

# BIRMINGHAM

## Q1 2026 Birmingham Market Report

Market stats based on a specific set of tracked properties for Industrial and Office sectors.

### INDUSTRIAL OCCUPANCY

**91.3%**

19.5M SF tracked market

### INDUSTRIAL VACANCY

**1,706,600 SF**

### OFFICE OCCUPANCY

**79.9%**

17.6M SF across 5 submarkets

### OFFICE ABSORPTION

**121,711 SF**

Net positive Q1 2026

## Industrial Market Overview

19,529,769 SF across 5 submarkets – 91.3% occupied

### OCCUPANCY BY SUBMARKET



### SUBMARKET DETAIL

Submarket	Total SF	Vacant SF	Occupancy
Central	4,865,604	273,535	94.4%
East	2,310,356	149,240	93.5%
South	4,293,985	342,170	92.0%
Oxmoor	4,506,766	526,522	88.3%
Southwest	3,553,058	415,133	87.4%
<b>Total</b>	<b>19,529,769</b>	<b>1,706,600</b>	<b>91.3%</b>

# Q1 2026 Birmingham Market Report

Central	
Total SF	4,865,604
Vacancy	5.6%
Bulk Occ.	94.0%
Off/Whse Occ.	96.0%
Service Ctr	100.0%
Oxmoor	
Total SF	4,506,766
Vacancy	11.7%
Bulk Occ.	87.1%
Off/Whse Occ.	95.0%
Service Ctr	89.3%

East	
Total SF	2,310,356
Vacancy	6.5%
Bulk Occ.	94.4%
Off/Whse Occ.	86.0%
Southwest	
Total SF	3,553,058
Vacancy	11.7%
Bulk Occ.	87.6%
Off/Whse Occ.	97.0%

South	
Total SF	4,293,985
Vacancy	8.0%
Bulk Occ.	90.0%
Off/Whse Occ.	94.0%
Service Ctr	97.0%

## INVENTORY BY PRODUCT TYPE



## Selected Industrial Transactions

Property	Type	Size	Broker(s)	Represented
Cross Dock Distribution Center 3101 Anderson Rd, Opelika, AL	Sold	702,689 SF	Ogden Deaton, SIOR · John Coleman, SIOR	Seller
Moody Distribution Warehouse 2415 US Hwy 78, Ste. 200, Moody, AL	Leased	142,026 SF	John Coleman, SIOR · Ogden Deaton, SIOR	Landlord
CenterState Logistics Lease 225 Daniel Payne Dr, Birmingham, AL	Leased	55,620 SF	John Coleman, SIOR	Tenant
Rail Served Warehouse 2601 Commerce Blvd, Birmingham, AL	Sold	49,000 SF	Ogden Deaton, SIOR · Jordan Tubb, SIOR	Seller & Buyer
BN Industrial Park 2700 13th St, Ste A & C, Birmingham, AL	Leased	40,000 SF	Ogden Deaton, SIOR	Landlord
Clear Span Warehouse 2120 Montevallo Rd SW, Birmingham, AL	Sold	31,000 SF	Sonny Culp, SIOR · Sam Carroll, SIOR	Buyer & Seller

# Office Market Overview

17,606,165 SF across 5 submarkets – 79.9% occupied

## OCCUPANCY BY SUBMARKET



SUBMARKET DETAIL	Vacancy Rate	Avg. Quoted Rate	Q1 Absorption
Highway 280/I-459	26.1%	\$22.90	137,822 SF
CBD/Downtown	23.6%	\$23.11	17,076 SF
Vulcan/Oxmoor	23.0%	\$17.53	(34,827) SF
Southern	19.2%	\$20.46	(40,679) SF
Midtown	8.9%	\$28.24	42,319 SF
<b>Overall Market</b>	<b>20.1%</b>	<b>\$23.59</b>	<b>121,711 SF</b>

Hwy 280/I-459		CBD/Downtown		Midtown	
Vacant SF	1,311,397	Vacant SF	1,131,469	Vacant SF	386,855
Vacancy	26.1%	Vacancy	23.6%	Vacancy	8.9%
Q1 Absorption	+137,822 SF	Q1 Absorption	+17,076 SF	Q1 Absorption	+42,319 SF
Avg. Rate	\$22.90/SF	Avg. Rate	\$23.11/SF	Avg. Rate	\$28.24/SF

Southern		Vulcan/Oxmoor	
Vacant SF	404,042	Vacant SF	301,740
Vacancy	19.2%	Vacancy	23.0%
Q1 Absorption	(40,679) SF	Q1 Absorption	(34,827) SF
Avg. Rate	\$20.46/SF	Avg. Rate	\$17.53/SF

## Selected Office Transactions

Property	Type	Size	Broker(s)	Represented
Midtown Office Lease 2501 20th Pl S, Ste 200 & 250, Birmingham, AL	Leased	28,675 SF	Sam Carroll, SIOR · Matt Gilchrist, SIOR	Tenant
CBD Office Lease 1801 5th Ave N, Ste 400 & 500, Birmingham, AL	Leased	22,852 SF	Dan Lovell, SIOR, LEED AP	Tenant
880 Montclair Lease 880 Montclair Rd, Birmingham, AL	Leased	18,817 SF	Dan Lovell, SIOR, LEED AP · Sam Carroll, SIOR · Matt Gilchrist, SIOR	Tenant Tenant
Irondale Land 1851 John Rogers Dr, Birmingham, AL	Sold	32 Acres	Sam Carroll, SIOR · Matt Gilchrist, SIOR	Buyer
UAB St. Vincent's East Medical Center 52 Medical Park Dr E, Ste 101, Birmingham, AL	Leased	8,441 SF	Jerry Grant, CCIM	Landlord
Mt. Laurel Commercial Lot Dunnavant Valley Rd, Birmingham, AL	Sold	0.32 Acre	Bo Grisham · Dan Lovell, SIOR, LEED AP	Seller