

SOUTHEAST WISCONSIN INDUSTRIAL REPORT

Q1-2026

www.barrycre.com

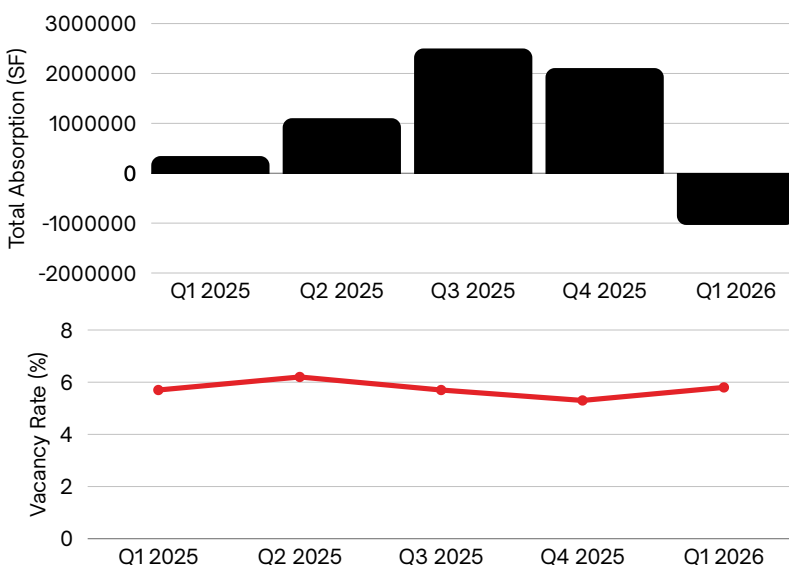
414-271-1870

1232 N. Edison Street, Milwaukee, WI

Industrial Market Softens to Start the Year

- The industrial sector saw a slight uptick in vacancy to start the year, with the total vacancy rate rising to 5.8% from 5.3% in Q4.
- Even the tightest submarkets recorded an increase in total vacancy:
 - Walworth rose to 1.3% (up from 0.7% in Q4).
 - Sheboygan rose to 1.7% (up from 0.5% in Q4).
- Market demand experienced a notable pullback in Q1, with over 1 million SF of negative net absorption recorded.

Absorption & Vacancy Rate



Summary of Southeast WI Industrial Market

Q1 TOTAL VACANCY RATE
5.8%

Q1 TOTAL VACANCY
22,723,132 SF

Q1 TOTAL ABSORPTION
-1,037,167 SF

Lowest Vacancy Submarkets

COUNTY	VACANCY RATE
Walworth	1.3%
Sheboygan	1.7%
Waukesha	2.5%
Washington	4.1%
Ozaukee	5.8%

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

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

SOUTHEAST WISCONSIN OFFICE REPORT

Q1-2026

www.barrycre.com

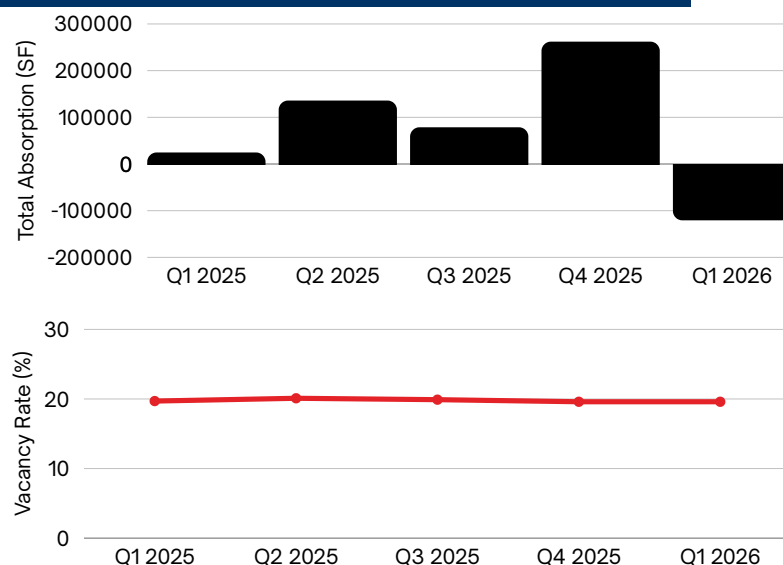
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Office Market Stability Tested in Q1

- The office market vacancy rate remained unchanged to begin the year, holding steady at 19.6%.
- Net absorption trended slightly negative in the first quarter, with a decrease of 120,644 SF.
- High vacancy persists in key suburban submarkets, specifically West Allis at 32.4% and New Berlin at 30.8%.

Absorption & Vacancy Rate



Summary of Southeast WI Office Market

Q1 TOTAL VACANCY RATE
19.6%

Q1 TOTAL VACANCY
8,698,798 SF

Q1 TOTAL ABSORPTION
-120,644 SF

Highest Vacancy Submarkets

CITY	VACANCY RATE
Milwaukee - West Allis	32.4%
Waukesha Southeast - New Berlin	30.8%
Mayfair - Wauwatosa	26.3%
Brookfield	24.7%
Pewaukee	22.3%

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

ABOUT THE BARRY COMPANY

Q1-2026

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📍 1232 N. Edison Street, Milwaukee, WI

Recent Barry Co Transactions

W140N9427 Fountain Blvd,
Menomonee Falls, WI 53051

118,282 Manufacturing Building



SOLD IN SALE-LEASEBACK

12855 W Silver Spring Dr,
Butler, WI 53007

13,013 SF Industrial Space



LEASED

10100 Serpe Way,
Pleasant Prairie, WI 53158

248,098 SF Industrial Facility



SOLD AS INVESTMENT

815 N Cass St,
Milwaukee, WI 53202

5,710 SF Office Building



SOLD

Barry Co Transactions From Our History



170,000 SF Industrial Building

CARW Deal of the Year

SOLD 2019



857,000 SF Industrial Building

CARW Deal of the Year

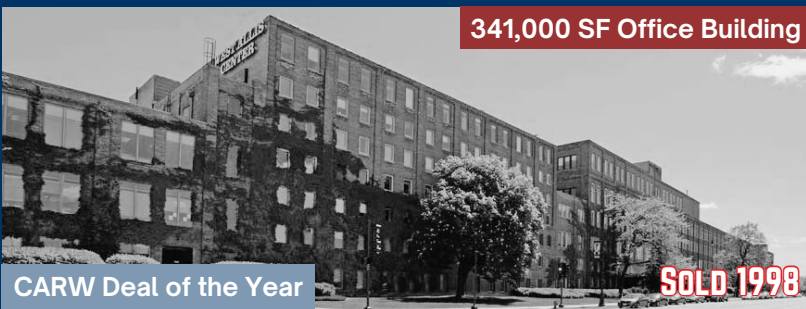
SOLD 1997



1,100,000 SF Industrial Building

CARW Deal of the Year

SOLD 2015



341,000 SF Office Building

CARW Deal of the Year

SOLD 1998



THE
BARRY
COMPANY

ABOUT THE BARRY COMPANY

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Barry Co Featured Listings

[View All of Our Listings Here](#)

1550 Innovation Way,
Hartford, WI 53027



FLEX/TECH/OFFICE/EVENT SPACE FOR LEASE

2342 North 27th St,
Milwaukee, WI 53210



OFFICE/COMMERCIAL SPACE FOR LEASE

613, 621 Grandview Blvd & 620 Morgan Ave,
Waukesha, WI 53186



MIXED USE PROPERTY FOR SALE

817 N East Ave,
Waukesha, WI 53186



OFFICE BUILDING FOR LEASE

MEET THE TEAM

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