



**MARKET FUNDAMENTALS**

	YOY Chg	Outlook
<b>6.7%</b> Vacancy Rate	▲	▼
<b>1.0M</b> YTD Net Absorption, SF	▲	▼
<b>\$15.73</b> Asking Rent, PSF <i>(Overall, Net Asking Rent)</i>	▲	▬

**ECONOMIC INDICATORS**

	YOY Chg	Outlook
<b>703K</b> Palm Beach County Employment	▲	▲
<b>3.4%</b> Palm Beach County Unemployment Rate	▲	▲
<b>4.2%</b> U.S. Unemployment Rate <i>Source: BLS</i>	▲	▲

**SUPPLY**

The market's overall vacancy rate was 6.7% at the close of 2024, an increase of 190 basis points (bps) from one year ago. Warehouse/distribution (W/D) vacancy rose even more sharply, climbing 280 bps over the same period to close the year at 8.5%. Yearly construction completions totaled nearly 2.0 million square feet (msf), marking the largest influx of new supply in nearly a decade. Almost 85.0% of the new inventory remained available for lease at year end, with the majority concentrated in the Jupiter and West Palm Beach submarkets. Consequently, these were the only submarkets in the county to record a year-over-year (YOY) vacancy rise. Jupiter's vacancy jumped to 22.8% at the end of Q4, as the three newest big box developments, totaling 1.1 msf and comprising 19.5% of the submarket's total inventory, remained vacant. The market's 6.7% rate was within the stabilized market range but when excluding buildings built after 2022, vacancy would measure just 2.0%. Under construction projects totaled 776,692 square feet (sf) at year end with Egret Point Logistics and Apex Logistics Park Building 1 both breaking ground in Q4.

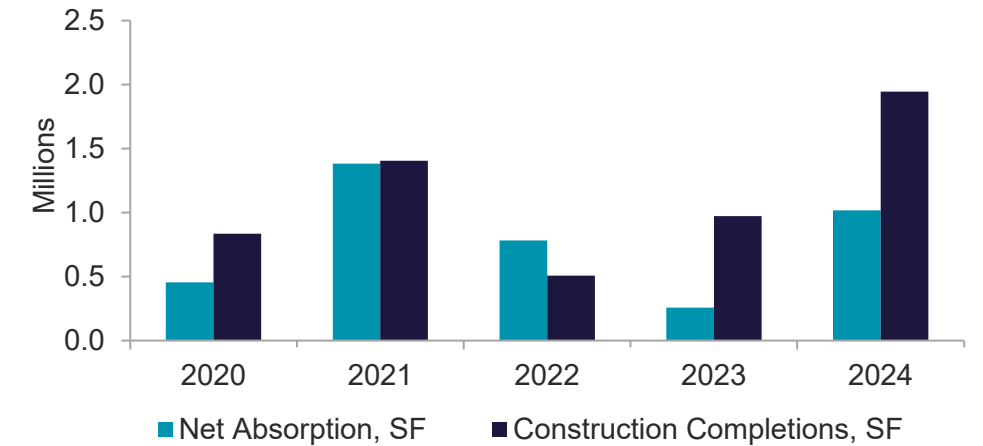
**DEMAND**

New leasing activity in Palm Beach County totaled 1.2 msf in 2024, remaining consistent with levels recorded in 2023. W/D deal activity rose 4.3% YOY, partially offset by a sharp 68.1% decline in manufacturing leasing during the same period. Renewals totaled nearly 600,000 sf in 2024, significantly exceeding the five-year average and trailing only the record totals from 2020. Quarterly absorption reached 136,432 sf in Q4, marking the seventh consecutive quarter of occupancy gains. Tenant occupations of buildings completed in 2022 and 2023 pushed the annual net absorption total to over 1.0 msf, the second highest level in the past decade. Notable Q4 tenant move-ins included Velocity Impact's 44,961 sf, Supply Cool for 27,920 sf, and British Feed's 26,628 sf into the West Palm Beach and Riviera submarkets.

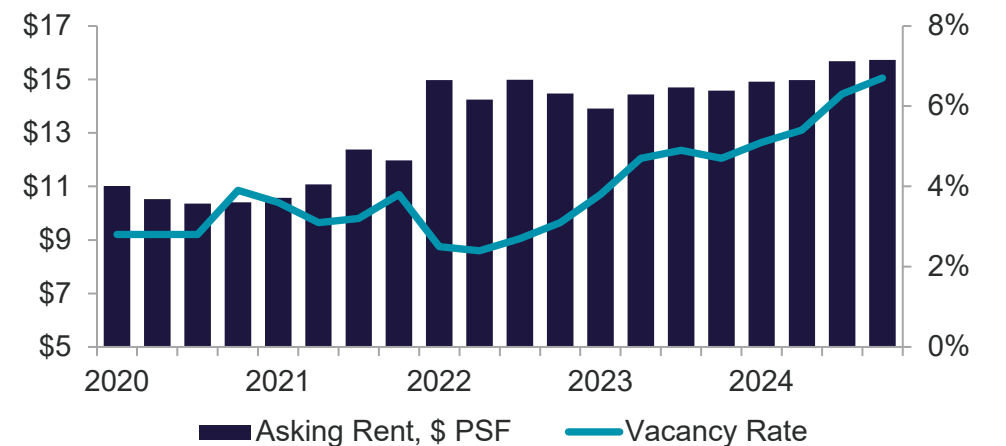
**PRICING**

Palm Beach County's overall average asking rental rate rose 7.9% YOY to \$15.73 per square foot (psf) by the end of 2024. W/D asking rates increased even more, climbing 8.3% YOY to \$16.07 psf. West Palm Beach recorded the largest YOY rise among all submarkets, with asking rates surging 25.5% to \$15.61 psf, driven by the wave of new construction completions.

**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)	YTD LEASING ACTIVITY (SF)*	UNDER CNSTR (SF)	CONSTRUCTION COMPLETIONS (SF)	OVERALL WEIGHTED AVG NET RENT (MF)**	OVERALL WEIGHTED AVG NET RENT (OS)**	OVERALL WEIGHTED AVG NET RENT (W/D)**
Boca Raton	7,192,758	248,816	3.5%	2,642	8,455	169,569	0	0	N/A	\$17.61	\$16.08
Boynton Beach	3,119,863	41,405	1.3%	0	8,726	135,951	457,110	0	N/A	\$21.75	\$14.65
Delray Beach	1,541,987	11,632	0.8%	-3,480	7,307	26,158	269,560	0	N/A	\$15.78	\$17.50
Jupiter	5,665,555	1,294,076	22.8%	11,040	51,699	71,465	0	1,105,327	N/A	\$12.97	N/A
Lake Worth	2,097,951	13,900	0.7%	3,150	105,561	64,225	0	75,000	N/A	\$16.00	\$29.75
Riviera Beach	8,582,449	330,291	3.9%	59,216	133,817	218,336	50,022	0	N/A	\$23.00	\$15.51
West Palm Beach	14,966,485	941,449	6.3%	63,864	701,060	567,709	0	764,569	\$10.01	\$23.30	\$16.14
<b>PALM BEACH TOTAL</b>	<b>43,167,048</b>	<b>2,881,569</b>	<b>6.7%</b>	<b>136,432</b>	<b>1,016,625</b>	<b>1,253,413</b>	<b>776,692</b>	<b>1,944,896</b>	<b>\$10.01</b>	<b>\$16.07</b>	<b>\$16.07</b>

\*Renewals not included in leasing statistics \*\*Rental rates reflect weighted net asking \$psf/year

PRODUCT TYPE	INVENTORY (SF)	OVERALL VACANT (SF)	OVERALL VACANCY RATE	CURRENT QTR OVERALL NET ABSORPTION (SF)	YTD OVERALL NET ABSORPTION (SF)	YTD LEASING ACTIVITY (SF)*	UNDER CONSTRUCTION (SF)	CONSTRUCTION COMPLETIONS (SF)	OVERALL WEIGHTED AVG NET RENT**
Manufacturing	6,624,215	38,602	0.6%	-900	18,300	38,786	0	0	\$10.01
Office Service	4,965,976	159,373	3.2%	18,952	62,766	186,033	50,022	0	\$16.07
Warehouse/Distribution	31,576,857	2,683,594	8.5%	118,380	935,559	1,028,594	269,560	1,944,896	\$16.07
<b>PALM BEACH TOTAL</b>	<b>43,167,048</b>	<b>2,881,569</b>	<b>6.7%</b>	<b>136,432</b>	<b>1,016,625</b>	<b>1,253,413</b>	<b>776,692</b>	<b>1,944,896</b>	<b>\$15.73</b>

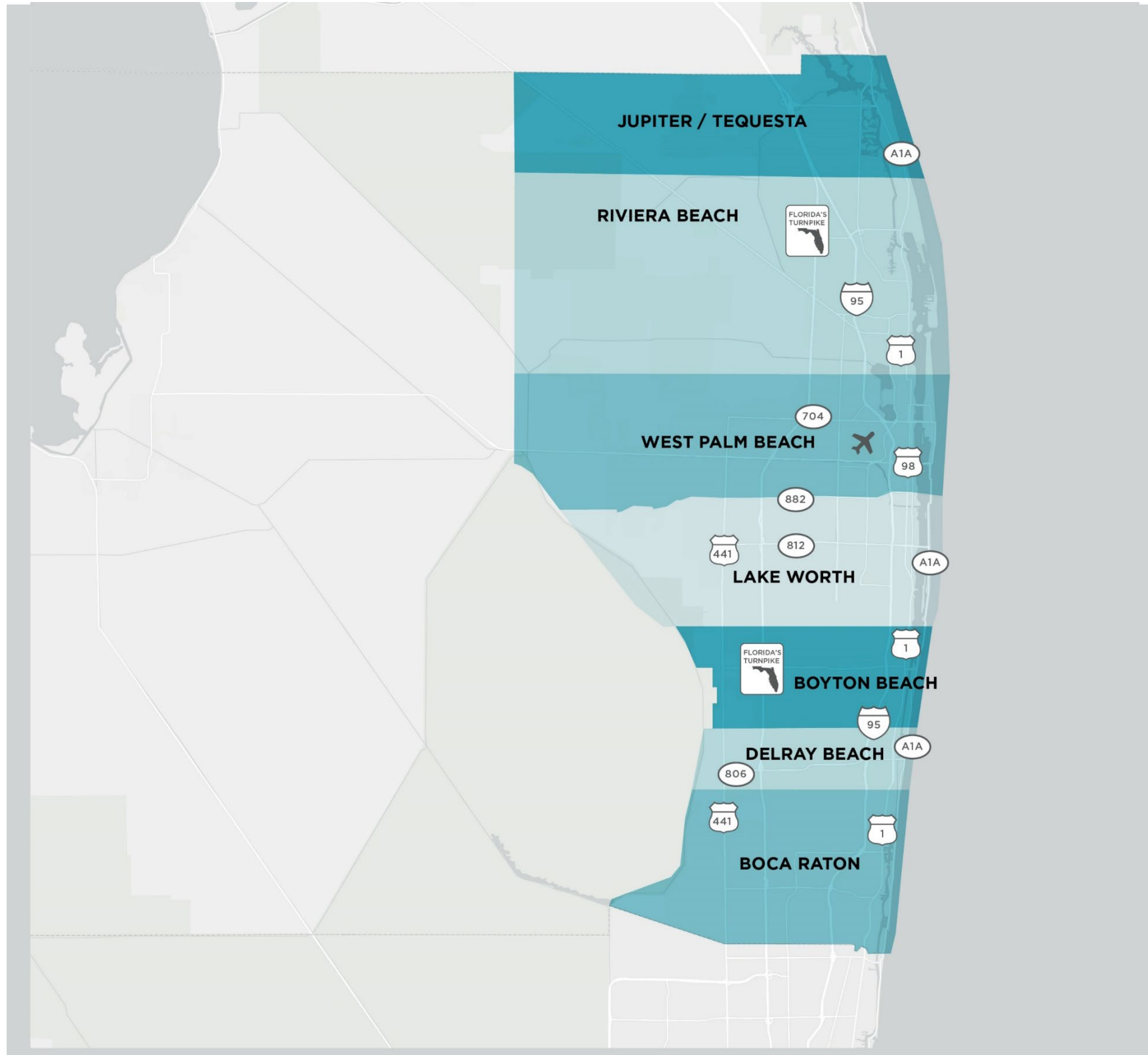
KEY LEASE TRANSACTIONS Q4 2024

PROPERTY	SUBMARKET	TENANT	SF	TYPE
101 Sansbury Way- Bldg 3	West Palm Beach	Xcel Padel, LLC	66,763	New
6051 Southern Blvd S	West Palm Beach	Safebound Moving & Storage	29,238	New
563 N Cleary Road	West Palm Beach	RealTurf Florida, LLC	13,955	New

KEY SALE TRANSACTIONS Q4 2024

PROPERTY	SUBMARKET	SELLER/BUYER	SF	PRICE / \$ PSF
Silver Beach Industrial Park (Portfolio Sale)	Riviera Beach	American Realty Advisors   Cabot Properties	371,949	91.3M   \$245
430 S Congress Avenue	Delray Beach	Blackstone Inc.   Longpoint Realty Partners	80,702	19.8M   \$245

INDUSTRIAL SUBMARKETS



**CONNOR SALZMAN**

*Research Analyst*

Tel: +1 954 892 7000

[Connor.Salzman@cushwake.com](mailto:Connor.Salzman@cushwake.com)

**ERIC MESSER**

*Senior Research Manager*

Tel: +1 954 377 0519

[Eric.Messer@cushwake.com](mailto:Eric.Messer@cushwake.com)

**A CUSHMAN & WAKEFIELD RESEARCH PUBLICATION**

Cushman & Wakefield (NYSE: CWK) is a leading global commercial real estate services firm for property owners and occupiers with approximately 52,000 employees in nearly 400 offices and 60 countries. In 2023, the firm reported revenue of \$9.5 billion across its core services of property, facilities and project management, leasing, capital markets, and valuation and other services. It also receives numerous industry and business accolades for its award-winning culture and commitment to Diversity, Equity and Inclusion (DEI), sustainability and more. For additional information, visit [www.cushmanwakefield.com](http://www.cushmanwakefield.com).

©2025 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.