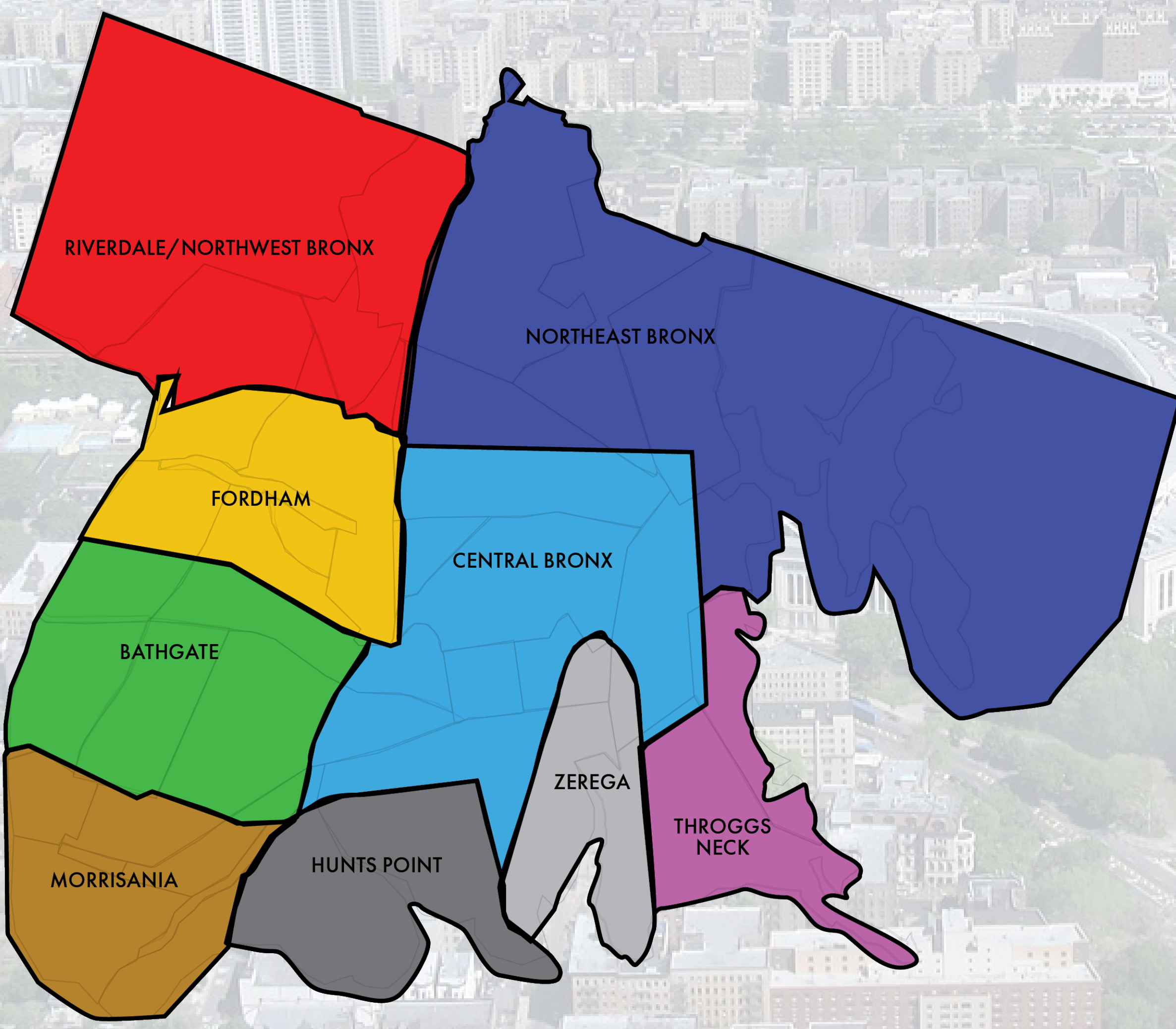
2025 Q3 BRONX INDUSTRIAL LEASING

Market Insight Report



$26.43
HIGHEST PPSF

HUNTS POINT SUBMARKET

16.50%**
HIGHEST AVAILABILITY RATE

CENTRAL BRONX SUBMARKET

+0.56%*
2Q 2025 → 3Q 2025

OVERALL AVAILABILITY

-$0.01
2Q 2025 → 3Q 2025

OVERALL ASKING PRICE

*AS A FUNCTION OF QUARTER OVER QUARTER AVAILABILITY PERCENTAGE

**THROGGS NECK & RIVERDALE NOT INCLUDED

Q3

SUMMARY

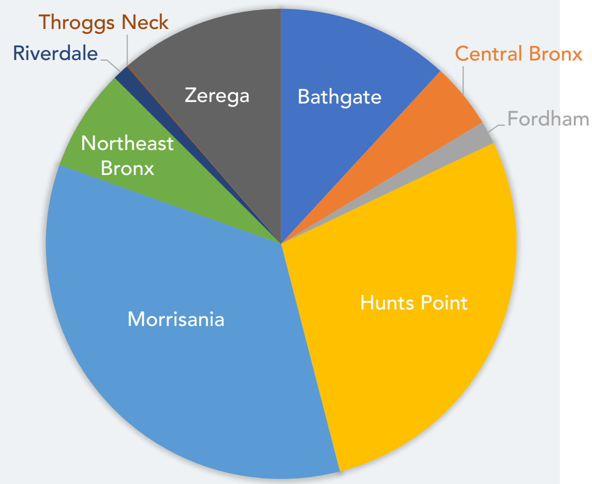
The Bronx industrial market recorded its sixth consecutive quarter of rising availability, with the rate surpassing 10%. This increase was driven largely by new listings in the Hunts Point submarket, where over 200,000 SF of space was introduced on Oak Point Avenue. The added supply pushed Hunts Point's availability higher, while overall asking rents held steady at $21.70 PSF. After several quarters of rent growth, this pause suggests that the market may be entering a period of recalibration as tenants and landlords assess economic and political headwinds.

Morrisania, the submarket with the most available space in the borough, saw some leasing activity that brought its availability down to 9.39%. Still, leasing remains concentrated in smaller and mid-sized spaces, with little progress in absorbing large blocks. This pattern has persisted across recent quarters and continues to define the borough's tenant demand profile.

Compared to earlier quarters, the market's current conditions represent a return to the upward trajectory seen in Q1 2025, when availability rose to 9.09% following the re-listing of an 80,000 SF asset on East 136th Street. That increase was briefly offset in Q2 2025, when availability dipped to 8.61% due to the withdrawal of the 270,000 SF former Gary Plastics facility. Rents have climbed steadily since Q4 2024, but their leveling off in Q3 reflects a shift in momentum. As the election cycle unfolds and broader economic pressures remain unresolved, market participants are likely to remain cautious in the months ahead.

2025 BRONX TOTAL MARKET SIZE

34,299,208



TOP PERFORMING SUBMARKETS

LOWEST AVAILABILITY RATE:
FORDHAM**

HIGHEST ASKING PPSF:
HUNTS POINT

Q3 AVERAGE AVAILABILITY RATE*:

10.01%

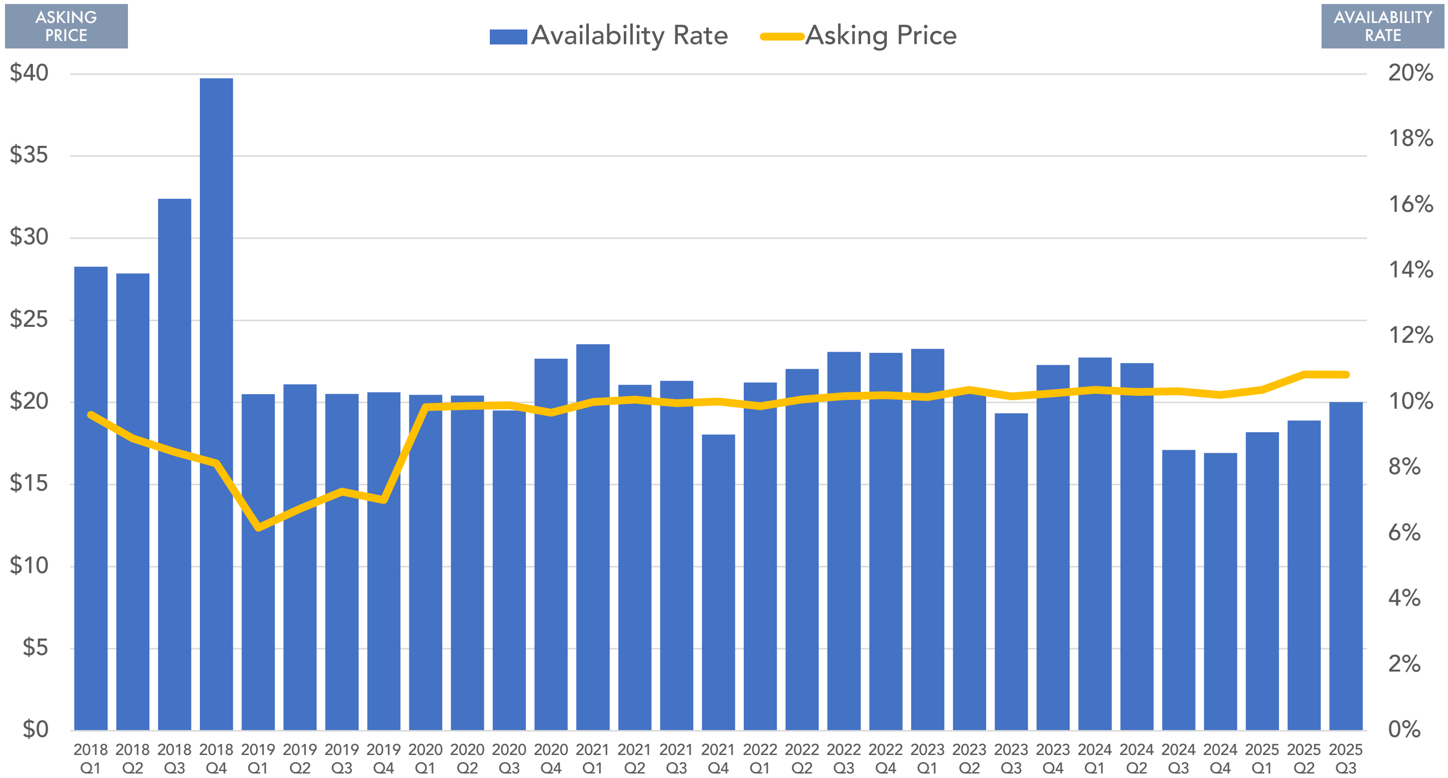
Q3 AVERAGE ASKING PRICE*:

$21.69

*Weighted averages

**Throggs Neck & Riverdale not included

Q3 AVAILABILITY RATE AND ASKING PRICE TRENDS

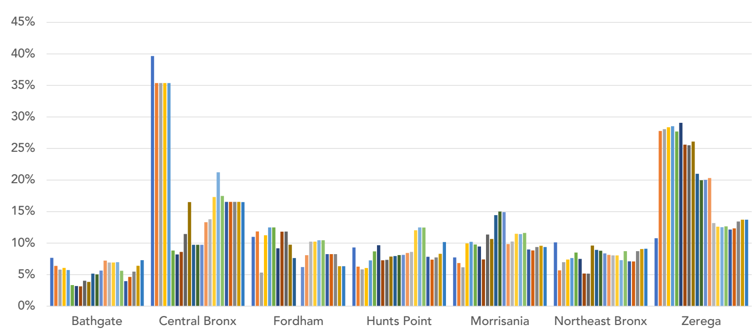


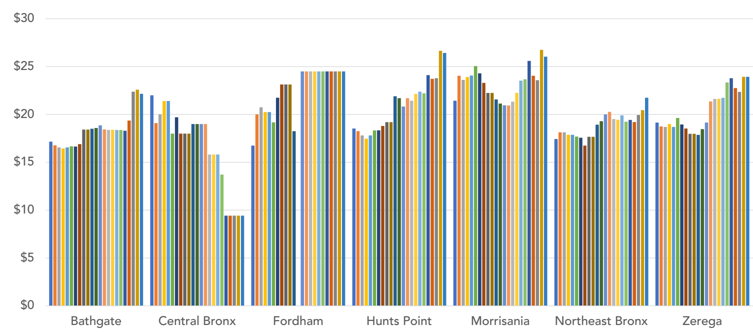
OVERALL AVAILABILITY RATE and ASKING PRICES 2020-2025 QTR OVER QTR

2020 to 2025 AVAILABILITY RATE BY SUBMARKET

2020 to 2025 ASKING PRICE BY SUBMARKET

2020 Q1 2020 Q2 2020 Q3 2020 Q4 2021 Q1 2021 Q2 2021 Q3 2021 Q4 2022 Q1 2022 Q2 2022 Q3 2022 Q4 2023 Q1 2023 Q2 2023 Q3 2023 Q4 2024 Q1 2024 Q2 2024 Q3 2024 Q4 2025 Q1 2025 Q2 2025 Q3





AVAILABILITY RATE TRENDS

QUARTER OVER QUARTER INCREASE

10.01%
Q3 BRONX OVERALL AVAILABILITY RATE

YEAR OVER YEAR INCREASE

ASKING PRICE TRENDS

NO CHANGE QUARTER OVER QUARTER

$21.69
Q3 BRONX AVERAGE ASKING PRICE

YEAR OVER YEAR INCREASE

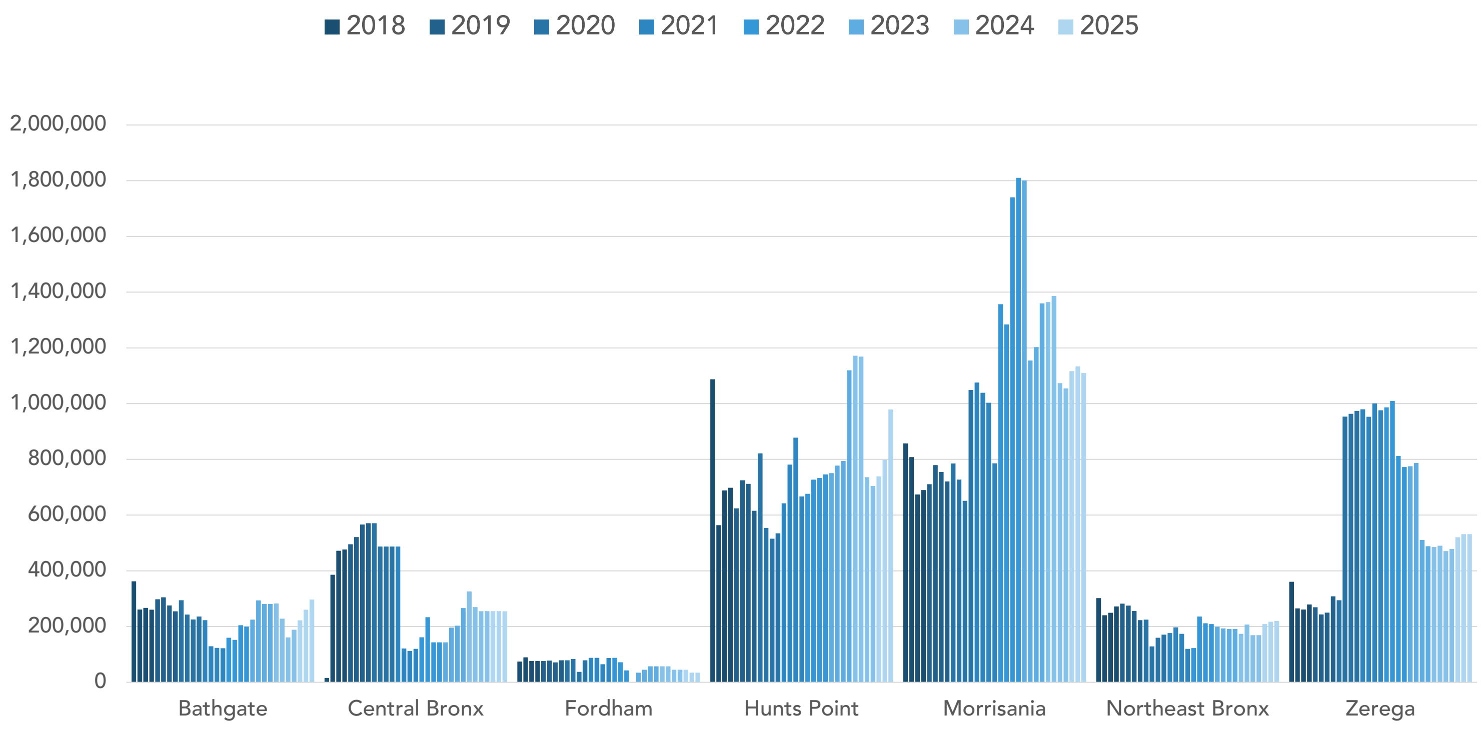
*Throggs Neck and Riverdale did not have significant availability

Rental rates are quoted on a gross basis using a formula for net costs*

Q3

TOTAL AVAILABILITY

BRONX SUBMARKETS 2018-2025 QTR OVER QTR



HIGHEST AVAILABILITY RATE:
Central Bronx

HIGHEST ASKING PPSF:
Hunts Point

MOST AVAILABLE SF:
Morrisania

LOWEST AVAILABILITY RATE:
Fordham

LOWEST ASKING PPSF:
Central Bronx

LEAST AVAILABLE SF:
Fordham

*Throggs Neck and Riverdale did not have significant availability
Rental rates are quoted on a gross basis using a formula for net costs*

For more information regarding these reports contact:

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