



LOGISTICS LEASING TOP 8

H1 | 2021 | GERMANY

Colliers

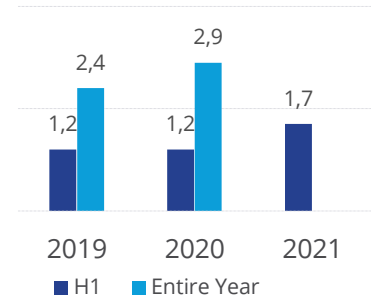
Market at a Glance

The logistics real estate market achieved a record result in the middle of the year. The TOP 8 regions generated a total take-up of approx. 1.7 million sqm and were thus 39 % above the previous year's result. Six out of eight locations recorded a year-on-year increase. In some cases, the growth rates are above average compared to the previous year, as the first half

of 2020 was largely characterized by a reluctance to take decisions due to the pandemic. The high demand for logistics space is clearly noticeable at all locations, so that in some cases even structural vacancies are being let. Given the lack of space and the low level of new construction activity at the TOP 8 locations, rents for existing

properties rose at seven of eight locations in the last 12 months. Due to the low level of new construction activity, only 12% of all lettings were in the large-volume sector. As a result, brownfield developments are becoming increasingly important in the TOP 8 markets.

Take-up of Space in 1,000 sqm



Take-up in sqm, change year-on-year in %

Outlook 2021

280,600
+ 73 %



Berlin

143,200
+ 67 %



Düsseldorf

319,700
+ 204 %



Frankfurt

371,900
+ 132 %



Hamburg

188,000
+ 201 %



Cologne

158,800
- 46 %



Leipzig

103,800
- 61 %



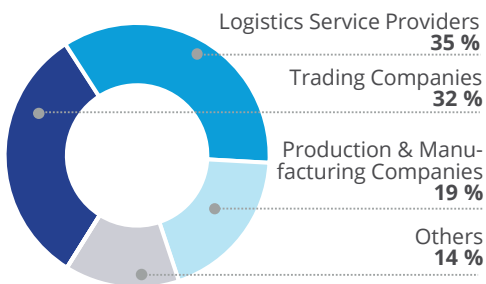
Munich

121,400
+ 46 %

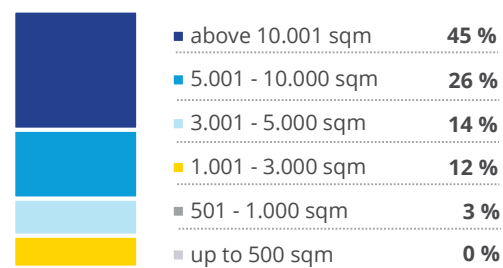


Stuttgart

Take-up by Branche in %

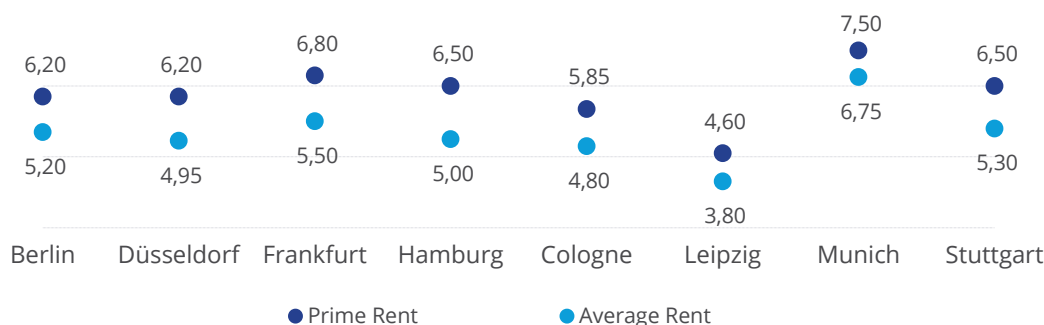


Take-up by Size Category in %



Prime and Average Rents in €/sqm/month

Outlook Prime Rent 2021



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