In the first nine months of this year, the Frankfurt market for logistics and warehouse premises registered take-up of 340,000 m². Although demand picked up in the third quarter, the result is still around 16 % down on the admittedly exceptional prior-year total. All the same, it must be seen as a good performance overall, since it is actually 16 % higher than the long-term average – and has been bettered only by the totals achieved in 2013 and 2011. At any rate, this performance suffices to put Frankfurt in first place once again in the ranking of Germany’s chief logistics locations. Take-up was fuelled substantially by the construction of a new 90,000 m² multi-user logistics centre for Fiege in Dieburg. This fact also helps to explain the once again very high owner-occupier proportion of turnover, which is more than 45 %.

The distribution of take-up according to business sectors has hardly changed at all. The top slot in the ranking is still held by logistics firms, which have so far contributed 55.5 % to the aggregate result. However, after such firms accounted for less turnover in the third quarter, this is a perceptibly lower figure than at the half-year point (68 %). The sector wholesale/retail, on the other hand, has stepped up its contribution somewhat to almost one third of the total, thus giving its second place. The leading trio is completed by manufacturing companies, which added just over a further 7 % to take-up. This, however, is a conspicuously low figure in comparison to those in the other major German regions. None of the other sectors played any more than a very modest role.

Due above all to the Dieburg deal, the biggest category (premises of over 20,000 m²) easily heads the size-class ranking with a turnover share of more than 35 %. What is truly notable, though, is that second place goes to small-unit leases of up to 3,000 m²; these have accounted for almost one quarter of all take-up. This provides renewed evidence of very lively market activity. In third place comes the 12,000-20,000 m² bracket with nearly 14 %, which puts it just ahead of the second-smallest class (3,000-5,000 m²), which has contributed 10.5 % to the total. The two remaining size brackets between 5,000 and 12,000 m² were each responsible for about 8 % of the result.
OWNER-OCCUPIERS AND NEW-BUILDS MATCH NATIONAL TRENDS

In line with the trend that can be observed nationwide, the proportion of take-up in the Frankfurt market area represented by newly built premises is relatively high. It stands at just over 45%, with the new logistics centre in Dieburg naturally making a considerable contribution to this. At just over 46%, the owner-occupier share is on more or less the same level.

Rental price levels have remained stable. With a prime rent of 6.20 €/m², obtained as before in the immediate vicinity of the international airport, Frankfurt is still the second most expensive location after Munich. There have also been no marked shifts in the average rent, so that this still stands at about 4.70 €/m².

OUTLOOK

Demand in the final quarter of the year looks set to stay stable, with a lot of activity especially in the small-unit segment of up to 5,000 m². Against this backdrop, there is every reason to expect take-up for the year as a whole to be well over the 400,000 m² mark for the fourth time in succession. Rental prices will probably settle at their present level. In respect of supply, a modest expansion in the new-build segment is in sight, since additional premises can be made available in several development complexes, such as the VGP Park in Rodgau or the Alpha 3 in Obertshausen.