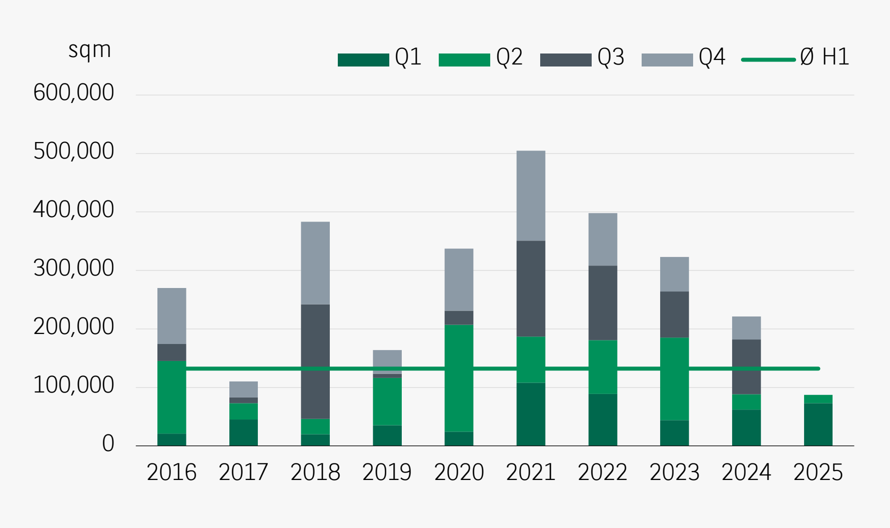
LEIPZIG

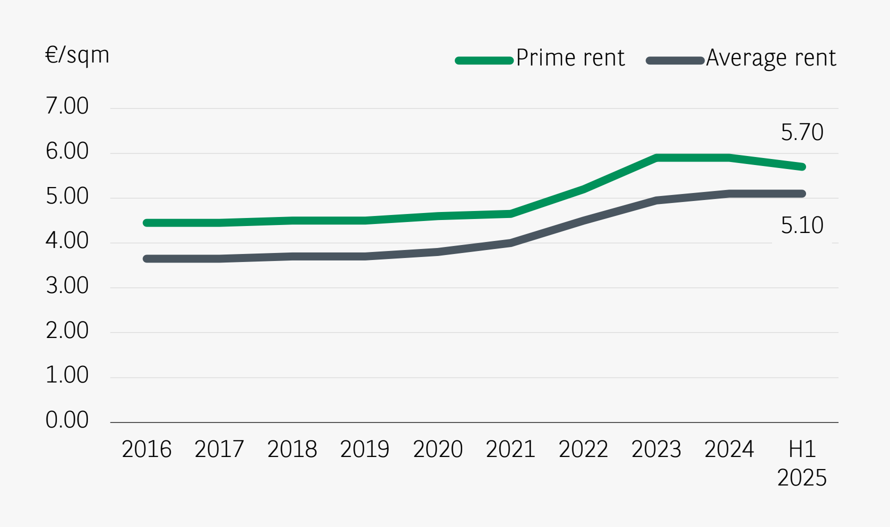
REPORT LOGISTICS MARKET

H1 2025

Development of warehouse and logistics take-up



Prime and average rents



SECOND QUARTER LAGS BEHIND THE MOMENTUM OF THE FIRST QUARTER

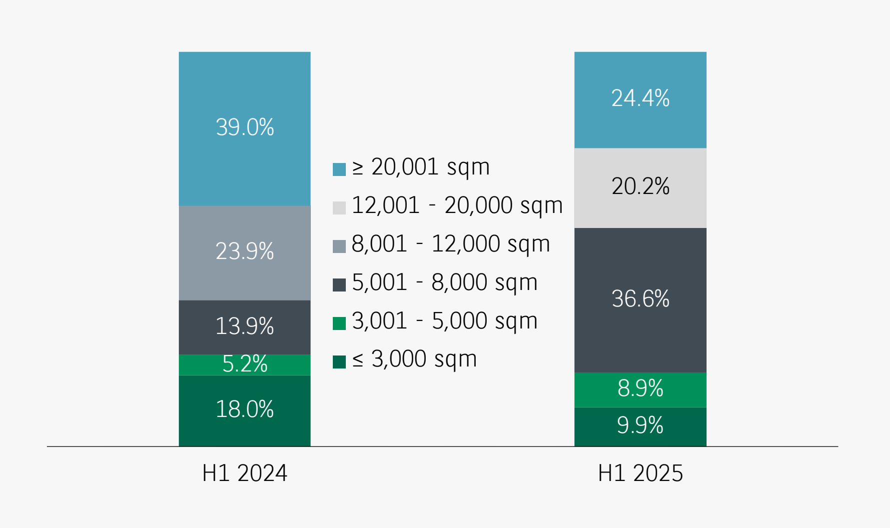
- The Leipzig logistics market achieved a take-up of 87,000 sqm in the first half of the year, remaining at the same moderate level as the previous year. After a lively start to the year with an above-average result, the second quarter was characterised by hesitant contract signing and low take-up. Overall, the interim result deviates by around 34% from the ten-year average.

- The subdued market activity in the second quarter reflects the still stuttering economic engine. Although there has been a slight improvement in demand, this has not yet been reflected in the full breadth of the market in the form of corresponding contracts. Nonetheless, large leases were recorded in the first quarter, including BravoBike, a JobRad Group company, which leased 21,000 sqm in Kabelsketal, and Elflein Logistik, a logistics firm, which leased 17,400 sqm in Kabelsketal, too.

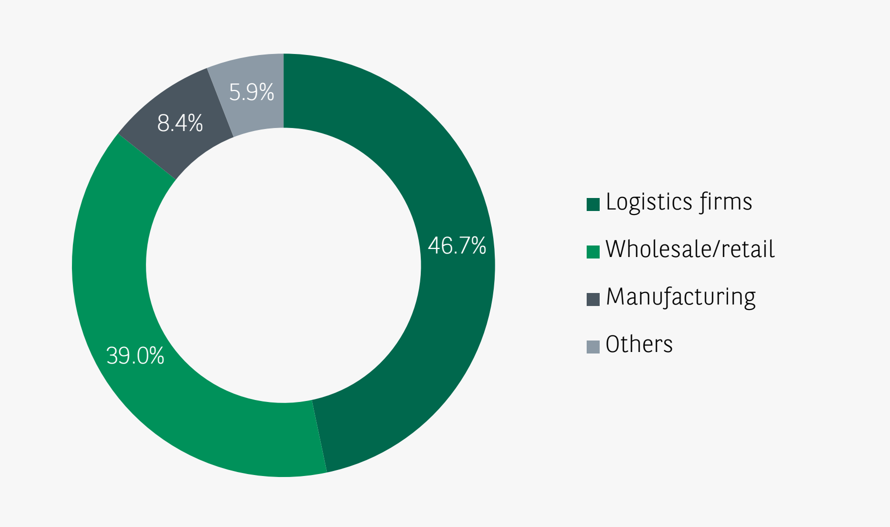
- On the supply side, there is an abundance of available space, especially on the outskirts, due to the completion of several speculative new properties. Additionally, sublet space is available, which increases the total supply.

- Against this backdrop, rents are under pressure, with prime rent already falling slightly to €5.70 per sqm at the beginning of the year. The average rent remains at €5.10 per sqm.

Take-up by size category



Take-up by sector



LOGISTICS AND RETAIL FIRMS WITH HIGH MARKET SHARES

- The distribution of take-up by size category shows that the 5,000 to 8,000 sqm segment has seen the highest market activity to date. These contracts account for nearly 37% of the market, which is well above their long-term average in both absolute and percentage terms. Due to the two large contracts mentioned above, the 12,000 to 20,000 sqm and over 20,000 sqm classes also contribute significantly to the total, accounting for one-fifth and nearly one-quarter, respectively.
- In terms of sector distribution, logistics firms are at the top of the ranking, achieving an above-average result of almost 47%. Additionally, the wholesale/retail sector accounts for a significant 39% of take-up. Manufacturing companies, on the other hand, generating only 8%, meaning they are underrepresented. Over the long term, the manufacturing sector has been responsible for the majority of take-up in Leipzig.

Major contracts

Quarter	Company	Location	sqm
Q1	BravoBike	Kabelsketal	21,000
Q1	Elflein Logistik	Kabelsketal	17,400
Q1	K&S Logistik	Halle (Saale)	6,800
Q2	Automotive service provider	Borsdorf	6,400

OUTLOOK

- The further development of Leipzig's logistics market is closely linked to economic momentum. While frequently changing US trade and tariff regulations are causing uncertainty and slowing down investment in export-oriented sectors, such as Leipzig's automotive industry, geopolitical crises and armed conflicts are on the rise worldwide.
- On the national level, however, it is expected that the special funds for infrastructure and environmental measures will provide positive impetus and increase demand for logistics space. However, it can be assumed that this will only be apparent in the market after a certain time lag. Consequently, leading German economic institutes are forecasting stronger economic growth for the coming year.
- The extensive supply of new-build quality space in Leipzig market area is putting pressure on rents. However, it also offers potential tenants the opportunity to lease modern space at moderate prices in the short term, should the economy pick up noticeably.
- The market is expected to remain stable in the second half of the year, though it should become more dynamic if larger rental agreements are concluded. Increased demand is expected to come from major Asian companies in the e-commerce and battery-powered mobility sectors.

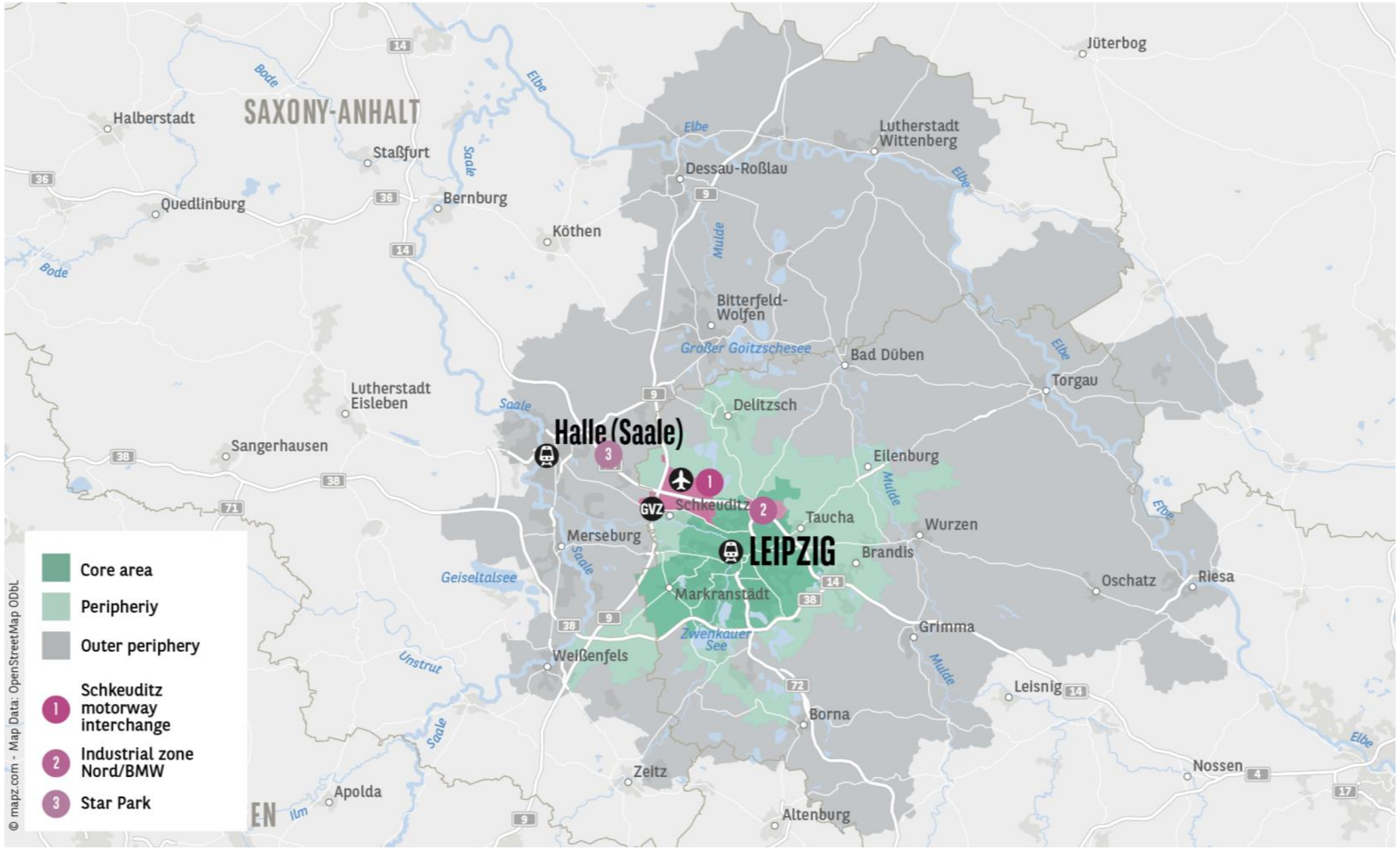
Key figures logistics market Leipzig

RENTS AND TAKE-UP	H1 2024	H1 2025	%-DIFFERENCE
Prime rent (in €/sqm)	5.90	5.70	-3.4%
Average rent (in €/sqm)	5.00	5.10	2.0%
Total take-up (in sqm)	**88,000**	**87,000**	**-1.1%**

SECTORS	H1 2024	H1 2025	LONG-TERM Ø
Logistics firms	49.5%	46.7%	31.1%
Wholesale/retail	13.5%	39.0%	27.7%
Manufacturing	33.8%	8.4%	35.5%
Others	3.2%	5.9%	5.7%

SIZE CATEGORIES	H1 2024	H1 2025	LONG-TERM Ø
Share of deals > 20,000 sqm	39.0%	24.4%	37.0%
Share of deals ≤ 20,000 sqm	61.0%	75.6%	63.0%

OWNER-OCCUPIERS/NEW BUILDING SHARE	H1 2024	H1 2025	LONG-TERM Ø
Share of owner-occupiers	61.6%	13.0%	35.2%
Share of new buildings	62.4%	17.2%	52.8%



LOGISTICS MARKET LEIPZIG

CONTACT

BNP Paribas Real Estate GmbH

Messehaus am Markt | Markt 16 | 04109 Leipzig

Phone +49 (0)30-884 65-0

Imprint: Publisher and copyright: BNP Paribas Real Estate GmbH
Edited by: BNP Paribas Real Estate Consult GmbH | As of: 30.06.2025
Further information: BNP Paribas Real Estate GmbH | Branch office Leipzig
Photo credits: ©Zixp@ck– stock.adobe.com

LEARN MORE