

Eastern Corridor Leads Industrial Growth as Pricing Momentum Persists



Executive Summary

- New supply of industrial land reached approx. 200 hectares in Q1 2026, primarily contributed by Karawang and Cikarang, with no additional supply expected for the remainder of the year.
- Demand remained concentrated in Greater Jakarta’s eastern corridor, supported by sustained demand from data centers in Cikarang and the EV sector across Cikarang, Karawang, and Subang.
- Land prices rose sharply in high-demand, supply-constrained areas such as Cikarang, where average transaction prices exceeded IDR 3.3 million, while Karawang—supported by steady demand—also recorded consistent price growth over time.

Table 1. Greater Jakarta Industrial Estate Market Statistics

Corridor	Total Stock (ha)	Occupancy (%)	Land Price (Rp/sqm)
Jakarta	1,761	97.1	N/A
Eastern Corridor	10,788	89.9	2.53 million
Southern Corridor	165	91.5	2.89 million
Western Corridor	2,943	90.6	2.11 million

Source: CBRE Research, Q1 2026

Supply

A total of 200 hectares of industrial estate land entered the market in Q1 2026, with new supply concentrated in Karawang and Cikarang. In Karawang, the addition came from SPIKE (Sinar Primera Industrial Estate), developed by Sinar Primera, a subsidiary of Sinarmas Group. Meanwhile, the new supply in Cikarang was part of Jababeka's latest expansion, Jababeka Phase 9.

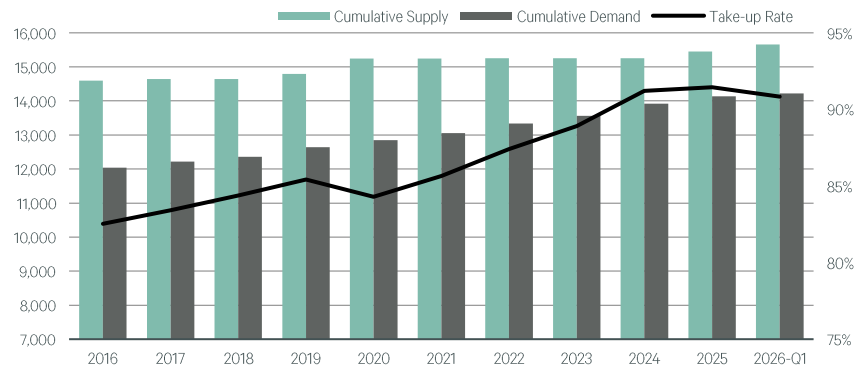
Supply additions were limited to the first quarter, with no further entries recorded for the rest of the year. Going forward, development is expected to be driven mainly by extensions of existing estates rather than new standalone projects, with Cikarang's pipeline largely reliant on Jababeka, while Karawang continues to offer stronger expansion potential due to its mature industrial ecosystem and well-developed infrastructure.

Demand

Demand in Q1 2026 remained concentrated in the eastern corridor of Greater Jakarta, supported by its mature infrastructure network, well-established industrial ecosystem, and the presence of reputable industrial estate operators. These factors continue to enhance operational efficiency and reduce execution risk, reinforcing the area's attractiveness to both domestic and international investors.

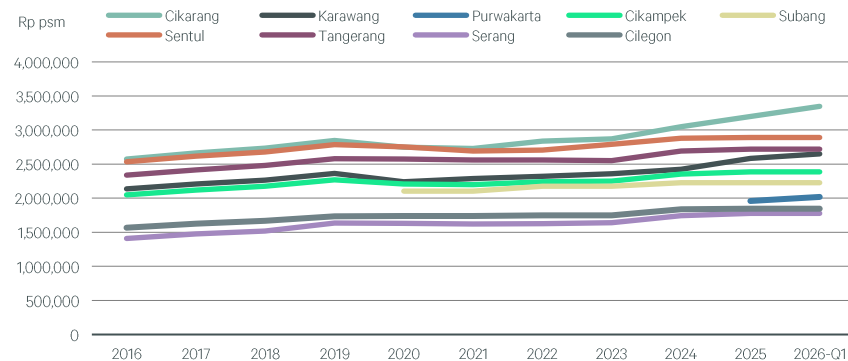
The corridor continues to attract the automotive sector, particularly electric vehicle (EV) manufacturers, following the entry of several global and regional players. At the same time, the data center sector has emerged as a key demand driver, with operators showing a strong preference for the Cikarang area due to its infrastructure readiness, including reliable power supply and connectivity needed to meet high-specification requirements.

Figure 1. Industrial Estate Land Cumulative Supply-Demand & Take-up Rate



Source:CBRE Research, Q1 2026

Figure 2. Industrial Estate Land Price by Area



Source:CBRE Research, Q1 2026

Price

Cikarang has consistently recorded the highest industrial land prices within the eastern corridor, supported by its proximity to Jakarta and its established positioning as a prime industrial location. Price growth has remained resilient over time, with a notable increase of approximately 4% in Q1 2026, largely reflecting tightening land availability and limited remaining parcels within core estates.

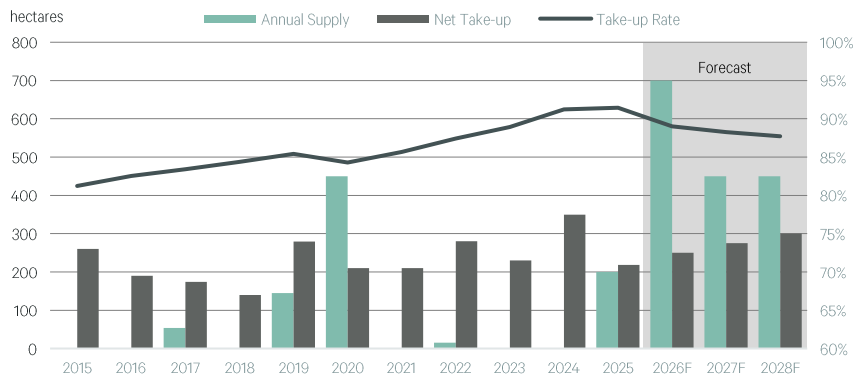
Karawang has also demonstrated a steady upward price trajectory, albeit at a more moderate level compared to Cikarang. As price levels continue to climb in established areas, the pricing gradient has gradually extended outward, contributing to the emergence of Purwakarta and Subang as lower-priced alternatives within the broader eastern corridor.

Outlook

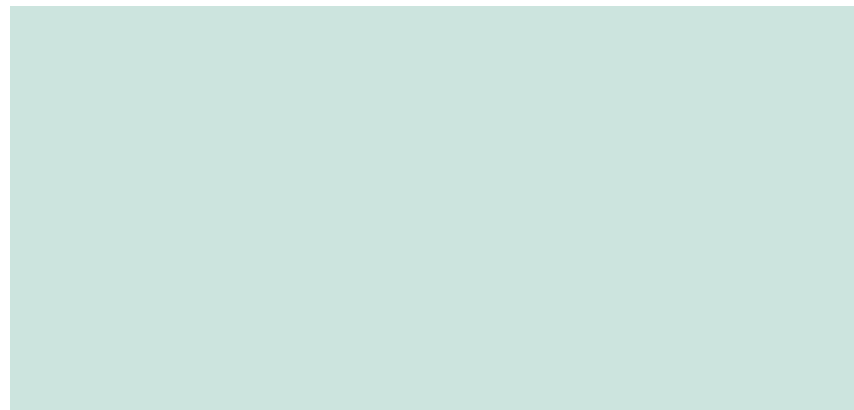
New supply of industrial estate land is expected to remain limited after this quarter's additions, with future growth will likely coming from expansions of existing estates within Eastern corridor in 2027 and upwards. New supply in the western corridor will be very limited in the next few years and also mostly form expansions from existing estates.

Demand is expected to remain concentrated in the eastern corridor, underpinned by ongoing expansion in the automotive (including EV) and data center sectors, which continue to strengthen industrial clustering. Land prices are projected to maintain an upward trajectory, with Cikarang leading in growth due to its mature ecosystem and limited prime land supply, while Karawang is likely to record more gradual increases supported by its relatively ample land pipeline.

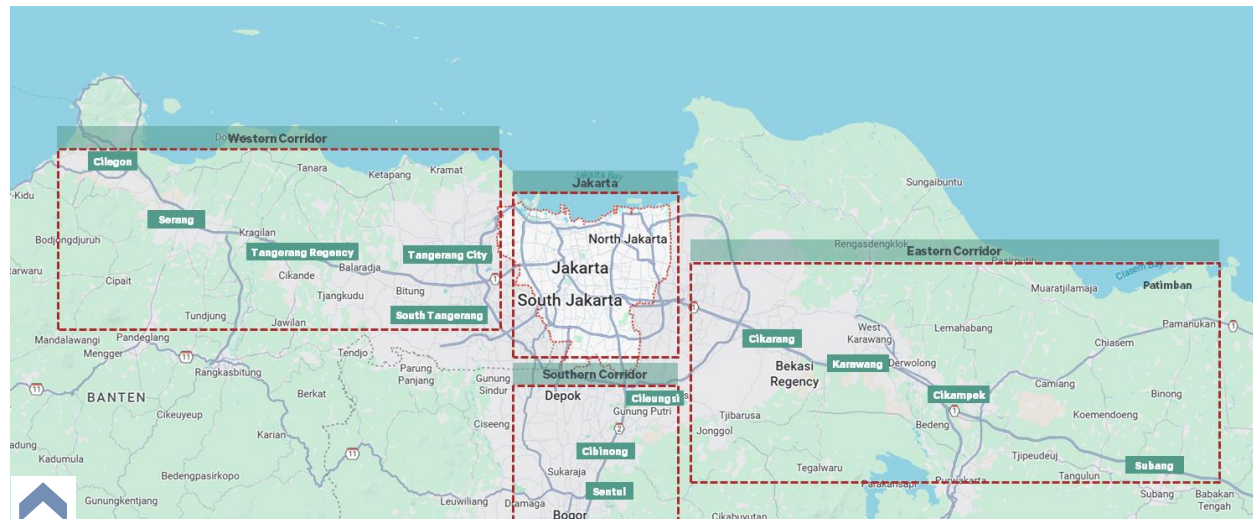
Figure 3. Industrial Estate Land Annual Supply-Demand-Occupancy Forecast



Source: CBRE Research, Q4 2025



Greater Jakarta Industrial Estate Map



Overview

Greater Jakarta —known as Jabodetabek— forms the country’s largest and most established industrial estate market, spanning interconnected western, eastern, and southern corridors that link manufacturing clusters, logistics nodes, and major urban centers across Jakarta, Bogor, Depok, Tangerang, and Bekasi. .

Greater Jakarta serves as the central economic engine, supported by extensive transport infrastructure—including toll road networks, ports, airports, and rail systems. This combination of strong connectivity, large consumer markets, and mature industrial ecosystems makes Greater Jakarta one of the most dynamic and competitive industrial regions in Southeast Asia.

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