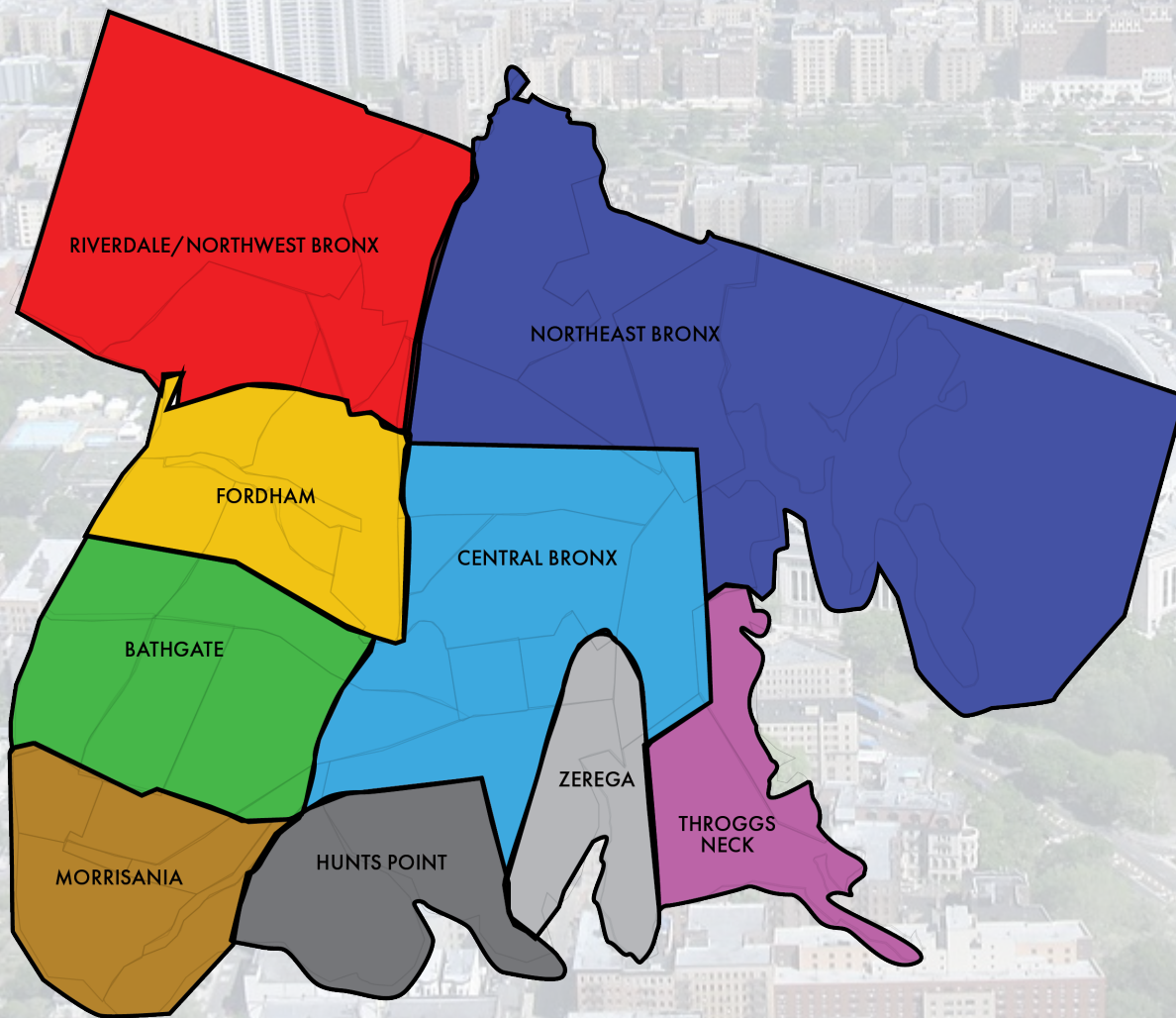


# 2026 BRONX Q1 INDUSTRIAL LEASING

## Market Insight Report



**\$27.11**  
HIGHEST  
PPSF

**MORRISANIA  
SUBMARKET**

**17.71%\*\***  
HIGHEST  
AVAILABILITY  
RATE

**CENTRAL BRONX  
SUBMARKET**

**+0.34%\***  
4Q 2025 →  
1Q 2026

**OVERALL  
AVAILABILITY**

**-\$0.14**  
4Q 2025 →  
1Q 2026

**OVERALL  
ASKING PRICE**

\*AS A FUNCTION OF QUARTER OVER  
QUARTER AVAILABILITY PERCENTAGE

\*\*THROGGS NECK & RIVERDALE  
NOT INCLUDED

# Q1

## SUMMARY

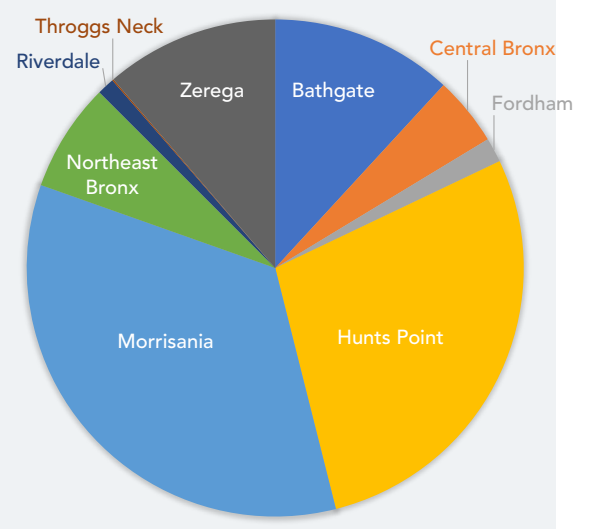
The Bronx industrial market extended its streak of rising availability to a seventh consecutive quarter in Q1 2026, with the overall rate reaching 10.44%. The persistent upward trend reflects the continued imbalance between supply additions and tepid leasing demand across the borough. Among the most notable developments this quarter was the addition of a 45,000 SF warehouse in the Northeast Bronx being vacated by Montefiore Hospital – a space that is simultaneously being marketed for sale. The bulk of new supply coming to market continued to fall in the 5,000 to 10,000 square foot range.

Average asking rents edged down to \$22.12 PSF, a slight decline that reflects landlords pricing newer availabilities at a discount to bring them in line with what has been sitting on the market. Activity was quiet across the board in Q1, with net absorption remaining negative borough-wide. Of the Bronx’s various submarkets, only Bathgate recorded any meaningful positive absorption, while availability was up in nearly every other submarket, pointing to a market-wide softening in demand conditions.

The Bronx industrial market has followed a consistent upward availability trajectory over the past three quarters, climbing from 10.01% in Q3 to 10.10% in Q4 and now 10.44% in Q1 2026. Asking rents, which had been on an upward path reaching a peak of \$21.70 PSF in Q2 and Q3, have now begun to soften – a signal that the accumulating supply is beginning to apply modest downward pressure on pricing fundamentals.

### 2026 BRONX TOTAL MARKET SIZE

**34,312,134**



### TOP PERFORMING SUBMARKETS

**LOWEST AVAILABILITY RATE: FORDHAM\*\***

**HIGHEST ASKING PPSF: MORRISANIA**

### Q1 AVERAGE AVAILABILITY RATE\*:

**10.44%**

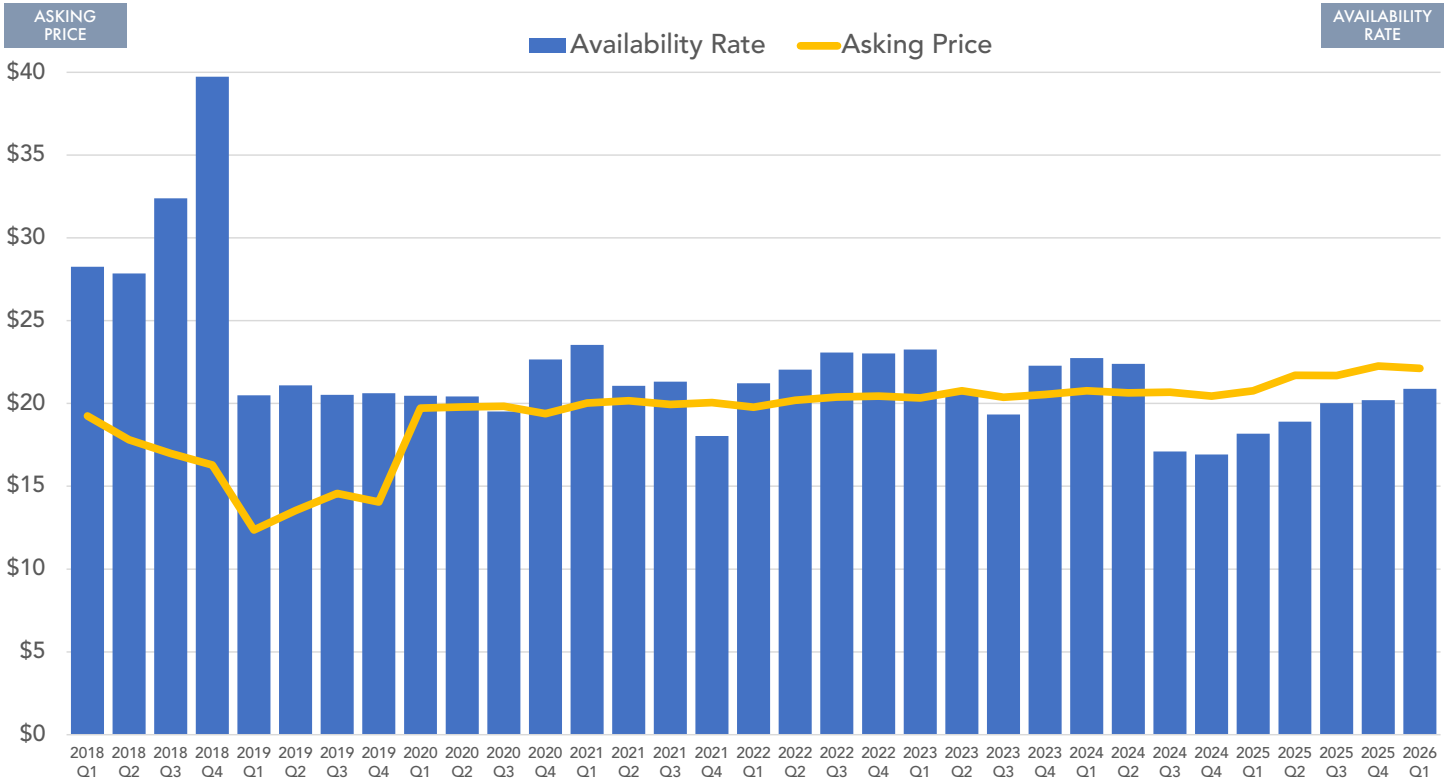
### Q1 AVERAGE ASKING PRICE\*:

**\$22.12**

\*Weighted averages  
 \*\*Throggs Neck & Riverdale not included

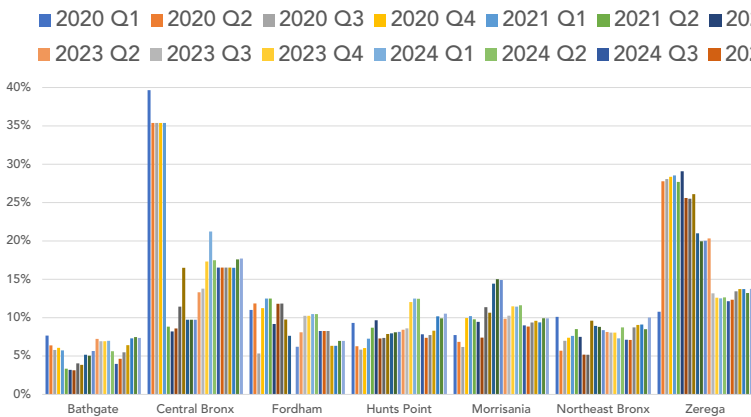
# Q1

## AVAILABILITY RATE AND ASKING PRICE TRENDS



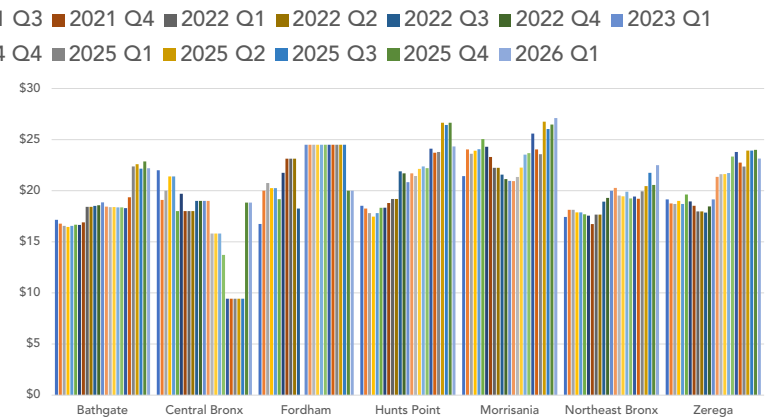
OVERALL AVAILABILITY RATE and ASKING PRICES 2020-2026 QTR OVER QTR

### 2020 to 2026 AVAILABILITY RATE BY SUBMARKET



AVAILABILITY RATE TRENDS

### 2020 to 2026 ASKING PRICE BY SUBMARKET



ASKING PRICE TRENDS



QUARTER OVER QUARTER INCREASE

**10.44%**  
Q1 BRONX OVERALL AVAILABILITY RATE



YEAR OVER YEAR INCREASE



QUARTER OVER QUARTER DECREASE

**\$22.12**  
Q1 BRONX AVERAGE ASKING PRICE



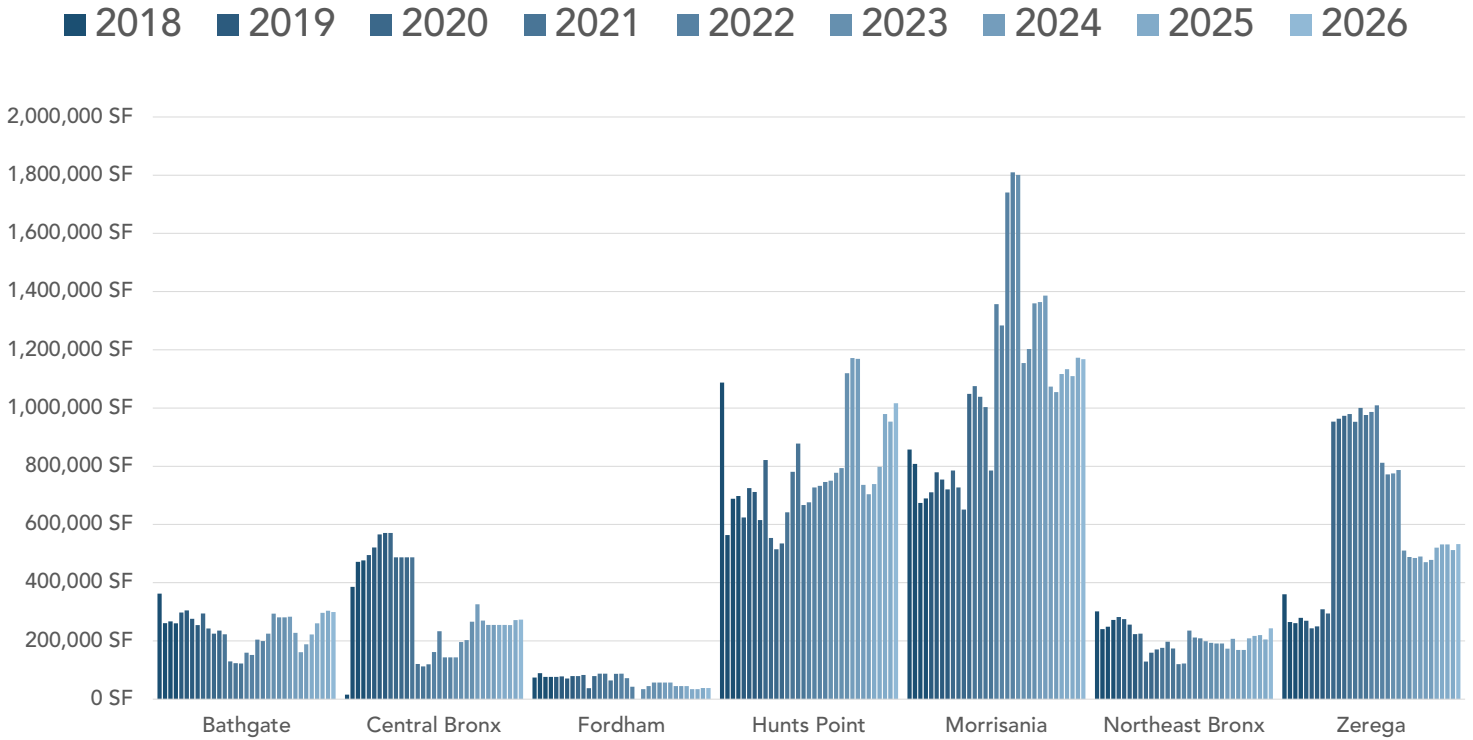
YEAR OVER YEAR INCREASE

\*Throggs Neck and Riverdale did not have significant availability  
Rental rates are quoted on a gross basis using a formula for net costs\*

# Q1

## TOTAL AVAILABILITY

BRONX SUBMARKETS 2018-2026 QTR OVER QTR



HIGHEST AVAILABILITY RATE:  
**Central Bronx**

HIGHEST ASKING PPSF:  
**Morrisania**

MOST AVAILABLE SF:  
**Morrisania**

LOWEST AVAILABILITY RATE:  
**Fordham**

LOWEST ASKING PPSF:  
**Central Bronx**

LEAST AVAILABLE SF:  
**Fordham**

\*Throggs Neck and Riverdale did not have significant availability

Rental rates are quoted on a gross basis using a formula for net costs\*



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