Industrial Commercial Pulse Check | July 2026

OPTEON

"Across Australia, the industrial property market remained resilient throughout the first half of 2026, supported by healthy occupier demand, low vacancy rates and strong long-term fundamentals. Demand from logistics, transport, manufacturing and e-commerce businesses continued to underpin leasing activity, although tenants became more selective and rental growth moderated from the levels seen in recent years. New supply remained elevated, particularly in major east coast markets, helping to ease some supply constraints while vacancies generally stayed below historical averages."

Paul Bungate
Director
Middle Markets & Advisory

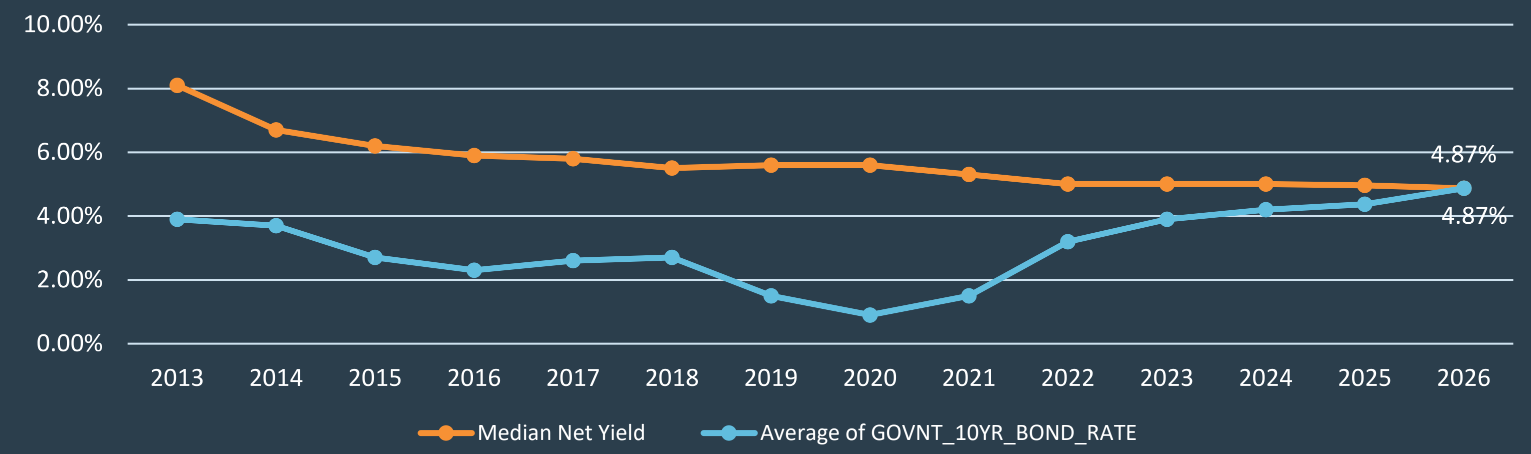
Metro Industrial Pulse Reading

ELEVATED	NSW, SA, QLD, WA
RESTING	NT, TAS, ACT
SLOW	VIC

Regional Industrial Pulse Reading

ELEVATED	WA
RESTING	NSW, SA, QLD, VIC, TAS, ACT
SLOW	NT

Industrial Median Net Yield vs 10yr Bond Rate



Industrial Quarterly **Value Change**

Industrial **Supply**

Industrial **Demand**