CBRE

Industrial Market Strengthens on Digital Economy and Manufacturing Demand

▲ 91.3
Occupancy Rate (%)

▼ 62
Net Absorption (ha)

▲ 2.5 million
Avg. Land Price (Rp/sqm)

Executive Summary

- Following the delivery of approximately 200 hectares of industrial land in Karawang and Cikarang during the previous quarter, no further supply is currently expected to enter the market in the remaining quarters of the year.
- Industrial land absorption reached approximately 62 hectares in Q2 2026, with activity concentrated in Eastern Corridor, while data center operators remained a key demand driver, accounting for more than 100 hectares of transactions in 1H 2026 amid the continued expansion of Indonesia's digital economy..
- Prices across Greater Jakarta increased by nearly 4% compared with end-2025, supported by sustained demand from manufacturing and logistics occupiers, with Cikarang remaining the most expensive submarket at approximately IDR 3.6 million per sqm and recording a robust 8% q-o-q increase driven by strong demand for sites with adequate power capacity and established infrastructure.

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	90.4	2.63 million
Southern Corridor	165	91.5	2.89 million
Western Corridor	2,943	90.8	2.11 million

Source: CBRE Research

Supply

No new industrial estate supply was recorded in Q2 2026. The most recent addition to the market was delivered in Q1 2026, with approximately 200 hectares brought online, and no further supply is expected for the remainder of the year. As such, total industrial estate inventory is projected to remain stable throughout 2026.

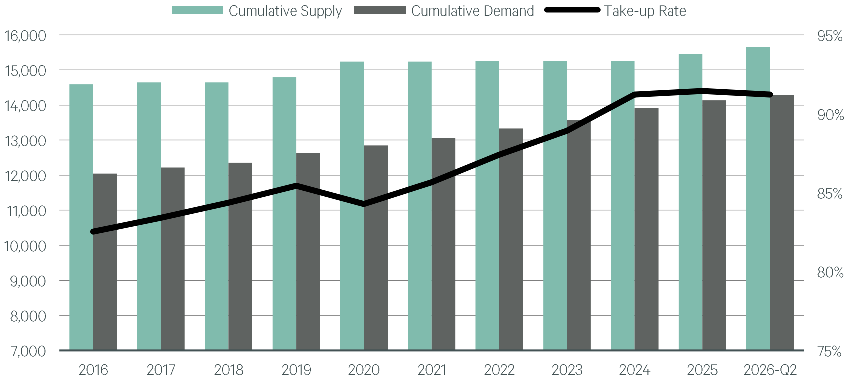
Looking ahead, future industrial estate development is expected to remain concentrated along the Eastern Corridor, where an estimated 9.6% of land remains available for development. Supported by ongoing infrastructure upgrades and improved connectivity, these locations continue to attract developer interest due to their relatively competitive land prices and labor costs compared with more mature industrial hubs. As industrial land availability becomes increasingly constrained in established markets, development activity is expected to expand progressively further east, including emerging destinations such as Subang.

Demand

Industrial Estate Land absorption in Q2 2026 reached approximately 62 hectares, with most activity concentrated in the Eastern Corridor of Greater Jakarta, which remains the preferred location for industrial occupiers and investors. The corridor continues to benefit from its established industrial ecosystem, supporting operational efficiency and supply chain integration. In addition, ongoing township and infrastructure developments continue to support its attractiveness.

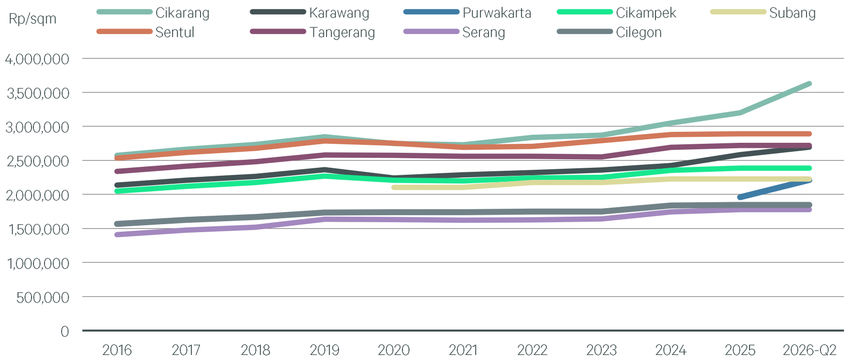
Demand from data center operators also remained active as Indonesia's digital economy expands. In the first half of 2026, data center-related transactions accounted for more than 100 hectares of total demand. Greater Jakarta continues to be a key destination for this segment due to its established digital infrastructure and reliable utility provision. As a result, data center operators are expected to remain an important source of industrial demand over the medium term.

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



Source: CBRE Research

Figure 2. Industrial Estate Land Price by Area



Source: CBRE Research

Price

Industrial land prices across Greater Jakarta continued to appreciate, supported by sustained demand from manufacturing and logistics occupiers. Overall, average land prices increased by nearly 4% compared with end-2025, reflecting healthy market fundamentals and a continued preference for established industrial locations. Cikarang maintained its position as the most expensive industrial submarket, with average land prices reaching approximately IDR 3.6 million per sqm. The area's mature industrial ecosystem, extensive infrastructure network, and reliable access to utilities continued to underpin its attractiveness to investors and occupiers.

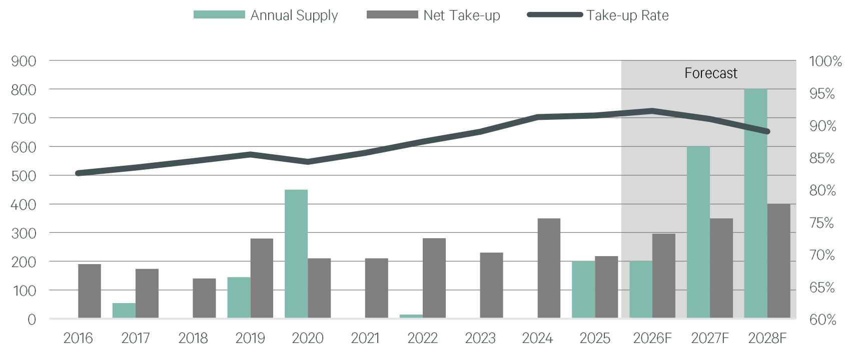
In particular, strong demand for industrial land with adequate power capacity has become an increasingly important value driver, especially among technology, electronics, and advanced manufacturing users. As a result, land prices in Cikarang recorded a robust 8% q-o-q increase, outperforming other clusters in the region.

Outlook

Future inventory growth is likely to be driven primarily by the expansion of existing industrial estates within the Eastern Corridor from 2027 onwards. Meanwhile, supply in the Western Corridor is expected to remain relatively constrained, with any new additions largely comprising expansion phases of existing developments rather than the launch of new industrial estates.

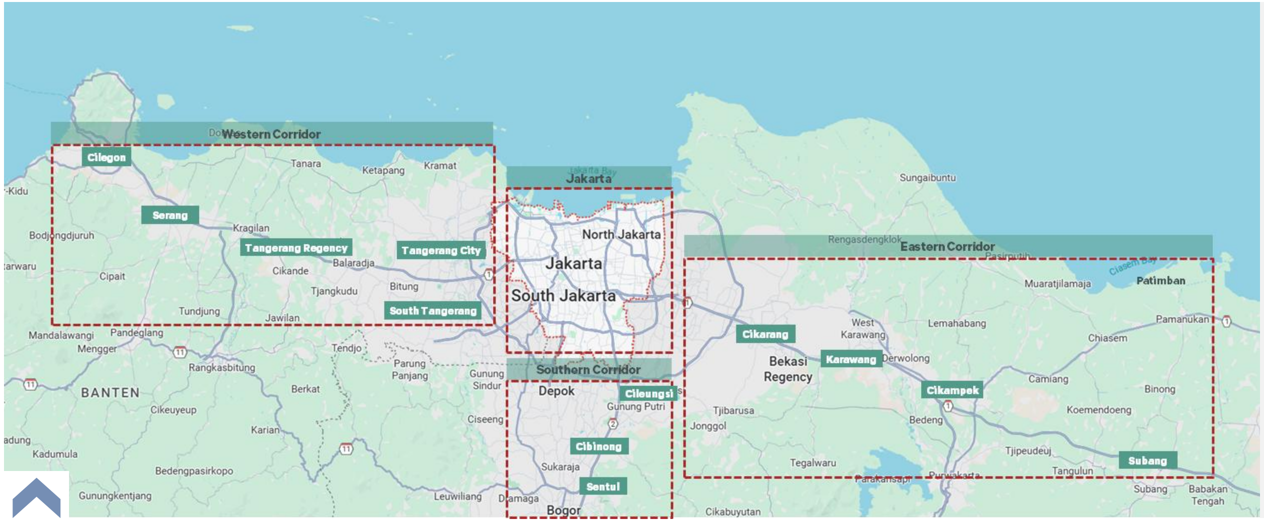
Land price growth is expected to be influenced by occupancy levels across industrial estates, alongside broader market conditions. More established estates with strong infrastructure, integrated township developments, and reliable utility provision are likely to continue recording relatively stronger price growth compared to other locations, reflecting their mature operating environment and occupier appeal.

Figure 5. Industrial Estate Land Cumulative Supply-Demand-Occupancy



Source: CBRE Research

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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