

SOUTHEAST WISCONSIN INDUSTRIAL REPORT

Q2-2026

www.barrycre.com

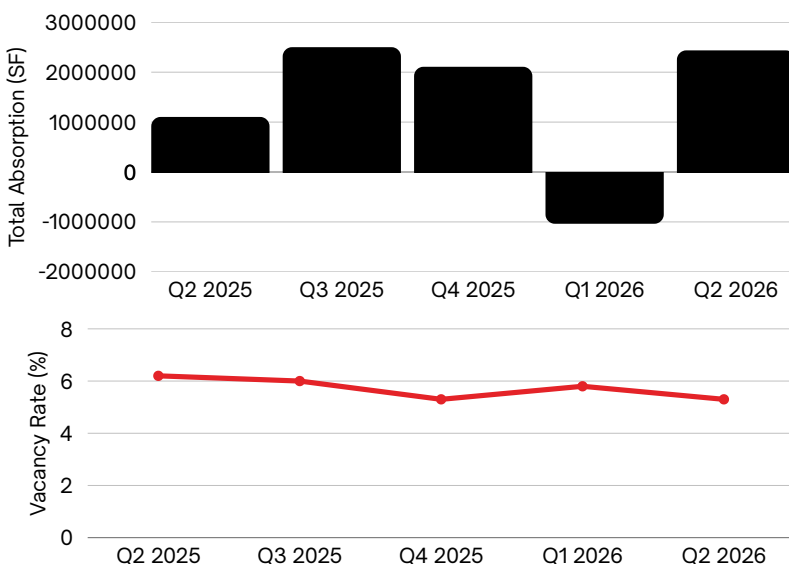
414-271-1870

1232 N. Edison Street, Milwaukee, WI

Strong Absorption Drives Vacancy Lower

- The SE WI industrial market strengthened in Q2, with the overall vacancy rate declining to 5.3% from 5.8% in Q1.
- Net absorption rebounded to 2.4 million SF after 1.0 million SF of negative absorption in Q1.
- Total vacant industrial space decreased to 21.0 million SF, down from 22.7 million SF in the prior quarter.
- The region's tightest industrial submarkets continued to perform well, led by Walworth (1.3%), Sheboygan (1.4%), and Ozaukee (2.0%) vacancy rates.

Absorption & Vacancy Rate



Summary of Southeast WI Industrial Market

Q2 TOTAL VACANCY RATE
5.3%

Q2 TOTAL VACANCY
21,025,809 SF

Q2 TOTAL ABSORPTION
2,436,884 SF

Lowest Vacancy Submarkets

COUNTY	VACANCY RATE
Walworth	1.3%
Sheboygan	1.4%
Ozaukee	2.0%
Waukesha	2.2%
Washington	3.4%

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

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

SOUTHEAST WISCONSIN OFFICE REPORT

Q2-2026

www.barrycre.com

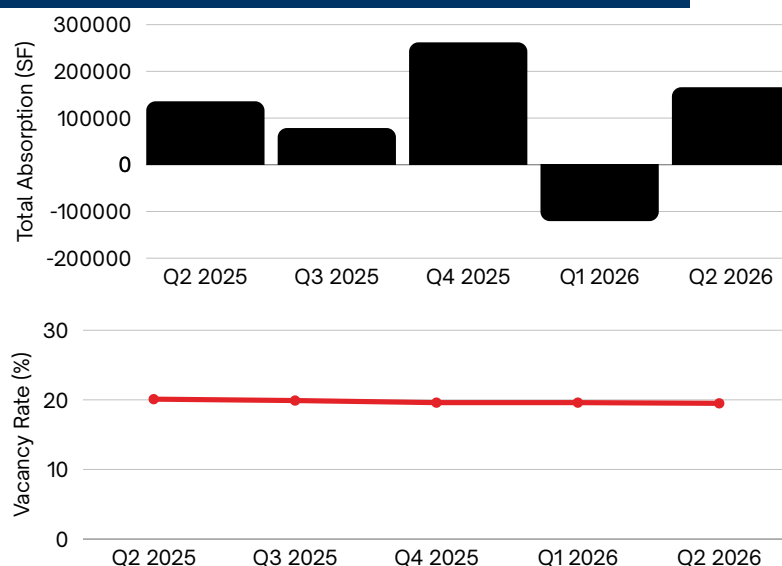
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Positive Absorption Signals Office Stability

- The SE WI office market showed modest improvement in Q2, with the overall vacancy rate declining to 19.5% from 19.6% in Q1.
- Market demand strengthened during the quarter, with 166,023 SF of positive net absorption, reversing the 120,644 SF of negative absorption recorded in Q1.
- Total vacant office space decreased by nearly 98,000 SF during the quarter.
- Milwaukee - West Allis (32.2%) remained among the region's highest-vacancy submarkets.

Absorption & Vacancy Rate



Summary of Southeast WI Office Market

Q2 TOTAL VACANCY RATE
19.5%

Q2 TOTAL VACANCY
8,600,985 SF

Q2 TOTAL ABSORPTION
166,023 SF

Highest Vacancy Submarkets

CITY	VACANCY RATE
Milwaukee - West Allis	32.2%
Mayfair - Wauwatosa	25.2%
Brookfield	24.5%
Pewaukee	23.1%
Milwaukee Downtown West	22.5%

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



THE
BARRY
COMPANY

ABOUT THE BARRY COMPANY

Q2-2026

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📍 1232 N. Edison Street, Milwaukee, WI

Recent Barry Co Transactions

11057 N Towne Square Rd,
Mequon, WI 53092

4,335 SF Office Building



SOLD

6744 S Howell Ave,
Oak Creek, WI 53154

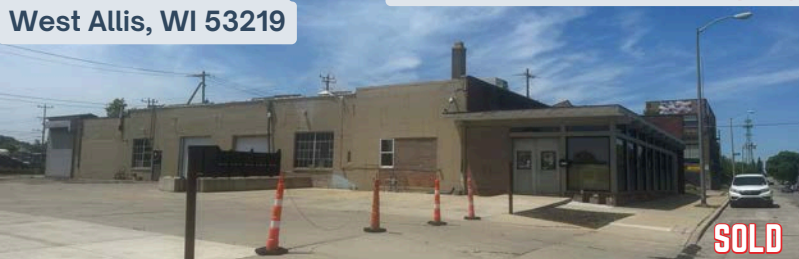
120,000 SF Office Building



PURCHASED

6125 W Burnham St,
West Allis, WI 53219

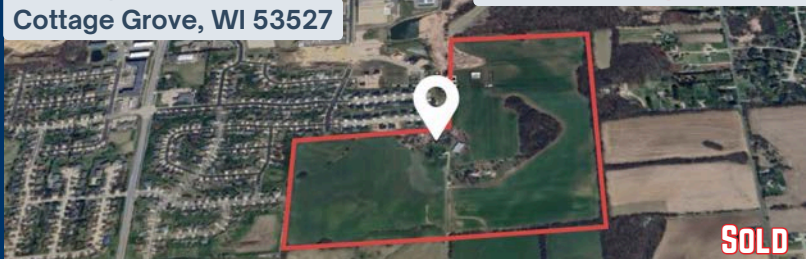
11,000+ SF Commercial Property



SOLD

4525 Myer Rd,
Cottage Grove, WI 53527

120 AC Development Site



SOLD

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

ABOUT THE BARRY COMPANY

Q2-2026

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Barry Co Featured Listings

3800 W Canal St,
Milwaukee, WI 53208



INDUSTRIAL FACILITY FOR LEASE

811 W College Ave,
Waukesha, WI 53186



INDUSTRIAL PROPERTY FOR SALE

720 Clinton St,
Waukesha, WI 53186



OFFICE PROPERTY FOR SALE

N114W18775 Clinton Dr,
Germantown, WI 53022



INDUSTRIAL PROPERTY FOR SALE

MEET THE TEAM

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