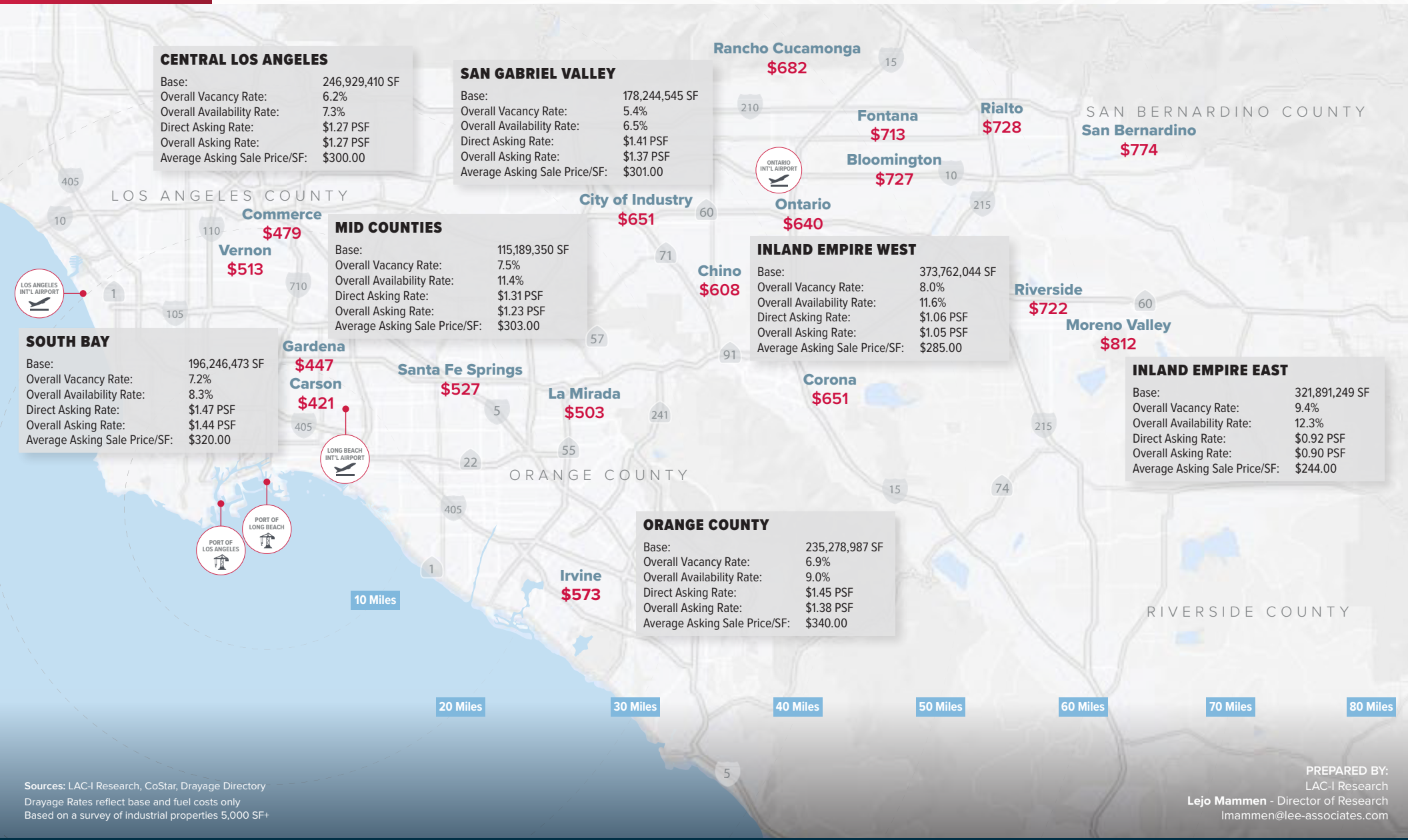
2026
2ND QUARTER

LA BASIN

Industrial Market Update & Drayage Rates

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



CENTRAL LOS ANGELES

Base:	246,929,410 SF
Overall Vacancy Rate:	6.2%
Overall Availability Rate:	7.3%
Direct Asking Rate:	$1.27 PSF
Overall Asking Rate:	$1.27 PSF
Average Asking Sale Price/SF:	$300.00

SAN GABRIEL VALLEY

Base:	178,244,545 SF
Overall Vacancy Rate:	5.4%
Overall Availability Rate:	6.5%
Direct Asking Rate:	$1.41 PSF
Overall Asking Rate:	$1.37 PSF
Average Asking Sale Price/SF:	$301.00

MID COUNTIES

Base:	115,189,350 SF
Overall Vacancy Rate:	7.5%
Overall Availability Rate:	11.4%
Direct Asking Rate:	$1.31 PSF
Overall Asking Rate:	$1.23 PSF
Average Asking Sale Price/SF:	$303.00

INLAND EMPIRE WEST

Base:	373,762,044 SF
Overall Vacancy Rate:	8.0%
Overall Availability Rate:	11.6%
Direct Asking Rate:	$1.06 PSF
Overall Asking Rate:	$1.05 PSF
Average Asking Sale Price/SF:	$285.00

SOUTH BAY

Base:	196,246,473 SF
Overall Vacancy Rate:	7.2%
Overall Availability Rate:	8.3%
Direct Asking Rate:	$1.47 PSF
Overall Asking Rate:	$1.44 PSF
Average Asking Sale Price/SF:	$320.00

INLAND EMPIRE EAST

Base:	321,891,249 SF
Overall Vacancy Rate:	9.4%
Overall Availability Rate:	12.3%
Direct Asking Rate:	$0.92 PSF
Overall Asking Rate:	$0.90 PSF
Average Asking Sale Price/SF:	$244.00

ORANGE COUNTY

Base:	235,278,987 SF
Overall Vacancy Rate:	6.9%
Overall Availability Rate:	9.0%
Direct Asking Rate:	$1.45 PSF
Overall Asking Rate:	$1.38 PSF
Average Asking Sale Price/SF:	$340.00

Sources: LAC-I Research, CoStar, Drayage Directory
Drayage Rates reflect base and fuel costs only
Based on a survey of industrial properties 5,000 SF+

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