



## Andy White Highlights Real Estate Sectors to Watch in 2026 with Law360

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Winston & Strawn partner Andy White spoke with Law360 to discuss trends and sectors they expect to see strengthen in 2026. Andy highlighted industrial outdoor storage (IOS) as a sector that is experiencing growth. Along with megaprojects like data centers that may need more industrial space nearby, or logistics hubs that need space to store vehicles and cargo, reshoring of manufacturing could contribute to growth in IOS, he told Law360.

“It’s anything from truck terminals, container storage yards, tractor trailer parking, equipment sales and maintenance,” he said. “I work with a number of operators in that space, and it’s been continuing to grow.”

Unlike traditional real estate, the value for IOS is not tied to the buildings erected on the land, Andy explained.

“The valuation is almost tied more to the square footage that’s not developed by permanent improvements, as opposed to traditional industrial properties or other properties where they’re focused on the square footage of a building,” he said. “It plays an obviously crucial role in the logistics chain.”

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Andrew T. White