

SOUTHEAST WISCONSIN INDUSTRIAL REPORT

Q4-2025

www.barrycre.com

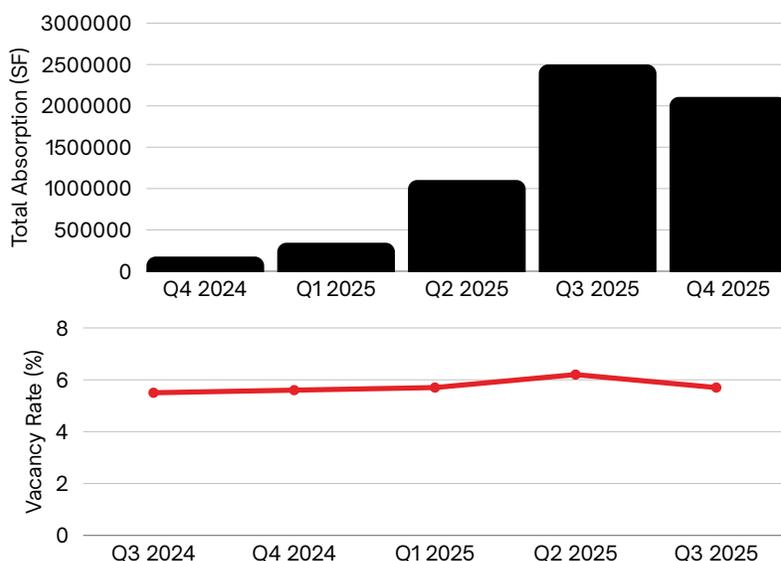
414-271-1870

1232 N. Edison Street, Milwaukee, WI

Industrial Sector Remains Strong in Q4

- The industrial sector continued to tighten through year-end, with the total vacancy rate improving to 5.3% from 5.7% in Q3.
- Some submarkets are almost fully occupied:
 - Walworth with a **0.7%** total vacancy rate
 - Sheboygan with a **0.5%** total vacancy rate
- Market demand stayed robust as over 2.1 million SF of space was absorbed in Q4.

Absorption & Vacancy Rate



Summary of Southeast WI Industrial Market

Q4 TOTAL VACANCY RATE
5.3%

Q4 TOTAL VACANCY
21,047,968 SF

Q4 TOTAL ABSORPTION
2,108,257 SF

Lowest Vacancy Submarkets

COUNTY	VACANCY RATE
Sheboygan	0.5%
Walworth	0.7%
Waukesha	1.9%
Washington	3.5%
Ozaukee	3.8%

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

SOUTHEAST WISCONSIN OFFICE REPORT

Q4-2025

www.barrycre.com

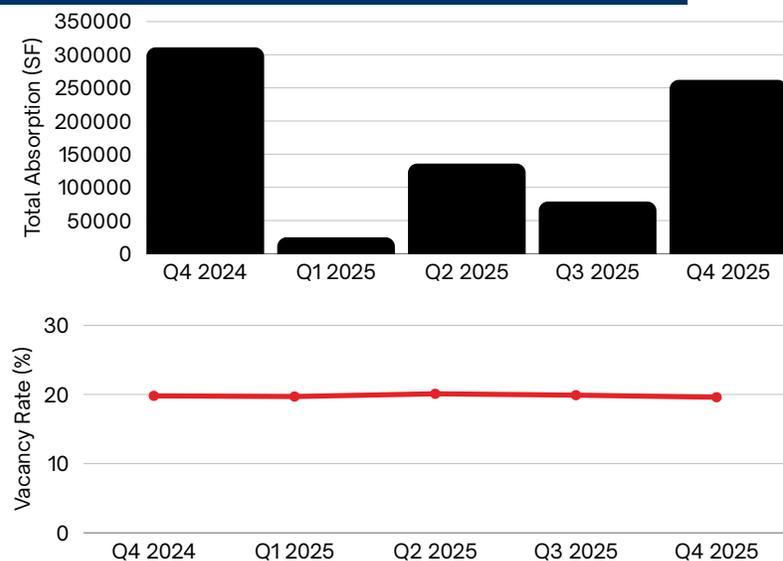
414-271-1870

1232 N. Edison Street, Milwaukee, WI

Office Market Shows Signs of Stabilization

- The office market saw a modest recovery at the end of the year, with total vacancy decreasing to 19.6% from 19.9% in Q3.
- Net absorption experienced a significant rebound, jumping to 262,105 SF in Q4 after a slower Q3.
- While overall trends improved, high vacancy persists in suburban corridors such as New Berlin and West Allis, which recorded rates of 31.7% and 30.9%.

Absorption & Vacancy Rate



Summary of Southeast WI Office Market

Q4 TOTAL VACANCY RATE
19.6%

Q4 TOTAL VACANCY
8,648,416 SF

Q4 TOTAL ABSORPTION
262,105 SF

Highest Vacancy Submarkets

CITY	VACANCY RATE
Waukesha Southeast - New Berlin	31.7%
Milwaukee - West Allis	30.9%
Mayfair - Wauwatosa	28.7%
Brookfield	25.3%
Pewaukee	22.6%

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



THE
BARRY
COMPANY

ABOUT THE BARRY COMPANY

Q4-2025

🌐 www.barrycre.com

☎ 414-271-1870

📍 1232 N. Edison Street, Milwaukee, WI

Recent Barry Co Transactions

3830 County Rd H,
Port Washington, WI 53074

23,267 SF

Manufacturing/Office Building



SOLD

10100 Serpe Way,
Pleasant Prairie, WI 53158

248,098 SF Industrial Facility



SOLD AS INVESTMENT

1901 S 77th St,
West Allis, WI 53219

3,400 SF Industrial Suite



LEASED

12221 W Feerick St,
Wauwatosa, WI 53222

39,206 Industrial Space



LEASED

Barry Co Transactions From Our History

170,000 SF Industrial Building



CARW Deal of the Year

SOLD 2019

1,100,000 SF Industrial Building



CARW Deal of the Year

SOLD 2015

857,000 SF Industrial Building



CARW Deal of the Year

SOLD 1997

341,000 SF Office Building



CARW Deal of the Year

SOLD 1998



THE
BARRY
COMPANY

ABOUT THE BARRY COMPANY

Q4-2025

🌐 www.barrycre.com

☎ 414-271-1870

📍 1232 N. Edison Street, Milwaukee, WI



Barry Co Featured Listings

[View All of Our Listings Here](#)

727 N 31st St,
Milwaukee, WI 53208



ROOMING HOUSE FOR SALE

4738 S Taylor Dr,
Sheboygan, WI 53081



MULTIPURPOSE SPACE FOR LEASE

1901 S 77th St,
West Allis, WI 53219



LIGHT INDUSTRIAL SUITE FOR LEASE

2028-2030 N MLK Dr,
Milwaukee, WI 53202



COMMERCIAL SPACE FOR SALE

MEET THE TEAM

James T. Barry III, J.D., CCIM

President

jbarry@barrycre.com

Kevin C. Barry, CCIM

Senior Vice President

kbarry@barrycre.com

David L. Barry, CCIM, SIOR

Commercial Broker

dbarry@barrycre.com

David J. Buckley

Commercial Broker

dbuckley@barrycre.com

Nick Zurich

Commercial Broker

nzurich@barrycre.com

David Bartelt

Commercial Salesman

dbartelt@barrycre.com

~ Award-Winning Since 1921 ~