



# LOGISTICS LEASING H1 2018

## Frankfurt



### KEY FACTS

[Change year-on-year]

Take-Up of Space **[+2%]**

**329,900 sq m**

Leasing Performance **[-4%]**

**266,100 sq m**

Owner-Occupiers

**19 %**

Prime Rent **[0%]**

**€6.40 sq m/month**

Average Rent **[0%]**

**€5.20 sq m/month**

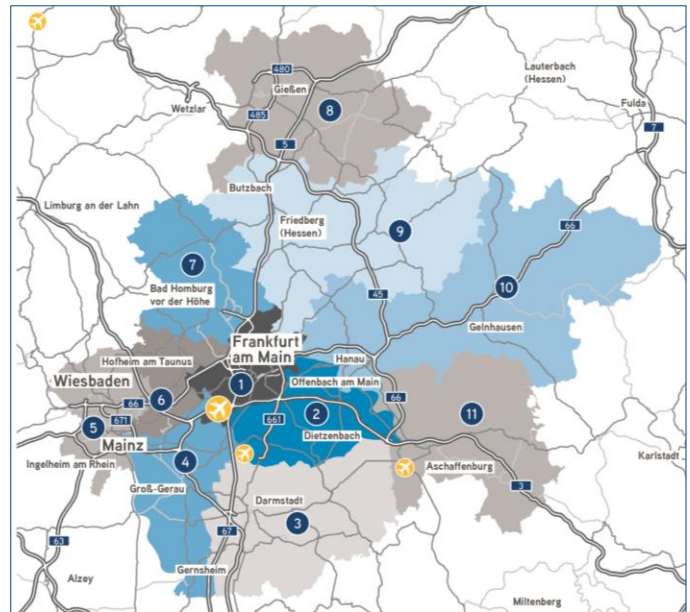
Outlook 2018

**Demand ↗**

**Take-Up →**

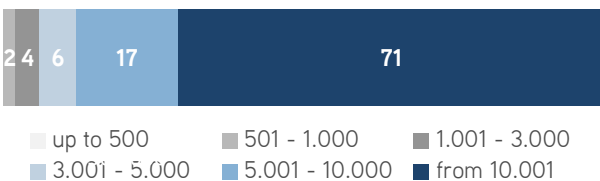
**∅ Rent →**

### SUBMARKETS



### TAKE-UP BY SIZE CATEGORY

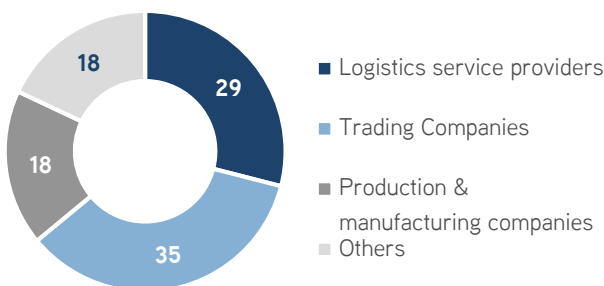
(in %)



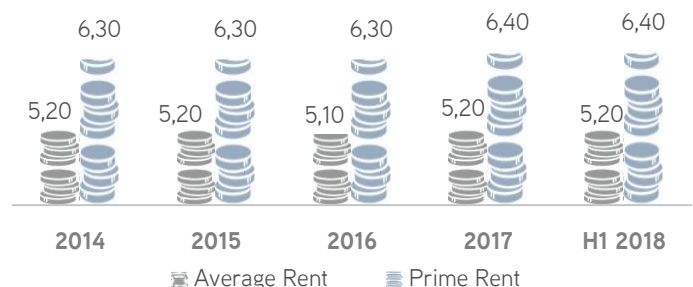
### TOP 3 SUBMARKETS

Submarket	Space in sq m	%
District Groß-Gerau [4]	98,700	30
Offenbach City und District [2]	68,800	21
Frankfurt am Main [1]	45,800	14

### TAKE-UP BY BRANCH (in %)



### PRIME AND AVERAGE RENTS (in €/m<sup>2</sup>)



### MARKET AT A GLANCE

The Frankfurt industrial and logistics market is once again buoyant and generated a take-up of approx. 330,000 m<sup>2</sup> (+2%) by the half-year. Above all, large-volume transactions by trading companies ensured this satisfactory result. This also includes REWE's largest contract to date in the M-Port<sup>3</sup> in Kelsterbach (32,500 m<sup>2</sup>). In addition, Toom Baumarkt GmbH rented around 30,000 m<sup>2</sup> in the VGP Park Rodgau.

New construction activity in the region is brisk despite an increasing shortage of land. Current new construction projects confirming the supply side are the construction of Nextpark GG Rhein Main and SEGRO Logistics Park Bischofsheim, of which the second construction phase (approx. 14,300 m<sup>2</sup>) will be completed in summer 2019. The top rent for modern new building space remains at a constant level and ranks at 6.40 €/m<sup>2</sup>. This price level is achieved in the sub-markets Frankfurt am Main and in the district of Groß-Gerau near the airport.

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