



INLAND EMPIRE INDUSTRIAL MARKET

FEBRUARY 2026 MONTHLY REPORT

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The Inland Empire industrial market continues to see strong sales activity, with major logistics facilities in Riverside, Fontana, and San Bernardino trading among institutional investors and national users. Recent acquisitions by groups such as Burlington, Bridge Logistics Properties, and Cabot Properties highlight ongoing confidence in the region's role as a key supply chain hub. Despite a slower pace than peak levels, demand for quality industrial assets remains firm.

INLAND EMPIRE WEST

The Inland Empire West industrial market maintained steady momentum through February, with fundamentals edging slightly higher from the start of the year. Availability increased to 11.34% from 11.03% in January, while vacancy rose modestly to 5.51% from 5.43%, reflecting a slight expansion in available space even as leasing activity continues. Gross absorption reached 3.1 million square feet across 44 transactions, highlighting sustained tenant demand, though deal velocity has tempered as occupiers take a more measured approach to decision-making. Development activity remains limited, with 72,876 square feet delivered during the month and approximately 1.59 million square feet currently under construction across nine projects.

INLAND EMPIRE EAST

In February, the Inland Empire East industrial market showed slightly softer conditions compared to the start of the year. Availability increased to 13.76%, up from 13.26%, while vacancy edged down modestly to 6.42% from 6.47%, indicating that while more space is being marketed, direct vacancy has stabilized slightly. Construction activity remains limited at 800,542 square feet across nine projects, though the existing supply pipeline continues to weigh on fundamentals. While 3.6 million square feet of gross absorption across 33 transactions demonstrates that tenant demand persists, albeit at a more measured pace as the market continues to recalibrate.

FEBRUARY'S HIGH PROFILE DEALS

- » **Continental Tire**
DIRECT
636,600 SF | 2325 Cottonwood Ave, Riverside
- » **AEW Capital**
INVESTMENT BULK PORTFOLIO SALE
601,246 SF | 14600 Innovation Dr, Riverside
- » **XPO Logistics Supply Chain, Inc.**
RENEWAL
553,592 SF | 1350 Waterman Ave, San Bernardino
- » **Titanium Plus Autoparts, Inc**
DIRECT LEASE
522,267 SF | 16380 Euclid Ave, Chino
- » **eFULFILL, Inc.**
DIRECT LEASE
484,250 SF | 13230 San Bernardino Ave #B, Fontana
- » **MDH Partners, LLC**
INVESTMENT SALE
409,930 SF | 13880 Monte Vista Ave, Chino
- » **AEW Capital**
INVESTMENT BULK PORTFOLIO SALE
393,118 SF | 1001 Doubleday Ave, Ontario
- » **Winsight International Solutions, Inc**
DIRECT LEASE
350,685 SF | 4340 Eucalyptus Ave, Chino
- » **Confidential Tenant**
SUBLEASE
252,283 SF | 27334 San Bernardino, Redlands
- » **Amexiel Inc.**
DIRECT LEASE
194,595 SF | 16255 Slover Ave, Fontana
- » **Handgards**
DIRECT LEASE
186,874 SF | 2335 W Walnut Ave, Rialto
- » **Smart 3PL Group**
RENEWAL
139,360 SF | 12903 Jurupa Ave, Fontana
- » **Red Ruby International Logistics**
RENEWAL
120,124 SF | 250 Airport Circle, Corona

KEY ■ LEE & ASSOCIATES – ONTARIO DEAL

FEBRUARY 2026	BASE INVENTORY	AVAILABLE SF	AVAILABILITY RATE	VACANT SF	VACANCY RATE	CONSTRUCTION COMPLETIONS (YTD)	UNDER CONSTRUCTION	NET ABSORPTION (YTD)
IE WEST	370,160,345	41,964,388	11.34%	20,029,569	5.51%	72,876	1,586,293	804,067
IE EAST	322,786,589	44,406,518	13.76%	20,738,729	6.42%	-	800,542	36,718
IE TOTAL	692,946,934	86,370,906	12.46%	40,768,298	5.88%	72,876	2,386,835	840,785