

REVIEW LOGISTICS MARKET

DÜSSELDORF Q1 2026

RESEARCH & INSIGHTS



**BNP PARIBAS
REAL ESTATE**

Real Estate for a changing world



- ABOVE-AVERAGE RESULT
- PRIME RENT IN Q1 UNCHANGED AT €8.70/SQM

KEY FIGURES

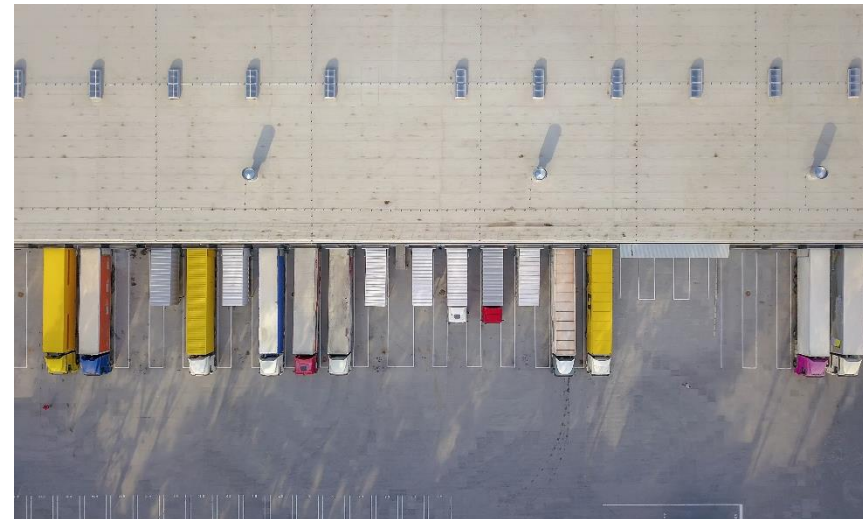
66,000	▽ -34.7 % y/y
Take-up (in sqm)	
8.70	△ +2.4 % y/y
Prime rent (in €/sqm)	
7.00	△ +2.9 % y/y
Average rent (in €/sqm)	

MARKET OVERVIEW

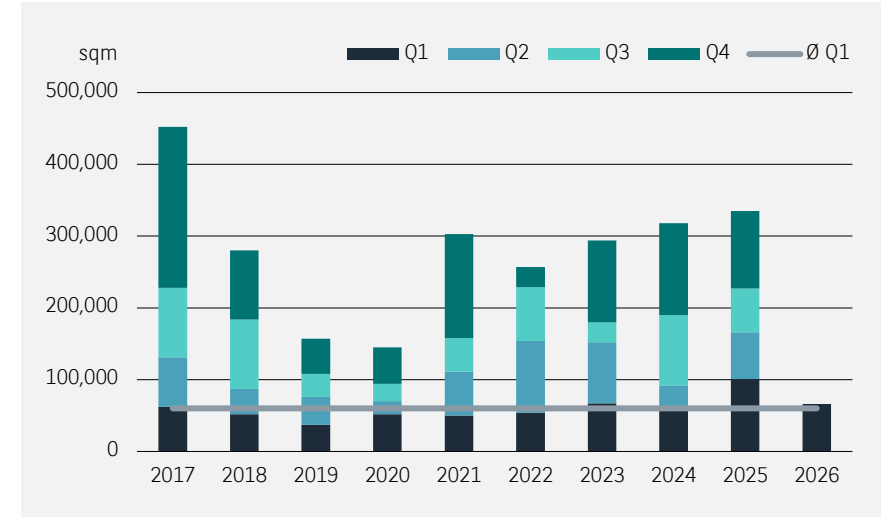
Düsseldorf's logistics market had a good start to 2026 with take-up of 66,000 sqm. Although the logistics region of the NRW metropolis is not able to match the exceptionally high result from the first quarter of 2025 (-35%), it is still a remarkable 10% above the ten-year average. It is particularly noteworthy that this result was achieved without a deal beyond the 20,000 sqm mark. The largest registered lease agreement to date was signed by a logistics firm in Mönchengladbach of 15,000 sqm.

Demand is quite dynamic, especially in the space segment up to 10,000 sqm, which is reflected in brisk letting activity and an overall high number of contracts. With a total of around 20 deals, the figure is as its highest since 2021. In the large-scale sector, on the other hand, the leasing processes are currently taking somewhat longer.

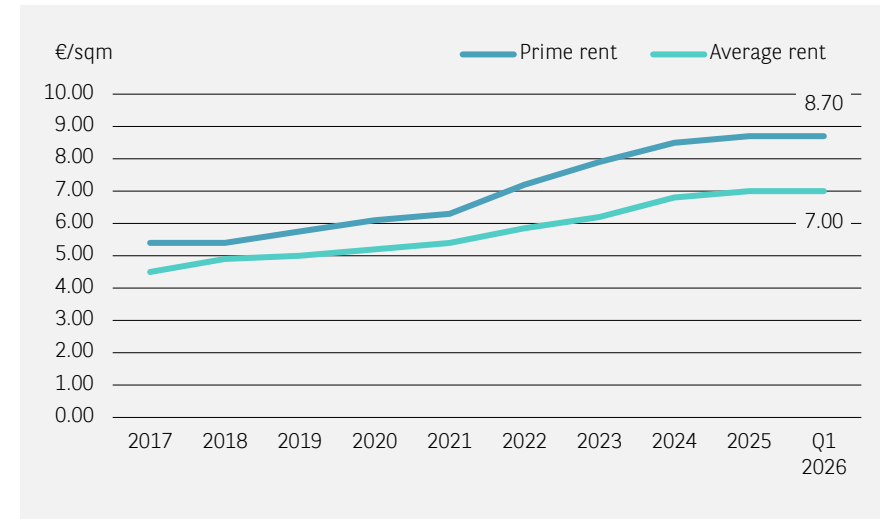
After the prime rent for space of 5,000 sqm or more had already risen by 2.4% to €8.70 per sqm in the previous year, it stabilised at this level in the first quarter. The average rent is also unchanged from the end of the year standing at €7.00 per sqm, an increase of 2.9% year-on-year.



Development of warehouse and logistics take-up



Prime and average rents





STRUCTURE OF TAKE-UP

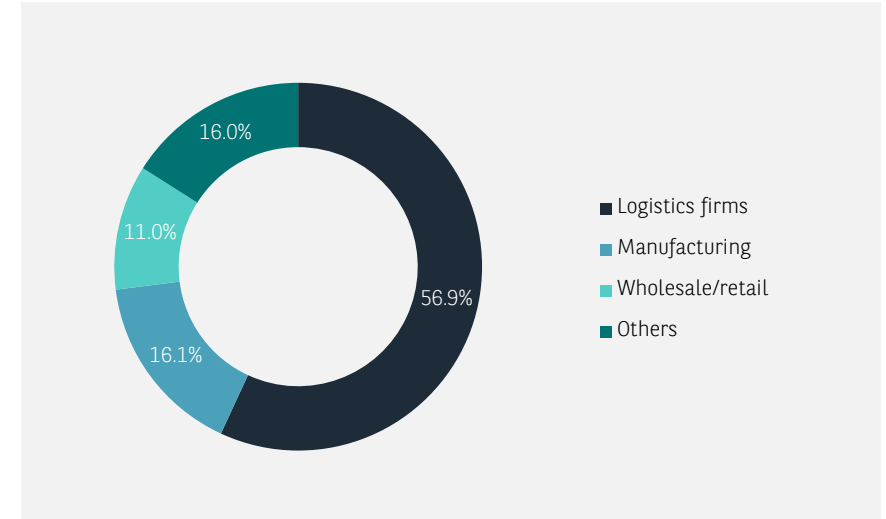
The demand impulses from logistics firms from the Asian region continue to play a decisive role in the distribution of take-up among the sectors in Düsseldorf as well as generally in logistics locations in North Rhine-Westphalia: Overall, logistics companies in the Düsseldorf market accounted for almost 57% of the total result at the beginning of the year. In addition to rather small-scale contracts in the core area, two larger deals over 15,000 and 6,000 sqm in Mönchengladbach were again concluded.

The industrial sector is currently in second place in the sector ranking (around 16% proportionately), with the completion of the 8,400 sqm new construction project in Langenfeld by the producer of nutritional supplements Orthomol being the first to be mentioned. By contrast, the retail sector is still underrepresented at 11%. However, this interim result should not be overestimated, especially since many e-commerce companies outsource their operations to logistics service providers.

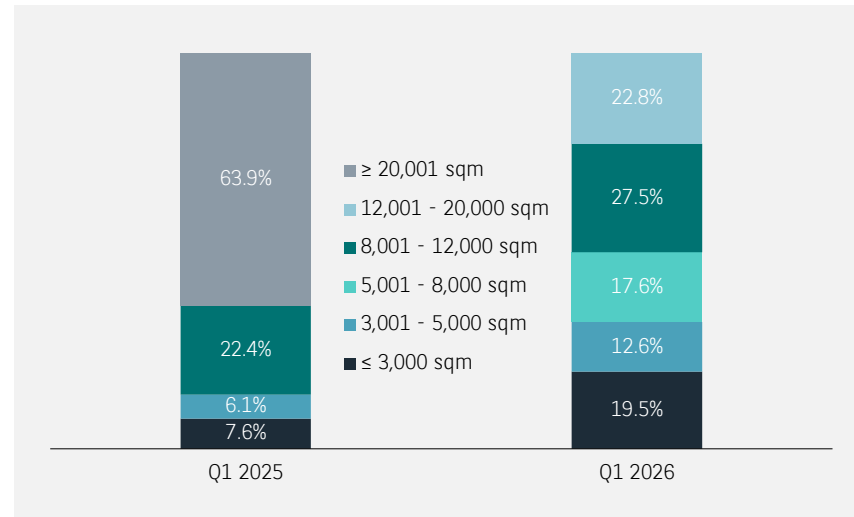
The analysis of take-up by size class shows a broad distribution of demand in the space categories up to 20,000 sqm. All segments make take-up contributions of between 13% and almost 28%. While large-scale contracts over 20,000 sqm accounted for around 64% in the same period last year, no deal has yet been registered in this category.

- LOGISTICS FIRMS DOMINATE THE RESULT
- NO LARGE-SCALE CONTRACTS YET

Take-up by sector



Take-up by size category



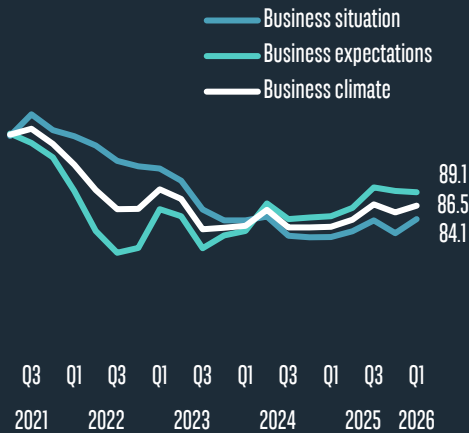
Major contracts

Quarter	Company	Location	sqm
Q1	Logistics service provider	Mönchengladbach	15,000
Q1	YQN International Logistics Germany	Dormagen	9,700
Q1	Orthomol	Langenfeld	8,400
Q1	Imc Pro Logistics	Mönchengladbach	6,000
Q1	E-commerce fulfillment	Hilden	5,000



- GOOD DEMAND EXPECTED IN Q2 UNDER STABLE CONDITIONS
- AVERAGE RENT REMAINS UNDER UPWARD PRESSURE

BVL LOGISTICS INDICATOR Index (2015 = 100)



Source: BVL/ffo

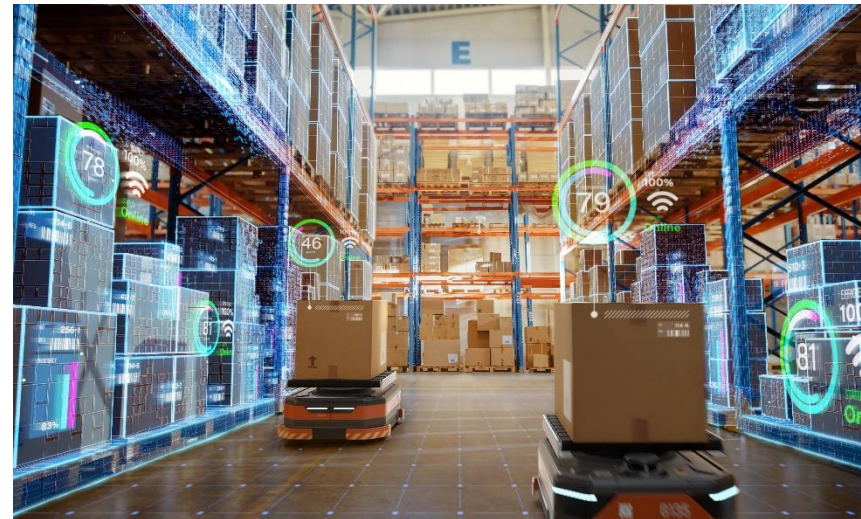
OUTLOOK

The Düsseldorf logistics market started 2026 with an above-average result and was thus able to create a good starting position for the coming quarters. While large-scale take-up drivers are still missing, the high number of deals in the smaller and medium-sized segment in particular can be seen as positive for the overall good market sentiment.

However, the economic environment remains challenging, and with the outbreak of the Iran war, geopolitical risk factors have increased once again. The impact on the economy from increasing energy prices, rising inflation rates and changes in trade flows and supply chains depend crucially on the further course of this conflict.

In the short term, a sideways movement can be expected in the development of supply. Although the leased space has contributed to a reduction in supply, the new developments coming onto the market as well as offers for subletting are roughly balancing the outflow and inflow of space.

Prime rents are likely to maintain their already very high level for the time being, whereas the strong focus on demand for modern space could lead to a renewed increase in average rents.



Logistics market data Düsseldorf

RENTS AND TAKE-UP	Q1 2025	Q1 2026	%-DIFFERENCE
Prime rent (in €/sqm)	8.50	8.70	2.4%
Average rent (in €/sqm)	6.80	7.00	2.9%
Total take-up (in sqm)	101,000	66,000	-34.7%

SECTORS	Q1 2025	Q1 2026	LONG-TERM Ø
Logistics firms	82.3%	56.9%	46.8%
Wholesale/retail	0.8%	11.0%	31.0%
Manufacturing	0.0%	16.1%	14.5%
Others	16.9%	16.0%	7.7%

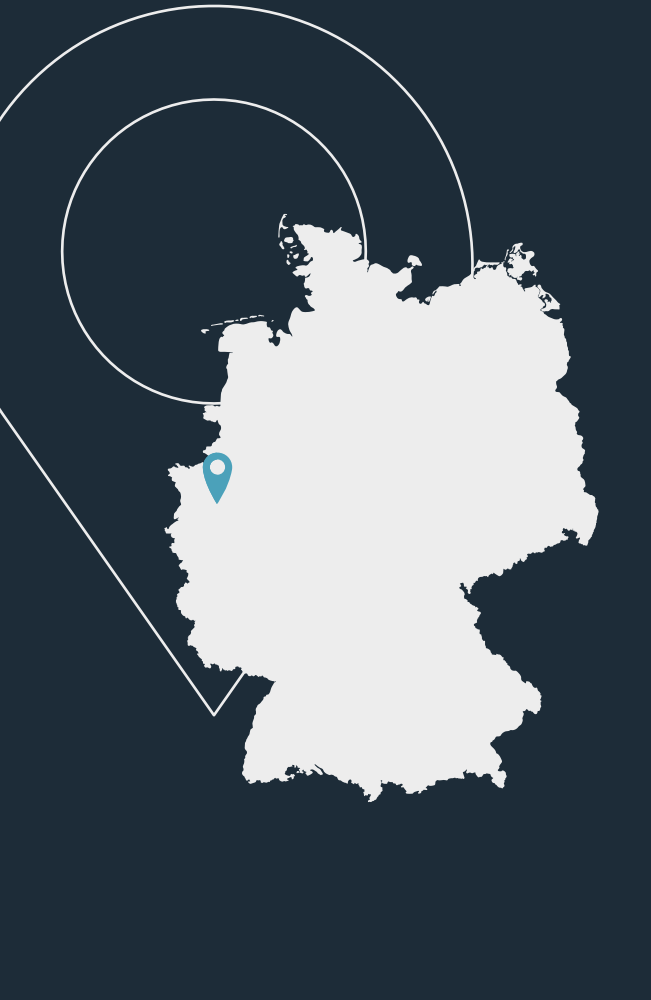
SIZE CATEGORIES	Q1 2025	Q1 2026	LONG-TERM Ø
Share of deals > 20,000 sqm	63.9%	0.0%	17.9%
Share of deals ≤ 20,000 sqm	36.1%	100.0%	82.1%

OWNER-OCCUPIERS/ NEW BUILDING SHARE	Q1 2025	Q1 2026	LONG-TERM Ø
Share of owner-occupiers	0.0%	2.3%	17.9%
Share of new buildings	3.9%	28.4%	37.2%

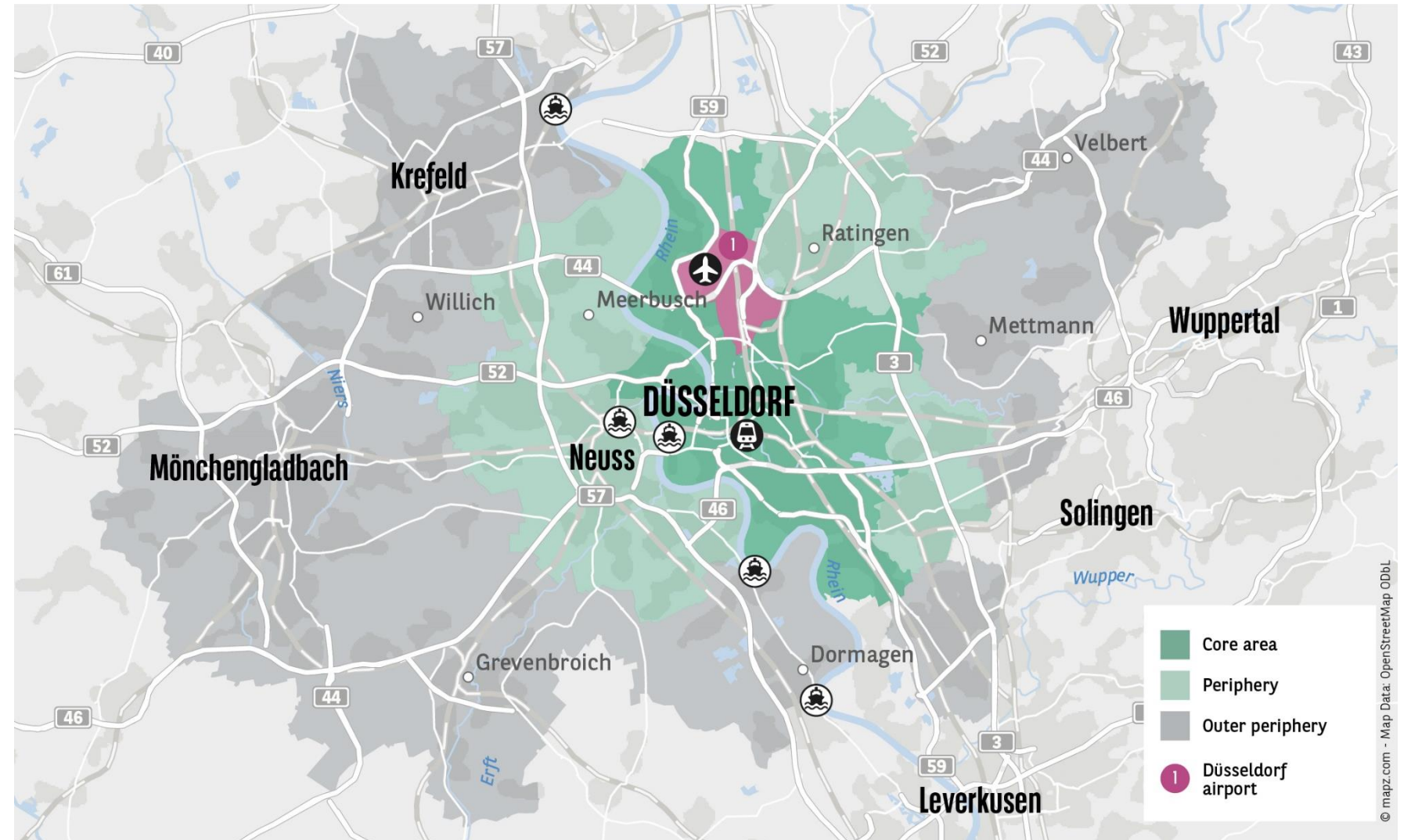


Q1 2026

LOGISTICS MARKET
DÜSSELDORF



LOGISTICS MARKET DÜSSELDORF





Q1 2026

LOGISTICS MARKET
DÜSSELDORF

LEARN
MORE



MARKET REPORTS 

DASHBOARDS 

CONTACT

BNP Paribas Real Estate GmbH

Kö-Quartier | Breite Straße 22 | 40213 Düsseldorf

Tel. +49 (0)211-52 00-00

Inga Schwarz

Head of Research

inga.schwarz@bnpparibas.com

All rights reserved. This report is protected in its entirety by copyright. No part of this publication may be reproduced, translated, transmitted, or stored in a retrieval system in any form or by any means, without the prior permission in writing of BNP Paribas Real Estate GmbH. That applies in particular to reproductions, adaptations, translations, photographs (analogue and/or digital), microfilming and storage and processing in electronic systems. The statements, notifications and forecasts provided here correspond to our estimations at the time when this report was prepared and can change without notice. The data come from various sources which we consider reliable but whose validity, correctness or exactness we cannot guarantee. Explicitly, this report does not represent a recommendation of any kind, nor should it be regarded as forming a basis for making any decisions regarding investment or letting or renting property or premises. BNP Paribas Real Estate can accept no liability whatsoever for any information contained or statements made herein.

Imprint: Publisher and copyright: BNP Paribas Real Estate GmbH

Edited by: BNP Paribas Real Estate Consult GmbH | As of: 31.03.2026

Photo credits: © AdobeStock Irina Sharnina; alzay; Gorodenkoff/Shutterstock