Choice, cost & competition

Counts of available blocks of space vs. active requirements

- Quality space in excess of 750,000 square feet is getting harder to come by, meaning rents are increasing in this size segment and build-to-suits are here to stay.
- Availabilities in the 500,000- to 749,999-square-foot segment are tightening in most regions, though new spec deliveries in the Southwest and Midwest appear to be getting ahead of demand. A pause in rent growth may be in the cards.
- While market fundamentals are tightening in smaller size categories (not pictured), supply generally outweighs active requirements in most regions.