CBRE

Healthy Demand and Tight Supply Sustain Logistics Market Fundamentals

▲ 97.4
Occupancy Rate (%)

▲ 23,900
Net Absorption (sqm)

▲ 81,800
Avg. Rent (Rp/sqm/mth)

Executive Summary

- More than 42,000 sqm of modern warehouse space was delivered in Q2 2026, increasing Greater Jakarta's total inventory to approximately 3.5 million sqm. Future developments are expected to remain focused on modern-specification facilities, reflecting evolving occupier requirements.
- Demand for logistics space remained healthy, with approximately 23,900 sqm of net take-up recorded in Q2 2026 and overall occupancy holding at a high 97.4%, supported by active demand from 3PL, e-commerce, FMCG, and manufacturing occupiers amid limited new supply.
- Rental growth remained broadly stable, increasing by just under 1% quarter-on-quarter. Continued demand for modern warehouse space and limited availability in established locations helped support rental levels across the market.

Table 1. Greater Jakarta Logistics Market Statistics

Area	Total Stock (sqm)	Occupancy (%)	Rent (Rp/sqm/mth)
Jakarta	0.57 million	98.8	88,400
Bekasi–Cikarang	2.13 million	97.3	78,100
Depok–Bogor	0.19 million	98.7	93,200
Tangerang	0.15 million	100.0	65,100
Karawang	0.47 million	98.7	69,300

Source: CBRE Research

Supply

More than 42,000 sqm of modern warehouse space was delivered in Q2 2026 through new developments in Tangerang and Karawang, increasing Greater Jakarta's total modern warehouse inventory to approximately 3.5 million sqm. The new supply included a build-to-suit (BTS) facility in Daan Mogot that integrates warehouse and office functions, as well as a warehouse complex expansion within an established industrial estate in Karawang. These completions reflect continued occupier demand for purpose-built and strategically located logistics facilities.

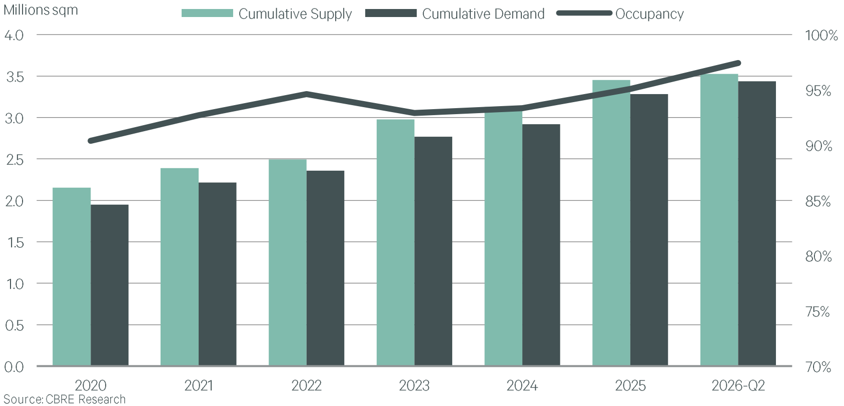
Looking ahead, developers are expected to maintain their focus on modern, high-spec warehouses, driven by growing requirements from e-commerce, logistics, and manufacturing occupiers for facilities offering greater operational efficiency, higher storage capacity, and enhanced infrastructure. This trend is expected to further accelerate the modernization of Greater Jakarta's warehouse market in the future.

Demand

Demand for modern logistics facilities remained healthy in Q2 2026, with take-up reaching approximately 23,900 sqm, supporting occupancy levels that remained close to full capacity across several projects. Market fundamentals continued to benefit from limited new supply additions during the quarter, while occupier demand for modern warehouse space remained active. As a result, overall occupancy remained high at approximately 97.4%.

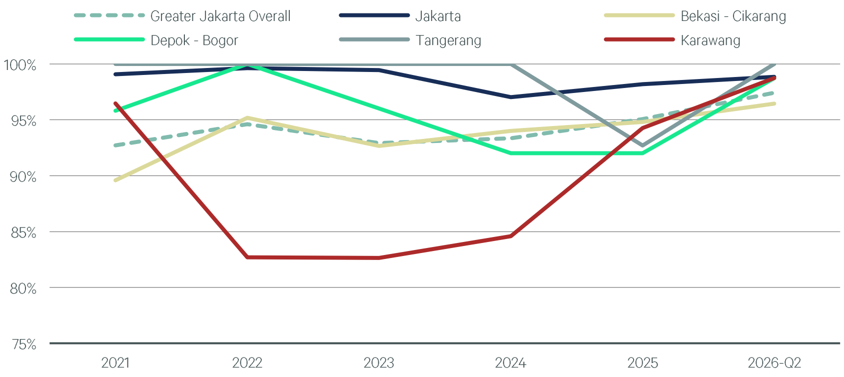
Demand continued to be driven primarily by third-party logistics (3PL), e-commerce, and FMCG occupiers. Interest from manufacturing companies also remained evident, particularly among those seeking ready-built facilities as an alternative to developing dedicated premises. As a result, modern warehouse facilities are serving an increasingly diverse occupier base, although manufacturing-related activities remain subject to the zoning and operational requirements of individual developments.

Figure 1. Greater Jakarta Cumulative Supply-Demand-Occupancy



Source: CBRE Research

Figure 2. Greater Jakarta Occupancy By Area



Source: CBRE Research

Rent

Rental performance remained broadly stable in Q2 2026, with average rents increasing by just under 1% q-o-q, supported by sustained occupier demand and the limited availability of modern logistics facilities in key warehouse clusters. Demand continued to be driven by logistics operators, e-commerce players, and manufacturers seeking efficient, strategically located facilities to strengthen distribution networks.

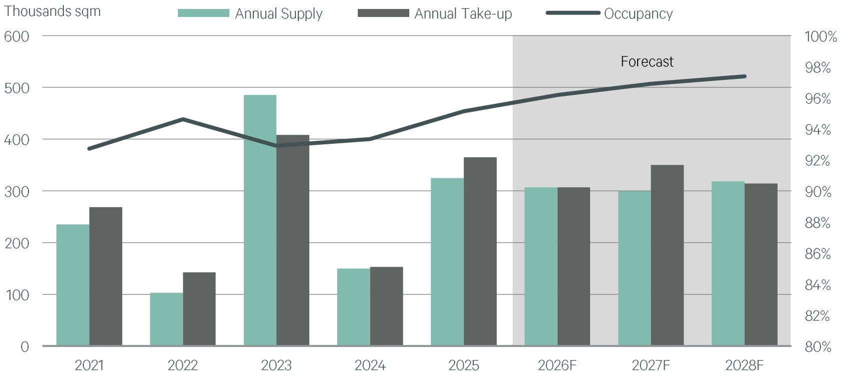
Rental growth was particularly pronounced in Karawang, where newly completed high-spec warehouses entered the market at rates above the prevailing average, resulting in an approximately 6% q-o-q increase. This performance highlights occupiers' growing preference for modern facilities offering superior specifications, operational efficiency, and scalability. Looking ahead, rental levels are expected to remain firm, underpinned by continued demand for quality warehouse space and a gradual shift toward more modern logistics infrastructure across Greater Jakarta.

Outlook

While a sizeable pipeline of new supply is expected over the next three years, market absorption is anticipated to remain supported by ongoing occupier demand and an increasingly diversified tenant base. In addition to logistics operators, light manufacturing occupiers are accounting for a growing share of leasing activity, providing additional support to warehouse take-up across the market.

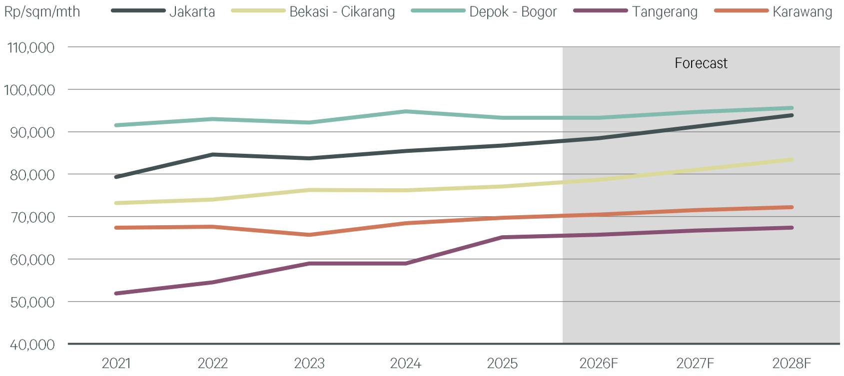
On the supply side, upcoming developments are expected to remain focused on modern-specification facilities, reflecting evolving occupier requirements and continued investor interest in the sector. The Eastern Corridor is likely to remain the preferred location for new warehouse developments, supported by its established industrial ecosystem and infrastructure connectivity. Looking ahead, rental growth is expected to remain relatively moderate, with future market performance influenced by the pace of new supply deliveries, broader economic conditions, and occupier expansion plans.

Figure 3. Greater Jakarta Annual Supply-Demand-Occupancy Forecast



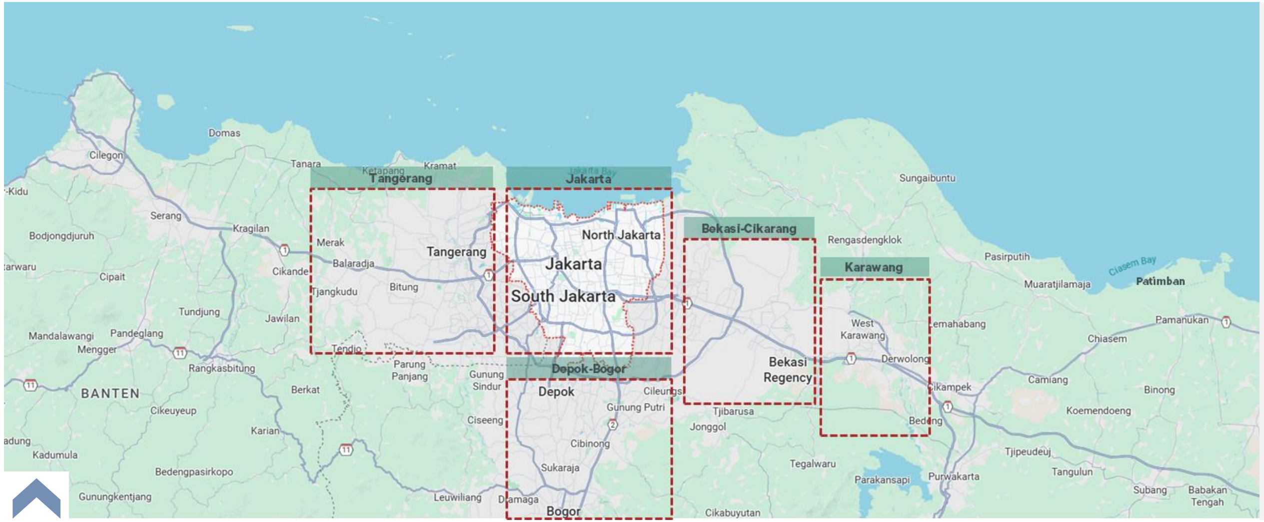
Source: CBRE Research

Figure 4. Greater Jakarta Rent Growth By Area



Source: CBRE Research

Greater Jakarta Logistics Map



Overview

Greater Jakarta —known as Jabodetabek— forms the country's largest and most dynamic logistics region, encompassing major interconnected clusters of Jakarta in the center; Bekasi–Cikarang and Karawang in the east; Depok–Bogor in the south; and Tangerang in the west. These clusters link key industrial estates, transport infrastructure, and major consumption hubs across the metropolitan area, forming a unified megacity of more than 40 million people.

The region anchors the nation's economic activity and offers the most mature environment for modern logistics development, supported by dense urban demand, established industrial clusters, and extensive road, toll, port, and airport networks.

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