

REVIEW LOGISTICS MARKET

FRANKFURT Q3 2026

RESEARCH & INSIGHTS



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Real Estate for a changing world



Q3 2026

LOGISTICS MARKET
FRANKFURT

- SUPPLY SHORTAGE LIMITS
TAKE-UP
- PRIME AND AVERAGE RENTS ON
THE RISE

KEY FIGURES

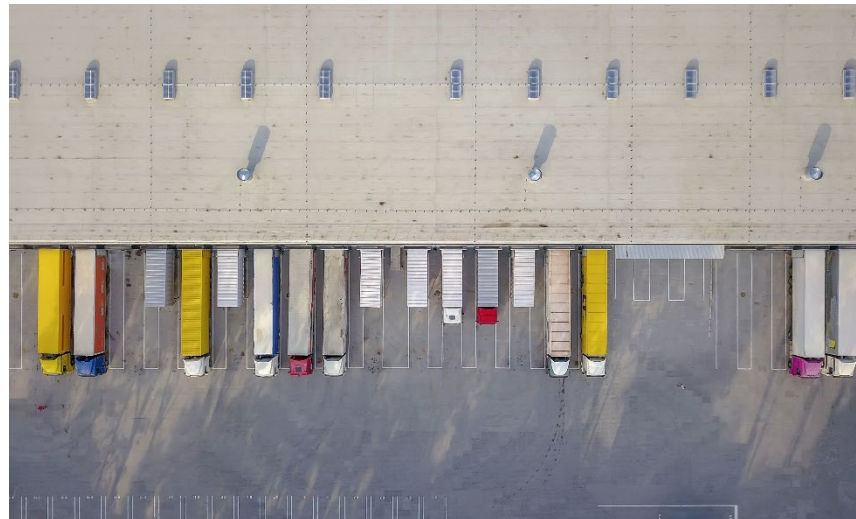
320,000	▽ -19.8 % y/y
Take-up (in sqm)	
9.00	△ +5.9 % y/y
Prime rent (in €/sqm)	
7.80	△ +8.3 % y/y
Average rent (in €/sqm)	

MARKET OVERVIEW

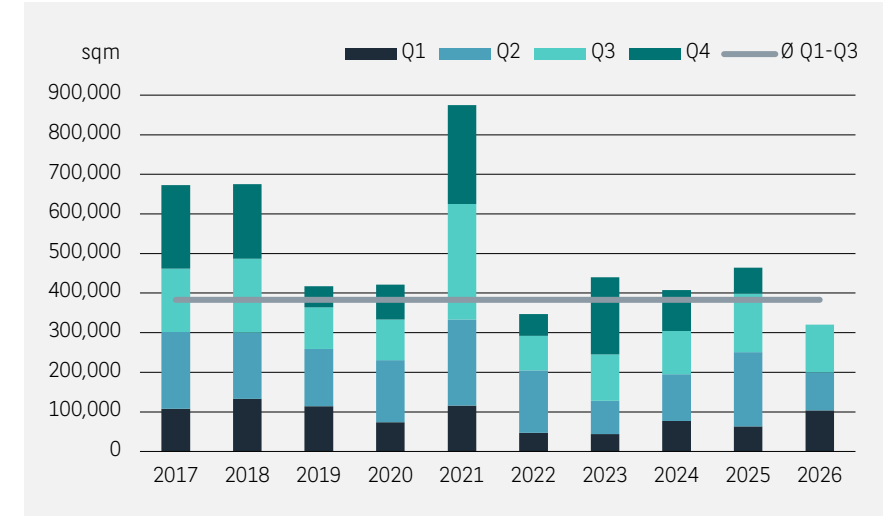
The Frankfurt logistics market recorded take-up of 320,000 sqm in the first three quarters of 2026, achieving a solid result despite ongoing geopolitical uncertainties and a persistently challenging economic environment. In a five-year comparison, the take-up is nearly 3% above the average. Nevertheless, both the previous year's result (-20%) and the ten-year average of 383,000 sqm remain out of reach.

The decline is primarily attributable to the limited availability of suitable logistics space within the Frankfurt market area. The share of new completions of only 13.5% is significantly below the long-term average of 48%. Due to the restricted availability of space, market activity remains limited: companies frequently extend existing lease agreements, while large-scale consolidation requirements often cannot be realized. Specially equipped units also remain scarce. At the same time, the challenging economic environment is leading occupiers to scrutinize leasing decisions more carefully. Demand for short- to medium-term leases is increasing, while break options are becoming more common in long-term leases.

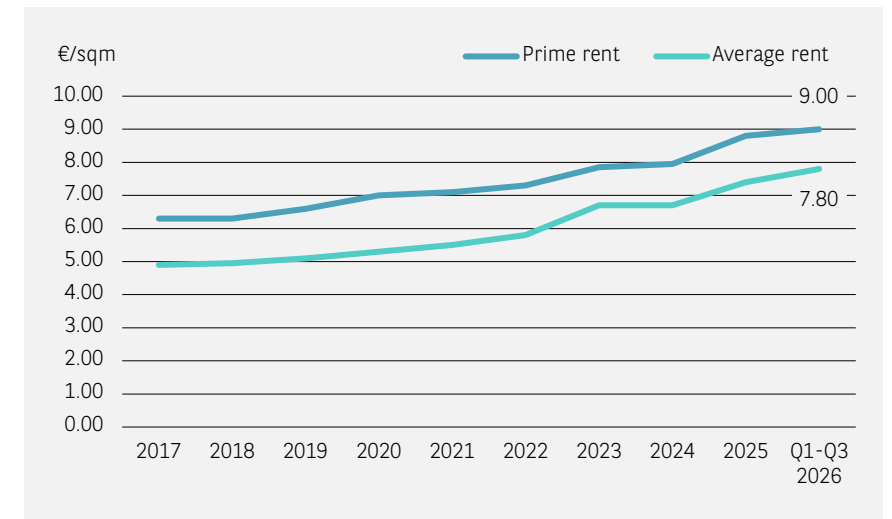
Both prime and average rents have increased year-on-year. The prime rent currently stands at €9.00/sqm, up 6%, while the average rent has risen by 8% to €7.80/sqm.



Development of warehouse and logistics take-up



Prime and average rents





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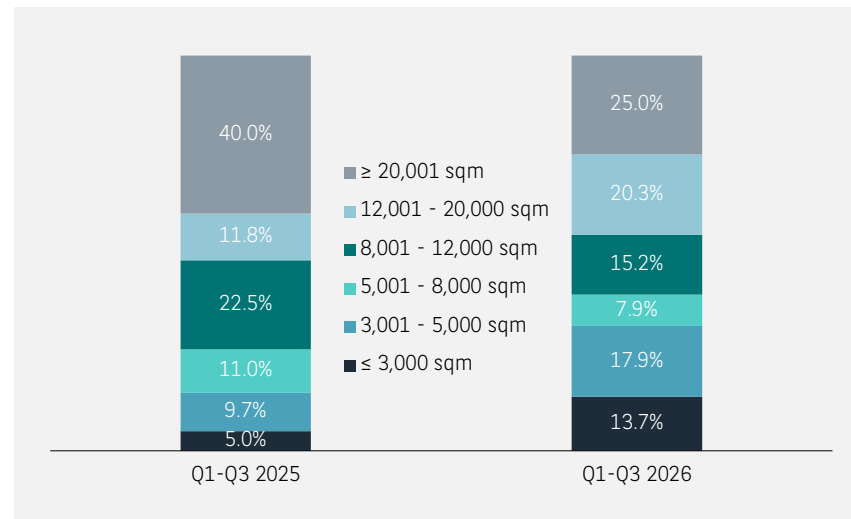
- LOGISTICS SERVICE PROVIDERS CLEARLY DOMINATE TAKE-UP
- LARGE-SCALE DEALS RECORDED ONLY OUTSIDE FRANKFURT CITY LIMITS

STRUCTURE OF TAKE-UP

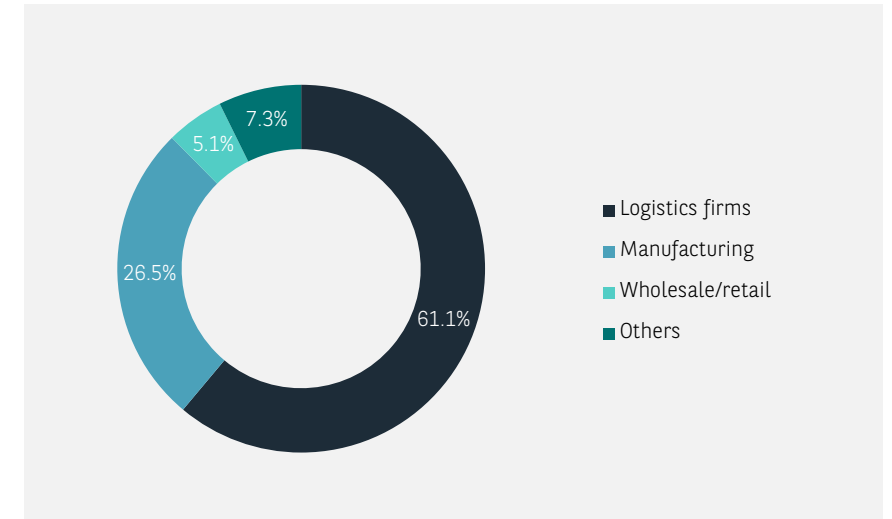
Logistics firms have shown particularly strong leasing activity in 2026. With a take-up of approximately 196,000 sqm, they achieve an above-average market share of over 61%. In addition to two large-scale deals by Teamlog (over 25,000 sqm in Obernburg) and BLG (23,000 sqm in Kleinostheim), this strong result is primarily based on many medium-sized lease agreements. Industrial and production companies also make a significant contribution, accounting for more than a quarter of total take-up, including the largest lease by Siemens of around 32,000 sqm in Offenbach. In contrast, retail companies remain significantly underrepresented over the year so far, generating only 5% of take-up.

Regarding the distribution by size category, the current picture is relatively balanced. Large-scale lettings of more than 20,000 sqm account for around 25% of take-up, slightly below the long-term average. Notably, due to the limited supply of space in central locations, the largest deals are currently exclusively recorded outside the Frankfurt city limits and thus in the periphery or outer periphery. Smaller unit sizes up to 5,000 sqm are, by contrast, above-average participants in market activity with a cumulative market share of around 32%.

Take-up by size category



Take-up by sector



Major contracts

Quarter	Company	Location	sqm
Q2	Siemens AG	Offenbach am Main	32,000
Q1	Teamlog	Obernburg	25,000
Q3	BLG	Kleinostheim	23,000
Q1	Duravit (Nextrend)	Hochheim am Main	20,000
Q3	O.S.T.S.	Offenbach am Main	17,000



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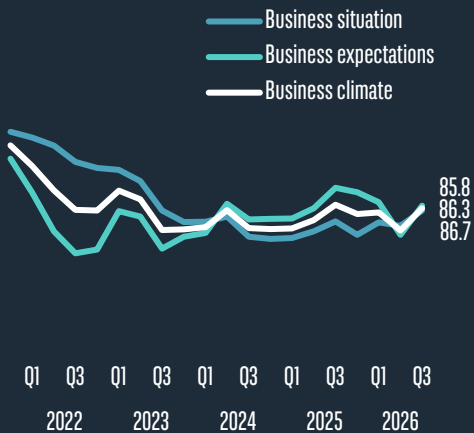


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- SPACE SHORTAGE WILL REMAIN A LIMITING FACTOR
- FURTHER RENTAL GROWTH EXPECTED TOWARDS YEAR-END

BVL LOGISTICS INDICATOR Index (2015 = 100)



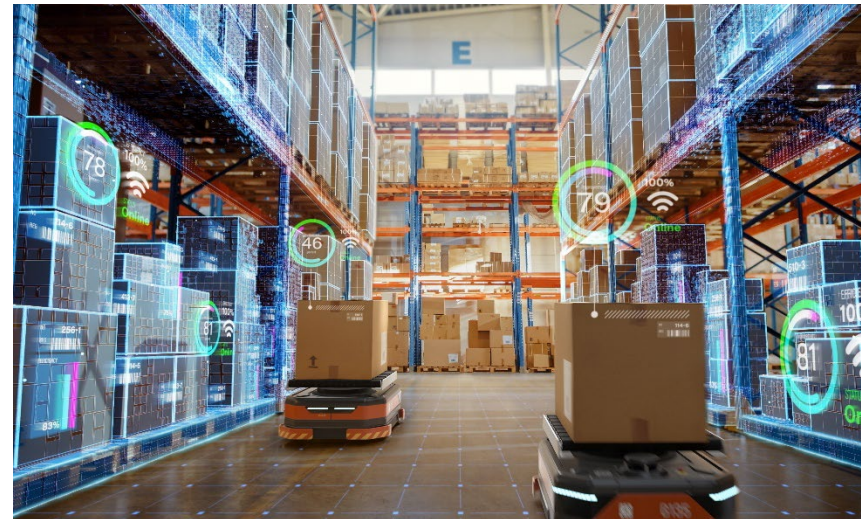
Source: BVL info

OUTLOOK

Overall, the Frankfurt warehouse and logistics market remains stable after the first three quarters of 2026 despite ongoing economic uncertainties. Sustained strong demand continues to be constrained by the shortage of available space, putting upward pressure on rents.

Demand for logistics space is expected to remain solid in the final quarter. At the same time, the economic outlook is showing initial signs of improvement. Leading German economic institutes have recently raised their GDP growth forecasts significantly, while leading indicators such as the ifo Business Climate Index are also sending more positive signals. This could provide additional impetus to market activity. The growing number of active space requirements also supports this assessment. However, given the continued shortage of modern logistics space, the existing excess demand is unlikely to translate into significantly higher take-up in the short term. Nevertheless, the market environment is expected to remain robust through the end of the year.

Against the backdrop of the ongoing supply shortage, further upward pressure on rents is expected.



Logistics market data Frankfurt

RENTS AND TAKE-UP	Q1-Q3 2025	Q1-Q3 2026	%-DIFFERENCE
Prime rent (in €/sqm)	8.50	9.00	5.9%
Average rent (in €/sqm)	7.20	7.80	8.3%
Total take-up (in sqm)	399,000	320,000	-19.8%

SECTORS	Q1-Q3 2025	Q1-Q3 2026	LONG-TERM Ø
Logistics firms	32.4%	61.1%	41.4%
Wholesale/retail	19.7%	5.1%	24.3%
Manufacturing	37.8%	26.5%	25.4%
Others	10.1%	7.3%	8.9%

SIZE CATEGORIES	Q1-Q3 2025	Q1-Q3 2026	LONG-TERM Ø
Share of deals > 20,000 sqm	40.0%	25.0%	28.3%
Share of deals ≤ 20,000 sqm	60.0%	75.0%	71.7%

OWNER-OCCUPIERS/ NEW BUILDING SHARE	Q1-Q3 2025	Q1-Q3 2026	LONG-TERM Ø
Share of owner-occupiers	21.2%	0.0%	17.8%
Share of new buildings	53.9%	13.5%	48.1%

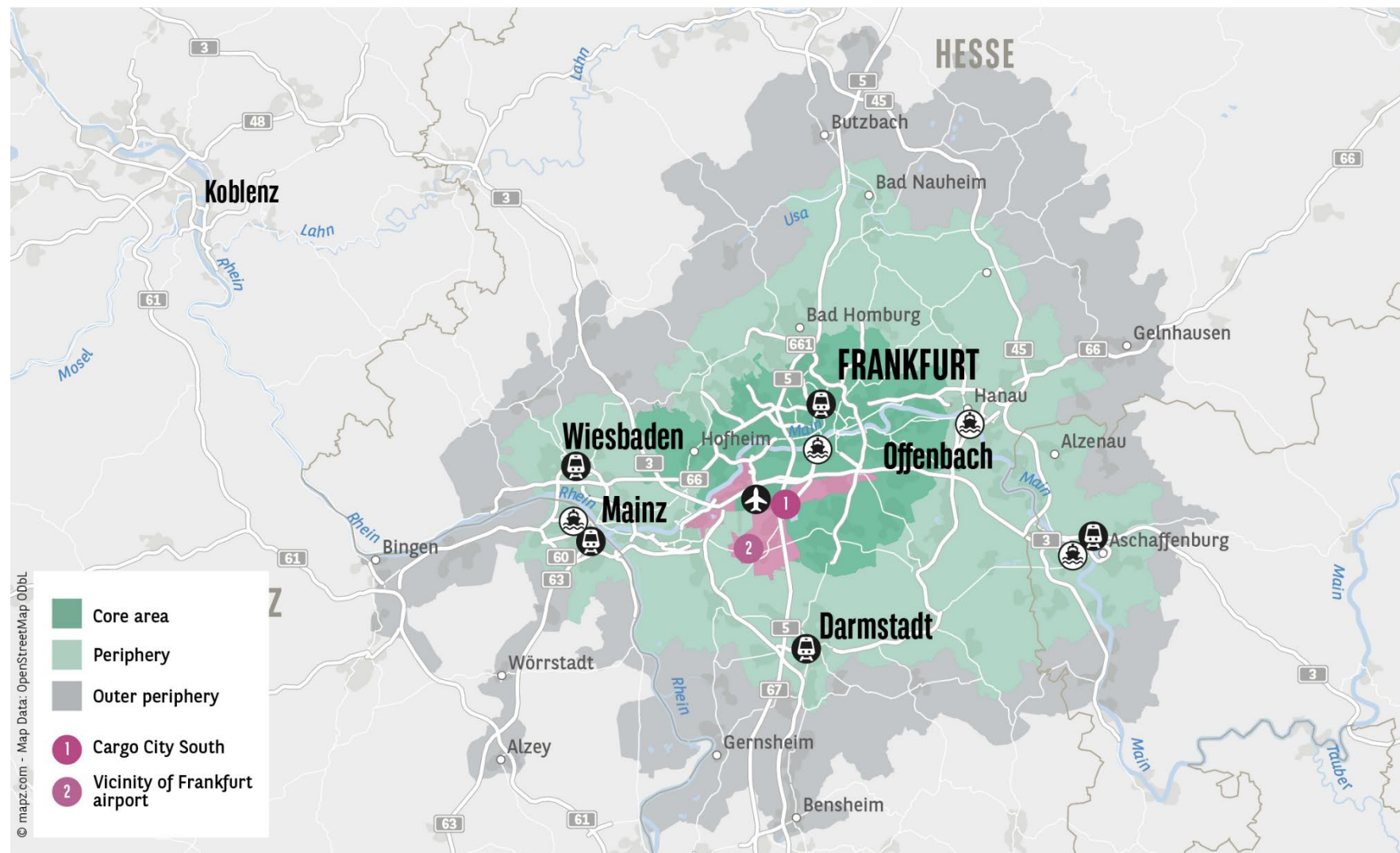


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