



INLAND EMPIRE INDUSTRIAL MARKET

JANUARY 2026 MONTHLY REPORT

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Construction activity in the industrial sector has slowed significantly, moving away from speculative projects and focusing more on build-to-suit and customized facilities. Tenants are prioritizing efficient, high-performance logistics space, and landlords are increasingly offering flexible lease terms to retain them. With supply growth slowing and leasing becoming more selective, the market is expected to stabilize through 2026, with the possibility of tighter conditions later in the year.

INLAND EMPIRE WEST

The Inland Empire West industrial market entered the new year with mixed fundamentals. Availability held elevated at 11.03%, while vacancy registered at 5.43%, suggesting that while space continues to be absorbed, supply remains a moderating factor. Construction activity remains limited at the start of the year, with 72,876 square feet completed construction, though a small pipeline of 1.59 million square feet across nine projects continues to loom. Gross absorption reached 5.9 million square feet across 53 deals, indicating sustained tenant interest, though decision-making remains deliberate as market participants navigate current conditions.

INLAND EMPIRE EAST

The Inland Empire East industrial market entered the new year with softer fundamentals. Availability remains elevated at 13.26%, while vacancy stands at 6.47%, reflecting ongoing supply pressure amid moderating tenant demand. Construction activity is limited, with 800,542 square feet currently under construction across nine projects; however, the existing pipeline continues to weigh on near-term conditions. Net absorption posted a decline of 92,690 square feet, indicating a pullback in leasing momentum. Gross absorption totaled 2.7 million square feet across 27 deals, suggesting tenant activity persists, though at a more restrained pace as the market adjusts to current demand dynamics.

JANUARY'S LEADING TRANSACTIONS

- » **Tireco, Inc.**
Renewal
1,101,840 SF | 10545 Production Ave, Fontana
- » **LG Electronics USA, Inc.**
Renewal
745,394 SF | 5565 Sierra Ave, Fontana
- » **US Elogistics Services Corp.**
Direct Lease
589,012 SF | 5331 S Carpenter Ave, Ontario
- » **Linktrans Logistics USA, Inc.**
Direct Lease
549,195 SF | 15710 San Antonio Ave, Chino
- » **New Balance Athletic Shoe, Inc.**
Renewal
504,530 SF | 5540 E 4th St, Ontario
- » **Tirehub**
Renewal
404,725 SF | 1089 Mill St, San Bernardino
- » **LG Electronics USA, Inc.**
Renewal
403,182 SF | 5885 Sierra Ave, Fontana
- » **Keeco/Live Comfortably**
Direct Lease
402,540 SF | 25300 Globe St, Moreno Valley
- » **Confidential Tenant**
Direct Lease
315,523 SF | 1642 W Miro Way Ste B, Rialto
- » **Raymond Material Handling**
Direct Lease
272,679 SF | 1455 Citrus Ave, Riverside
- » **Smart Warehousing, LLC**
Renewal
268,830 SF | 1545 Locust St, Ontario
- » **Ac Pro Inc.**
Direct Lease
261,954 SF | 9471 Buffalo Ave Ste B, Rancho Cucamonga
- » **Confidential Tenant**
Direct Lease
202,949 SF | 2358 Cottonwood Ave, Riverside

LEE & ASSOCIATES – ONTARIO DEAL

JANUARY 2026	BASE INVENTORY	AVAILABLE SF	AVAILABILITY RATE	VACANT SF	VACANCY RATE	CONSTRUCTION COMPLETIONS (YTD)	UNDER CONSTRUCTION	NET ABSORPTION (YTD)
IE WEST	370,171,857	40,821,540	11.03%	20,107,927	5.43%	72,876	1,586,293	725,709
IE EAST	322,682,041	42,790,349	13.26%	20,868,137	6.47%	-	800,542	(92,690)
IE TOTAL	692,853,898	83,611,889	12.07%	40,976,064	5.91%	72,876	2,386,835	633,019



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2025 MARKET SHARE LEASED TRANSACTIONS IN THE INLAND EMPIRE

» Ashwill & Associates	±32,434
» CBRE	±8,186,589
» Colliers	±10,247,897
» Cushman & Wakefield	±7,890,750
» Daum	±3,269,224
» Delmar	±221,006
» JLL	±7,410,761
» Lee & Associates*	±13,018,135 (Ontario - ±10,095,789)
» NAI	±298,355
» Newmark	±787,883
» Voit	±957,817



SAN BERNARDINO

LOS ANGELES

ORANGE

RIVERSIDE

SAN DIEGO

IMPERIAL

TOTAL SF ±66,735,819



±10,095,789
Total Square Footage

*Lee & Associates - Ontario completed 77% of all Lee & Associates total leased transactions.



LEE & ASSOCIATES - ONTARIO
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