

SOUTHEAST WISCONSIN INDUSTRIAL REPORT

Q3-2025

www.barrycre.com

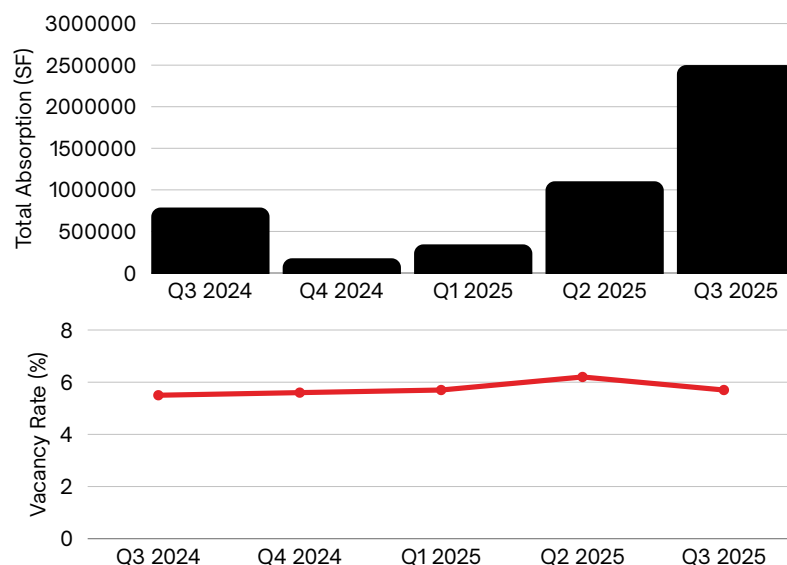
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1232 N. Edison Street, Milwaukee, WI

Southeast Wisconsin's Industrial Sector Holds Strong Amid Steady Demand

- The industrial sector continues to show resilience, with steady demand and solid fundamentals.
- Some submarkets are almost fully occupied:
 - Walworth with a **0.7%** total vacancy rate
 - Sheboygan with a **0.6%** total vacancy rate
- Over 2.5 million square feet of industrial space was absorbed in Q2, reflecting robust demand.

Absorption & Vacancy Rate



Summary of Southeast WI Industrial Market

Q2 TOTAL VACANCY RATE
5.7%

Q2 TOTAL VACANCY
22,451,742 SF

Q2 TOTAL ABSORPTION
2,501,110 SF

Lowest Vacancy Submarkets

COUNTY	VACANCY RATE
Sheboygan	0.6%
Walworth	0.7%
Waukesha	2.0%
Washington	3.8%
Ozaukee	4.1%

[View Barry Co. Website](http://www.barrycre.com)

*Source: The Barry Company in conjunction with Catylist/Redicoms

SOUTHEAST WISCONSIN OFFICE REPORT

Q3-2025

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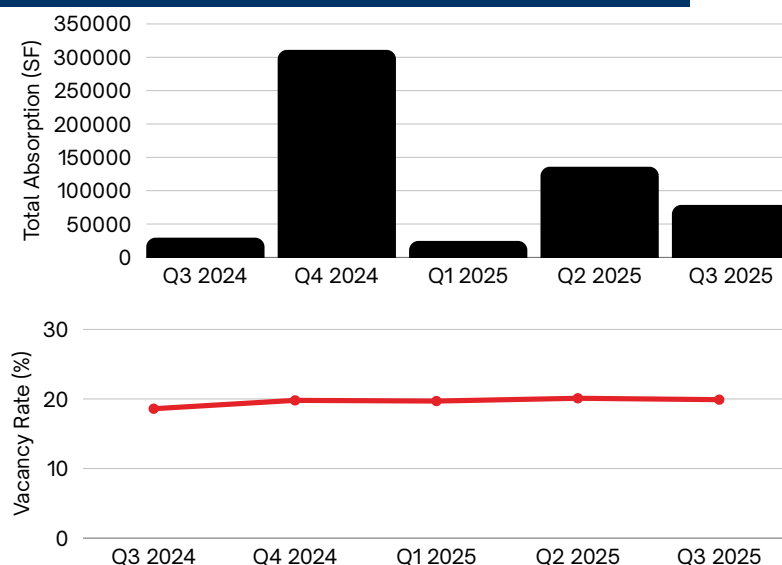
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Office Market Continues to Face Headwinds

- Total vacancy remained elevated at 19.9% in Q3, showing little change from Q2 and underscoring ongoing market challenges.
- Net absorption slowed in Q3 signaling weakening demand.
- Vacancy rates remain especially high in several suburban office corridors like West Allis and Mayfair – Wauwatosa.

Absorption & Vacancy Rate



Summary of Southeast WI Office Market

Q2 TOTAL VACANCY RATE
19.9%

Q2 TOTAL VACANCY
8,842,783 SF

Q2 TOTAL ABSORPTION
78,656 SF

Highest Vacancy Submarkets

CITY	VACANCY RATE
Milwaukee - West Allis	30.9%
Mayfair - Wauwatosa	28.9%
Waukesha Southeast - New Berlin	25.5%
Brookfield	24.3%
Pewaukee	23.0%

*Source: The Barry Company in conjunction with Catylist/Redicomp

ABOUT THE BARRY COMPANY

Q3-2025

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Recent Barry Co Transactions

7253 Sheridan Springs Rd,
Lake Geneva, WI 53147 **14,918 SF Industrial Building**



4530 W Burnham St,
West Milwaukee, WI 53219 **21,096 SF Industrial Space**



3950 W Douglas Ave,
Sheboygan, WI 53081 **6,819 SF Industrial Building**



5504 W State St,
Milwaukee, WI 53208 **1,448 SF Retail Space**



Barry Co Transactions From Our History

170,000 SF Industrial Building



CARW Deal of the Year

1,100,000 SF Industrial Building



CARW Deal of the Year

857,000 SF Industrial Building



CARW Deal of the Year

341,000 SF Office Building



CARW Deal of the Year



THE
BARRY
COMPANY

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Barry Co Featured Listings

815 N Cass St,
Milwaukee, WI 53202



OFFICE SPACE FOR SALE/LEASE

4738 S Taylor Dr,
Sheboygan, WI 53081



MULTIPURPOSE SPACE FOR LEASE

1693-1701 N. Water St,
Milwaukee, WI 53202



DEVELOPMENT LAND FOR SALE

423 N 3rd St,
Milwaukee, WI 53202



RETAIL PROPERTY FOR SALE

MEET THE TEAM

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