

METROPOLITAN **DETROIT** **MARKET**

INDUSTRIAL **Q2 2026** MARKET STATISTICS



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METROPOLITAN DETROIT

INDUSTRIAL MARKET REVIEW

ECONOMIC OVERVIEW

Second quarter 2026 closed with a direct vacancy rate of 5.13%, an overall vacancy rate of 5.99%, and an average asking direct rental rate reported at \$7.80 per sq. ft. In June, the Michigan unemployment rate was recorded at 5.0%, down 0.3 percentage points compared to one year ago. Nationally, U.S. job openings exceeded expectations in April, totaling 731,000 to reach their highest level in 2 years. In June, employers added 57,000 jobs, below consensus forecasts, while the national unemployment rate ended the quarter at 4.2%. Inflation remained a key focus as consumer prices increased for a second consecutive month in May, leading to the largest annual inflation increase in nearly 3 years, while cooling in June. The Federal Reserve kept its benchmark interest rate unchanged throughout the second quarter while continuing to monitor inflation trends and ongoing geopolitical uncertainty, including continued tensions in the Middle East. Despite elevated borrowing costs, the U.S. economy remained resilient, supported by steady consumer spending, a healthy labor market, and continued business investment. However, higher financing costs continued to constrain expansion plans for many small businesses.

INDUSTRIAL MARKET DISCUSSION

Several notable leases were signed during the quarter. In Wixom, Astemo Americas, Inc. announced plans for a \$95M, 185,000 sq. ft. build-to-suit headquarters and research campus on 26 acres located at 48200 Alpha Drive. Their new regional headquarters will consolidate operations, support future growth and create around 200 new jobs, with construction expected to be complete in fall 2027. In Brighton, HH Barnum, a manufacturer and distributor of industrial electrical and electromechanical components, leased 71,232 sq. ft. at 7290-7310 Kensington Road. In Romulus, Groundworks, one of the largest residential service foundation companies, leased 60,000 sq. ft. of warehouse distribution space at 38000 Jay Kay Drive.

Several large user sales closed during the quarter. In Lincoln Park, MCN Associates, Inc., a mechanical and consulting firm, purchased the 277,402 sq. ft. warehouse distribution property at 1578-1732 Howard Street. In Roseville, Motor City Electric Company purchased the 232,717 sq. ft. manufacturing facility located at 29880 Groesbeck Highway. In Canton, Leonidas, LLC, a shipping container company, purchased 168,100 sq. ft. of warehouse distribution space located at 7505 Baron Drive. Lastly in Lake Orion, NorthPoint Development purchased the 125,100 sq. ft. warehouse distribution building at 4872 S. Lapeer Road as an investment.

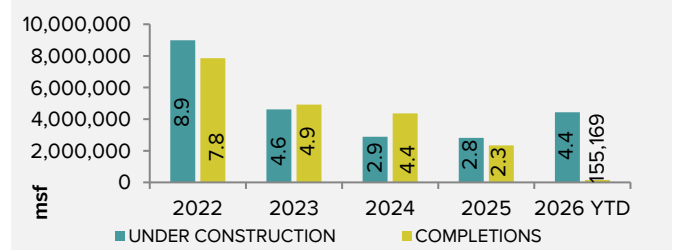
OUTLOOK

The Metro Detroit industrial market remained stable during the second quarter despite a slight increase in vacancy, with underlying fundamentals continuing to support long-term growth. As market conditions evolve, ongoing development activity and corporate investments continue to lay the foundation for future expansions. In Huron Township, construction was approved for the 549,916 sq. ft. Pinnacle Industrial Center, a logistics facility expected to be completed by early 2027. In Wixom, Quality Engineering Company announced plans for a new \$13.4M, 85,000 sq. ft. headquarters and manufacturing facility that will consolidate its corporate, engineering, manufacturing, and warehouse operations. In Auburn Hills, Lear Corporation announced an \$87M investment to redevelop the former Dana EV parts plant into a 350,000 sq. ft. seating manufacturing facility, creating over 400 new jobs. Further strengthening Michigan's advanced manufacturing and energy sectors, DTE Energy announced plans to invest \$1.6B in Michigan-produced battery energy storage systems, while General Motors Company continues to advance sodium-ion battery technology for electric grid applications and cost-effective energy storage to support AI-driven data centers. Continued investment in advanced manufacturing, battery technology, mobility, logistics, and energy infrastructure positions the Metro Detroit industrial market for sustained long-term growth.

UNDER CONSTRUCTION

BUILDING / MARKET	CITY	SF	ESTIMATED COMPLETION
3777 Lapeer Road North Corridor	Auburn Hills	715,000	September 2026
48200 Alpha Drive I-96 Corridor	Wixom	185,000	September 2027
51161 5 Mile Road West Corridor	Plymouth	50,000	December 2026

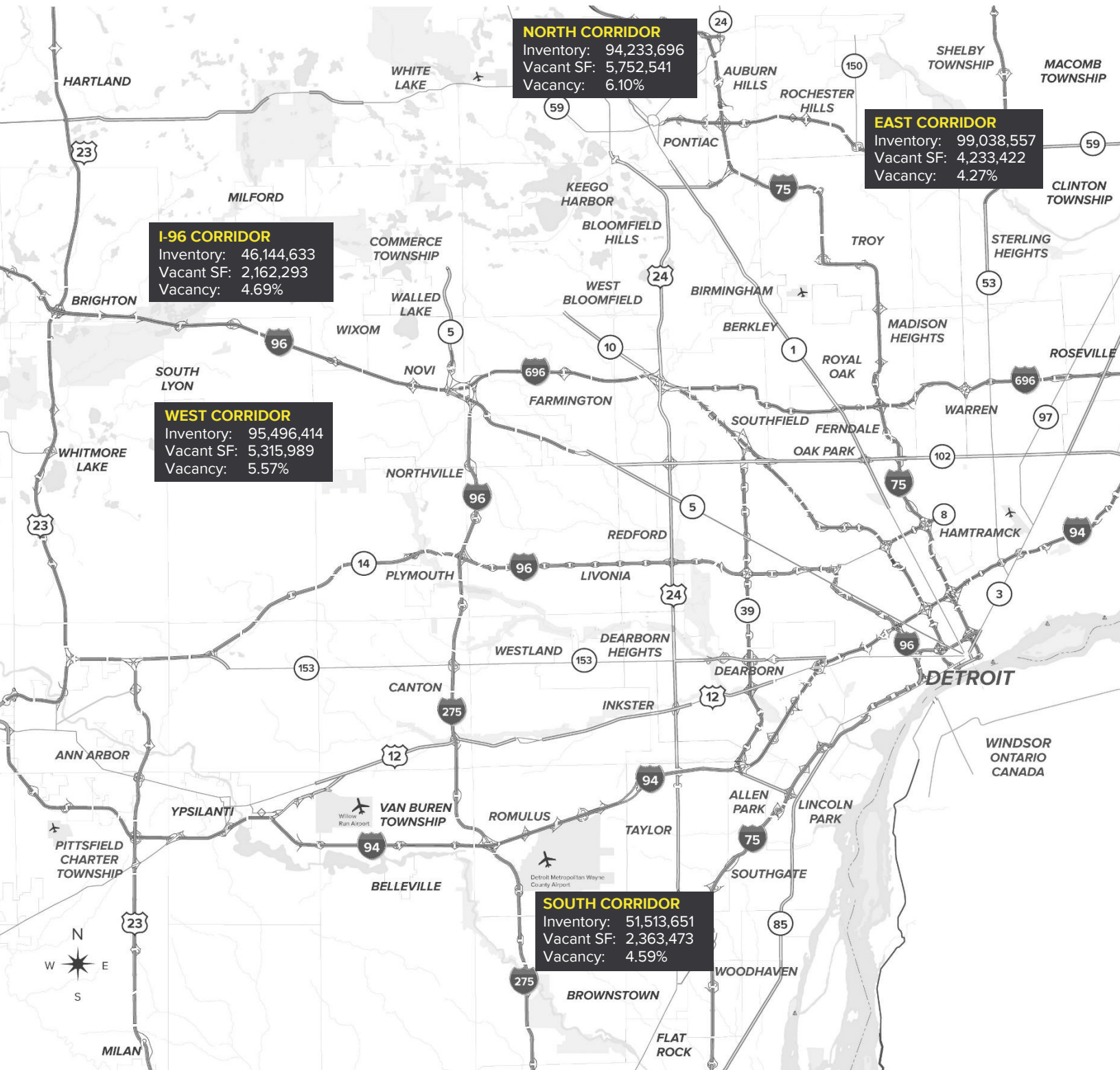
UNDER CONSTRUCTION VS. COMPLETION





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Submarket: Buildings 5,000 Sq. Ft. & Up	Total Buildings	Total Inventory Square Feet	Available Square Feet Overall	Vacancy % Overall	Available Square Feet Direct	Vacancy % Direct	Direct Vacancy % Change 1st – 2nd Quarter
NORTH CORRIDOR							
Auburn Hills	334	21,672,328	1,187,587	5.48%	1,029,862	4.75%	-1.21%
Madison Heights	436	11,018,007	651,926	5.92%	613,656	5.57%	0.46%
Orion Twp/Lake Orion	69	5,028,567	62,342	1.24%	62,342	1.24%	-0.95%
Rochester/Rochester Hills	313	10,051,473	659,874	6.56%	559,411	5.57%	1.02%
Royal Oak Area*	693	17,252,809	1,796,198	10.41%	1,593,775	9.24%	0.41%
Southfield/Bloomfield Twp	281	7,932,951	417,694	5.27%	396,284	5.00%	0.51%
Troy	839	21,277,561	1,649,937	7.75%	1,497,211	7.04%	1.43%
TOTAL SUBMARKET	2,965	94,233,696	6,425,558	6.82%	5,752,541	6.10%	0.26%
EAST CORRIDOR							
Chesterfield Twp	233	9,197,817	397,718	4.32%	397,718	4.32%	-0.14%
Clinton Twp	458	9,034,299	333,762	3.69%	249,984	2.77%	0.04%
Fraser	266	6,213,158	389,144	6.26%	389,144	6.26%	0.38%
Mt. Clemens	101	3,045,315	402,227	13.21%	299,227	9.83%	-0.16%
Roseville	284	7,271,630	629,380	8.66%	500,359	6.88%	-2.77%
Shelby Twp/Macomb Twp	428	12,933,016	684,113	5.29%	614,426	4.75%	1.47%
Sterling Heights	541	18,834,558	707,065	3.75%	608,473	3.23%	0.46%
Warren	995	32,508,764	1,189,965	3.66%	1,174,091	3.61%	0.34%
TOTAL SUBMARKET	3,306	99,038,557	4,733,374	4.78%	4,233,422	4.27%	0.20%
SOUTH CORRIDOR							
Brownstown Twp	59	6,052,255	133,670	2.21%	133,670	2.21%	0.20%
Dearborn/Dearborn Heights	307	11,642,222	965,919	8.30%	965,919	8.30%	-2.64 %
Romulus	400	22,518,059	1,184,196	5.26%	602,802	2.68%	0.13%
Taylor	307	11,301,115	678,842	6.01%	661,082	5.85%	0.83%
TOTAL SUBMARKET	1,073	51,513,651	2,962,627	5.75%	2,363,473	4.59%	-0.39%
WEST CORRIDOR							
Ann Arbor	391	11,021,399	1,182,970	10.73%	1,042,468	9.46%	0.21%
Farmington/Farmington Hills	425	12,030,574	1,058,729	8.80%	945,383	7.86%	0.48%
Livonia	827	31,674,461	1,914,249	6.04%	1,707,208	5.39%	-0.61%
Plymouth/Canton	494	21,281,293	743,979	3.50%	592,858	2.79%	-0.67%
Redford	204	5,894,616	255,964	4.34%	117,052	1.99%	0.21%
Van Buren Twp	58	6,614,503	621,050	9.39%	621,050	9.39%	0.12%
Wayne/Westland	285	6,979,568	289,970	4.15%	289,970	4.15%	1.32%
TOTAL SUBMARKET	2,684	95,496,414	6,066,911	6.35%	5,315,989	5.57%	-0.16%
I-96 CORRIDOR							
Brighton/Genoa Twp/Green Oak Twp	254	6,847,234	217,486	3.18%	217,486	3.18%	-1.71%
Fowlerville/Howell	130	4,763,121	98,760	2.07%	98,760	2.07%	0.14%
Lyon Twp/South Lyon/Milford/New Hudson	147	5,657,569	227,618	4.02%	152,387	2.69%	-0.07%
Novi	318	11,202,005	742,442	6.63%	698,371	6.23%	0.70%
Walled Lake/Commerce Twp	208	4,961,498	542,037	10.92%	497,614	10.03%	4.56%
Wixom	381	12,713,206	1,128,494	8.88%	497,675	3.91%	1.22%
TOTAL SUBMARKET	1,438	46,144,633	2,956,837	6.41%	2,162,293	4.69%	0.75%
METRO DETROIT INDUSTRIAL MARKET TOTAL	11,466	386,426,951	23,145,307	5.99%	19,827,718	5.13%	0.11%

*Royal Oak Area includes: Berkley, Ferndale, Hazel Park, Oak Park and Royal Oak.

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INDUSTRIAL MARKET REVIEW

TOP SALE TRANSACTIONS

Building	City	Market	Size/SF	Sale Type	Buyer
1578-1732 Howard Street	Lincoln Park	South Corridor	277,402	User	MCN Associates, LLC
29880 Groesbeck Highway	Roseville	East Corridor	232,717	User	Motor City Electric Company
7505 Baron Drive	Canton	West Corridor	168,100	User	Leonidas, LLC
4872 S. Lapeer Road	Lake Orion	North Corridor	125,100	Investment	NorthPoint Development
42555 Merrill Road	Sterling Heights	East Corridor	116,250	Investment	AIC Ventures

TOP LEASE TRANSACTIONS

Building	City	Market	Size/SF	Lease Type	Tenant
48200 Alpha Drive	Wixom	I-96 Corridor	185,000	Direct	Astemo Americas, Inc.
7290-7310 Kensington Road	Brighton	I-96 Corridor	71,232	Direct	HH Barnum
38000 Jay Kay Drive	Romulus	South Corridor	60,000	Sublease	Groundworks
22100 Trolley Industrial Drive	Taylor	South Corridor	60,000	Direct	Jim Mackie Distribution Company
28101 Schoolcraft Road	Livonia	West Corridor	49,211	Direct	Rhino Intermediate Holding Company, LLC

SIGNATURE QUICK FACTS

Q2 2026 SIGNATURE LISTED...  198 NEW PROPERTIES  5,239,949 SQUARE FEET  324.07 ACRES	Q2 2026 SIGNATURE CLOSED....  291 TRANSACTIONS  5,893,931 SQUARE FEET  150.63 ACRES	 42% CONSISTENT MARKET SHARE FULL-SERVICE COMMERCIAL REAL ESTATE TCN  MEMBER FIRM WORLDWIDE REAL ESTATE SERVICES
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