

Intelligent Investment

Frankfurt/Rhine-Main Logistics Market Q4 2025

REPORT

Frankfurt's industrial and logistics real estate market benefits from a healthy balance between supply and demand

CBRE RESEARCH

FEBRUARY 2026



Overview

The logistics and industrial real estate market in the Rhine-Main area around Frankfurt achieved take-up of 485,600 sq m in 2025. This represents an increase of 26% compared to 2024 and is the best result since 2021. Due to a shortage of supply, the share of take-up in new buildings fell by 12%-points to 28%.

The logistics and industrial real estate market in the Rhine-Main area proved to be extremely robust overall in 2025 – especially against the backdrop of the general economic situation and the limited supply of space. A historically low vacancy rate and the lack of a significant project pipeline met with continued stable demand. As a result, big-box vacancy fell by 0.5%-points to 0.9% compared to 2024.

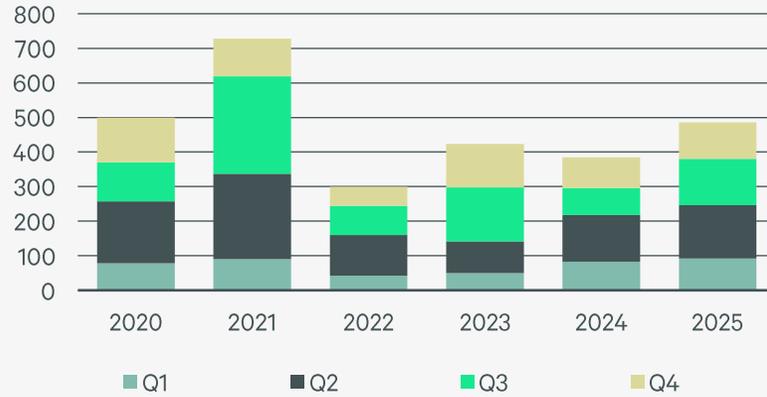
FIGURE 1

Key Performance Indicators Logistics

	2025	Year-on-Year comparison
Take-up	485,600 sq m	+26.1%
Prime rent	€8.70 per sq m	+6.1%
Prime yield	4.40%	+0.1%-Pts.
Investment volume	€672.4m	-5.7%

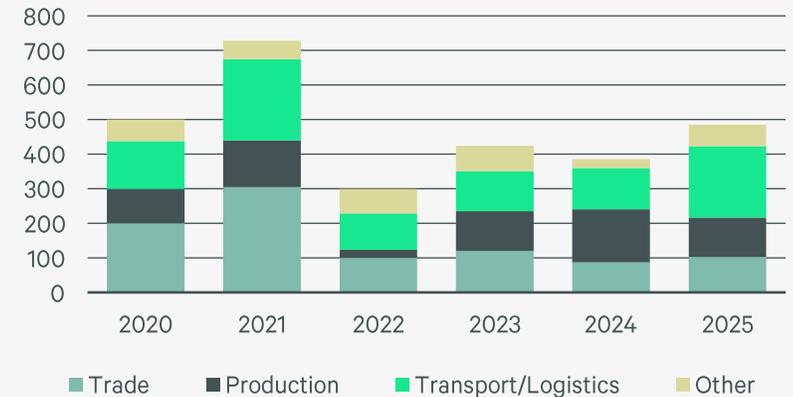
Source: CBRE Research Q4 2025

FIGURE 2
Take-up
(in 1,000 sq m)



Source: CBRE Research Q4 2025

FIGURE 4
Take-up by sector
(in 1,000 sq m)



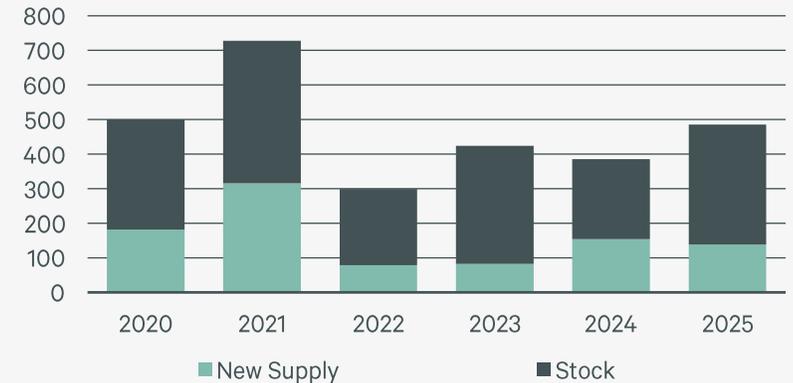
Source: CBRE Research Q4 2025

FIGURE 3
Take-up by size-class
(in 1,000 sq m)



Source: CBRE Research Q4 2025

FIGURE 5
Take-up by
stock vs. new supply
(in 1,000 sq m)



Source: CBRE Research Q4 2025

Trends

Leasing activity in 2025 was primarily characterized by a combination of numerous big-box deals in the mid-range segment and subleases. The 20,000 to 50,000 sq m size segment developed particularly dynamically. The segment achieved a take-up of 168,900 sq m, accounting for 35% of total leasing activity.

The large number of subleases also contributed to the good result. Subleases accounted for just under 20% of total take-up and often accelerated leasing and rental processes, for example through shorter marketing or search times.

Driven by low vacancy rates and a shortage of supply amid sustained demand, weighted average rents also reached a new record high. In the Rhine-Main area, the weighted average rent was €7.90 per sq m per month, an increase of 6.9% compared to 2024. The prime rent for logistics properties rose by six percent year-on-year to €8.70.

Transport and logistics companies were the most active demand segment in 2025, accounting for 43% of the market. They were followed by manufacturing companies with a share of 24%, followed by retail companies (including online retailers) with 21%.

FIGURE 6
Take-up by letting vs. owner-occupier (in 1,000 sq m)



Source: CBRE Research Q4 2025

FIGURE 7
Average prime rents (in €/sq m/month)



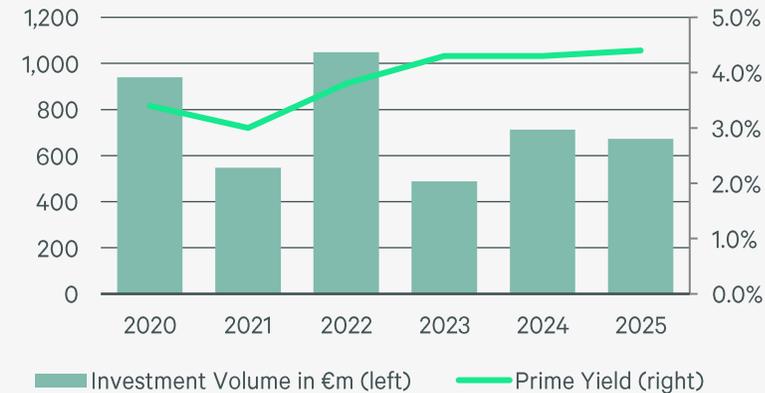
Source: CBRE Research Q4 2025

Outlook

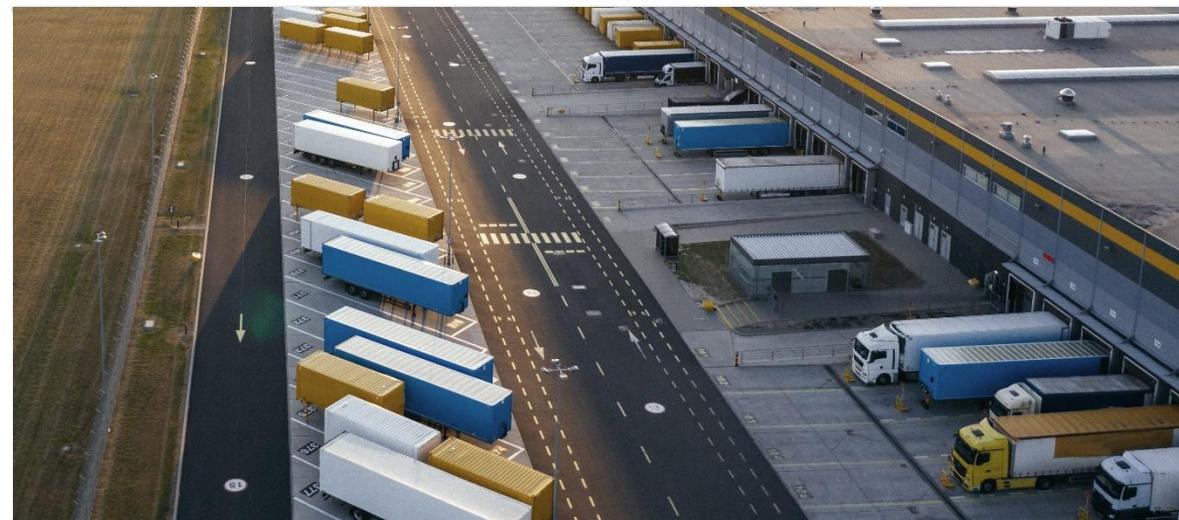
Due to the medium-term shortage of high-quality logistics and industrial space and the continued strong attractiveness of the Rhine-Main region, we expect further increases in rents and stable space turnover in 2026. A major challenge is the lack of a speculative development pipeline.

FIGURE 8

Investment volume and net initial yield (NIY)



Source: CBRE Research Q4 2025



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