



INDUSTRIAL INDICATORS

Market Size
281,071,893

Building Count
3,831

Absorption
-209,548

YTD Absorption
-1,818,046

Vacancy
10.39%

Rental Rate
\$11.70/sf

The Baltimore flex market softened in 2Q 2026, recording -115,329 sf of quarterly absorption and -204,260 sf YTD. Overall vacancy increased to 7.6%, up from 7.2% last quarter and 7.1% one year ago, reflecting continued space givebacks across several submarkets. Columbia and the BWI Corridor recorded the largest quarterly losses, at -51,932 sf and -40,964 sf, respectively, while Annapolis/Route 2 and Baltimore City posted the strongest gains, at 34,922 sf and 16,580 sf. Flex leasing activity totaled 537,404 sf for the quarter and 1.1 million sf YTD, led by Intuitive Machines' 69,240 sf new lease at 709 Digital Dr. in the BWI Corridor.

The Baltimore warehouse market also remained under pressure, with -94,219 sf of quarterly absorption and -1.6 million sf YTD. Warehouse vacancy increased to 11.0%, up from 10.4% last quarter and 8.8% one year ago, indicating that availability remains elevated despite active leasing. Baltimore County East recorded one of the strongest quarterly absorption totals at 128,501 sf, supported by a 450,000 sf new lease and a 232,000 sf renewal, while Harford & Cecil Counties led leasing activity with major renewals from Clorox and Sephora totaling more than 1.6 million sf. Overall industrial leasing activity totaled 4.2 million sf for the quarter and 8.2 million sf YTD. Sales activity also improved, with 23 transactions totaling nearly \$273 million in sales volume and an average price of \$163.26/sf.

THE NUMBERS	MARKET SIZE	VACANCY %			ABSORPTION		RENTAL RATES		
		Current	Prior Qtr	Prior Yr	QTD	YTD	Current	Prior Qtr	Prior Yr
Annapolis/Route 2	6,736,083	10.48%	10.22%	10.75%	34,922	-17,375	\$16.45	\$16.45	\$16.05
Baltimore City	5,330,164	6.95%	7.77%	7.38%	16,580	43,497	\$13.11	\$13.09	\$12.80
Baltimore County East	4,019,900	9.49%	9.72%	9.82%	-7,647	9,197	\$14.25	\$14.26	\$13.92
Baltimore County West	4,926,553	10.41%	10.99%	11.08%	9,209	27,793	\$13.64	\$13.64	\$13.31
BWI Corridor	8,771,885	8.00%	7.15%	6.10%	-40,964	-73,985	\$15.99	\$15.99	\$15.65
Carroll County	1,934,650	4.78%	3.57%	7.18%	-21,088	-23,638	\$12.16	\$12.16	\$11.93
Columbia	8,380,754	5.57%	4.57%	4.21%	-51,932	-83,115	\$18.44	\$18.45	\$17.95
Harford & Cecil Counties	3,112,932	6.10%	4.28%	5.01%	-29,107	-57,043	\$15.54	\$15.52	\$15.16
I-83 Corridor	5,629,450	3.67%	3.30%	3.13%	-891	-21,004	\$16.43	\$16.41	\$16.04
Reisterstown Rd. Corridor	2,909,903	10.57%	10.28%	9.51%	-24,411	-8,587	\$14.73	\$14.73	\$14.39
Flex Totals	51,752,274	7.60%	7.21%	7.13%	-115,329	-204,260	\$15.60	\$15.59	\$15.23
Annapolis Route 2	10,430,133	6.15%	6.57%	3.71%	11,160	43,814	\$11.79	\$11.78	\$11.53
Baltimore City	51,834,945	9.63%	8.93%	8.65%	-148,550	-362,830	\$8.91	\$8.93	\$8.76
Baltimore County East	38,927,071	12.81%	12.53%	11.29%	128,501	-107,897	\$9.11	\$9.06	\$8.86
Baltimore County West	10,119,214	11.21%	10.49%	10.93%	-24,327	-72,893	\$9.94	\$9.97	\$9.82
BWI Corridor	45,529,875	11.70%	10.90%	9.89%	-74,081	-364,283	\$11.97	\$11.95	\$11.77
Carroll County	9,218,729	1.85%	0.57%	0.78%	-142,222	-117,178	\$9.62	\$9.60	\$9.38
Columbia	5,599,880	13.44%	15.75%	9.43%	40,120	128,856	\$10.30	\$10.39	\$10.20
Harford & Cecil Counties	50,803,105	13.67%	12.05%	8.45%	98,801	-824,075	\$9.66	\$9.61	\$9.61
I-83 Corridor	5,165,908	4.05%	5.35%	6.02%	-5,655	67,290	\$14.39	\$14.50	\$14.22
Reisterstown Rd.	1,690,759	5.84%	5.57%	3.92%	22,034	-4,590	\$13.21	\$13.31	\$13.06
Warehouse Totals	229,319,619	11.02%	10.35%	8.76%	-94,219	-1,613,786	\$10.11	\$10.10	\$9.95
Totals	281,071,893	10.39%	9.76%	8.45%	-209,548	-1,818,046	\$11.70	\$11.68	\$11.49

ITEMS TO NOTE:

Intuitive Machines, a Houston-based space company, has leased more than 69,000 sf at 709 Digital Dr. in BWI Tech Park. The company plans to occupy the property by the end of the year.

Construction has begun on a nearly 190,000 sf logistics center at 9161 Commerce Center Dr. The Cinemark movie theater that previously occupied the site was demolished in the first quarter of 2026.

Hanover Logistics Park, which consists of two distribution facilities totaling more than 383,000 sf, sold to Principal Real Estate Investors for \$104 million. The properties are located on Corporate Center Dr. and sit on 27.9 acres of land.

Realty Income Corporation, based in San Diego, CA, acquired 7458 New Ridge Rd. for \$39.8 million, or \$253.83/sf. The 156,898 sf industrial building is located in Techwood Business Park in Hanover, MD.

R.E. Michel Company will take occupancy of its newly acquired building at 6752 Baymeadow Dr. in Glen Burnie. The 120,000 sf industrial building was purchased for \$22.5 million.

The Howard County Zoning Board has approved the rezoning of two tracts of land totaling approximately 11 acres. Located near Commerce Center Dr. and Snowden Square Dr., the land is being rezoned from B-2 to M-1.

Bond Distributing has acquired the 313,000 sf industrial building at 2209 Sulphur Spring Rd. in Halethorpe. Aminim Group, based in Houston, TX, sold the property for \$31 million, or \$99.04/psf.

The Maryland Port Administration acquired 18 acres of land at Broening Hwy. and Edgewater Ave. for \$6 million. As the Port of Baltimore continues to grow, the newly acquired land will be incorporated into its new master plan currently under development.

INDUSTRIAL OVERVIEW (WAREHOUSE)

SECOND QUARTER | 2026



WAREHOUSE INDICATORS

Market Size
229,319,619

Building Count
2,588

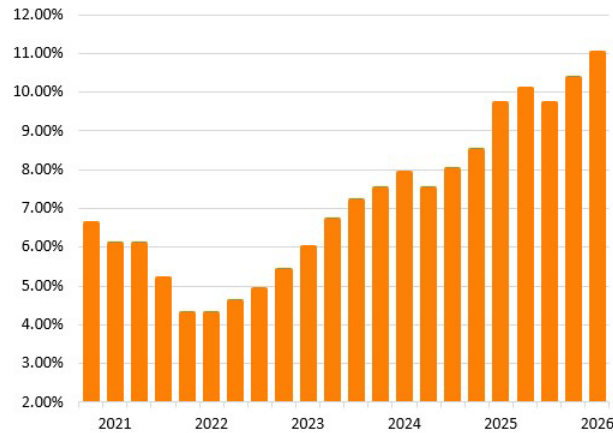
Absorption
-94,219

YTD Absorption
-1,613,786

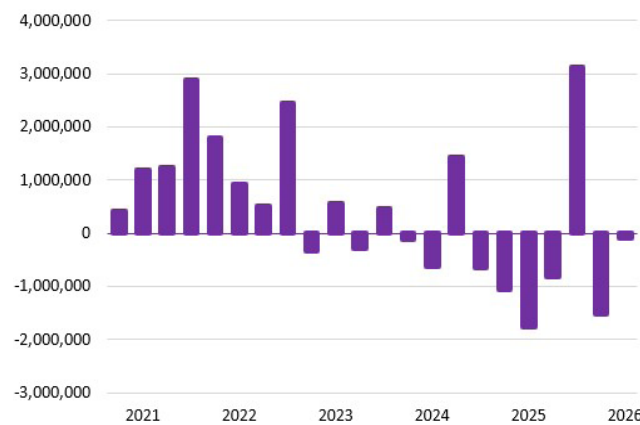
Vacancy
11.02%

Rental Rate
\$10.11/sf

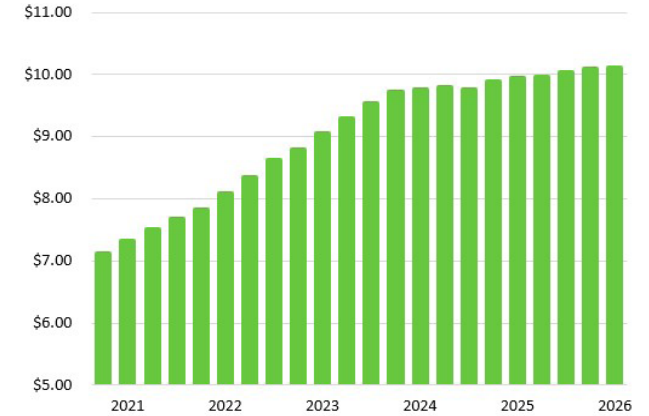
VACANCY



NET ABSORPTION



RENTAL RATES



Lowest Vacancy

1	Carroll County	1.85%
2	I-83 Corridor	4.05%
3	Reisterstown Rd. Corridor	5.84%

Highest Vacancy

1	Harford & Cecil Counties	13.67%
2	Columbia	13.44%
3	Baltimore County East	12.81%

Most Change vs. Prior Quarter

-	Columbia	-2.30%
+	Harford & Cecil Counties	1.62%

Most Positive Net Absorption

1	Baltimore County East	128,501
2	Harford & Cecil Counties	98,801
3	Columbia	40,120

Most Negative Absorption

1	Baltimore City	-148,550
2	Carroll County	-142,222
3	BWI Corridor	-74,081

Greatest Changes in Absorption, Year-to-Date

-	Harford & Cecil Counties	-824,075
+	Columbia	128,856

Cheapest Rates

1	Baltimore City	\$8.91
2	Baltimore County East	\$9.11
3	Carroll County	\$9.62

Most Expensive Rates

1	I-83 Corridor	\$14.39
2	Reisterstown Rd. Corridor	\$13.21
3	BWI Corridor	\$11.97

Most Change vs. Prior Quarter

-	I-83 Corridor	-\$0.11
+	Reisterstown Rd. Corridor	\$0.05

LEASE TRANSACTIONS

Location	Region	Tenant	Leased (sf)
1467 Perryman Rd.*	Harford & Cecil County	Clorox	946,000
531 Chelsea Rd.*	Harford & Cecil County	Sephora	656,000
Sinter Plant Rd.	Baltimore County E	Confidential	450,000
8416 Kelso Dr.*	Baltimore County E	Ancora	232,000

* Renewal, Expansion, or Sublease

SALE TRANSACTIONS

Location	Region	Price	PSF	Bldg. Size (sf)
Corporate Center Dr.	BWI Corridor	\$104,000,000	\$271.17	383,522
7458 New Ridge Rd.	BWI Corridor	\$39,825,000	\$253.83	156,898
2209 Sulphur Spring Rd.	Baltimore County W	\$31,000,000	\$99.04	313,000
6752 Baymeadow Dr.	BWI Corridor	\$22,500,000	\$187.50	120,000

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FLEX INDICATORS

Market Size
51,752,274

Building Count
1,243

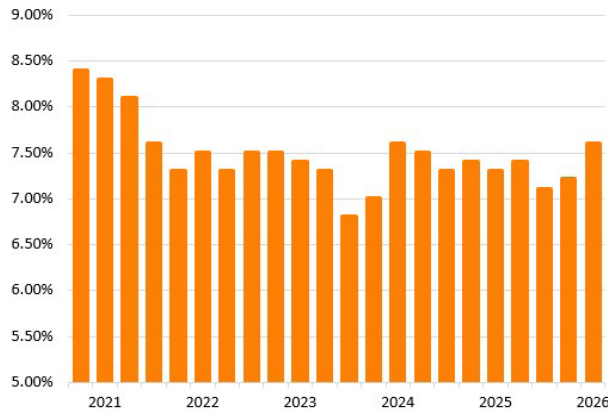
Absorption
-115,329

YTD Absorption
-204,260

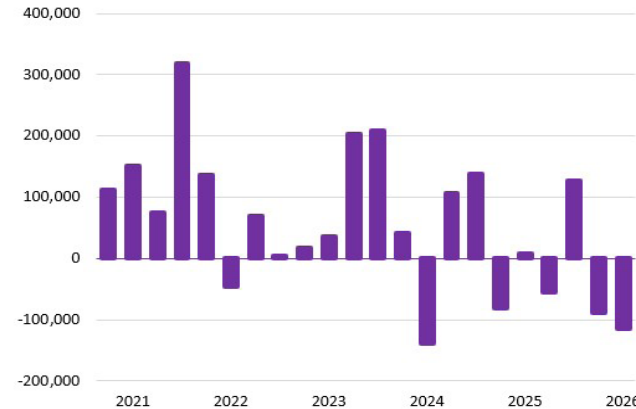
Vacancy
7.60%

Rental Rate
\$15.60/sf

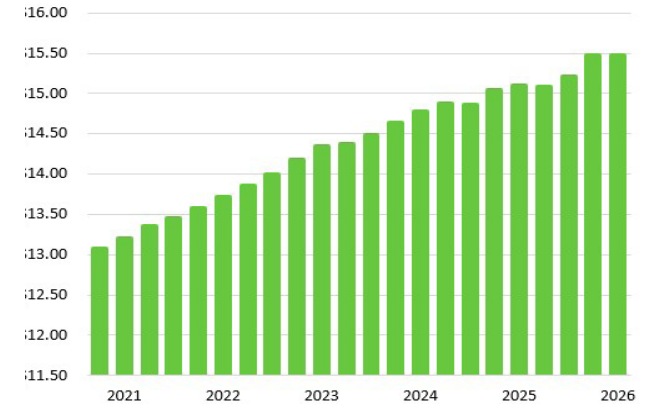
VACANCY



NET ABSORPTION



RENTAL RATES



Lowest Vacancy

1	I-83 Corridor	3.67%
2	Carroll County	4.78%
3	Columbia	5.57%

Highest Vacancy

1	Reisterstown Rd. Corridor	10.57%
2	Annapolis/Route 2	10.48%
3	Baltimore County West	10.41%

Most Change vs. Prior Quarter

-	Baltimore City	-0.82%
+	Harford & Cecil Counties	1.81%

Most Positive Net Absorption

1	Annapolis/Route 2	34,922
2	Baltimore City	16,580
3	Baltimore County West	9,209

Most Negative Absorption

1	Columbia	-51,932
2	BWI Corridor	-40,964
3	Harford & Cecil Counties	-29,107

Greatest Changes in Absorption, Year-to-Date

-	Columbia	-83,115
+	Baltimore City	43,497

Cheapest Rates

1	Carroll County	\$12.16
2	Baltimore City	\$13.11
3	Baltimore County West	\$13.64

Most Expensive Rates

1	Columbia	\$18.44
2	Annapolis/Route 2	\$16.45
3	I-83 Corridor	\$16.43

Most Change vs. Prior Quarter

-	Baltimore County East	-\$0.01
+	Baltimore City	\$0.02

LEASE TRANSACTIONS

Location	Region	Tenant	Leased (sf)
10460 Campbell Blvd.	Baltimore County East	Unknown	50,160
1342 Charwood Rd.	BWI Corridor	Grand Rental Events	32,301
2520 Lord Baltimore Dr.	Baltimore County W	Securityhunter, Inc.	27,120
10330 S Dolfield Rd.	Reisterstown Rd. Corridor	Temp Air Co.	22,024

SALE TRANSACTIONS

Location	Region	Price	PSF	Bldg. Size (sf)
6709 Whitestone Rd.	Baltimore County W	\$5,500,000	\$110.95	49,570
6411 Beckley St.	Baltimore City SE	\$4,100,000	\$53.09	77,225
7150 Furnace Branch Rd.	BWI Corridor	\$2,150,000	\$127.86	16,815
3701 Malden Ave.	Baltimore City NW	\$1,250,000	\$68.82	18,162

INDUSTRIAL OVERVIEW (DC METRO)

SECOND QUARTER | 2026



INDUSTRIAL INDICATORS

Market Size
116,103,971

Building Count
2,295

Absorption
503,109

YTD Absorption
351,584

Vacancy
8.79%

Rental Rate
\$17.70/sf

THE NUMBERS

MARKET SIZE

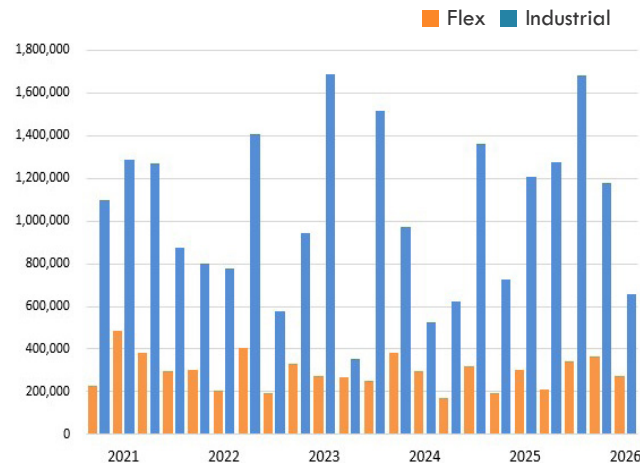
VACANCY %

ABSORPTION

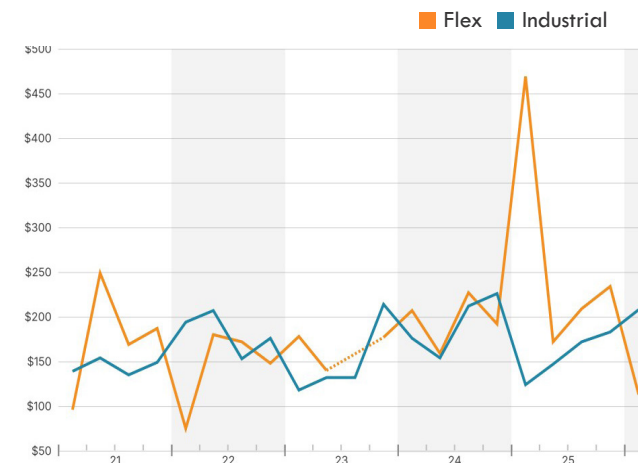
RENTAL RATES

		Current	Prior Qtr	Prior Yr	QTD	YTD	Current	Prior Qtr	Prior Yr
Frederick Co.	7,458,358	15.02%	13.82%	12.41%	-29,631	-88,257	\$16.73	\$16.62	\$16.02
Montgomery Co. North	7,029,725	7.41%	7.76%	7.01%	24,808	-15,481	\$24.78	\$24.79	\$23.83
Montgomery Co. South	5,026,167	8.66%	9.22%	8.92%	28,372	15,456	\$31.09	\$30.86	\$29.74
Prince George's Co.	8,976,511	7.86%	6.73%	5.58%	-101,701	-162,584	\$17.72	\$17.59	\$16.94
Silver Spring	1,458,133	7.34%	6.97%	6.41%	-5,500	-45,798	\$22.84	\$22.68	\$21.77
Flex Totals	29,948,894	9.65%	9.17%	8.22%	-83,652	-296,664	\$21.57	\$21.46	\$20.66
Frederick Co.	16,602,028	9.58%	9.67%	5.72%	16,044	53,925	\$15.13	\$14.88	\$14.37
Montgomery Co. North	6,194,046	4.89%	8.13%	7.47%	200,486	176,374	\$21.72	\$21.54	\$20.76
Montgomery Co.; Rockville/Bethesda	7,270,402	4.83%	4.21%	3.94%	-45,130	-71,900	\$22.90	\$22.73	\$21.69
Prince George's Co.	54,338,943	9.26%	10.00%	9.41%	400,814	472,582	\$15.18	\$14.97	\$14.41
Silver Spring	1,749,658	2.17%	3.00%	2.42%	14,547	17,267	\$19.53	\$19.35	\$18.59
Warehouse Totals	86,155,077	8.49%	9.17%	7.96%	586,761	648,248	\$16.37	\$16.16	\$15.55
Totals	116,103,971	8.79%	9.17%	8.02%	503,109	351,584	\$17.70	\$17.51	\$16.85

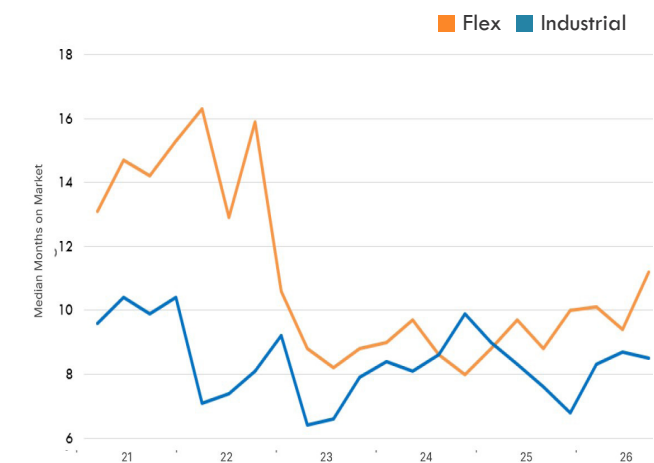
LEASING ACTIVITY



SALES PRICE PER SQUARE FOOT



LEASING: MONTHS ON THE MARKET



INDUSTRIAL OVERVIEW (DC METRO)

SECOND QUARTER | 2026



WAREHOUSE (DC METRO)

Market Size
86,155,077

Building Count
1,659

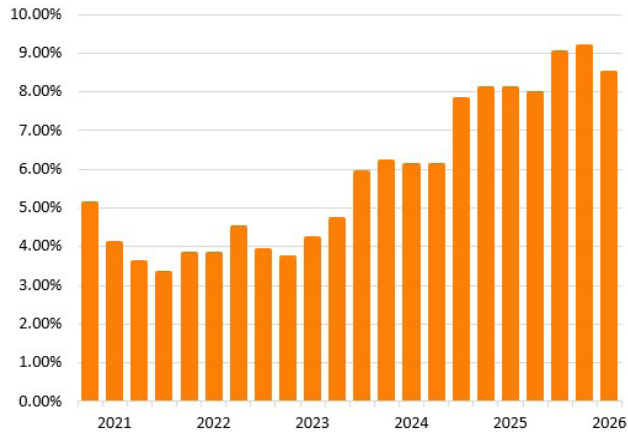
Absorption
586,761

YTD Absorption
648,248

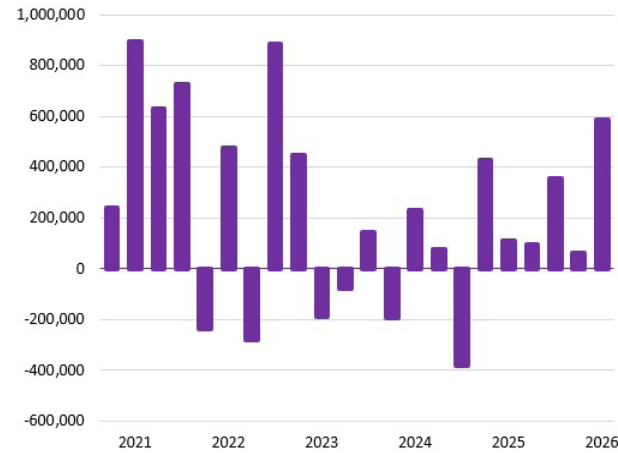
Vacancy
8.49%

Rental Rate
\$16.37/sf

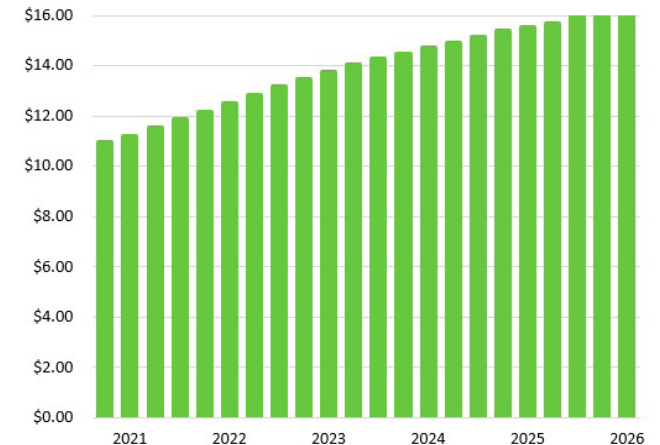
VACANCY



NET ABSORPTION



RENTAL RATES



FLEX (DC METRO)

Market Size
29,948,894

Building Count
636

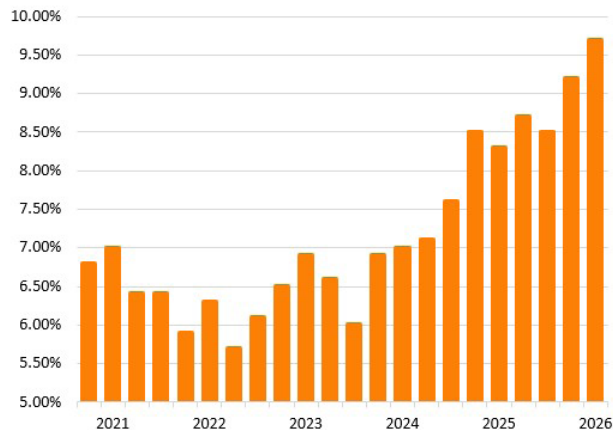
Absorption
-83,652

YTD Absorption
-296,644

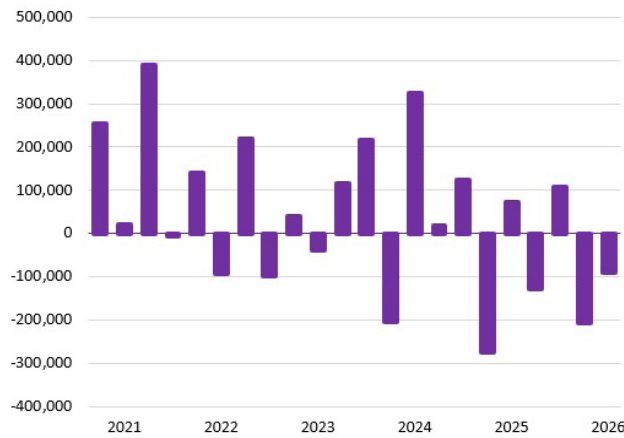
Vacancy
9.65%

Rental Rate
\$21.57/sf

VACANCY



NET ABSORPTION



RENTAL RATES

