

REVIEW LOGISTICS MARKET

DÜSSELDORF Q3 2026

RESEARCH & INSIGHTS



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REAL ESTATE**

Real Estate for a changing world



Q3 2026

LOGISTICS MARKET
DÜSSELDORF

- ANOTHER ABOVE-AVERAGE PERFORMANCE IN DÜSSELDORF
- PRIME RENT APPROACHING THE €9/SQM MARK

KEY FIGURES

202,000

Take-up (in sqm)

▽ -11.0 % y/y

8.85

Prime rent (in €/sqm)

△ +4.1 % y/y

7.10

Average rent (in €/sqm)

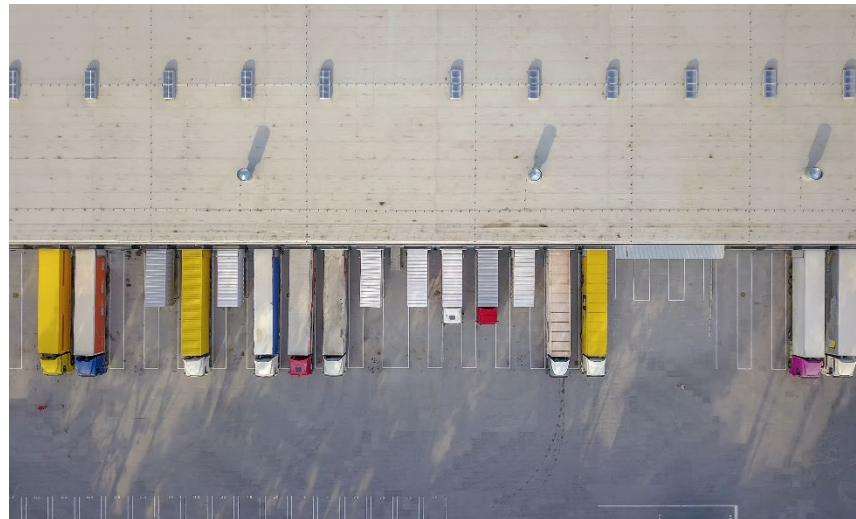
△ +2.9 % y/y

MARKET OVERVIEW

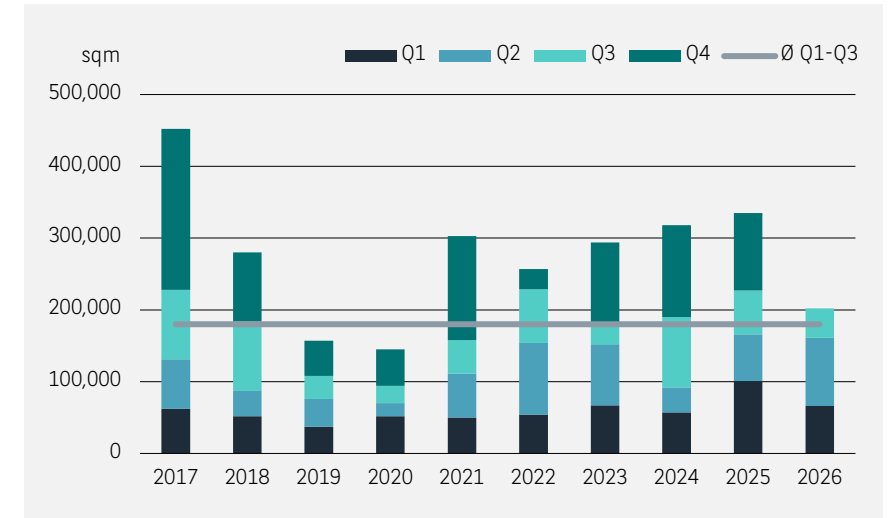
As of the end of September 2026, the Düsseldorf logistics market posted an overall positive result. With take-up of 202,000 sqm, Düsseldorf recorded its third consecutive above-average Q1-Q3 result, exceeding the ten-year average by more than 12%. Since 2022, take-up has consistently remained at or above the long-term average, underlining the sustained strength of demand in recent years. However, the current result is 11% below the previous year's level, although Q1-Q3 2025 marked the strongest nine-month result since 2017.

Notably, regarding the current volume, the strong take-up was driven exclusively by leases under the 20,000 sqm threshold. Excluding large-scale leases above this level, a similarly strong result was last recorded in 2017. Among the most significant lettings of the last three months were the lease by Inter Benefit, a wholesaler for industrial and high-tech products, in Grevenbroich (14,100 sqm), as well as the logistics service provider H & H in a newly completed property in Düsseldorf-Heerdt (13,800 sqm).

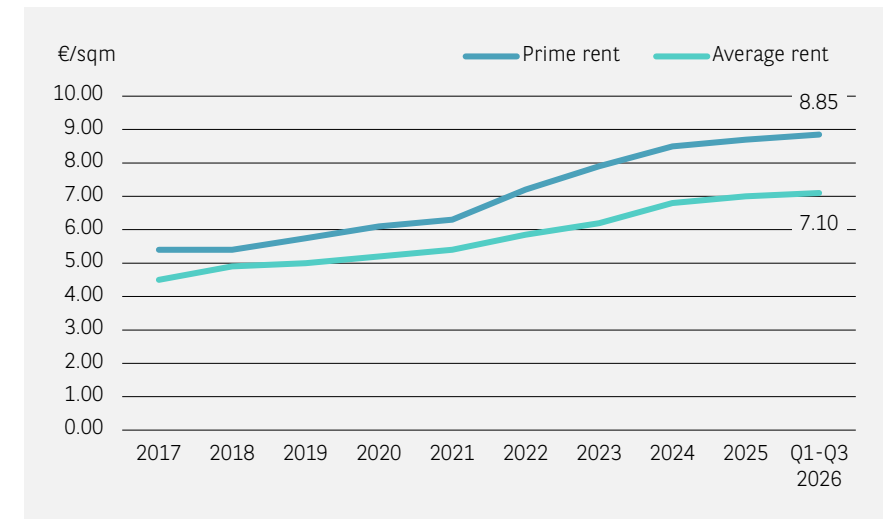
The persistently high level of demand is also reflected in rents. The prime rent of €8.85/sqm is more than 4% above its level 12 months ago, while the average rent of €7.10/sqm has increased by around 3% compared with the third quarter of 2025.



Development of warehouse and logistics take-up



Prime and average rents





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- LOGISTICS SERVICE PROVIDERS
HOLD HIGH MARKET SHARE WITH
VERY STRONG TAKE-UP
- 12,000 TO 20,000 SQM CATEGORY
SETS NEW RECORD

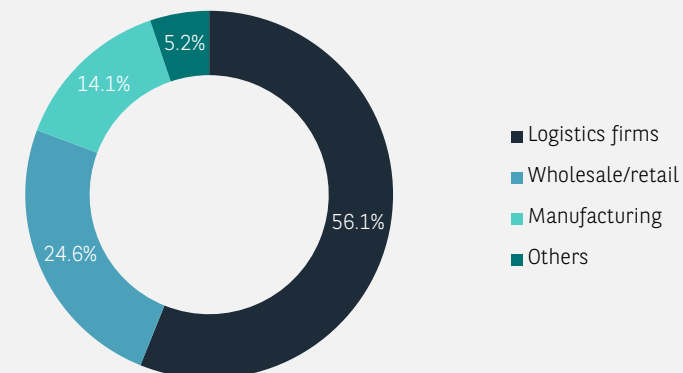
STRUCTURE OF TAKE-UP

The sector analysis reflects the current nationwide trend of dominance by logistics firms within the Düsseldorf market area: with a take-up share of over 56% and a significantly above-average leasing volume (+49%), the sector remains clearly at the top of the occupier rankings after three quarters. Five lettings between 12,000 and 20,000 sqm, spread across all three quarters, together with a high overall number of deals, contributed significantly to this strong result.

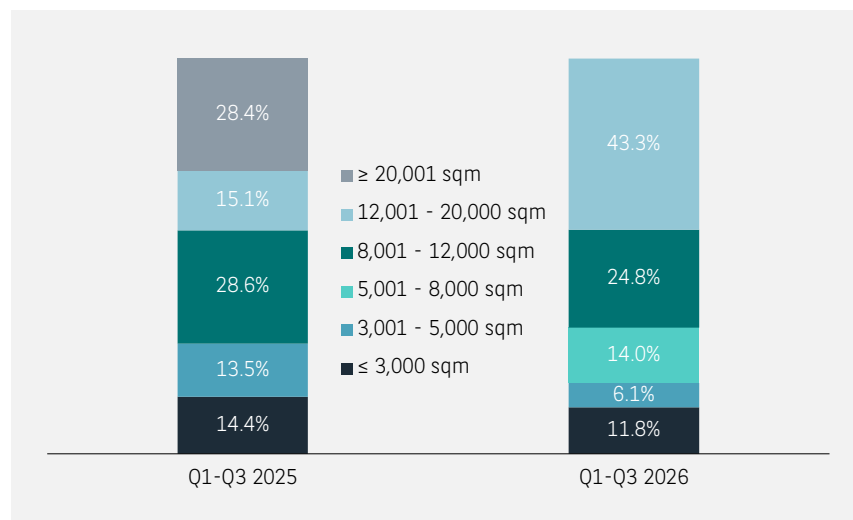
Market sentiment in the retail sector has also improved noticeably compared to 2025. By the end of September 2026, the sector had contributed around 50,000 sqm to total take-up, corresponding to a market share of nearly 25% and marking its best result since 2022. In the same period last year, take-up amounted to just 20,000 sqm. In addition, some logistics service providers handle distribution for e-commerce companies, blurring the lines between retail and logistics. Manufacturing companies account for a further 14% of current market activity, with several smaller deals of up to 10,000 sqm.

In terms of size categories, two segments stand out with above-average take-up volumes: deals between 5,000 and 8,000 sqm, accounting for 25%, and lettings between 12,000 and 20,000 sqm, with a share of 43%. The latter even reached a new record high.

Take-up by sector



Take-up by size category



Major contracts

Quarter	Company	Location	sqm
Q2	Wisag Logistics Solutions	Krefeld	20,000
Q1	Logistics firm	Mönchengladbach	15,000
Q3	Inter Benefit	Grevenbroich	14,100
Q3	H & H	Düsseldorf	13,800
Q2	GV Logistik	Mönchengladbach	12,400



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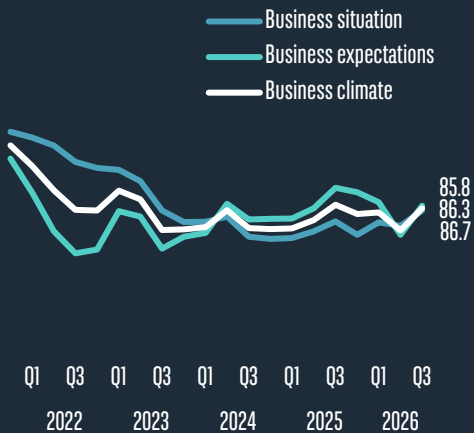


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- CONTINUED HIGH VOLUME OF REQUIREMENTS IN THE MARKET
- NO FURTHER RENTAL SPIKES ANTICIPATED

BVL LOGISTICS INDICATOR Index (2015 = 100)



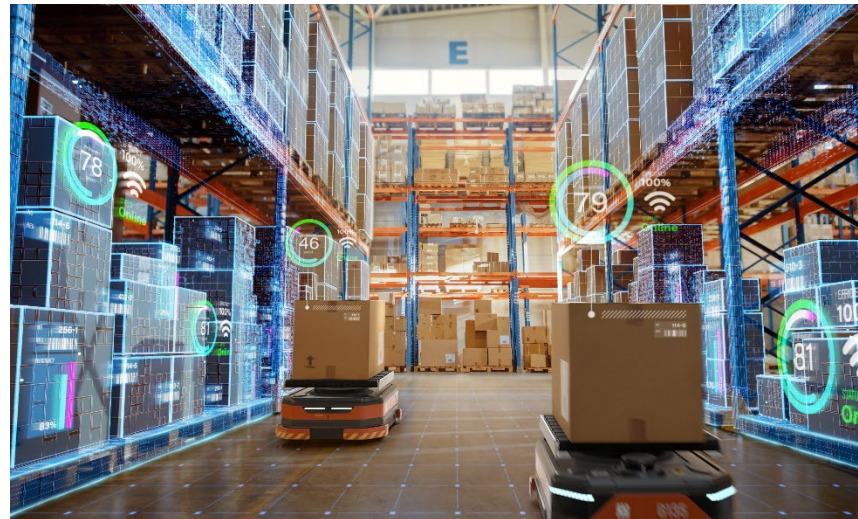
Source: BVL Info

OUTLOOK

The Düsseldorf logistics market has performed strongly in the first three quarters of 2026. Positive market developments include sustained strong demand from logistics service providers, often driven by Asian companies, as well as the record take-up generated by medium-sized deals, which have been a key factor in the overall result. Whether the very strong total take-up from 2025 (approx. 335,000 sqm) can be reached remains to be seen. However, the Düsseldorf market only requires an average Q4 volume to achieve a balance above the long-term mean.

On the supply side, several speculative new-build projects in Düsseldorf, Mönchengladbach, or Krefeld are expanding the range of sought-after first-time occupancy spaces. However, short-term and large-scale requirements, which are frequent among Asian market participants, cannot always be accommodated at short notice. Regarding the project development sector, new-build space is increasingly competing with existing and sublet space. Given the more competitive rents available for existing properties, attractive incentive packages are becoming increasingly important for securing tenants in new-build developments.

Against this background, a further increase in prime rent is not expected in the short term. However, rents are likely to remain stable at the current high level, with the average rent standing at €7.10/sqm.



Logistics market data Düsseldorf

RENTS AND TAKE-UP	Q1-Q3 2025	Q1-Q3 2026	%-DIFFERENCE
Prime rent (in €/sqm)	8.50	8.85	4.1%
Average rent (in €/sqm)	6.90	7.10	2.9%
Total take-up (in sqm)	227,000	202,000	-11.0%

SECTORS	Q1-Q3 2025	Q1-Q3 2026	LONG-TERM Ø
Logistics firms	57.3%	56.1%	41.2%
Wholesale/retail	8.8%	24.6%	31.7%
Manufacturing	22.5%	14.1%	19.4%
Others	11.4%	5.2%	7.7%

SIZE CATEGORIES	Q1-Q3 2025	Q1-Q3 2026	LONG-TERM Ø
Share of deals > 20,000 sqm	28.4%	0.0%	16.1%
Share of deals ≤ 20,000 sqm	71.6%	100.0%	83.9%

OWNER-OCCUPIERS/ NEW BUILDING SHARE	Q1-Q3 2025	Q1-Q3 2026	LONG-TERM Ø
Share of owner-occupiers	9.9%	0.7%	16.1%
Share of new buildings	26.7%	36.7%	43.0%



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Source: BNP Paribas Real Estate GmbH, September 30, 2025

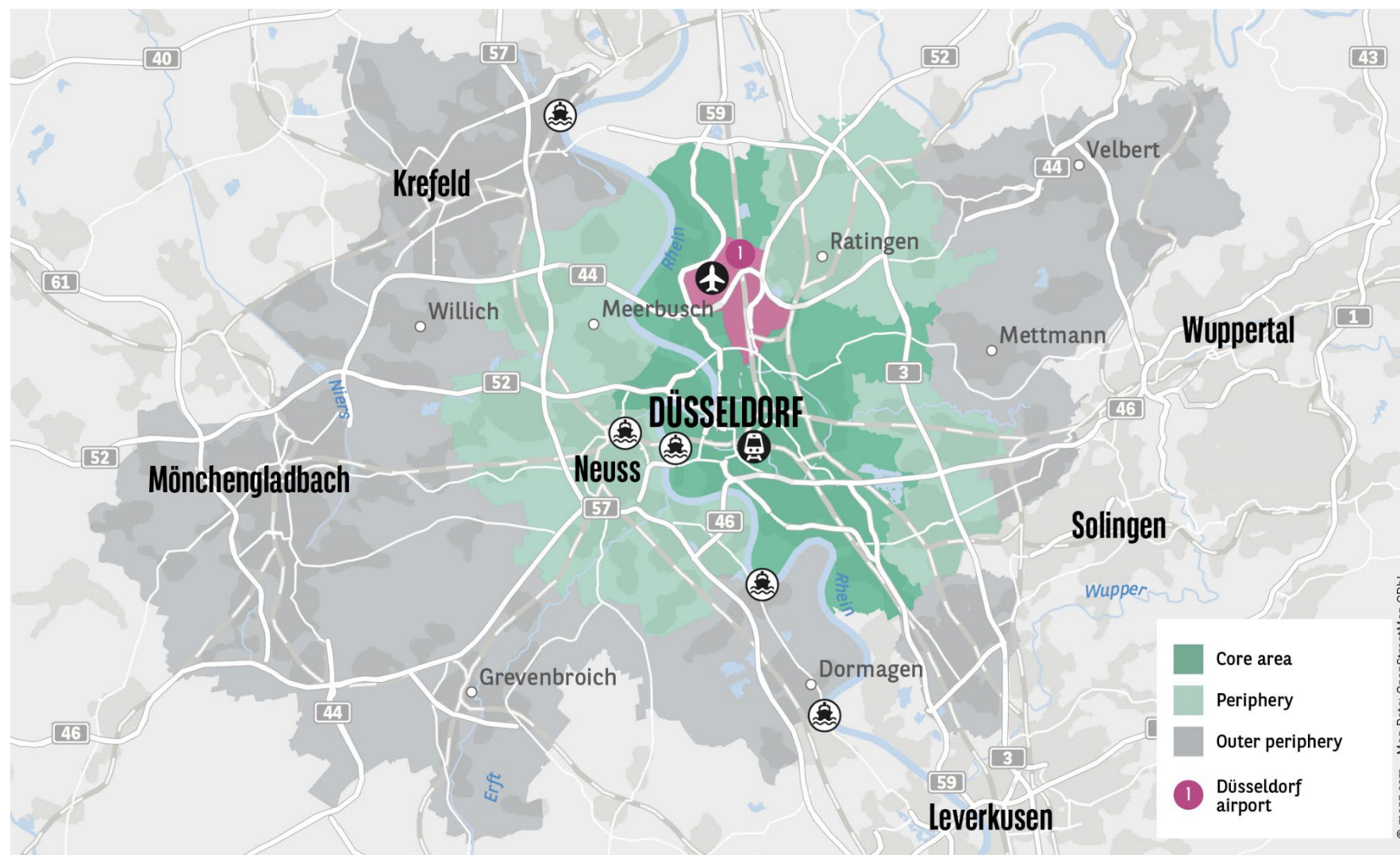


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