# Sweden Logistics Market Q2 2026

CBRE RESEARCH
REAL ESTATE MARKET FIGURES

CBRE

## KEY PERFORMANCE INDICATORS – I&L SECTOR

**NUMBER OF TRANSACTIONS Q2**
**51**
▲ +31% compared to Q2 2025

**SHARE OF TOTAL TRANSACTION VOLUME Q2**
**25%**
▲ The share in Q2 2025 was 26%

**CROSS-BORDER I&L INVESTMENTS Q2**
**SEK 1.8 bn**
9% of total I&L volume

**TRANSACTION VOLUME ALL SECTORS Q2**
**SEK 80 bn**
▲ +146% Y-o-Y

# The Investment Market

The Swedish logistics sector recorded transaction volume of approximately SEK 19.5 billion in Q2 2026, more than doubling year on year. This represented around 25% of total investment across all sectors in Q2 2026, which makes it the second largest sector of the quarter. The increase was supported by a 31% rise in the number of transactions compared with Q2 2025. Looking ahead, activity is expected to continue into the second half of 2026, supported by strong lender appetite and lower margins as financiers compete. While investor interest held steady, the geopolitical climate remains a key factor to monitor.

Some of the most notable transactions in the second quarter of 2026 include:

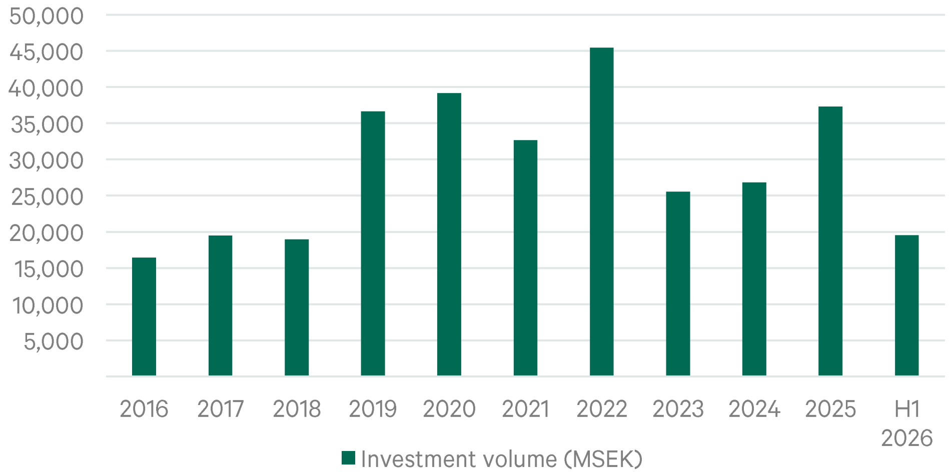
- Areim acquired a portfolio of 33 warehouse and light-industrial properties in Greater Stockholm and Uppsala from Urban Partners and Invela, comprising around 110,000 sq m and some 135 tenants. The transaction was Areim's largest in the segment to date.
- NP3 acquired 23 primarily industrial properties in southern Sweden from Anguli Fastigheter for approximately SEK 1.2 billion, marking the company’s entry into the Trestad region. The portfolio totals around 141,000 sq m.
- Leje Fastigheter sold 15 light-industrial properties, 13 in Stockholm and two in Gothenburg, to Ryk Group for approximately SEK 1.3 billion. The sale represented most of Leje's portfolio and marked the entry of a new investor.

These transactions highlight sustained investor appetite for well-located warehouse and light-industrial assets with high occupancy and diversified tenant bases.

I&L INVESTMENT VOLUME, SEK bn

SEK 19.5 bn in Q2 2026

▲ +132% compared to Q2 2025




*The transaction volume includes land deals for industrial purposes.*

## KEY PERFORMANCE INDICATORS – LOGISTICS MARKET Q2 2026

Prime Rent, SEK - Stockholm
1,250
Per sq m p.a.
**Change YoY: 0%**

Prime Yield - Gothenburg
4.80%
**Change QoQ: -0.10 bps**

Total Stock*
15,800,000
Sq m

Net Absorption
137,000
Sq m

Vacancy Rate**
9.0%
of Total Stock

Completions*
99,000
Sq m

Completions*
5
Number of

Forecasted Completions (Q3 2026)
305,000
Sq m

*High-quality logistics stock comprises distribution facilities of 5,000 sq m and above
** Vacant units >5,000 sq m

# Occupier Overview

Leasing activity in Sweden's industrial and logistics sector reached approximately 115,000 sq m, compared to 208,000 sq m in Q2 2025. This was below last year's figure, but above the 24,000 sq m recorded in Q2 2024. Activity therefore remains well ahead of the levels seen two years ago. Occupier demand remained evident across key submarkets, with several sizeable lettings and build-to-suit commitments completed during the quarter.

- SLP agreed on a ten-year, fully indexed lease with sports and cycling retailer Spobik for a new 21,600 sq m facility in Jönköping, representing a total investment of around SEK 231 million. Spobik will relocate from existing premises, with occupancy expected by Q3 2027.
- PostNord committed to a 15-year lease with property owner Inhubs for a new parcel and pallet terminal of approximately 15,000 sq m at the Midlanda site in Timrå, investing over SEK 500 million in the project. The terminal will replace PostNord's existing Sundsvall facility and is expected to be operational from the first quarter of 2028.
- SLP signed an eight-year lease with Essity for approximately 22,800 sq m in Falkenberg, with occupancy from 1 January 2027. The property will then be expanded by approximately 7,000 sq m and amount to 30,000 sq m on completion.

Development activity remained elevated, with approximately 99,000 sq m completing in Q2 2026, of which 28% was built on a speculative basis. Around 62% of the year's speculative space is expected to complete in the second half of 2026, which may place some upward pressure on vacancy in the near term. Even so, total completions for 2026 are set to be around 24% below the five-year average. Assuming a more stable geopolitical climate, net absorption is expected to recover in 2027 as supply eases. Real rental growth is likely to follow only gradually, as elevated vacancy is absorbed.

## CONTACT


**Andreas Eckermann**

Senior Director
Valuation Advisory
CBRE Sweden
m +46 73 349 87 44

andreas.eckermann@cbre.com

**Christoffer Nord**

Head of Industrial & Logistics
Investor Leasing
CBRE Sweden

m +46 73 149 84 36

christoffer.nord@cbre.com

**Gabriella Johnson**

Director
Capital Markets
CBRE Sweden
m +46 76 856 47 40

gabriella.johnson@cbre.com

**Emma Angser**

Head of Industrial & Logistics
Capital Markets
CBRE Sweden
m +46 70 297 66 52

emma.angser@cbre.com

**Maryrose David**

Head of Research
CBRE Sweden
m +46 73 634 51 13

maryrose.david@cbre.com


Looking for the underlying data? If you are a subscriber, log in to the CBRE ERIX platform to access the underlying CBRE proprietary data. For more information on becoming a CBRE ERIX subscriber, please contact us.