20'	\$284	Investment

Recent Leases – Orlando Industrial Market

Date	Address	SF	Rate (NNN)	Property Type
Feb 2025	6802 Stapoint Ct	19,500	\$20.00/SF/yr	Industrial
Mar 2025	2155 W Landstreet Rd	23,386	\$19.00/SF/yr	Industrial
Mar 2025	7075 Kingspointe Pky	4,100	\$18.00/SF/yr	Flex
Apr 2025	6835 S Conway Rd	16,550	\$22.00/SF/yr	Industrial
Mar 2025	6881 Kingspointe Pky	4,100	\$21.95/SF/yr	Flex
Apr 2025	562 S Econ Circle	9,200	\$20.00/SF/yr	Industrial

About HRS Property Group

HRS Property Group partners with industrial property owners to help benchmark performance, identify hidden value, and explore options such as lease restructuring, sale-leasebacks, and long-term exit planning strategies.

I work with industrial property owners across Central Florida to:

- Benchmark lease rates and expenses
- Review strategies to boost cash flow and long-term property value
- Explore options like leasebacks, refinancing, leasing/sales, or value-add planning

If you're open to a quick conversation about how your building compares to others nearby — or if you'd just like a second opinion on what you're seeing — I'd be glad to connect. No agenda, just some insights that may help with your future planning.

