

Central Florida Industrial Market Snapshot – Q4 – 2025

Industrial property fundamentals in Central Florida are shifting into a more balanced market in Q4 2025 after several years of strong growth. Vacancy has increased in some logistics corridors as larger spaces return to the market, while demand for smaller spaces under 50,000 SF remains steady, particularly in flex and light industrial product. Leasing activity continues with tenants becoming more selective on pricing and location, and construction has slowed compared to prior years, helping limit additional supply pressure.

Vacancy & Asking Rents

Current overall Vacancy rate is 6.9% with average rents reported at \$15.05/sf/yr NNN across all uses. Year over Year Rent Growth is 4.1%.

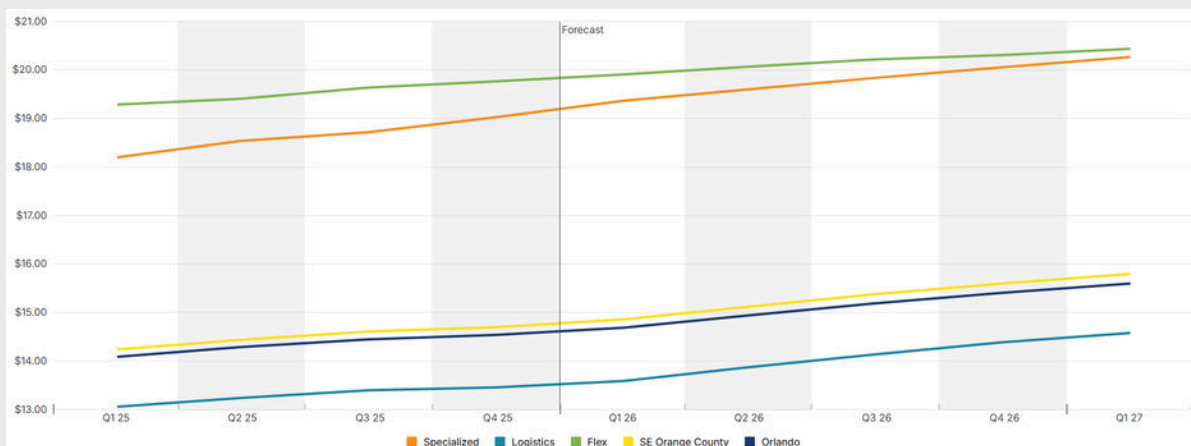
Average Rent per Use:

➤ Flex space:	\$19.02/sf/yr NNN	Vacancy 6.1%
➤ Heavy Industrial /Logistics:	\$13.53/sf/yr NNN	Vacancy 8.7%
➤ Light Industrial:	\$17.97/sf/yr NNN	Vacancy 3.5%

Average Cap Rate and Price/SF per Use:

➤ Flex space:	Cap 6.05%	\$195-205/SF
<i>*Leasing activity steady but more selective, with stable occupancy in infill corridor</i>		
➤ Heavy Industrial /Logistics:	Cap 6.55%	\$150-165/SF
<i>*Elevated vacancy from large blocks, stabilizing as new supply slows</i>		
➤ Light Industrial:	Cap 6.20%	\$180-190/SF
<i>*Consistent local-user demand and limited new supply supporting occupancy</i>		

Average Asking Rent per SF:



Recent Sales – Orlando Industrial Market

Date	Address	SF	Clear Height	Price/SF	Type
Dec, 2025	4632 36th Street (Off market by HRSPG)	40,000	24'	\$207	Investment (6.21% cap)
Dec, 2025	2000 Platinum Rd	12,462	20'	\$244	Investment (6.3% cap)
Nov. 2025	6025 Cinderlane Pky	20,720	19'	\$188	Owner/User
Dec. 2025	700 Jackson Ave	9,800	17'	\$272	Owner/User
Nov, 2025	3863 WD Judge Dr	87,504	26'	\$227	Investment

Recent Leases – Orlando Industrial Market

Date	Address	SF	Rate (NNN)	Property Type
Dec, 2025	4632 36th Street (Deal by HRSPG)	2,500	\$22.00/SF/yr	Flex
Oct, 2025	3710 Gardenia Ave (Deal by HRSPG)	22,372	\$17.50/SF/yr	Industrial
Dec, 2025	6955 Hanging Moss Rd	13,800	\$18.00/SF/yr	Flex
Oct, 2025	111 W Pineloch Ave	3,328	\$17.00/SF/yr	Flex
Oct, 2025	3930 N Orange Blossom Trail	12,000	\$15.55/SF/yr	Industrial
Nov, 2025	4640 L B Mcleod Rd	25,000	\$14.50/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.



Hunter Strickland, CCM
Principal, HRS Property Group

Phone 321-663-1243

Email Hunter@hrspg.com

Website www.hrspg.com