H1 2026

# SEE Market Figures
# Industrial

REPORT FIGURES

Bulgaria
Sofia

CBRE

# Bulgaria, Sofia

**In H1 2026, Bulgaria's industrial and logistics market continued to demonstrate steady fundamentals, underpinned by resilient market dynamics and steady interest across key occupier groups.**

Strong occupier demand and low vacancy levels continued to support market activity across Sofia and its key logistics corridors. Demand was driven by logistics providers, retailers, e-commerce operators, and manufacturers, while approximately 117,000 sq m of speculative warehouse space remains under construction, reflecting continued confidence in the market's growth prospects.

Despite a year-on-year decline of over 4%, industrial production remained resilient, with the index reaching 84.9 points in May 2026, according to NSI data. Looking ahead, Bulgaria's transition to the euro and ongoing EU-supported projects are expected to reinforce investor confidence and support the long-term development of the industrial and logistic market as well as the expansion of the sector.

## KEY PERFORMANCE INDICATORS (H1 2026)

Prime Rent

€ 5.75

Monthly, per sq m

Industrial production index

-4.8%

May Y-o-Y

Prime Yield

7.5%

Change YonY: 0,25 pps

Speculative completions

14K

Thousand of sq m

Sofia and Greater area in H1 2026

Speculative stock

905K

Thousand of sq m

Sofia and Greater area

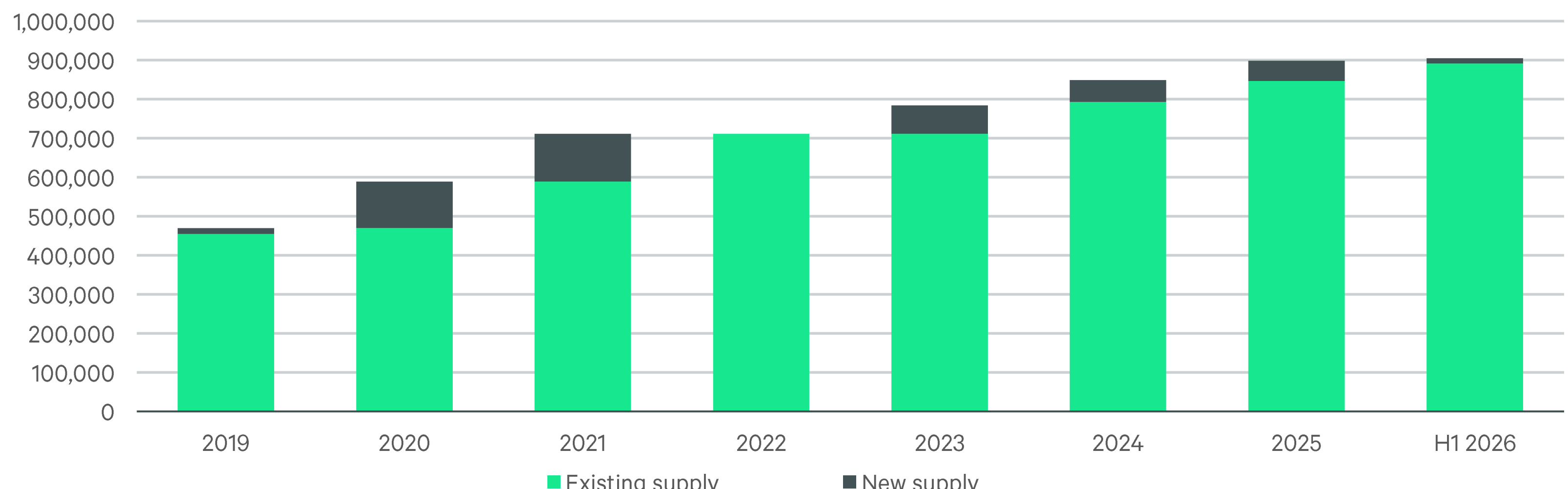
Speculative stock under construction

117K

Thousand of sq m

Sofia and Greater area

## SPECULATIVE DISTRIBUTION WAREHOUSE STOCK AND SUPPLY | SOFIA AND GREATER SOFIA in sqm




Source: CBRE, 2025

**The total speculative stock for Sofia and the surrounding area is approximately 905,000 sq. m. During H1 2026, new high-quality logistics space was delivered to the market, contributing to the gradual expansion of modern logistics supply, reflecting continued confidence in the sector.**

Industrial Park Sofia East, situated near Elin Pelin, has been completed with approximately 14,000 sq.m. of speculative space, enhancing the supply of modern facilities in line with current occupier expectations and market demand.

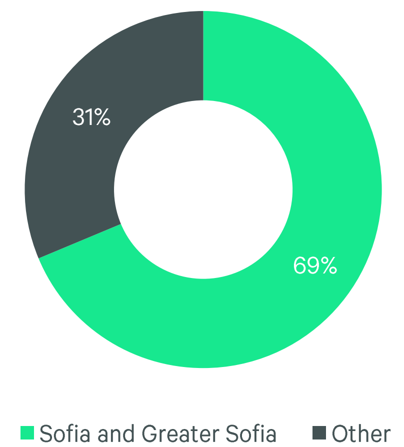
In addition, a series of owner-occupied completions have recently reinforced the strength and depth of the industrial sector around Sofia. Example of new developments within Sofia region completed during this period is the new distribution warehouse of Sectron around South Ring Road which added more than 3,000 sq. m to the market. First phase of Euromaster Import Export logistic complex was also delivered to the market with around 16,000 sq.m. This reflects the growing integration of manufacturing and logistics activities, supported by nearshoring initiatives and the ongoing expansion of operations in Bulgaria.

The expansion of industrial parks across Bulgaria is reshaping the country's industrial landscape, fostering regional development and supporting the decentralization of industrial and logistics activity. Supported by various investment and regional development programs, a number of new industrial zones have recently been completed or are nearing completion in cities such as Sliven, Burgas, Ruse, Stara Zagora, Targovishte and Vidin.

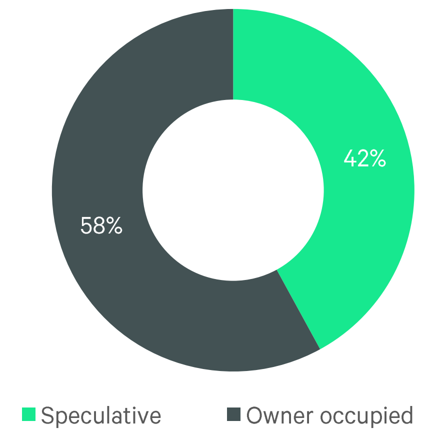
Distribution warehouse pipeline of all types remains robust, with over 248,000 sq.m. currently under construction, while the speculative pipeline is around 117,000 sq.m in Sofia and its Greater area. CTP continues to be among the most active developers in Bulgaria's industrial and logistics real estate market, with projects under construction or in planning, including CTPark Sofia East. Outside the capital, Plovdiv is further strengthening its role as a leading regional logistics destination. Among the key schemes currently underway is the third phase of Rodopi Logistics and Industrial Park, which will add approximately 14,000 sq.m. of modern industrial space upon completion. CTPark Plovdiv North is advancing with around 40,000 sq.m. currently under construction. These projects reflect the confidence in regional markets, driven by competitive land values, improving infrastructure, and growing demand beyond Sofia.

## MODERN INDUSTRIAL STOCK EVOLUTION

### DISTRIBUTION WAREHOUSES UNDER CONSTRUCTION BY REGIONS




### EXISTING DISTRIBUTION WAREHOUSE STOCK IN SOFIA AND GREATER AREA




Source: CBRE, 2026

PRIME RENTS AND PRIME YIELDS


Source: CBRE, 2026

In H1 2026, Sofia's industrial and logistics market remained characterised by limited available supply and resilient occupier demand, despite a more cautious investment and leasing environment. Most new developments continued to be concentrated in Bozhurishte, Elin Pelin, Kazichene, and the Sofia Airport area, reflecting developers' confidence in the market's long-term fundamentals.

Occupier demand remains driven by logistics operators, distributors, manufacturers, and the expanding e-commerce sector. Alongside speculative developments, several owner-occupied projects have entered the construction phase, including facilities for JYSK, Domko, Smart Organic, and Biotrade, reflecting continued investment in purpose-built logistics and production space. The planned development of eBag's second logistics centre in Hemus Park further highlights demand for modern, technology-driven distribution facilities.

.While decision-making processes have lengthened, limited new supply has reduced vacancy to approximately 1.5%, reflecting strong occupancy levels and limited availability. The development pipeline remains aligned with occupier demand, supporting sustainable growth.

The shortage of modern logistics space continues to support stable rental levels, while creating upward pressure on rents, particularly for well-located Grade A assets, which are often leased before completion. Prime rents have remained stable at EUR 5.75 per sqm monthly, which will spill over in the near term. Rental levels in Greater Sofia area have also remain stable, ranging from EUR 4.25 to 5.25 per sqm monthly.

Boško Tomašević

Managing Director
bosko.tomasevic@cbre.com

Verka Petkova

Country Head Bulgaria
verka.petkova@cbre.com

Jana Jovanović

Head of Research SEE
jana.jovanovic@cbre.com

Veselina Spasova

Research and Marketing Specialist
veselina.spasova@cbre.com

