



MARKET FUNDAMENTALS

	YOY Chg	Outlook
3.6% Vacancy Rate	▼	▼
2.5M YTD Net Absorption, SF	▲	▬
\$5.65 Asking Rent, PSF (Overall, Net Asking Rent)	▲	▲

ECONOMIC INDICATORS

	YOY Chg	Outlook
855.8K Milwaukee Employment	▼	▲
3.6% Milwaukee Unemployment Rate	▲	▲
4.2% U.S. Unemployment Rate	▲	▲

Source: BLS, Moody's Analytics
Footnote: 2026Q3 data are based on latest available data.
U.S. unemployment rate reflects September 2026

ECONOMY

Home to industry giants such as Rockwell Automation, Harley-Davidson, Milwaukee Tool, Generac and others, Metro Milwaukee has historically been a hub for manufacturing. The area’s growing water technology and energy industries also position Milwaukee as a regional center of innovation. The region’s unemployment rate increased 20 basis points (bps) year-over-year (YOY) to 3.6%, and overall employment decreased 0.3% YOY.

MARKET OVERVIEW

Milwaukee’s industrial market strengthened during the third quarter, recording more than 1.1 million square feet (msf) of positive net absorption and reducing the overall vacancy rate 40 bps quarter-over-quarter (QOQ) to 3.6%. Vacancy has declined for three consecutive quarters and now stands 90 bps below its year-ago level. Year-to-date (YTD) net absorption reached nearly 2.5 msf, compared with approximately 640,000 square feet during the same period last year.

Leasing activity remained elevated at nearly 2.1 msf, down 8% from Q2, but up 11% year-over-year (YOY). Demand was broad-based across logistics, manufacturing, and industrial-service users. The largest transaction was APL Logistics 194,000 square-foot lease in Oak Creek, followed by commitments from industrial manufacturers Steele Solutions and Tramont, with additional activity from food production, packaging, warehouse technology, electrical contracting and stored-power providers.

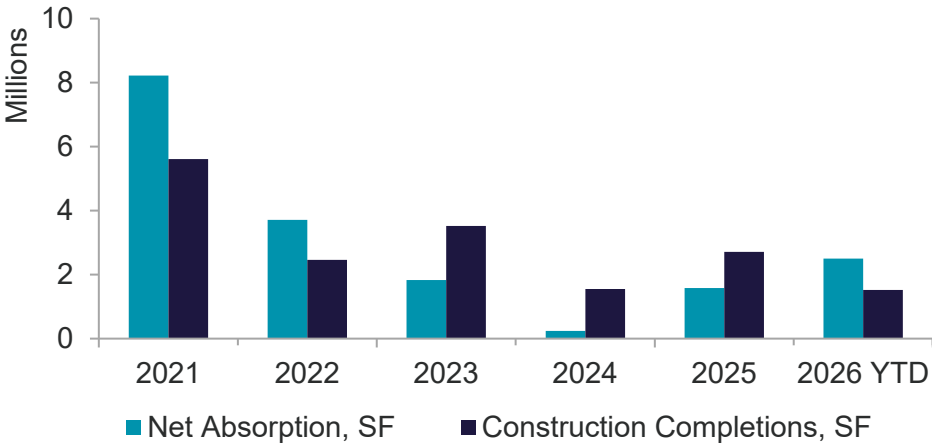
Overall asking rental rates held essentially flat QOQ at \$5.65 per square foot NNN but increased 4.4% YOY, supported by declining vacancy and limited availability of functional, well-located industrial space.

Construction activity increased to over 2.3 msf, up from approximately 909,000 sf in Q2. More than half of the space either is build-to-suit or preleased, while approximately 1.1 msf of speculative space is largely scheduled to deliver in 2027 across Germantown, Oak Creek, Greenfield, and Cedarburg. Rising construction costs, elevated debt pricing and required rental rates remain important considerations as developers evaluate additional proposed projects.

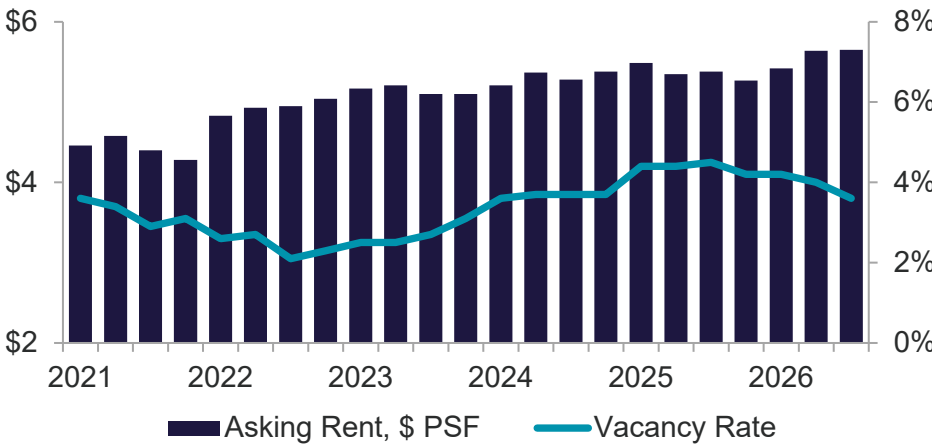
OUTLOOK

The market enters the fourth quarter with strong underlying momentum. Leasing has exceeded 2.0 msf in each quarter of 2026, bringing year-to-date volume to nearly 6.7 msf, the highest first nine-months since 2021. Although requirements continue to shift and transaction timelines remain uneven, additional renewals and new leases anticipated in Q4, manufacturing investment, data-center supply-chain expansion and limited availability of larger Class A facilities should support healthy market fundamentals entering 2027.

SPACE DEMAND / DELIVERIES



OVERALL VACANCY & ASKING RENT



MARKET STATISTICS

SUBMARKET	INVENTORY (SF)	OVERALL VACANT (SF)	OVERALL VACANCY RATE	CURRENT QTR OVERALL NET ABSORPTION (SF)	YTD OVERALL NET ABSORPTION (SF)	UNDER CNSTR (SF)	YTD CNSTR COMPLETIONS (SF)	OVERALL WEIGHTED AVG NET RENT* (MF)	OVERALL WEIGHTED AVG NET RENT* (OS)	OVERALL WEIGHTED AVG NET RENT* (W/D)
Milwaukee County	102,050,035	5,445,744	5.3%	524,627	523,832	912,696	473,491	\$4.66	\$6.08	\$5.62
Ozaukee County	12,771,307	146,900	1.2%	47,100	532,957	157,900	0	\$5.62	\$4.46	\$5.50
Washington County	25,187,470	662,305	2.6%	74,433	609,691	837,659	291,140	\$5.47	\$6.53	\$6.53
Waukesha County	81,199,192	1,729,948	2.1%	457,692	829,510	467,681	759,734	\$6.34	\$7.62	\$6.54
MILWAUKEE TOTALS	221,208,004	7,984,897	3.6%	1,103,852	2,495,990	2,375,936	1,524,365	\$5.21	\$6.95	\$5.74

CLASSES	INVENTORY (SF)	OVERALL VACANT (SF)	OVERALL VACANCY RATE	CURRENT QTR OVERALL NET ABSORPTION (SF)	YTD OVERALL NET ABSORPTION (SF)	UNDER CNSTR (SF)	YTD CNSTR COMPLETIONS (SF)	OVERALL WEIGHTED AVG NET RENT*
Manufacturing	113,741,737	4,214,416	3.7%	451,976	342,278	799,150	321,800	\$5.21
Office Service / Flex	39,044,490	1,114,692	2.9%	-85,258	8,620	0	184,420	\$6.95
Warehouse - Distribution	68,421,777	2,655,789	3.9%	737,134	2,145,092	1,202,396	1,018,145	\$5.74

*Rental rates reflect weighted net asking \$psf/year

KEY LEASE TRANSACTIONS Q3 2026

PROPERTY	SUBMARKET	TENANT	SF	TYPE
10000 Ridgeview Drive, Oak Creek	Milwaukee County	APL Logistics	194,000	New
5150 International Drive, Cudahy	Milwaukee County	Steele Solutions	151,064	New
7900 W Tower Avenue, Milwaukee	Milwaukee County	Tramont Manufacturing	124,157	New
12100 W Brown Deer Road, Milwaukee	Milwaukee County	Continental Superior Tri City	99,297	New

KEY SALES TRANSACTIONS Q3 2026

PROPERTY	SUBMARKET	BUYER / SELLER	SF	PRICE / \$ PSF
7320 S 6 th Street, Oak Creek	Milwaukee County	TPG Angelo Gordon & Co / Applied Plastics	126,236	\$13.132M / \$104
1903-1905 S Moorland Road, New Berlin	Waukesha County	Cedarburg Storage / Wausau Equipment LLC	122,238	\$7.95M / \$65
3000 N 114 th Street, Wauwatosa	Milwaukee County	TJW Plant18, LLC / Wauwatosa TDC LLC	85,600	\$9.225M / \$108

KEY CONSTRUCTION COMPLETIONS YTD 2026

PROPERTY	SUBMARKET	MAJOR TENANT	SF	OWNER / DEVELOPER
10000 Ridgeview Dr, Oak Creek	Milwaukee County	Jackson’s Food Co.	418,511	Frontline Commercial
N128W20833 Holly Hill Rd, Germantown	Washington County	N/A	291,140	Capstone Commercial
W220N5603 Town Line Rd, Sussex	Waukesha County	Mead & Hunt, Dorner	118,000	ICAP Development

KATIE GREMBAN

Director of Research & Market Intelligence

Tel: +1 414 347 1000

kgremban@boerke.com

The Boerke Company, Inc. / Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield (NYSE: CWK) is a leading global commercial real estate services firm for occupiers and investors with approximately 53,000 employees in over 350 offices and nearly 60 countries. In 2025, the firm reported revenue of \$10.3 billion across its core service lines of Services, Leasing, Capital markets, and Valuation and other. Built around the belief *that Better never settles*, the firm receives numerous industry and business accolades for its award-winning culture. For additional information, visit www.cushmanwakefield.com.

©2026 Cushman & Wakefield. All rights reserved. The information contained within this report is gathered from multiple sources believed to be reliable, including reports commissioned by Cushman & Wakefield (“CWK”). This report is for informational purposes only and may contain errors or omissions; the report is presented without any warranty or representations as to its accuracy.

Nothing in this report should be construed as an indicator of the future performance of CWK’s securities. You should not purchase or sell securities—of CWK or any other company—based on the views herein. CWK disclaims all liability for securities purchased or sold based on information herein, and by viewing this report, you waive all claims against CWK as well as against CWK’s affiliates, officers, directors, employees, agents, advisers and representatives arising out of the accuracy, completeness, adequacy or your use of the information herein.