

Logistics Market Heats Up with Strong Supply Gains and Rising Rents



Executive Summary

- Around 134,000 sqm of new logistics space was added in Q4 2025—driven mainly by expansions in Bekasi–Cikarang and Karawang—raising Greater Jakarta’s total stock to 3.4 million sqm and reinforcing the market’s steady structural growth and decentralization toward emerging industrial hubs.
- Rents rose steadily in 2025 as demand outpaced supply, with Depok–Bogor remaining the highest-priced corridor, followed by Jakarta. Meanwhile, Tangerang—still the most affordable—seeing the fastest rental growth as demand shifts toward modern facilities.
- Modern logistics supply is set to grow by about 634,000 sqm through 2028—over 60% concentrated in Bekasi–Cikarang. Meanwhile, Jakarta rents, supported by strong demand and tight availability, are projected to rise by around 2% annually and surpass Depok–Bogor as the most expensive submarket.

Table 1. Greater Jakarta Logistics Market Statistics

Area	Total Stock (sqm)	Occupancy (%)	Rent (Rp/sqm/mth)
Jakarta	0.56 million	98.5	89,000
Bekasi–Cikarang	2.12 million	94.8	77,100
Depok–Bogor	0.19 million	92.0	93,200
Tangerang	0.13 million	92.7	65,100
Karawang	0.45 million	94.3	69,700

Source: CBRE Research, Q4 2025

Supply

Around 134,000 sqm of logistics space entered the market in Q4 2025, reflecting a continued expansion trend across the Bekasi–Cikarang, Tangerang, and Karawang logistics corridors. The distribution of new supply highlights the ongoing decentralization of logistics development toward emerging industrial hubs. Karawang registered the most significant addition, contributing approx. 64,000 sqm from ESR Karawang Logistics Park. In Bekasi–Cikarang corridor, SPIL’s three-story integrated logistics hub in MM2100 underscores developers’ shift toward higher-density, multi-level formats. This type of vertical expansion indicates intensifying land constraints in mature corridors and a strategic effort to maximize site efficiency.

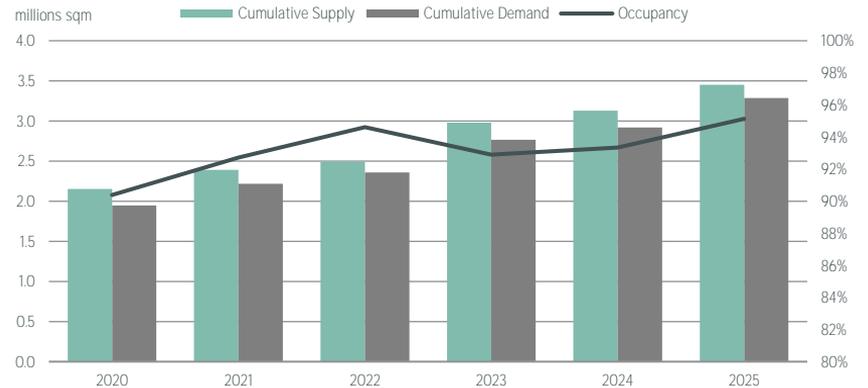
With these completions, the total stock of modern logistics space in Greater Jakarta reached roughly 3.4 million sqm by end-2025, marking another step in the market’s structural growth trajectory and signalling continued investor confidence in the region’s consumption-driven logistics demand.

Demand

Robust demand for modern logistics space continued to maintain high occupancy in the market. By region, Jakarta recorded the highest occupancy level, with over 98% of modern warehouse facilities currently utilized. This tight market is driven by limited new supply and sustained demand, as operators prioritize proximity to the city center, seaport, and established transport networks.

Over the review period, the most significant transaction involved a Chinese electronics and home appliance manufacturer in Karawang, which secured just under 64,000 sqm of logistics space. This brings the company’s total footprint in the facility to approximately 90,000 sqm, adding to space acquired in late 2024. Notably, the facility serves manufacturing operations, highlighting a growing trend of tenants adapting warehouse properties for assembly and light industrial use.

Figure 1. Greater Jakarta Cumulative Supply-Demand-Occupancy



Source: CBRE Research, Q4 2025

Figure 2. Greater Jakarta Occupancy By Area



Source: CBRE Research, Q4 2025

Rent

Logistics rents continued to record steady growth throughout 2025, supported by sustained demand and tightening availability in several key corridors.

The Depok–Bogor area remains the highest-priced market for modern warehouse space, a trend underpinned by structurally limited supply and the presence of premium, high-specification facilities—such as the Lazada-anchored development—that command a pricing premium due to stronger integration with modern logistics operations.

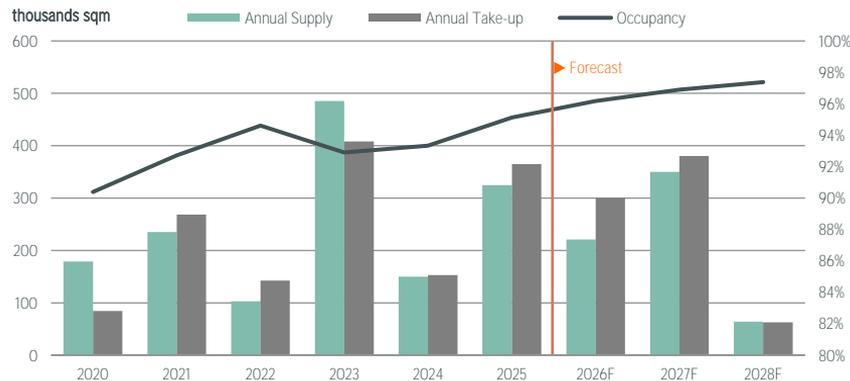
Jakarta followed with typical rates around Rp 90,000 per sqm per month, reflecting its mature logistics ecosystem and strong infrastructure. Tangerang, meanwhile, remained the most affordable at below Rp 70,000 per sqm per month due to the predominance of traditional warehouses. However, as demand shifts toward modern facilities, rental growth in Tangerang has begun to outpace other corridors.

Outlook

The supply of modern logistics warehouses is projected to increase by around 634,000 sqm until 2028. More than 60% of this future supply will come from the Bekasi–Cikarang corridor. This continued dominance underscores the area’s position as the most preferred location for warehouse developers, even amid steadily rising land prices. Its established infrastructure, accessibility to major transportation networks, and mature industrial ecosystem continue to reinforce its attractiveness.

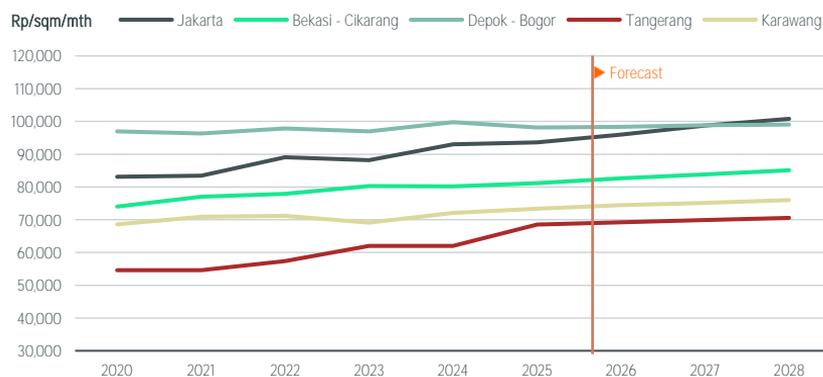
On the rental front, the Depok–Bogor corridor currently commands slightly higher rates than Jakarta. However, Jakarta rents are expected to overtake Depok–Bogor and become the highest among key submarkets, supported by steady demand and tight availability. Average annual rental growth in Jakarta is projected at around 2% over the next two years.

Figure 3. Greater Jakarta Annual Supply-Demand-Occupancy Forecast



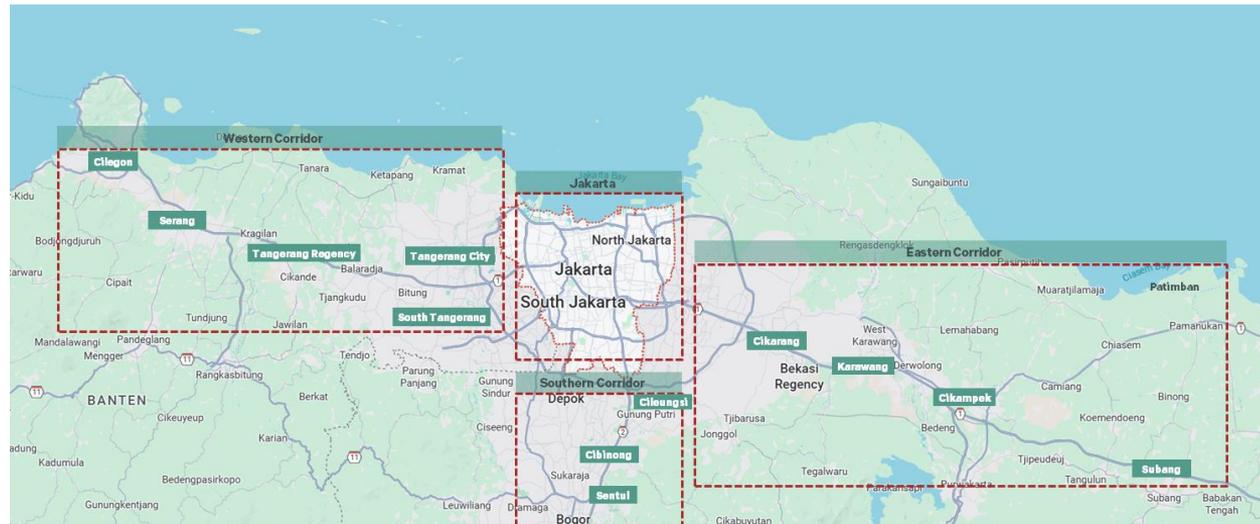
Source: CBRE Research, Q4 2025

Figure 4. Greater Jakarta Rent Growth Forecast By Area



Source: CBRE Research, Q4 2025

Greater Jakarta Map



Definitions

Greater Jakarta—known as Jabodetabek—forms Indonesia’s largest and most active logistics region, spanning interconnected western, eastern, and southern corridors that link key industrial estates, transport infrastructure, and major consumption hubs across Jakarta, Bogor, Depok, Tangerang, and Bekasi; as a unified megacity of over 40 million people.

The region anchors the nation’s economic activity and offers the most mature environment for modern logistics development, supported by dense urban demand, established industrial clusters, and extensive road, toll, port, and airport networks.

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