

FIGURES | BRISBANE INDUSTRIAL & LOGISTICS | Q1 2026

Limited supply continues to drive rental and land value growth in Brisbane



Note: Arrows indicate change from previous quarter.

Key Points

- Gross take-up increased marginally compared to 4Q25, with around 112,000 sqm (transactions >4,000 sqm) of floorspace leased. Leasing demand is increasingly focused on high-quality assets.
- New floorspace added to the market in 1Q26 totalled c.155,000 sqm, which represents close to 40% of the 2026CY supply. The pre-commitment level for the 2026-2028 supply pipeline is close to 40%.
- Tight vacancy conditions continue to support rental growth, with net face rents increasing across all asset grades, while elevated incentives are moderating effective rental growth.
- Land values continue to trend upward, underpinned by limited serviced land supply and rising construction costs, with both 1.6ha and 0.25ha lots recording continued quarterly growth.
- Investment sale volumes in 1Q26 totalled approximately AUD 140 million. The CY2025 total was AUD 2.8 billion, almost double the long-run average of AUD 1.5 billion.
- Yields across Brisbane were broadly stable over the quarter, with slight outward movement recorded for super prime and prime assets.

Source: CBRE Research Q4 2025

Demand

Leasing volumes holds firm over the quarter

Leasing activity recorded a slight uplift in 1Q26 compared to the previous quarter, with just over 112,000 sqm (transactions >4,000 sqm) of floorspace leased. This total is in line with the 2025 quarterly average. Leasing demand has continued to improve, with occupiers seeking both functional and cost-effective solutions for their businesses.

Leasing activity was concentrated within the Trade Coast and South precincts over the quarter, accounting for 42% and 39% of total take-up, respectively. Most lease transactions in these precincts was within existing stock, and mainly for super prime grade assets.

There were a couple of pre-lease deals signed over the quarter, which continues to strengthen pre-commitment activity – now at 73% for the 2026 supply pipeline.

Notable transactions in 1Q26 included:

- AWH in the Trade Coast
- Arlec Australia in the South precinct
- A pre-lease by Victaulic in the Trade Coast

With vacancy holding around ~3% and limited availability of super prime stock - particularly for sub-10,000 sqm requirements - leasing conditions remain tight. Demand is increasingly focused on high-quality assets, reinforcing a two-speed market as lower-grade stock faces leasing headwinds.

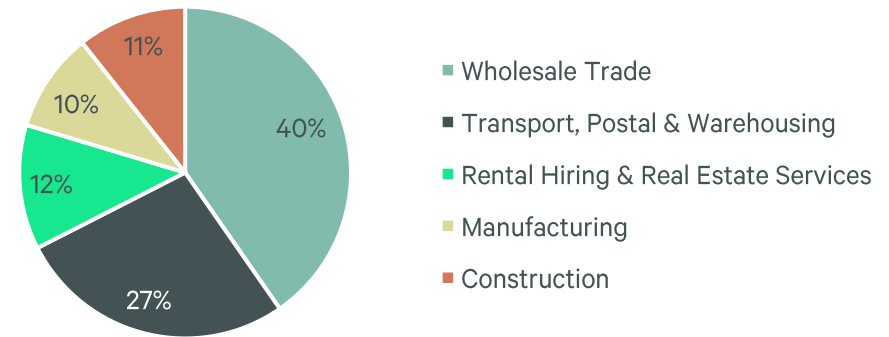
Leasing requirements are improving, supported by population growth and infrastructure tailwinds across SEQ, with take-up expected to strengthen through 2026. While supply remains constrained near-term, increased developer activity and a higher likelihood of speculative development should support future take-up, albeit with delivery risks remaining.

Occupiers are balancing securing space early against still relatively favourable leasing conditions, particularly elevated incentives.

FIGURE 1: Brisbane Gross Take-Up by Precinct



FIGURE 2: Brisbane 1Q26 Take-up by Industry Sector



To note: Reflects transactions >4,000 sqm.
Source: CBRE Research

Supply

Supply pipeline remains active, though delivery risks persist

New floorspace delivered in Q1 2026 totalled c.103,000 sqm, representing around 40% of the projected 2026 supply. This follows a strong 2025, where completions reached c.614,000 sqm - approximately 30% above the 10-year annual average. Despite this recent uplift, total supply in 2026 is expected to moderate to levels slightly below the long-term average.

Development completions over the quarter were concentrated in the South and Western Corridor precincts, accounting for most new additions. Activity continues to be skewed towards well-located, high-quality estates, reflecting both occupier preference and developer focus on de-risked projects.

While the forward pipeline remains relatively elevated, delivery is expected to become more staggered over the near-term. A growing share of projects - particularly those at early planning or DA-approved stages - are likely to require pre-commitment before construction commences. At the same time, a portion of the near-term pipeline is subject to timing risk, with some projects potentially deferred or delayed.

Construction costs, feasibility constraints and more disciplined capital deployment are also influencing developer behaviour. As a result, new project starts are becoming increasingly selective, with greater emphasis on securing tenant demand upfront and achieving viable rental thresholds.

Overall, these dynamics are expected to moderate the pace of new supply over the next 12–24 months, reinforcing the ongoing supply-demand imbalance across core precincts.

Major projects expected to reach PC in 2026 and that have secured pre-commitments:

- Goodman’s Redbank Industrial Park Warehouses in the Western Corridor
- Goodman’s Gateway at Greenroad in the South precinct
- Charter Hall’s Flagstone Logistics Estate in the Western Corridor

FIGURE 3: Brisbane Development Supply Pipeline

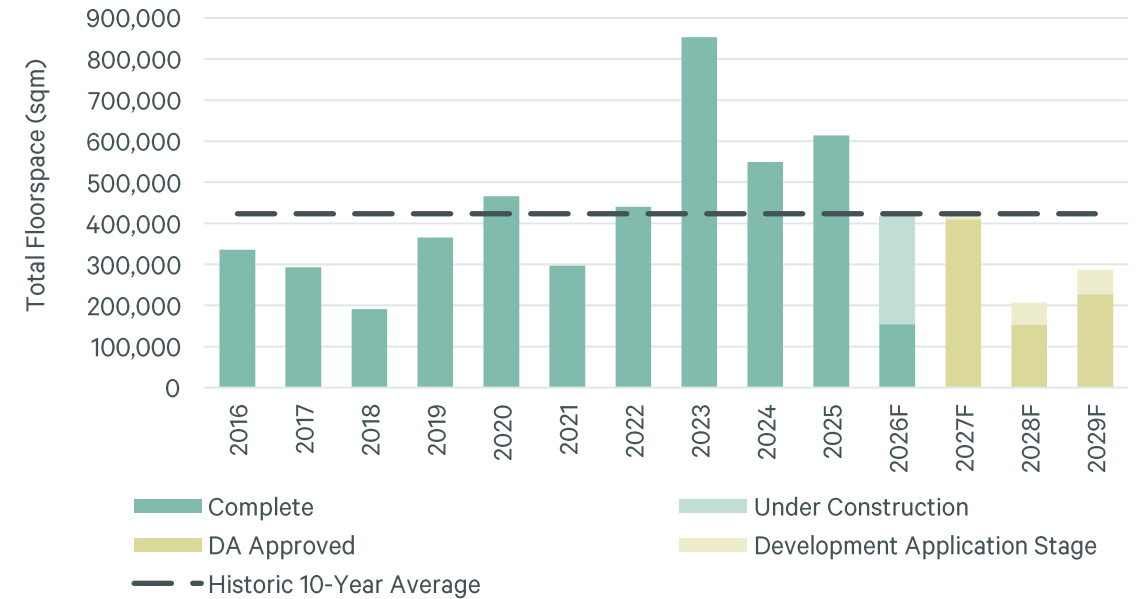
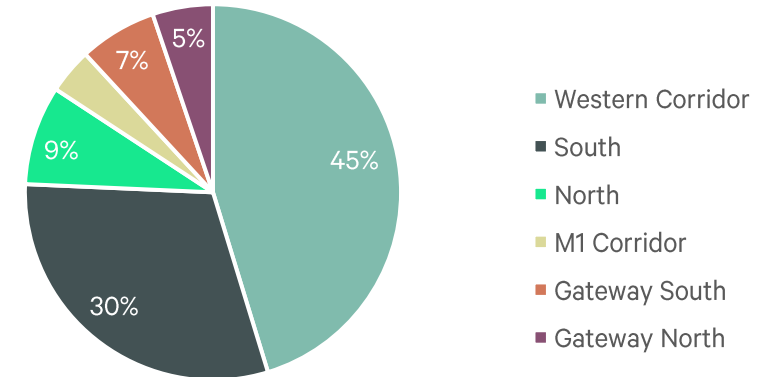


FIGURE 4: Precinct share of new developments completing in 2026, by floorspace



To note: Reflects new projects >4,000 sqm.
Source: CBRE Research

Leasing Market

Tight vacancy continues to support rental growth, despite rising incentives

Net face rents across the Brisbane market continued to strengthen in Q1 2026, supported by tight vacancy conditions and sustained occupier demand. Growth in face rents has been further underpinned by elevated land values and construction costs, reinforcing upward pressure on rental benchmarks.

Average net face rents for super prime, prime and secondary grade assets saw growth over the quarter, increasing by 2.9%, 4.0% and 3.2% q-o-q, respectively. The strongest quarterly growth for prime grade assets was recorded within the M1 Corridor (11.5%) and North (5.6%) precincts, with continued low vacancy driving this performance.

On a year-on-year basis, super prime and prime net face rents accelerated to around 10.5%, highlighting a renewed uplift in rental momentum. Secondary grade assets also recorded positive annual growth, albeit at a more moderate pace, reflecting a more bifurcated market across asset quality.

Incentives across Brisbane increased marginally over the quarter, rising from 15.9% to 16.3%, as a modest uptick in available supply and greater leasing optionality provided some negotiating leverage for occupiers. While still below long-term peaks, this marks a continuation of the gradual normalisation in incentive levels.

Despite the increase in incentives, net effective rents remained in positive territory, increasing by approximately 2.5% over the quarter and 8.9% year-on-year for super prime grade assets. This reflects the ongoing strength in face rental growth, which continues to outweigh the impact of rising incentives, particularly across super prime assets.

Leasing conditions continue to favour landlords, particularly for high-quality, well-located assets. While some near-term supply is expected to provide incremental relief, limited availability of super prime stock is likely to sustain upward pressure on rents over the medium term.

FIGURE 5: Brisbane Average Net Face Rent Growth Year-on-Year by Grade

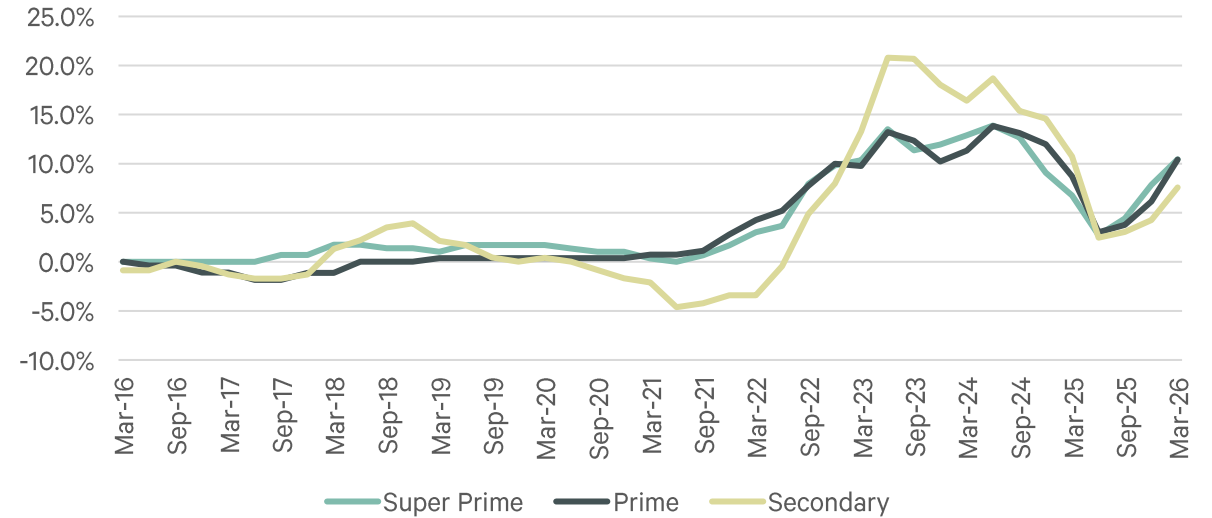
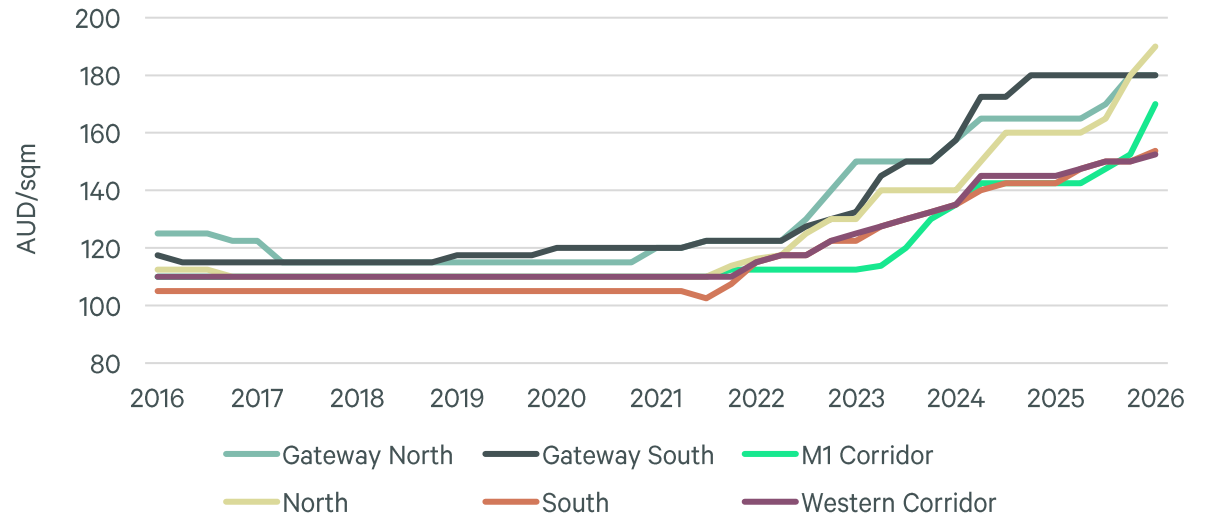


FIGURE 6: Brisbane Average Prime Net Face Rent, by Precinct



Source: CBRE Research Q1 2026

Land Values

Land values continue to rise amid acute supply constraints

Higher construction costs and a persistent shortage of developable land continue to place upward pressure on land values.

Brisbane’s constrained supply of serviced and zoned industrial land continues to drive land value growth across both small (0.25ha) and large (1.6ha) lots. During 1Q26, average land values for 0.25ha lots increased 1% q-o-q to AUD 825/sqm, while 1.6ha lots recorded a stronger uplift of 3% to AUD 692/sqm.

Over the past 12 months, land values have increased by 18% for 1.6ha lots and 16% for 0.25ha lots. Growth has been most pronounced across the North, M1 Corridor and South precincts, reflecting tightening availability and sustained occupier demand.

Gateway North and Gateway South remain the most land-constrained precincts, with limited undeveloped supply underpinning the highest land values across the market, averaging around AUD 750/sqm for 1.6ha lots.

Across the Greater Brisbane region, only ~5% of zoned industrial land is currently serviced and development-ready, highlighting the structural shortage of supply. This imbalance continues to support land value growth, particularly for prime grade development opportunities.

Elevated construction costs are also impacting project feasibility, delaying new supply as developers seek pre-commitment before commencing. While market rents have increased materially in recent years, feasibility constraints are likely to continue limiting the pace of new development.

FIGURE 7: Average Land Values (0.25 ha lots), by precinct

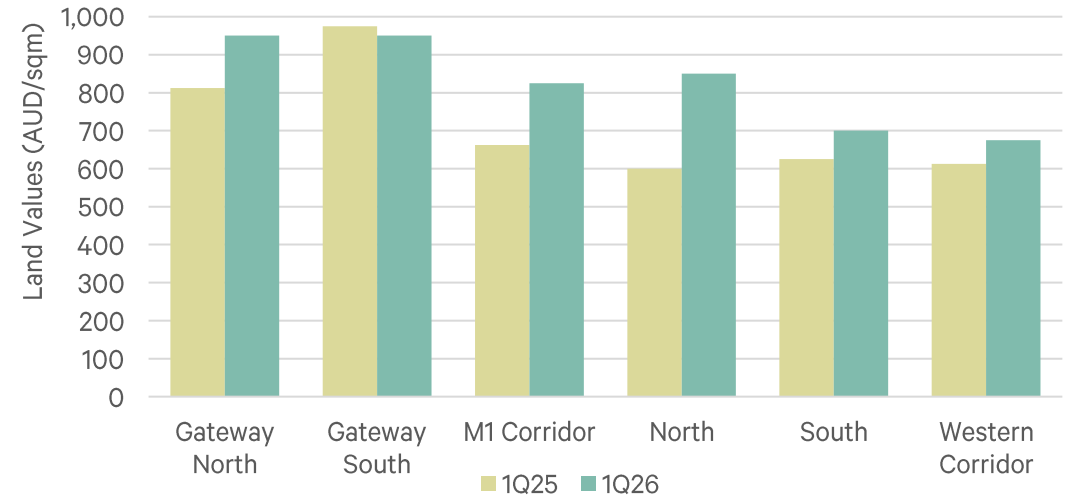
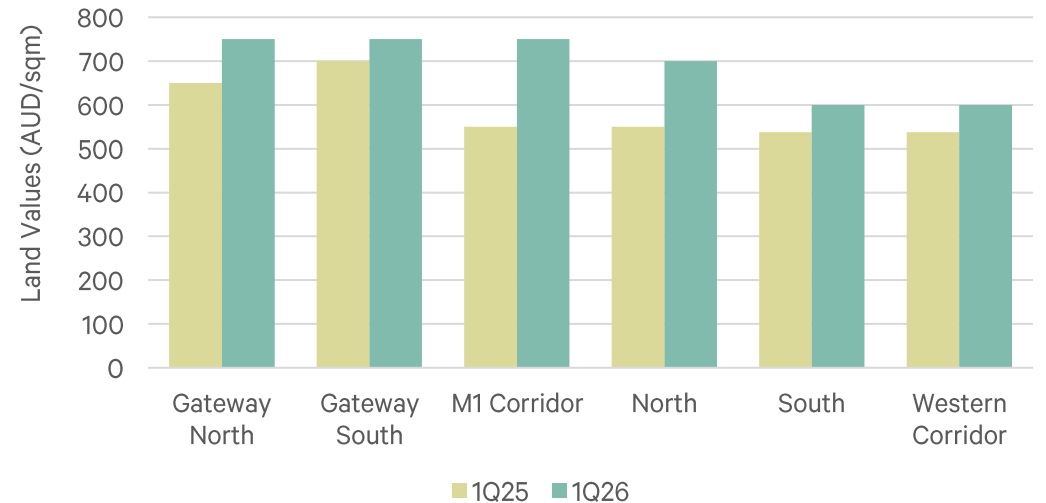


FIGURE 8: Average Land Values (1.6 ha lots), by precinct



Source: CBRE Research

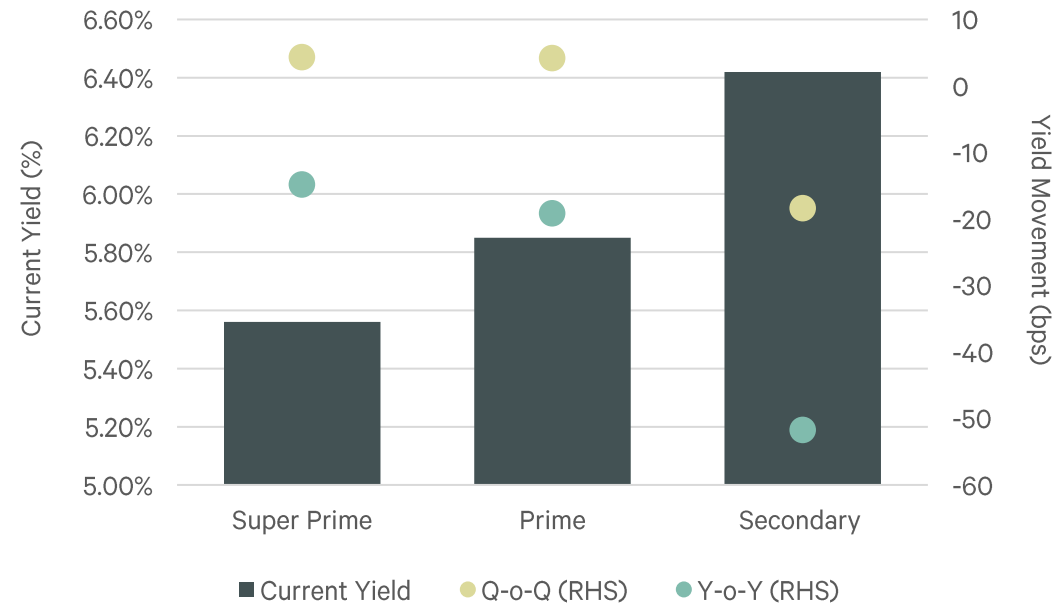
Investment Market

Sale volumes in CY2025 reached almost double the long-run average

Investment sale volumes in 1Q26 totalled approximately AUD 140 million. Activity remains strong across Brisbane, underpinned by population growth, constrained land supply (supporting rental growth), and the upcoming Olympic games alongside associated infrastructure investment. Brisbane has also benefited from capital outflows from Victoria following the introduction of the foreign surcharge tax.

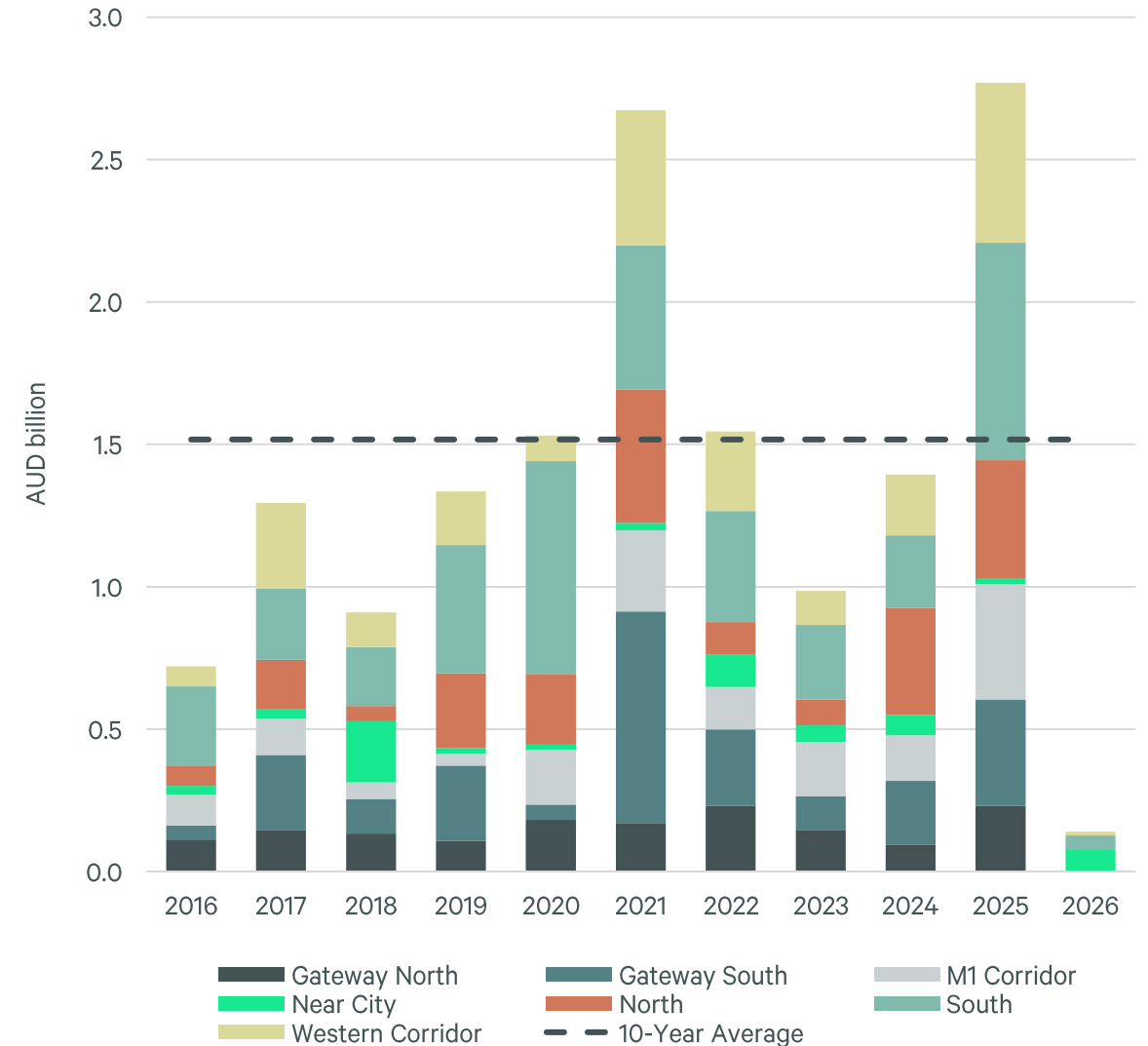
Yields were broadly stable over the quarter, with slight outward movement for super prime and prime assets. In contrast, secondary yields compressed modestly, reflecting improving investor appetite for value-add opportunities. Midpoint yields currently sit at 5.6% for super prime, 5.9% for prime, and 6.4% for secondary assets.

FIGURE 9: Midpoint Brisbane Yields, by asset grade



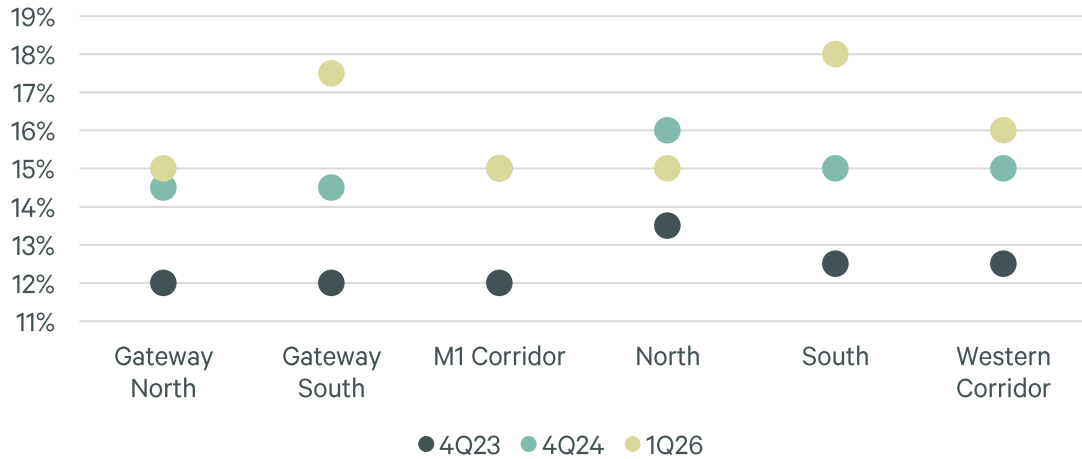
Source: CBRE Research

FIGURE 10: Brisbane Industrial Sales (greater than AUD 5 million)



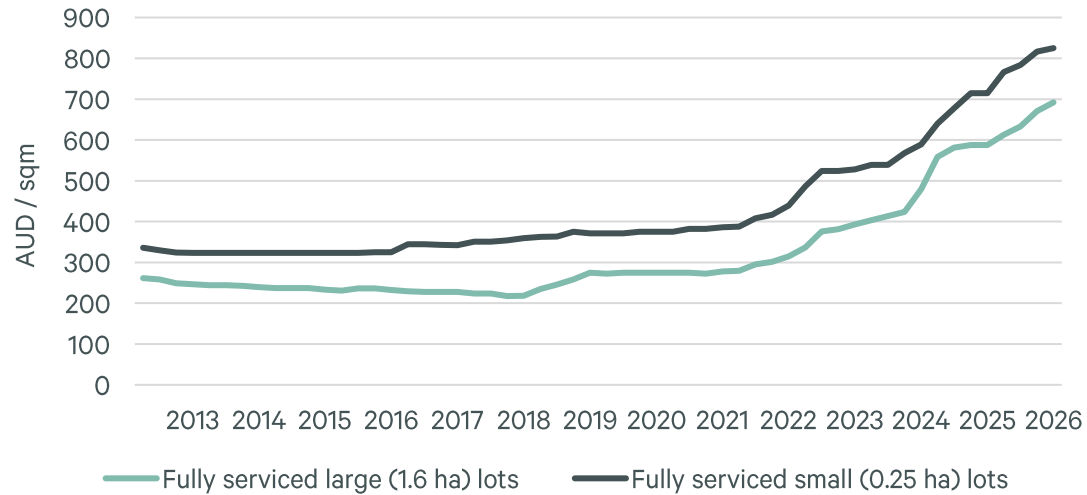
Source: CBRE Research

FIGURE 11: Prime Incentives, by Precinct and Year



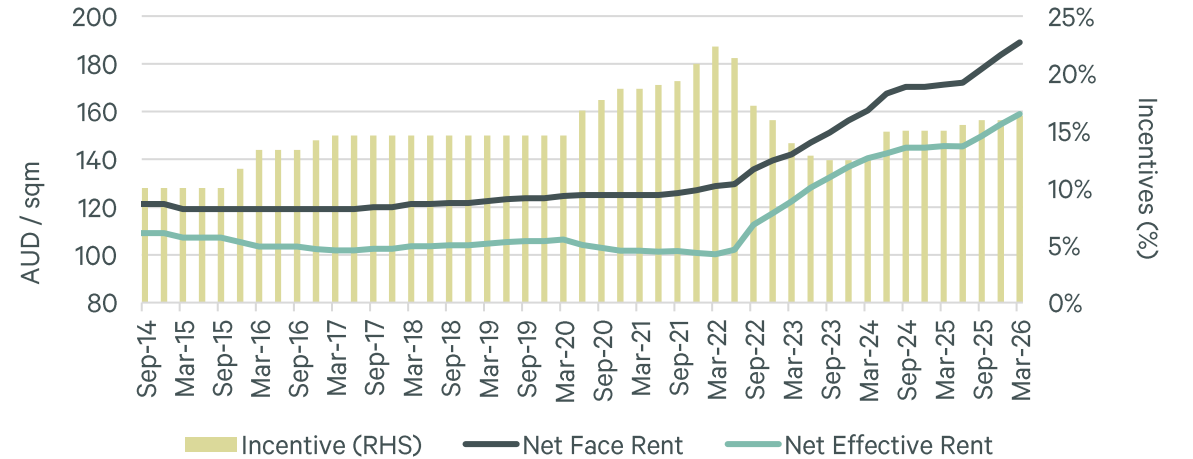
Source: CBRE Research

FIGURE 12: Brisbane Average Land Values



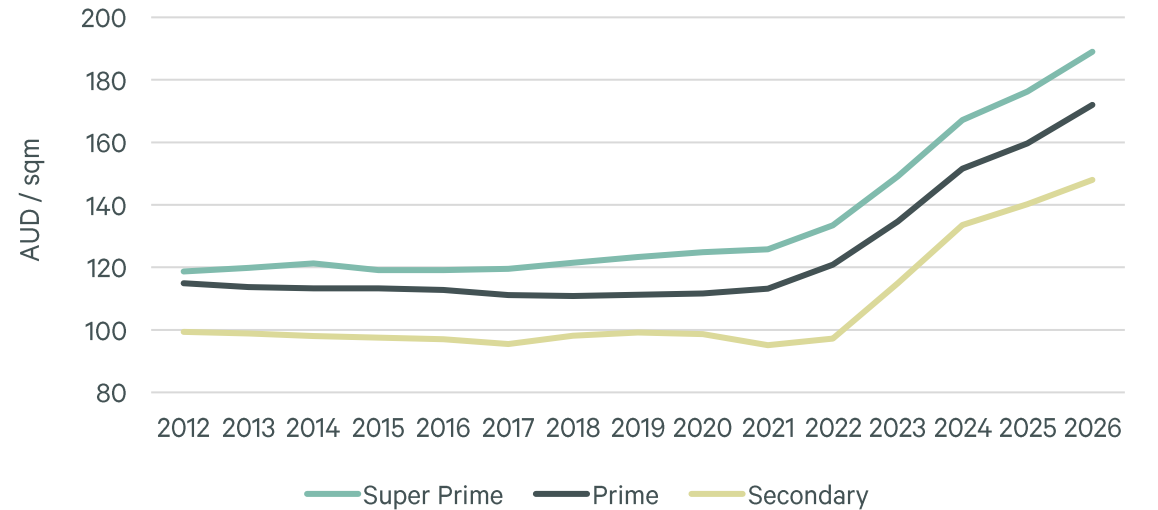
Source: CBRE Research

FIGURE 13: Average Brisbane Super Prime Rents and Incentives (2014-2026)



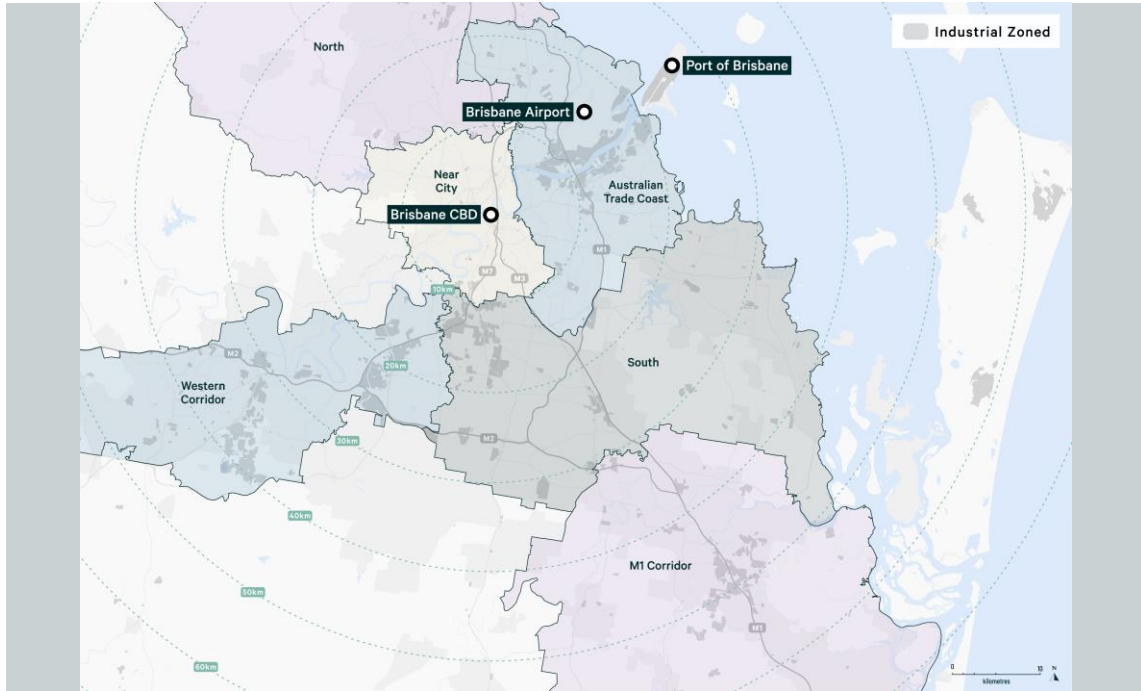
Source: CBRE Research

FIGURE 14: Brisbane Average Rent by Asset Grade



Source: CBRE Research

Market Area Overview



Definitions

Super Prime:

Less than 6 years old, height clearance between 13.7m and 14.6m. Buildings showcasing design excellence with combination of ESFR sprinklers and docks / on-grade doors, as well as strong truck articulation for loading/unloading.

Prime:

Generally, between 6 and 15 years old, height clearance over 10m and up to 13.7m.

Secondary:

Buildings that are older style but still very functional, height clearance in the ranges of 8-11m, Over 15 years old.

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