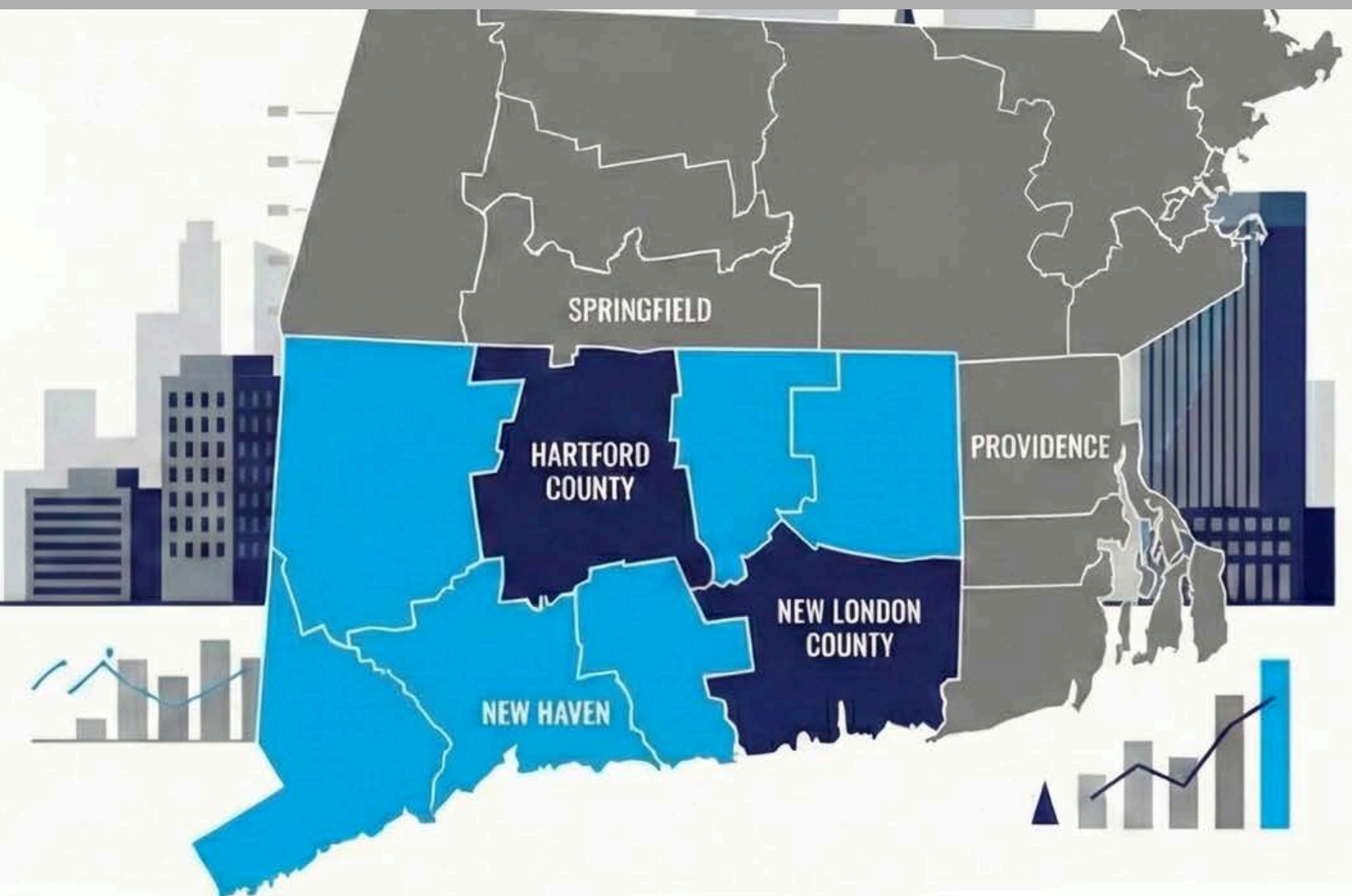




YEAR END 2025 MARKET REPORT

COMPREHENSIVE ANALYSIS OF INDUSTRIAL & OFFICE MARKETS,
FEATURING PROPERTY MANAGEMENT
AND CONSTRUCTION MANAGEMENT INSIGHTS



START WITH SOMEONE WHO CARESTM

INDUSTRIAL MARKETS

CONNECTICUT, WESTERN MASSACHUSETTES, RHODE ISLAND

Hartford County

Hartford's industrial sector cooled entering 2025, recording **-415,000 SF** of net absorption and a **5.7% vacancy rate**, still below national norms. Market-wide asking rents averaged approximately **\$9.28/SF**, reflecting a blended figure across logistics, specialized industrial, and flex properties.

In practice, much of the existing **Class B and C inventory** continues to transact in the **mid-\$6 to \$8/SF** range, while newer, well-located logistics facilities—particularly near Bradley Airport—are achieving higher rents that pull the market average upward.

New supply remained manageable, with **366,000 SF delivered** and **640,000 SF under construction**, including the 250,000-SF Bradley Airport Logistics Center slated for 2025 delivery.

Investor activity remained strongest for stabilized, institutional-quality assets, highlighted by two notable sales:

- 507,733-SF Macy's Distribution Center - \$27.85M
- 165,625-SF Baker Hollow Logistics - \$25.3M

Despite softened demand and rising sublease availability, Hartford continues to outperform many U.S. markets due to its diversified economic base and a disciplined construction pipeline. Statewide, 2026 is characterized by cautious optimism, supported by stabilizing borrowing costs and continued momentum along key logistics corridors such as Bradley Airport and I-395.

HARTFORD INDUSTRIAL SNAPSHOT

YEAR-END 2025 REVIEW

5.7%

VACANCY RATE
Below national norms

\$9.28 PSF

ASKING RENTS
~3% Growth
(Moderating)

-415,000 SF
NET ABSORPTION

640,000 SF
UNDER CONSTRUCTION
Supply manageable;
366k SF delivered

MARKET COOLING, BUT OUTPERFORMING

NOTABLE INVESTMENT ACTIVITY

MACY'S DISTRIBUTION CENTER
507,733 SF | Stabilized Class A Asset

\$27.85 MILLION

BAKER HOLLOW LOGISTICS
165,625 SF

\$25.3 MILLION

Strong investor interest for
stabilized Class A assets.

2026 OUTLOOK: CAUTIOUS OPTIMISM

CAUTIOUS
OPTIMISM

KEY DRIVERS

- DIVERSIFIED ECONOMIC BASE
- DISCIPLINED PIPELINE
(e.g., 250k SF Bradley Airport Logistics Center, 2025)
- STABILIZING BORROWING COSTS
- MOMENTUM NEAR LOGISTICS CORRIDORS
(I-395, Bradley Airport)

STATEWIDE MOMENTUM CONTINUES

New Haven County

The New Haven industrial market softened meaningfully in 2025, with three consecutive quarters of negative absorption and year-to-date net absorption of **-575,000 SF** pushing vacancy to **6.1%**, the highest level since 2017. Availability increased to **6.9%** as larger sublet blocks entered the market amid shifting tenant demand.

Despite weaker fundamentals, asking rents remained relatively stable, though pricing varied sharply by asset quality. Class A rents generally ranged from **\$10.00 to \$12.00/SF**, supported by limited supply, while Class B space—representing the majority of available inventory—traded closer to **\$6.00 to \$8.00/SF**. As a result, the market's **average asking rent registered at \$10.22/SF**, though growth slowed to **2.8% year-over-year**.

Leasing activity offered some offset to broader weakness, highlighted by Evermark LNL's 64,439-SF lease at 5 Connair Rd and Martignetti Companies' 241,333-SF commitment. With just **160,000 SF under construction**, New Haven has avoided oversupply, though vacancy is expected to edge higher into 2026 as demand remains subdued.



2026 OUTLOOK: WEAKER FUNDAMENTALS



LEASING & PRICING DYNAMICS

LEASING HIGHLIGHTS

- MARTIGNETTI COMPANIES | 241,333 SF COMMITMENT
- EVERMARK LNL | 64,439 SF LEASE (5 CONNAIR RD)

RENT PRICING BY CLASS

CLASS A: \$10.00 - \$12.00/SF (Limited Supply)

CLASS B: \$6.00 - \$8.00/SF (Majority of Inventory)

Vacancy expected to edge higher into 2026.

New London Region

New London County experienced softening in 2025, with net absorption of **-220,000 SF** over the past 12 months and vacancy at **3.9%**—slightly above the five-year average but still healthy relative to historic norms. Asking rents reached **\$10.20/SF**, reflecting **2.9% year-over-year growth** supported by a tight supply environment, with only **15,000 SF delivered** and no active construction pipeline.

The region's trajectory is increasingly shaped by the expanding influence of **General Dynamics Electric Boat (GDEB)**. Recent moves—including the acquisition of **Crystal Mall** and a **projected hiring surge of 12,000 employees over the next three years**—are already exerting pressure on local housing, driving a tightening residential market even as new multifamily projects like **Triton Square, The Tides, and Columbia Crossing** come online or advance through construction.

The broader GDEB ecosystem is also accelerating industrial demand as suppliers expand or relocate to support upcoming production cycles. Recent announcements, including new operations opening in neighboring communities, underscore the depth of this supply-chain impact and its potential to reshape long-term absorption trends in New London County.

Investor activity remained steady, highlighted by sales such as 266 Bridge St. at \$4M (\$118/SF) and 415 Thames St. at \$2.46M. Overall, despite soft absorption, the combination of limited inventory, expanding defense-sector activity, and private-investor engagement provides a constructive foundation heading into 2026.

NORWICH & NEW LONDON COUNTY SNAPSHOT

2025 YEAR-END REVIEW

3.9%

VACANCY RATE

Slightly above 5-yr avg.
but healthy

\$10.20 PSF

ASKING RENTS

2.9% YOY Growth

-220,000 SF

NET
ABSORPTION
(12 Mo)

0 SF

UNDER
CONSTRUCTION

Tight supply; only
15k SF delivered

SOFTENED MARKET, TIGHT SUPPLY

THE GDEB EFFECT & RECENT DEALS

MAJOR CATALYST: ELECTRIC BOAT

- CRYSTAL MALL ACQUISITION
- 12,000 PROJECTED NEW HIRES (3 YRS)
- ACCELERATING INDUSTRIAL DEMAND FROM SUPPLIERS

NOTABLE SALES

266 BRIDGE ST. | \$4M (\$118/SF)

415 THAMES ST. | \$2.46M

Investor activity
remains steady.

2026 OUTLOOK: CONSTRUCTIVE FOUNDATION

CONSTRUCTIVE
FOUNDATION

KEY DRIVERS

- LIMITED INVENTORY
- EXPANDING DEFENSE-SECTOR ACTIVITY
- PRIVATE-INVESTOR ENGAGEMENT
- HOUSING PRESSURE & NEW MULTIFAMILY PROJECTS (e.g., Triton Square)

ECOSYSTEM DRIVING
LONG-TERM TRENDS

Providence Region

Providence maintained comparatively strong fundamentals in 2025 despite broader regional headwinds, recording **-350,000 SF** of net absorption and holding **vacancy** at **5.1%**, well below its long-term average. Market asking rents rose to **\$11.04/SF**, supported by **3.7% annual growth**.

It's worth noting that the broader "Providence market" footprint extends beyond Rhode Island's borders and includes nearby Massachusetts communities such as Attleboro, New Bedford, and several surrounding towns, which influences regional construction and absorption patterns. Within this wider market, rental rates generally align with familiar tiers: **Class A at \$11-\$13/SF, Class B at \$8-\$10/SF, and Class C at \$5-\$7/SF**.

Construction activity totaled 394,000 SF in new deliveries, with an additional **839,000 SF underway**, much of it concentrated in Washington County and the Attleboro/New Bedford corridor. Notable transactions included Quality Beverage's 188,061-SF lease at Taunton Trade Center and the 101,871-SF sale of 530 Turnpike St. at \$26.5M (\$260/SF).

While investor activity softened to \$283M in annual sales, Providence's manufacturing base and disciplined development pipeline continued to support market stability as overall demand moderated.

PROVIDENCE INDUSTRIAL SNAPSHOT

2025 YEAR-END REVIEW

5.1%

VACANCY RATE
Well below long-term avg.

\$11.04 PSF

ASKING RENTS
3.7% Annual Growth

-350,000 SF

NET ABSORPTION
Broader regional
headwinds

839,000 SF

UNDER
CONSTRUCTION
394k SF delivered

COMPARATIVELY STRONG FUNDAMENTALS

LEASING, SALES & PRICING

NOTABLE TRANSACTIONS

- QUALITY BEVERAGE | 188,061 SF LEASE
(Taunton Trade Ctr)
- 530 TURNPIKE ST. | 101,871 SF SALE
(\$26.5M, \$260/SF)

RENT PRICING BY CLASS

CLASS A: \$11.00 - \$13.00/SF

CLASS B: \$8.00 - \$10.00/SF

CLASS C: \$5.00 - \$7.00/SF

Broader market footprint
influences regional patterns.

2026 OUTLOOK: MARKET STABILITY

**STRONG
FUNDAMENTALS**



KEY DRIVERS

- BROADER MARKET FOOTPRINT
(Inc. nearby MA communities)
- CONCENTRATED CONSTRUCTION
(Washington County, Attleboro/New Bedford)
- MANUFACTURING BASE & DISCIPLINED PIPELINE
- MODERATING OVERALL DEMAND

MARKET STABILITY
DESPITE HEADWINDS

Springfield Region

Springfield posted a **-210,000 SF** net absorption figure in 2025, marking a year of weakened demand that pushed **vacancy** to **5.7%**, slightly above its long-term average but aligned with national industrial softening. Average asking rent reached **\$8.77/SF**, with a consistent **2.9% year-over-year increase** supported by logistics and specialized assets.

Deliveries were modest at 42,000 SF, and only 15,000 SF remained under construction, keeping supply pressures contained. Major transactions that influenced market performance included the 36,470-SF Tesla Service Springfield sale at \$16.29M, and the 93,664-SF 6-8 Elise St. sale for \$7.1M, reinforcing investor interest in fully occupied assets even during periods of weaker leasing activity.

Despite negative absorption, Springfield's diversified industrial base and limited new supply contributed to maintaining a balanced, though cooling, market environment.

SPRINGFIELD REGION INDUSTRIAL SNAPSHOT

2025 YEAR-END REVIEW

5.7%

VACANCY RATE

Slightly above long-term avg.

\$8.77 PSF

ASKING RENTS

2.9% YOY Growth

-210,000 SF

NET ABSORPTION

Weakened demand

15,000 SF

UNDER CONSTRUCTION

Modest deliveries (42k SF)

COOLING, BALANCED MARKET ENVIRONMENT

SALES & PRICING

NOTABLE TRANSACTIONS

- TESLA SERVICE SPRINGFIELD | 36,470 SF SALE (\$16.29M)
- 6-8 ELISE ST. | 93,664 SF SALE (\$7.1M)

PRICING DRIVERS

RENT GROWTH: 2.9% YOY (Supported by Logistics)

SPECIALIZED ASSETS DRIVE PRICING

Investor interest remains for fully occupied assets.

2026 OUTLOOK: MARKET BALANCE

**BALANCED
MARKET**



KEY DRIVERS

- DIVERSIFIED INDUSTRIAL BASE
- LIMITED NEW SUPPLY
- CONTAINED SUPPLY PRESSURES
- WEAKENED LEASING ACTIVITY

LIMITED SUPPLY MAINTAINS STABILITY

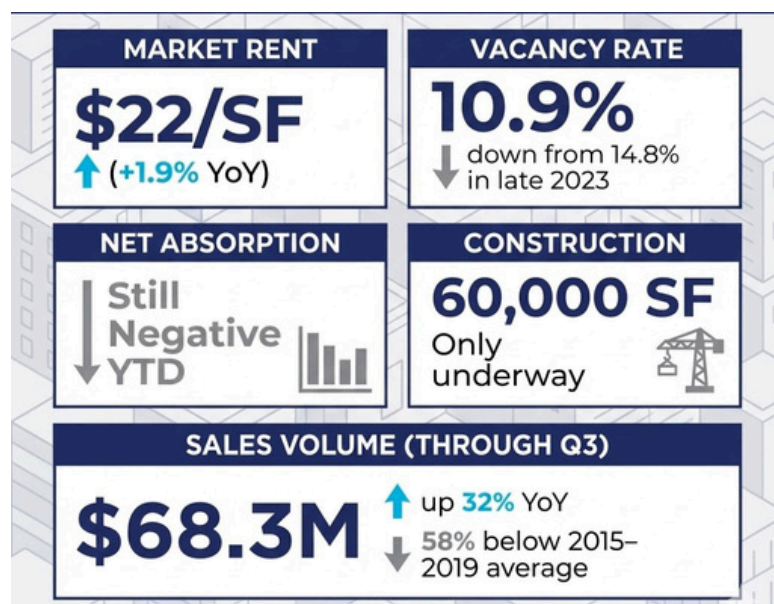
OFFICE MARKET

GREATER HARTFORD

The Greater Hartford office market in 2025 showed early signs of recovery, with **two consecutive quarters of positive absorption** and a steady decline in availability rates. However, **year-to-date absorption remains negative** due to significant losses at the start of the year.

Leasing activity improved but is still below the five-year average, and new construction remains minimal. The market continues to see more demolitions than new builds, with a **growing trend toward office-to-residential conversions**.

Despite these challenges, rent growth is on par with national averages, and the **market is positioned for stability**, though downside risks remain if the labor market weakens further.



LEASING & ABSORPTION

↓ 279,000 SF leased in Q3 (-13% vs. five-year average)



Larger leases favored high-quality downtown buildings (e.g., Prudential, Hartford Board of Ed, Infosys)



Availability down to 10.9% from a peak of 14.8% in late 2023

CONSTRUCTION & REDEVELOPMENT



Only two properties under construction, totaling about 60,000 SF



Over 1 million SF demolished since 2020



500,000+ SF proposed or underway for office-to-multifamily conversions

RENT & VACANCY



Market rent: \$22.00/SF, annual growth at 1.9%



Tenant-favorable environment with common rent discounts



Vacancy expected to remain flat; rent growth may decline into mid-2026

SENTRY COMMERCIAL BUILDING SALES

588 WINSTED ROAD

TORRINGTON, CT

**SALE PRICE: \$1,970,000****Building Size** 14,640 SF**Close Date** 1/30/2025**Building Type** Industrial

25 & 41 AVONWOOD RD

AVON, CT

**SALE PRICE: \$625,000****Lot Size** 4.68 ACRES**Close Date** 2/06/2025**Building Type** Land

2851-2853 MAIN STREET

GLASTONBURY, CT

**SALE PRICE: \$460,000****Building Size** 2,080 SF**Close Date** 3/3/2025**Building Type** Retail

37 CUSTER STREET

WEST HARTFORD, CT

**SALE PRICE: \$725,000****Building Size** 9,250 SF**Close Date** 3/13/2025**Building Type** Industrial

62 KENSINGTON ROAD

BERLIN, CT

**SALE PRICE: \$1,530,000****Building Size** 7,980 SF**Close Date** 4/17/2025**Building Type** Office

18 SANRICO DRIVE

MANCHESTER, CT

**SALE PRICE: \$970,000****Building Size** 15,000 SF**Close Date** 5/13/2025**Building Type** Industrial

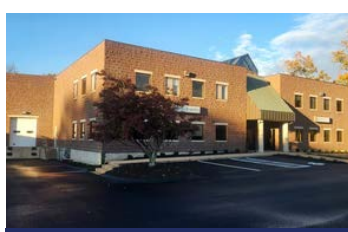
2847 - 2849 MAIN STREET

GLASTONBURY, CT

**SALE PRICE: \$435,000****Building Size** 2,446 SF**Close Date** 5/28/2025**Building Type** Multifamily

41 SEQUIN DRIVE

GLASTONBURY, CT

**SALE PRICE: \$1,080,000****Building Size** 15,270 SF**Close Date** 7/3/2025**Building Type** Flex

2 NORTHWOOD DRIVE

BLOOMFIELD, CT

**SALE PRICE: \$875,000****Building Size** 11,648 SF**Close Date** 7/29/2025**Building Type** Industrial

11 SEA PAVE ROAD

SOUTH WINDSOR, CT

**SALE PRICE: \$1,350,000****Building Size** 10,320 SF**Close Date** 8/29/2025**Building Type** Industrial

199 OAKWOOD AVENUE

WEST HARTFORD, CT

**SALE PRICE: \$640,000****Building Size** 9,178 SF**Close Date** 9/2/2025**Building Type** Industrial

6 INDUSTRIAL PARKWAY

EAST HAMPTON, MA

**SALE PRICE: \$2,825,000****Building Size** 24,488 SF**Close Date** 9/18/2025**Building Type** Industrial

SENTRY COMMERCIAL BUILDING SALES

319 LAKE AVENUE

BRISTOL, CT

**SALE PRICE: \$1,350,000****Building Size** 25,408 SF**Close Date** 10/31/2025**Building Type** Industrial

145 OAK STREET

GLASTONBURY, CT

**SALE PRICE: \$637,500****Building Size** 1.78 Acres**Close Date** 12/15/2025**Building Type** (Land)

7 JOHNSON AVENUE

PLAINVILLE, CT

**SALE PRICE: \$2,725,000****Building Size** 36,000 SF**Close Date** 12/15/2025**Building Type** Industrial

570 TOLLAND STREET

EAST HARTFORD, CT

**SALE PRICE: \$2,500,000****Building Size** 43,800 SF**Close Date** 12/15/2025**Building Type** Industrial

660, 664, 682 PROSPECT

HARTFORD, CT

REPRESENTED BUYER
14,221 SF, 3 BUILDING PORTFOLIO
 660, 672, & 682 PROSPECT AVENUE, HARTFORD, CT

**SALE PRICE: \$2,430,000****Building Size** 14,221 SF**Close Date** 12/20/2025**Building Type** Office

SENTRY COMMERCIAL LEASES

Lease Type	Address	City	Close Date	Space Size (SF)	Space Type
Renewal	300 Montowese Ave	New Haven	12/31/2024	528,997	Industrial
Renewal/Exp	29 Kripes Road	East Granby	1/8/2025	12,258	Industrial
Renewal	100 Simsbury Road	Avon	1/13/2025	2,190	Office
Renewal	100 Simsbury Road	Avon	1/13/2025	7,800	Office
Renewal	33 Nicholson Road	East Granby	1/13/2025	9,671	Industrial
New	64 Avenue of Industry	Waterbury	1/14/2025	63,876	Industrial
Renewal	27 Siemon Company Drive	Watertown	1/29/2025	214	Office
New	720 Middletown Avenue	New Haven	2/8/2025	2,400	Industrial
New	250 Nutmeg Road South	South Windsor	2/21/2025	12,800	Industrial
Renewal	50 Sebeth Drive	Cromwell	2/24/2025	14,000	Industrial
Renewal	27 Siemon Company Drive	Watertown	2/25/2025	575	Office
Renewal	27 Siemon Company Drive	Watertown	2/25/2025	460	Industrial
New	23 Old Windsor Road	Bloomfield	2/26/2025	3,004	Industrial
Renewal	51 Depot Street	Watertown	2/28/2025	1,554	Retail
Renewal	1 Mountain Road	Suffield	3/11/2025	392	Office
Renewal	850 Sherman Avenue	Hamden	3/24/2025	15,000	Industrial
Renewal	27 Siemon Company Drive	Watertown	3/31/2025	2,601	Office
New	95 Wooster Court	Bristol	4/1/2025	4,800	Industrial
New	30 Tower Lane	Avon	4/8/2025	1,045	Office
Renewal	101 Centerpoint Drive	Middletown	4/14/2025	1,156	Office
New	795 Brook Street	Rocky Hill	5/14/2025	8,353	Office
Renewal	51 Depot Street	Watertown	5/15/2025	476	Retail
Renewal	27 Siemon Company Drive	Watertown	5/15/2025	117	Office

SENTRY COMMERCIAL LEASES

Lease Type	Address	City	Close Date	Space Size (SF)	Space Type
New	25-27 Kripes Road	East Granby	5/22/2025	16,320	Industrial
New	21 Kenny Roberts Memorial Drive	Suffield	5/31/2025	15,310	Industrial
Renewal	27 Siemon Company Drive	Watertown	6/3/2025	771	Retail
Renewal	11 Kripes Road	East Granby	6/6/2025	16,320	Industrial
New	58 Connecticut Avenue	South Windsor	6/10/2025	2,500	Industrial
Renewal	27 Siemon Company Drive	Watertown	6/10/2025	857	Office
New	301 Hammermill Road	Rocky Hill	6/18/2025	11,914	Industrial
New	560 North Washington Avenue	Bridgeport	6/20/2025	10,000	Industrial
New	40 Weston Street	Hartford	6/28/2025	4,223	Industrial
Renewal	160 Trumbull Street	Hartford	6/30/2025	4,500	Office
New	14 East Newberry Road	Bloomfield	7/8/2025	7,500	Industrial
New	27 Siemon Company Drive	Watertown	7/11/2025	551	Office
New	52 Connecticut Avenue	South Windsor	7/15/2025	2,500	Industrial
Renewal	900 River Street	Windsor	7/18/2025	6,000	Industrial
New	231 Farmington Avenue	Farmington	7/23/2025	5,789	Office
New	30 South Satellite Road	South Windsor	7/31/2025	18,259	Industrial
New	460 Woodland Avenue	Bloomfield	8/1/2025	56,720	Industrial
Expansion	95 Wooster Court	Bristol	8/4/2025	10,835	Industrial
Renewal	27 Siemon Company Drive	Watertown	8/4/2025	174	Office
New	10 Southwood Drive	Bloomfield	8/14/2025	4,444	Industrial
Renewal	27 Siemon Company Drive	Watertown	8/14/2025	1,267	Industrial
Renewal	27 Siemon Company Drive	Watertown	8/27/2025	148	Office

SENTRY COMMERCIAL LEASES

Lease Type	Address	City	Close Date	Space Size	Space Type
New	75 Aircraft Road	Southington	8/28/2025	12,312	Industrial
Renewal	27 Siemon Company Drive	Watertown	8/29/2025	391	Office
Renewal	101 Centerpoint Drive	Middletown	8/31/2025	542	Office
Renewal	27 Siemon Company Drive	Watertown	8/31/2025	438	Office
Renewal	51 Depot Street	Watertown	9/12/2025	1,375	Retail
New	648 Sullivan Avenue	South Windsor	9/16/2025	8,112	Industrial
New	591 New Park Avenue	West Hartford	9/19/2025	2,979	Retail
New	2-8 Progress Drive	Manchester	9/22/2025	18,000	Industrial
Renewal	29 Kripes Road	East Granby	9/29/2025	4,030	Industrial
Renewal	312 Farmington Avenue	Farmington	9/30/2025	7,958	Office
Renewal	101 Centerpoint Drive	Middletown	9/30/2025	524	Office
New	345 Nutmeg Road South	South Windsor	10/1/2025	4,200	Industrial
Renewal	101 Centerpoint Drive	Middletown	10/1/2025	1,067	Office
Renewal	27 Siemon Company Drive	Watertown	10/1/2025	3,000	Industrial
New	111-121 Roberts Street	East Hartford	10/2/2025	8,758	Industrial
Renewal	2534 Main Street	Glastonbury	10/10/20...	450	Office
New	80 Sequin Drive	Glastonbury	10/30/20...	6,612	Industrial
New	222 Universal Drive	North Haven	11/15/2025	10,199	Industrial
New	11-15 Thompson Road	East Windsor	11/19/2025	24,940	Industrial
Renewal/Exp	311 Centerpoint Drive	Middletown	12/1/2025	6,653	Office
Renewal	87-101 Almgren Drive	Agawam	12/2/2025	101,809	Industrial

A NOTE FROM THE SENTRY COMMERCIAL PROPERTY MANAGEMENT TEAM

PROACTIVE OVERSIGHT. SMARTER OPERATIONS. LONG-TERM VALUE.

Integrated. Proactive. Owner-Focused.

Sentry Commercial Property Management delivers more than exceptional property management, we deliver the power of a fully connected commercial real estate platform.

Because we operate alongside **Sentry Commercial's Brokerage & Advisory, Construction Management (CDC), and Corporate** teams, our clients benefit from **one coordinated** partner supporting every stage of their asset's lifecycle.



Case in Point: Energy & Sustainability Oversight

In 2025, our team oversaw the **installation of a solar energy system at a managed commercial property in central Connecticut**, coordinating stakeholders, contractors, and utility partners on behalf of ownership.

Without disrupting tenant operations, the project required:

- Vendor coordination and scheduling
- Oversight of construction and installation
- Utility and incentive program navigation
- Ongoing operational integration

Projects like this reflect a growing owner priority: **reducing operating costs, improving building efficiency, and future-proofing assets**—all while minimizing risk and administrative burden.



What Landlords Should Watch in 2026

As market conditions evolve, property management is becoming less reactive and more strategic. Heading into 2026, owners should pay close attention to:



Volatility in operating expenses — insurance, utilities, and service contracts continue to fluctuate.



Energy and infrastructure opportunities — incentive programs are evolving; evaluating upgrades early can unlock significant savings.



Capital planning — aging systems and deferred maintenance demand structured, long-range budgeting.



Tenant retention pressures — service responsiveness and building performance matter more than ever.



Transparency and reporting — owners increasingly expect cleaner data and clearer financial visibility.

Our Approach

We don't just manage buildings; we help owners maximize the future potential of their assets. Our collaborative model ensures that operational insight, construction knowledge, and market intelligence all flow together to support owners in a unified, strategic way.

In 2025, we also **expanded our property management footprint beyond Connecticut**, adding new assignments in **Western Massachusetts** — including the Holyoke market. This strategic growth allows us to bring Sentry Commercial's integrated service platform to a broader regional client base, strengthening support for owners with assets across New England.


Looking Ahead

As we move into 2026, our strength comes from being part of **Sentry Commercial's fully integrated platform**. By working closely with our colleagues in **Brokerage & Advisory, Construction Management (CDC), and Corporate Services**, we provide owners with a broader, more informed perspective that supports better planning and smoother project execution.

This connected approach helps align asset performance, capital planning, and market positioning—ensuring **every property is supported holistically and set up for long-term success**.

2025: A Year of Stabilization and Selective Momentum

After several years defined by volatility, 2025 marked a return to predictability across Connecticut's construction and development landscape. While uncertainty remained — particularly around financing, approvals, and long-term public funding — the year brought a noticeable shift in tone.



**2025 was about
strategy, not speed.**



Mixed-Use & Adaptive Reuse

Projects repurposing underperforming retail and institutional properties remained strong, emphasizing careful coordination and community value.



Public Sector & Infrastructure

Infrastructure projects progressed while “shovel-ready” initiatives were prioritized amid federal funding uncertainties.

Key Trends That Defined 2025



Industrial & Warehouse Development

Industrial growth stabilized, with a focus on quality sites and strategic locations over speculative builds.


- ✓ *Stability over acceleration*
- ✓ *Longer diligence periods*
- ✓ *Greater collaboration*
- ✓ *Selective investment*

Looking Ahead

As 2026 approaches, the construction market is positioned for measured confidence.

- Success will hinge on strategic locations and well-executed initiatives.
- Greater collaboration between owners, designers, and builders upfront.
- Selective investment focused on fundamentals, not speculation.

2025 AT A GLANCE

- 
- ✓ **Cost Stability Returns**
 - ✓ **Mixed-Use Revival**
 - ✓ **Industrial Maturation**
 - ✓ **Shovel-Ready Focus**