

○ DÜSSELDORF

# REPORT LOGISTICS MARKET

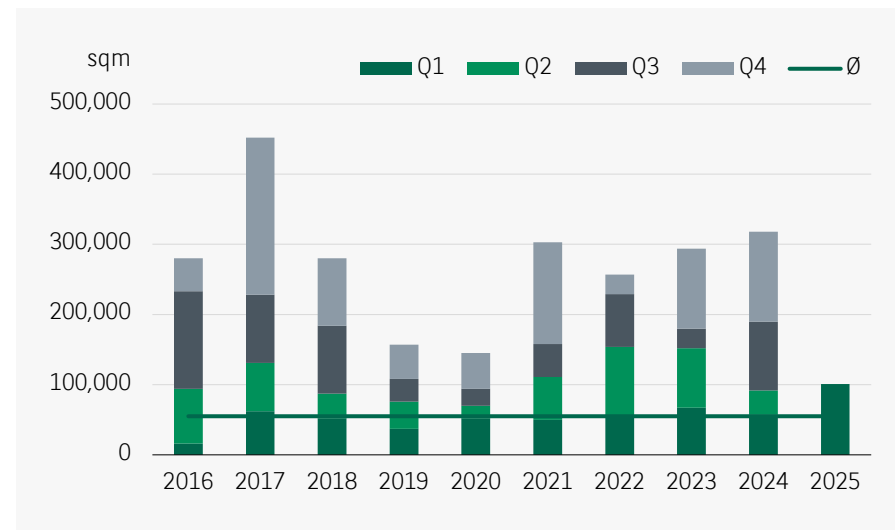
Q1 2025



BNP PARIBAS  
REAL ESTATE

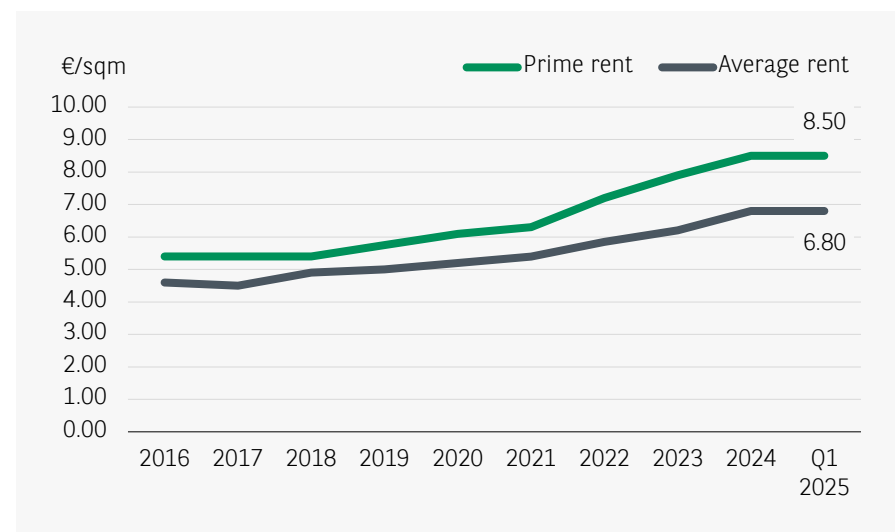
REAL ESTATE for a changing world

## Development of light industrial and logistics take-up



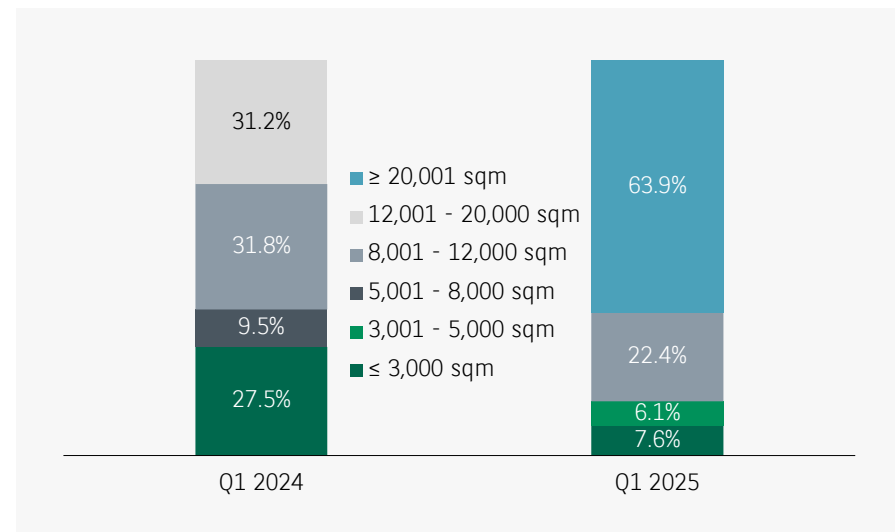
**ABOVE-AVERAGE START TO THE YEAR**  
**2ND PLACE NATIONWIDE**

## Prime and average rents

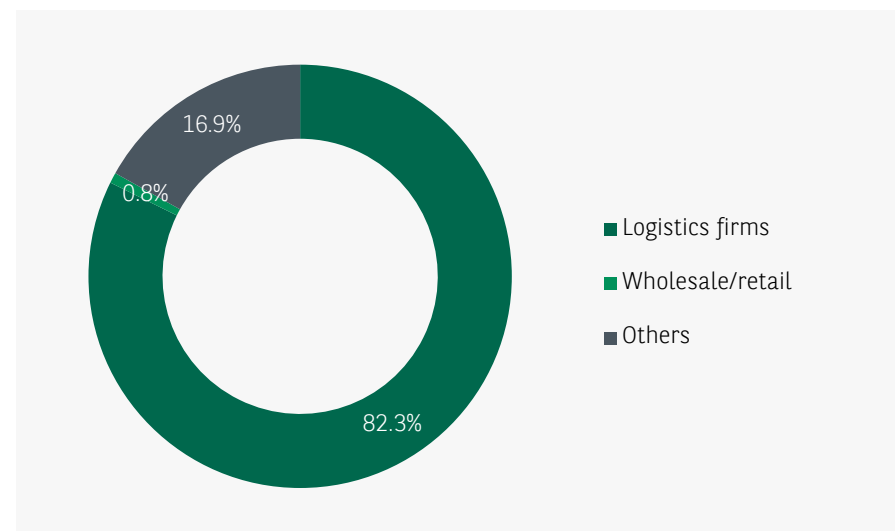


- Düsseldorf's warehouse and logistics market has made a strong start to 2025. Take-up of 101,000 sqm is thus 84% above the long-term average (55,000 sqm). Even the good quarterly result of the previous year was exceeded by an impressive 77%. The Rhine metropolis thus ranks 2nd among the top logistics locations nationwide, behind Hamburg.
- The main reason for this very good result is large-volume rental agreements for over 20,000 sqm. While this size segment has only been occupied twice in the first quarter of the last ten years, it is currently responsible for 64% of take-up.
- In the first three months, two major leases were recorded. The two logistics service providers Goodcang Logistics (43,200 sqm) and Nordlicht (21,200 sqm) each rented large areas in Mönchengladbach.
- Rents have remained stable compared to the previous quarter. Over the past twelve months, however, rental prices for logistics space in the Düsseldorf market area have already risen sharply: the prime rent increased by 8% to €8.50 per sqm compared to the same quarter of the previous year. The average rent also rose significantly by 5% to €6.80 per sqm.

## Take-up by size category



## Take-up by sector



## LOGISTICS FIRMS VERY DOMINANT

- The market activity is much stronger than in previous years in the large-volume segment over 20,000 sqm, which is due to the aforementioned largest rental agreements. By contrast, the smaller size segments of up to 5,000 sqm (14%) and the medium-sized space segments between 5,000 and 20,000 sqm (22%) contributed significantly less to total take-up than before.
- The sector distribution, although it should rather be seen as a snapshot after the first quarter, is also strongly influenced by the two major deals mentioned above. Logistics service providers have a very high market share of 82%. Meanwhile, the otherwise so present retail companies have so far been able to record hardly any take-up.
- It is striking that owner-occupiers have not yet been able to record any significant take-up and that the share of new construction in take-up of space is still very low.

## Major contracts

Quarter	Company	Location	sqm
Q1	Goodcang Logistics	Mönchengladbach	43,200
Q1	Nordlicht	Mönchengladbach	21,200
Q1	MTC Logistik	Meerbusch	11,500
Q1	IMC Logistics	Mönchengladbach	11,100

## OUTLOOK

- The Düsseldorf logistics market can look back on a very strong start to the year. The observed short-, medium- and long-term trends are likely to continue in the further course of the year.
- On the demand side, there has recently been growing interest from occupiers, particularly Asian companies. These are likely to have additional demand for warehouse and logistics space due to their expansion activities. Furthermore, demand is expected to pick up due to an increased number of tenders. However, letting processes still require more time.
- With regard to supply, there is currently some sublet space on the market, but this is generally absorbed in the short term and should therefore not contribute to any significant increase in supply. In the new-build segment, there is more movement in this respect due to the completion of project developments such as 'the tube'.
- The economic recovery in Germany is currently on a fragile footing given the tariff conflict with the USA and geopolitical risks. Nevertheless, the fiscal policy measures adopted should give the German economy a noticeable boost. In view of the ongoing trade conflict with the USA, nearshoring and an improvement in trade relations with China are likely to be two important issues for the domestic economy in the short and medium term.
- The Düsseldorf warehouse and logistics space market could benefit from this. Even against the backdrop of the very good first quarter, above-average take-up of over 300,000 sqm at the end of the year therefore appears to be a realistic scenario.

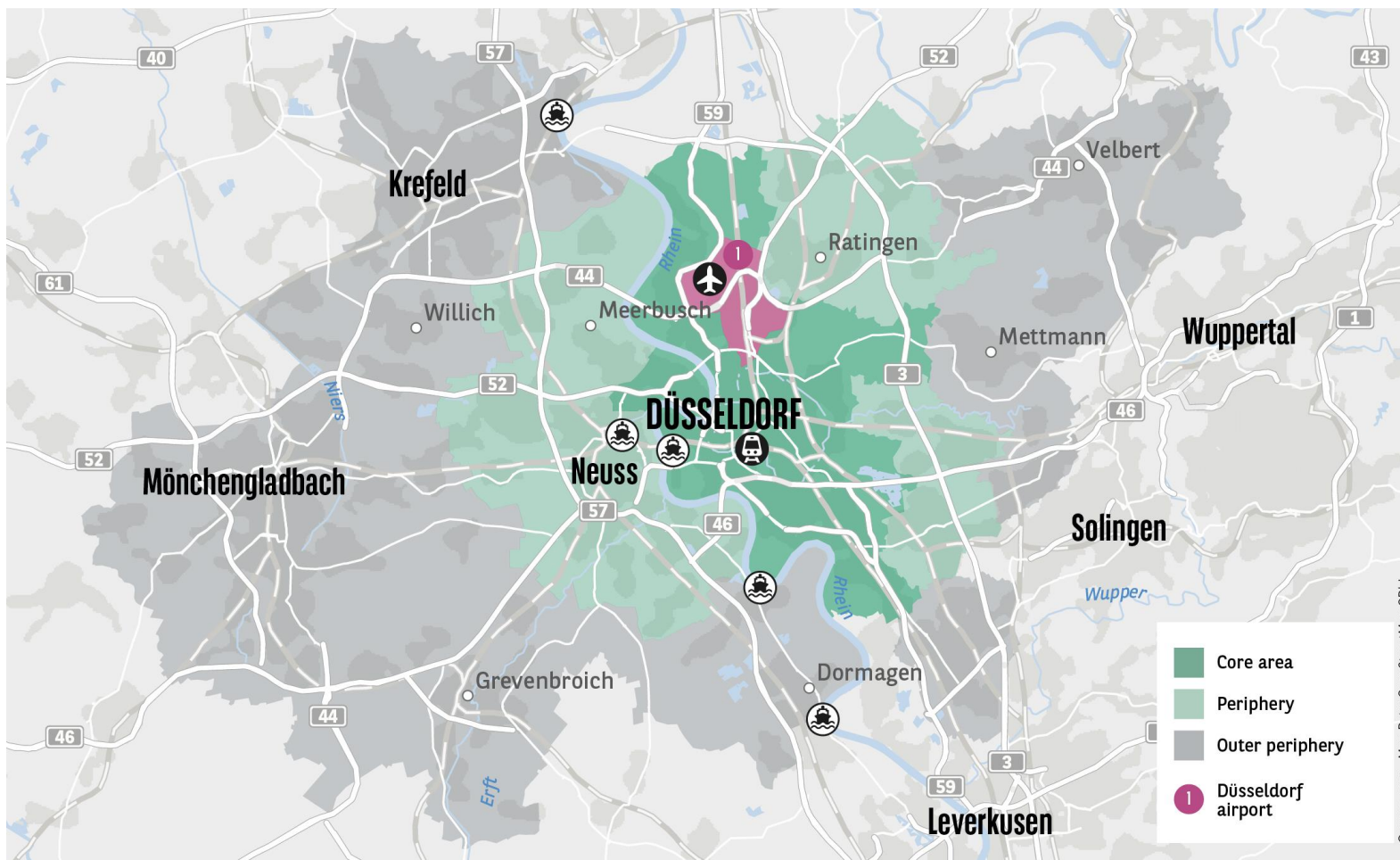
## Key figures logistics market Düsseldorf

RENTS AND TAKE-UP	Q1 2024	Q1 2025	%-DIFFERENCE
Prime rent (in €/sqm)	7.90	8.50	7.6%
Average rent (in €/sqm)	6.50	6.80	4.6%
Total take-up (in sqm)	<b>57,000</b>	<b>101,000</b>	<b>77.2%</b>

SECTORS	Q1 2024	Q1 2025	LONG-TERM Ø
Logistics firms	69.5%	82.3%	41.6%
Wholesale/retail	18.4%	0.8%	34.5%
Manufacturing	5.1%	0.0%	15.7%
Others	7.0%	16.9%	8.2%

SIZE CATEGORIES	Q1 2024	Q1 2025	LONG-TERM Ø
Share of deals > 20,000 sqm	0.0%	63.9%	17.9%
Share of deals ≤ 20,000 sqm	100.0%	36.1%	82.1%

OWNER-OCCUPIERS/NEW BUILDING SHARE	Q1 2024	Q1 2025	LONG-TERM Ø
Share of owner-occupiers	0.0%	0.0%	20.9%
Share of new buildings	20.7%	3.9%	36.6%



## LOGISTICS MARKET DÜSSELDORF

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Edited by: BNP Paribas Real Estate Consult GmbH | As of: 31.03.2025  
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