

San Antonio Industrial

Monthly Market Snapshot | December 2022

High-tech manufacturing, logistics, and distribution companies have claimed ownership along the growing economic region of the I-35 corridor.

Market Highlights

An analysis of activity during the eleven months of the year—November 2022 compared to November 2021.

Vacancy rate at 3.5%

Eleven months into 2022, overall vacancy in the San Antonio industrial market is at a tight 3.5%, dropping 220 basis points from last year at 5.7%. Availability is at 8.9%, up 200 basis points from November 2021 at 6.9%. The difference between this figure and the vacancy rate reflects expected future move-outs. The San Antonio industrial market has recorded 7.4 million sq. ft. of leasing activity, comprised of new leases and renewals, down 44% from November 2021 at 13 million sq. ft. Net absorption (move-ins minus move-outs) is at 10.8 million sq. ft., up over 250% from last year at 3.9 million sq. ft.

Healthy leasing activity

Notable transactions during 2022 include Tesla Inc. moving into 439,809 sq. ft. in Becknell-Foster Ridge 2 in the South submarket; a deal for 250,373 sq. ft. in Enterprise Industrial Park Building IV in Comal County; Caterpillar Inc. taking 207,492 sq. ft. in Cornerstone Business Park Building 1 in the Northeast submarket; and Nippon Express moving into 196,800 sq. ft. in Prologis Park D in the Northeast submarket.

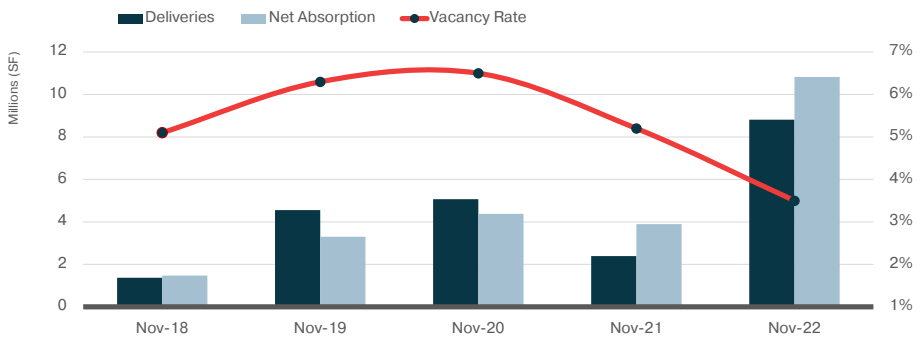
Developers break ground on industrial park in Selma

Robinson Weeks Partners and Titan Development have broken ground on Selma 3, a new industrial park development in Comal County. They have started moving dirt on Selma 3, a roughly 430,000-sq.-ft. industrial park located at 17654 Ben E. Keith Way in Selma, with completion scheduled for Q3 2023. Selma 2, a roughly 305,000-sq.-ft. facility opened in July and has two tenants: Made In Cookware, which committed to 70,000 sq. ft. of space, and Berlin Packaging, which leased 120,000 sq. ft. of space. Partners—the commercial real estate services business of Partners Real Estate Company—are the exclusive leasing agents for Selma 2 and 3.

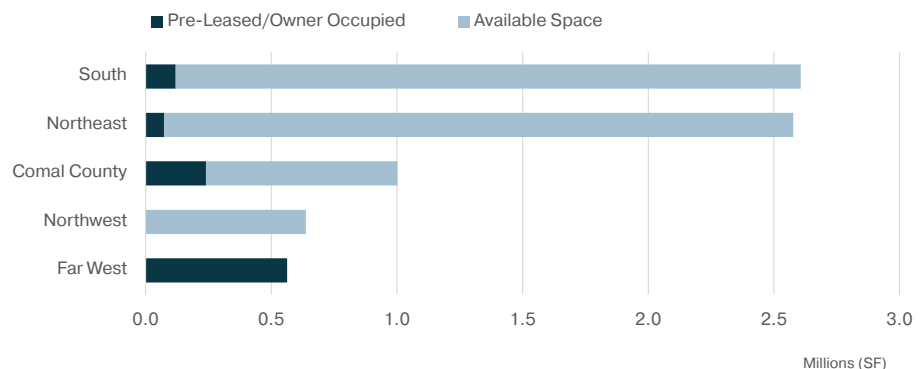
Market Activity

	November 2022	vs	November 2021
Vacancy	3.5%	↓	5.2%
Availability	8.9%	↑	6.9%
Under Construction SF	7,386,613	↓	9,799,167
NNN Avg Asking Rent/MO	\$0.68	↑	\$0.61
Net Absorption SF YTD	10,825,481	↑	3,897,411
Leasing Activity SF YTD	7,363,758	↓	13,029,327
Deliveries SF YTD	8,809,435	↑	2,393,774

Supply & Demand | November - Year Over Year



Construction | November - Year To Date



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