

AUSTRIA | LOGISTICS | H2 2025

# Austria Logistics Figures H2 2025

▲ EUR 375 m

Investment Volume H2 2025

▲ 5.10%

Prime Yield Logistics

▼ 119,800 sq m

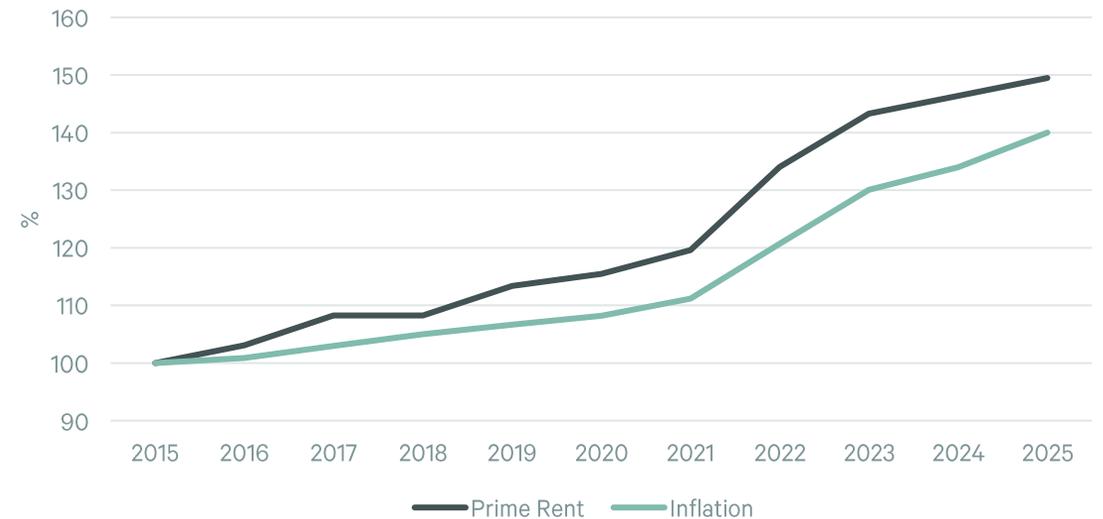
Completions

Arrows show change compared to H2 in previous year

## Slightly positive trend at the end of the year

- In Austria, a total of 119,800 sq m of new logistics space was completed in H2 2025. Of this, 42,500 sq m was accounted for by the Vienna market. With a total annual figure of 123,000 sq m, the record value from 2024 was undershot by around 75%. Due to project delays, the planned completion volume of 187,000 sq m in 2026 will also be reduced.
- In H2 2025, take-up in Vienna amounted to 80,100 sq m due to a large lease. However, this still only corresponds to a total of 120,000 sq m for the year as a whole (–47% compared to 2024), as the uncertainties resulting from the tariff dispute and the general economic situation were too great. We expect a slight increase in space take-up in 2026.
- The vacancy rate (Class A+B) rose slightly again on the Vienna market to 9.78%. Further developments in 2026 will depend on how much of the space currently available on the market can be absorbed.
- The prime rent in Vienna increased only slightly in 2025 to EUR 7.25/sq m/month (+1.4% compared to Q4 2024). We expect a similar performance in the prime segment this year.

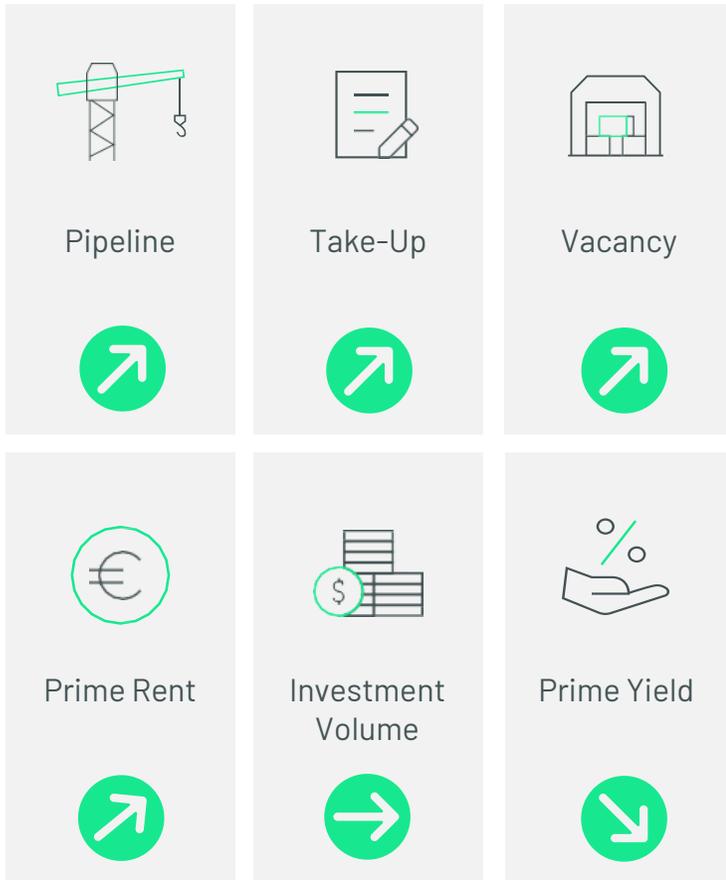
Growth of Prime Rent vs. Inflation (Base=2015)



Source: CBRE Research

Since the beginning of 2024, regions of the Vienna logistics market have been expanded.

Trends for H1 2026



LOGISTIC INDICATORS VIENNA & SURROUNDING H2 2025



Source: CBRE Research

## Contact



### CBRE GmbH Office Vienna

Am Belvedere 10  
1100 Vienna  
+43 1533 40 80

#### Daniel Pfeiffer

Director  
Head of Sector I&L  
+43 664 518 45 12  
[daniel.pfeiffer@cbre.com](mailto:daniel.pfeiffer@cbre.com)

#### Maximilian Stimpfl

Research Analyst  
+43 676 339 63 92  
[maximilian.stimpfl@cbre.com](mailto:maximilian.stimpfl@cbre.com)

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