



# LOGISTICS LEASING

TOP 8 | Q1 | Q2 | Q3 | Q4 | 2026



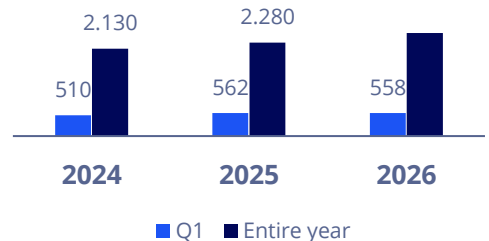
## Market at a Glance

The German industrial and logistics real estate market recorded a take-up of 1.5m sqm (+19%) in Q1 2026. Compared with the previous year, there were again more transactions exceeding 50,000 sqm (6 vs. 2 in Q1 2025), which had a positive impact on the result. The share of Asian companies rose to 15% across Germany. In 2025 as a whole, the figure was 10%, and over the past five years it was just 5%.

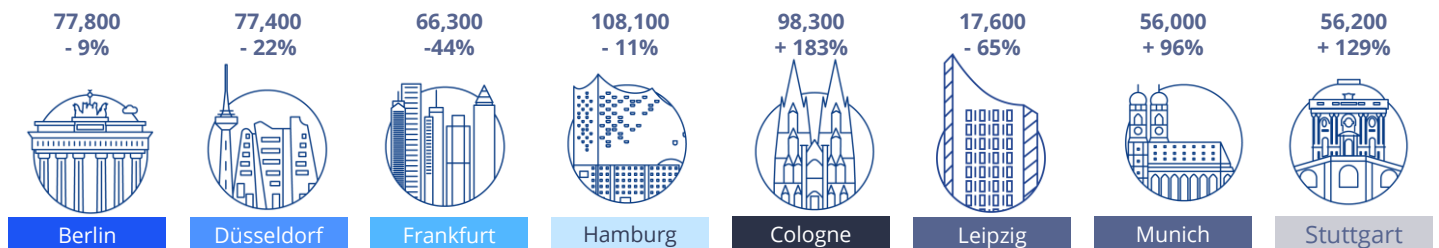
The top 8 markets recorded a take-up of 558,000 sqm by the end of Q1 2026. This result is on a par with the previous year (-1%) but fell short of the 5-year average by 10%. The focus of tenants was predominantly on the small-scale space segment up to 3,000 sqm. Over two-thirds of

transactions (68%) were concluded in this segment, accounting for 21% of take-up. Following Q1 2026, 7 of the top 8 locations recorded a prime rent of over 8.00 €/sqm and saw average growth of 4% in both prime and average rents. Since the end of 2025, we have observed a noticeable improvement in sentiment in the leasing market. Major tenants such as Amazon have reactivated their expansion strategies and are once again looking for suitable premises. Furthermore, we expect increasing demand from the defence industry, which will focus primarily on existing clusters in Germany.

## Take-up of space in 1,000 sqm

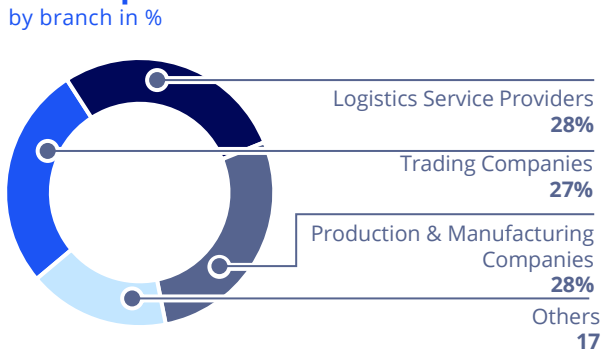


## Take-up in sqm, change year-on-year in %

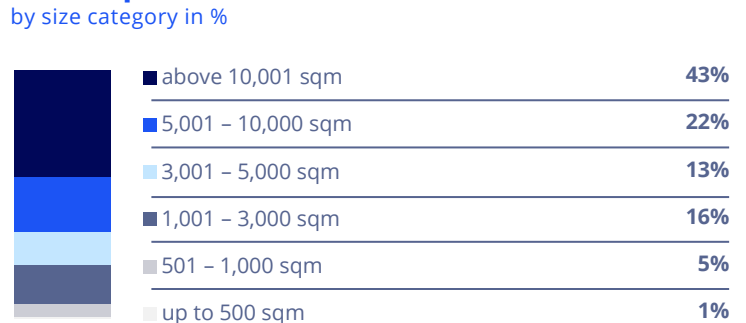


## Outlook 2026 ↑

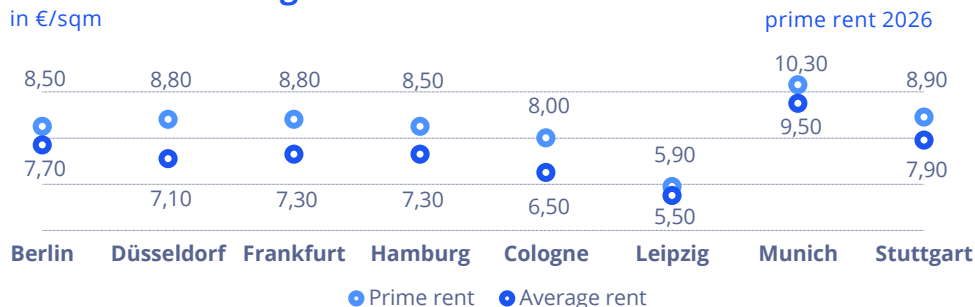
## Take-up by branch in %



## Take-up by size category in %



## Prime and average rent in €/sqm



## Outlook ↑ prime rent 2026

## Contact



Rebecca Lohner | Senior Consultant | Market Intelligence & Foresight  
+49 173 1026041  
rebecca.lohner@colliers.com