Strong Demand Sustains Logistics Market Growth

▲ 97.9
Occupancy Rate (%)

▲ 129,000
Net Absorption (sqm)

▲ 81,200
Avg. Rent (Rp/sqm/mth)

Executive Summary

- Limited new supply of approximately 31,000 sqm was delivered in Q1 2026, bringing total modern logistics stock above 3.5 million sqm. Development remains concentrated in established logistics nodes with strong connectivity, with future supply expected to expand gradually in line with occupier demand.
- Demand remained robust, with occupancy levels approaching 98%. Leasing activity continues to be driven by 3PL and FMCG players, alongside growing traction from automotive—especially EV-related—occupiers, reinforcing preference for the Bekasi–Cikarang corridor.
- Rental growth strengthened in core locations such as Bekasi–Cikarang and Jakarta, supported by sustained demand for strategic locations and limited availability of quality space. Overall rents across Greater Jakarta continue to rise steadily, with growth exceeding 1.2% q-o-q and maintaining momentum into Q1 2026.

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	100.0	93,200
Tangerang	0.13 million	100.0	65,100
Karawang	0.45 million	98.5	69,300

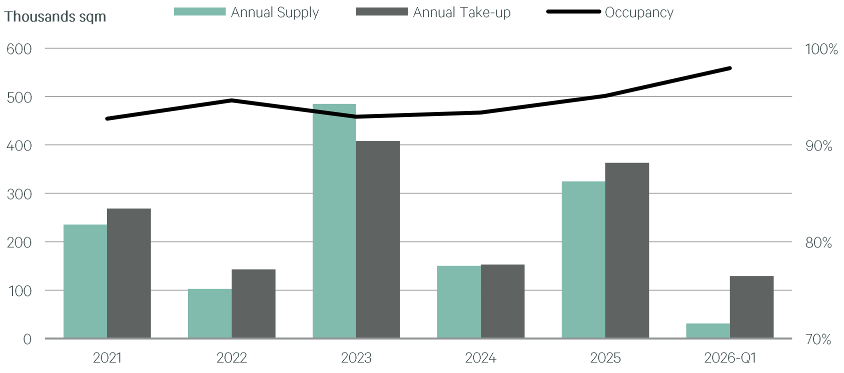
Source: CBRE Research, Q1 2026

Supply

Around 31,000 sqm of modern logistics warehouse space was completed in Q1 2026, with both projects located in the eastern corridor and Jakarta. These include Sinar Primera Industrial Narogong—developed by a subsidiary of Sinar Mas—and GLC 1, a logistics facility in Kelapa Gading, North Jakarta, comprising both dry warehouse and cold storage components.

With the completion of these facilities, total modern logistics warehouse stock has surpassed 3.5 million sqm as of Q1 2026. Despite the relatively limited supply addition during the quarter, development activity remains concentrated in established logistics nodes with strong connectivity, while future supply is expected to expand gradually in line with sustained demand from e-commerce, cold chain, and 3PL operators

Figure 1. Greater Jakarta Cumulative Supply-Demand-Occupancy



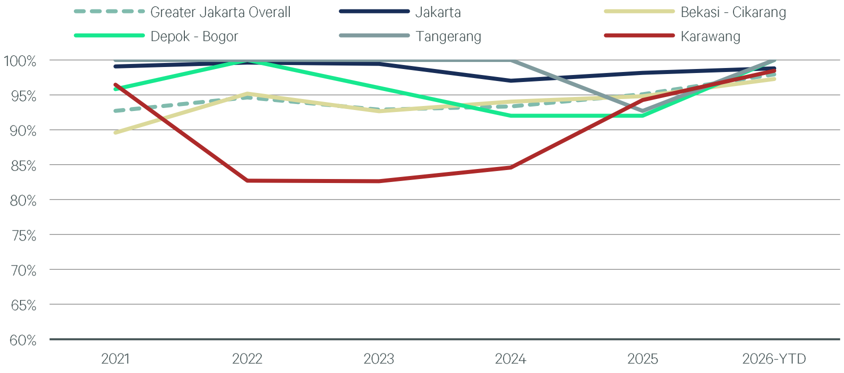
Source: CBRE Research, Q1 2026

Demand

Demand for modern logistics space remained robust during the quarter, with occupancy levels approaching 98%. High occupancy rates were particularly evident in Tangerang and the Depok–Bogor area, where limited supply has constrained availability. In contrast, Karawang recorded the lowest occupancy, likely reflecting tenant preference for locations within the more established Bekasi–Cikarang corridor, where infrastructure and accessibility are more developed.

Demand continued to be primarily driven by 3PL and FMCG players. However, growing traction from automotive firms—particularly in the electric vehicle (EV) segment—has become increasingly evident in recent years. These occupiers tend to favor warehouse locations in close proximity to their manufacturing facilities, reinforcing the attractiveness of the Bekasi–Cikarang corridor as the preferred logistics hub.

Figure 2. Greater Jakarta Occupancy By Area



Source: CBRE Research, Q1 2026

Rent

Modern warehouses in the Bekasi–Cikarang corridor and Jakarta recorded relatively stronger rental growth this quarter, supported by sustained tenant demand for locations closer to the city center as well as those near the main industrial corridor. This reflects occupiers' increasing preference for strategically located facilities that enhance distribution efficiency, while the limited availability of high-quality space has continued to exert upward pressure on rents.

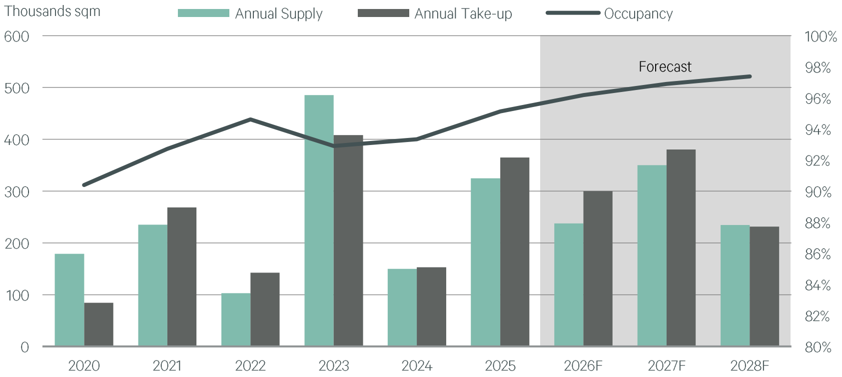
Overall, logistics rents across Greater Jakarta have continued to increase steadily over the past year, with annual growth surpassing 1.2% by the end of 2025. This upward trend has persisted into Q1 2026, with quarter-on-quarter rental growth reaching approximately 1.2%, indicating continued pricing momentum in the market.

Outlook

Supply is expected to remain relatively constrained in the near term, with new developments continuing to be concentrated in established logistics nodes with strong infrastructure and connectivity. It is expected that more than 200,000 sqm of modern logistics warehouse will be delivered in the remainder of 2026 most of which are located in Bekasi – Cikarang and Jakarta corridor.

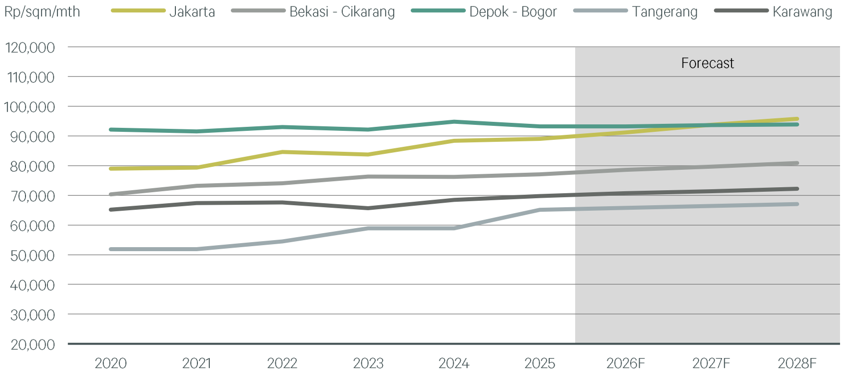
On the demand side, occupancy is expected to remain elevated, supported by stable requirements from 3PL and FMCG players, alongside increasing participation from automotive occupiers, particularly in the EV segment. This sustained demand, coupled with limited availability of high-quality space, is likely to keep vacancy levels tight and reinforce rental growth momentum.

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



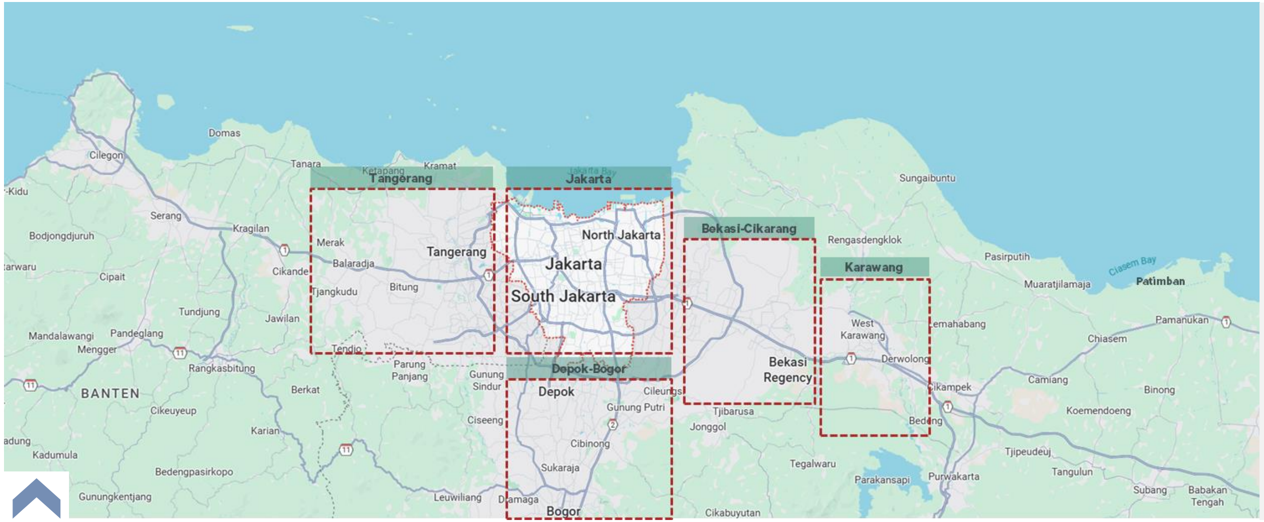
Source: CBRE Research, Q1 2026

Figure 4. Greater Jakarta Rent Growth By Area



Source: CBRE Research, Q1 2026

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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