NAI apollo

Warehouse & Logistics Rhine-Main

Q1 2025

Your space is our mission.

When comprehensive know-how comes together, your vision becomes reality.

If you require any further information, please do not hesitate to contact us. We can put you in touch with our specialists who are always happy to provide you with expert support. We look forward to hearing from you.

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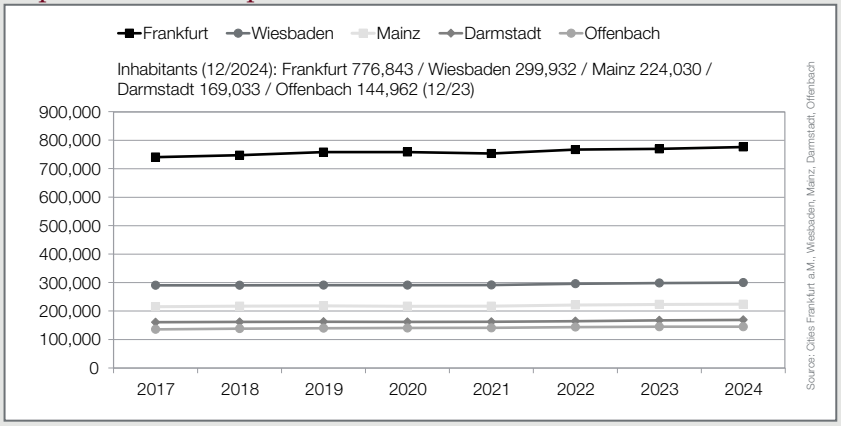
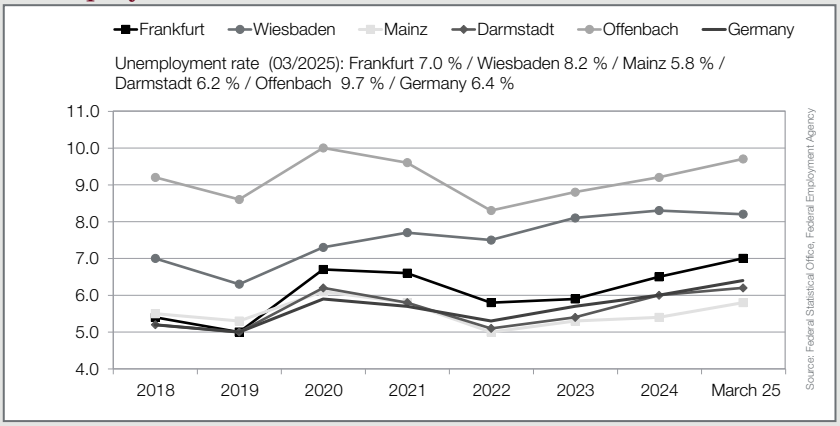
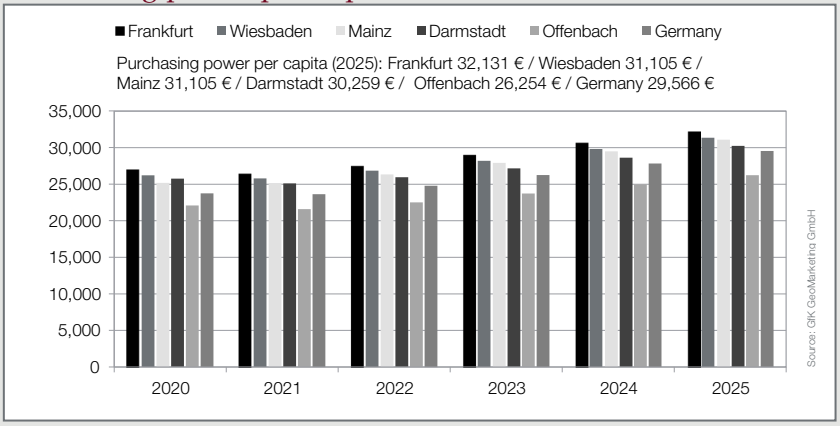
Population development Frankfurt/Rhine-Main



Unemployment rate Frankfurt/Rhine-Main



Purchasing power per capita Frankfurt/Rhine-Main



Traffic situation Frankfurt/Rhine-Main

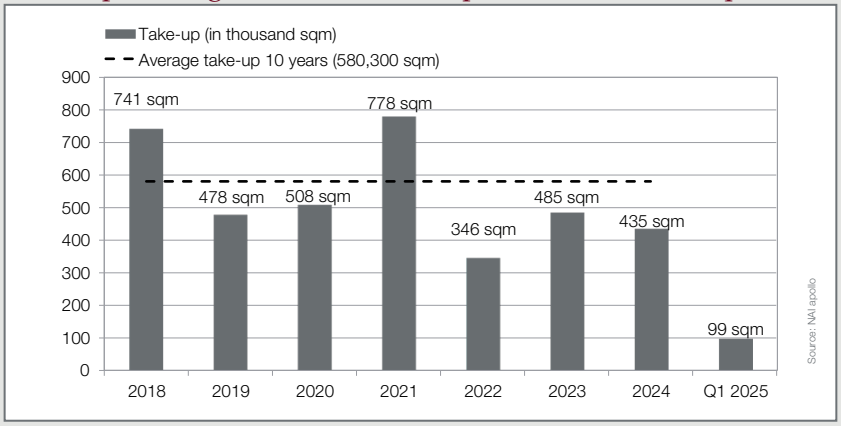
Air traffic	In the first quarter of 2025, passenger numbers at Frankfurt Airport amounted to 12.4 million, 0.9% less than in the previous year. At 485,100 tons, the cargo volume was almost at the previous year's level (-0.3%).
Rail traffic	Frankfurt central station is the most important transport hub in Germany. More than 1,100 trains per day and almost 500,000 visitors and travellers. Frankfurt also has three other long-distance railway stations (Südbahnhof, Westbahnhof and Flughafen-Fernbahnhof).
Highway traffic	Central hub for Germany's long-distance road network with five motorway links. Frankfurter Kreuz is the busiest motorway junction in Germany with about 350,000 vehicles per day.

The German economy remains in a phase of stagnation. In 2024, gross domestic product (GDP) shrank for the second year in a row, this time falling by 0.2 %. In its current 'Spring 2025 Economic Forecast', the ifo Institute also expects only marginal economic growth of 0.2 % for this year. GDP growth of 0.8 % is forecast for 2026. The reason for the repeated reduction in economic expectations is the ongoing geopolitical uncertainty, such as the global trade dispute emanating from the USA as part of its protectionist economic policy and the ongoing conflict in Ukraine. In addition, the export-orientated German economy continues to face structural problems and the need for a new strategy. The new German government's investment programme, the so-called financial package, could provide positive impetus here, which should also lead to favourable developments on the warehouse and logistics markets.

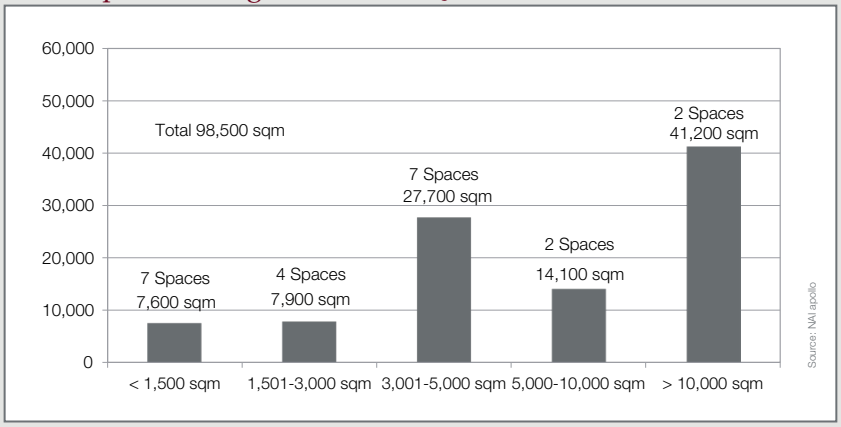
Despite the challenging macro situation, sentiment among companies that fall within the jurisdiction of the Frankfurt Chamber of Industry and Commerce has increasingly improved in the year to date. The economic report for early summer 2025 currently shows a business climate index of 100, right on the threshold between growth and decline. Sentiment among companies has particularly improved with regard to export expectations, which is a surprising result in view of the US tariff policy.

The mixed situation is also reflected in the labour market figures. The unweighted average unemployment rate in the five largest cities in the Rhine-Main region (Frankfurt am Main, Wiesbaden, Mainz, Darmstadt, Offenbach am Main) is 7.4 %, 0.4 percentage points higher than at the end of 2024 (+0.3 percentage points compared to March 2024).

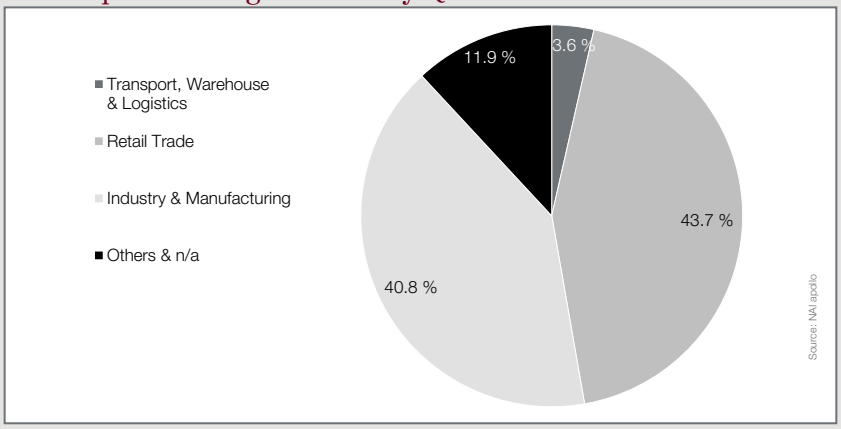
Take-up (lettings and owner occupation – in 1,000 sqm)



Take-up according to unit size Q1 2025



Take-up according to industry Q1 2025



Definition market area

NAI apollo defines the Frankfurt/Rhine-Main market area for logistics and warehouses as the relevant available logistics and warehouse space between the cities of Butzbach in the north and Worms in the south, as well as between Bingen in the west and Aschaffenburg in the east.

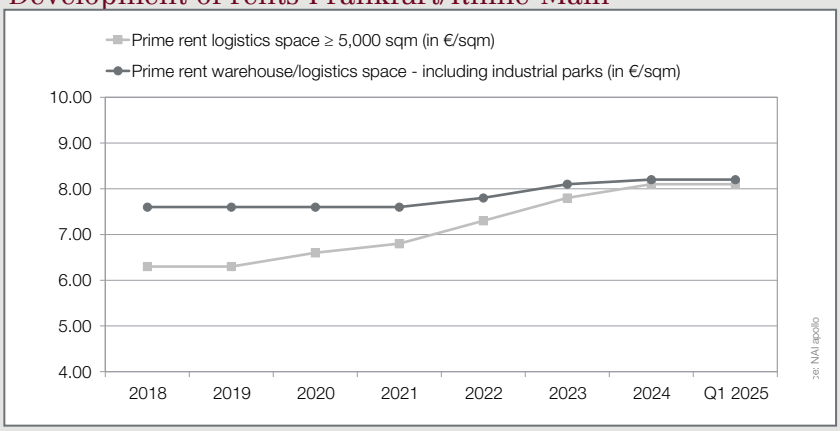
The City of Frankfurt am Main forms the central point of the market described.

The warehouse and logistics space market in the Rhine-Main area registered take-up of 98,500 sqm in the first three months of 2025 as a result of lettings and owner-occupation. This exceeds both the previous quarter's result at the end of 2024 and the year-ago figure from the first quarter of 2024 (+7.7 % and +10.5 % respectively). The latest result is also 30 % higher than the medium-term average of the past five first quarters, indicating a market recovery. However, it still lies below the ten-year average of 112,400 sqm (first quarter of each of the years from 2015 to 2024).

In terms of the distribution of take-up among the different size categories, the three mid-size segments between 1,500 sqm and 10,000 sqm increased 47.5 % year-on-year to a combined 49,700 sqm. In contrast, the segment below 1,500 sqm lost more ground, accounting for around 7,600 sqm in the first quarter of 2025. Contract for 10,000 sqm and above almost matched the previous year's result with 41,200 sqm, making it the category with the highest take-up. The largest deal in the last three months concerned the leasing by Alnatura of around 27,000 sqm of logistics space, which Aurelis Real Estate is developing for the organic food retailer in Groß-Rohrheim in southern Hesse.

This contract has gone a long way towards enabling the new-build segment to regain higher market shares. In the first quarter, a total of 42,400 sqm was generated through lettings in new developments and owner-occupier projects. Lettings in existing buildings totalled 56,100 sqm, an increase of 49.1 % compared to the previous year. In contrast to the two previous years, subletting only took place in the mid-size segment and in smaller numbers, meaning that it is currently not of great significance here.

Development of rents Frankfurt/Rhine-Main



Selection of large current project developments Q1 2025

Langenselbold – 15,000 sqm

Speculative development of approx. 15,000 sqm of modern logistics space at the Langenselbold triangle (A45/A66 motorways) by Invesco Real Estate together with Propel ONE, whereby the rental units are divisible from approx. 2,500 sqm. Completion is scheduled for Q1 2026.

Langenselbold – 25,000 sqm

Construction project by Hillwood in Langenselbold with a total of approx. 25,000 sqm of logistics plus office space, divisible from approx. 7,000 sqm. The site is on the A45 motorway and not far from the Langenselbold triangle. Completion of the speculative project is planned for Q1 2026.

Kelsterbach – 27,000 sqm

Development of approx. 27,000 sqm of modern logistics space (divisible from approx. 4,000 sqm) plus mezzanine and office space by MBPark and Fraport at Frankfurt Airport in the Im Taubengrund industrial estate in Kelsterbach. The project is scheduled for completion at the end of 2026.

Source: NAI apollo

Selection of large completed developments Q1 2025

Pfungstadt – 10,000 sqm

Completion of a fully let logistics development by Ixocon in the southern Rhine-Main area between the A5 and A67 motorways with over 9,700 sqm of warehouse space, 600 sqm of office space and 500 sqm of mezzanine space.

Rodgau – 13,000 sqm

Completion of a new development in the Weiskirchen district of Rodgau by HubOne and Omnidocks with a total of around 13,000 sqm of hall space.

Langenselbold – 20,000 sqm

Completion of a logistics development with approx. 20,000 sqm of hall space by HubOne directly on the 45 motorway. The space is already fully let to Thermo Fisher Scientific, 3D Systems and Wire Masters.

Source: NAI apollo

Outlook next 12 months

Stock	↗
Vacancy	↗
Take-up	→
Prime rent	↗
Average rent	↗

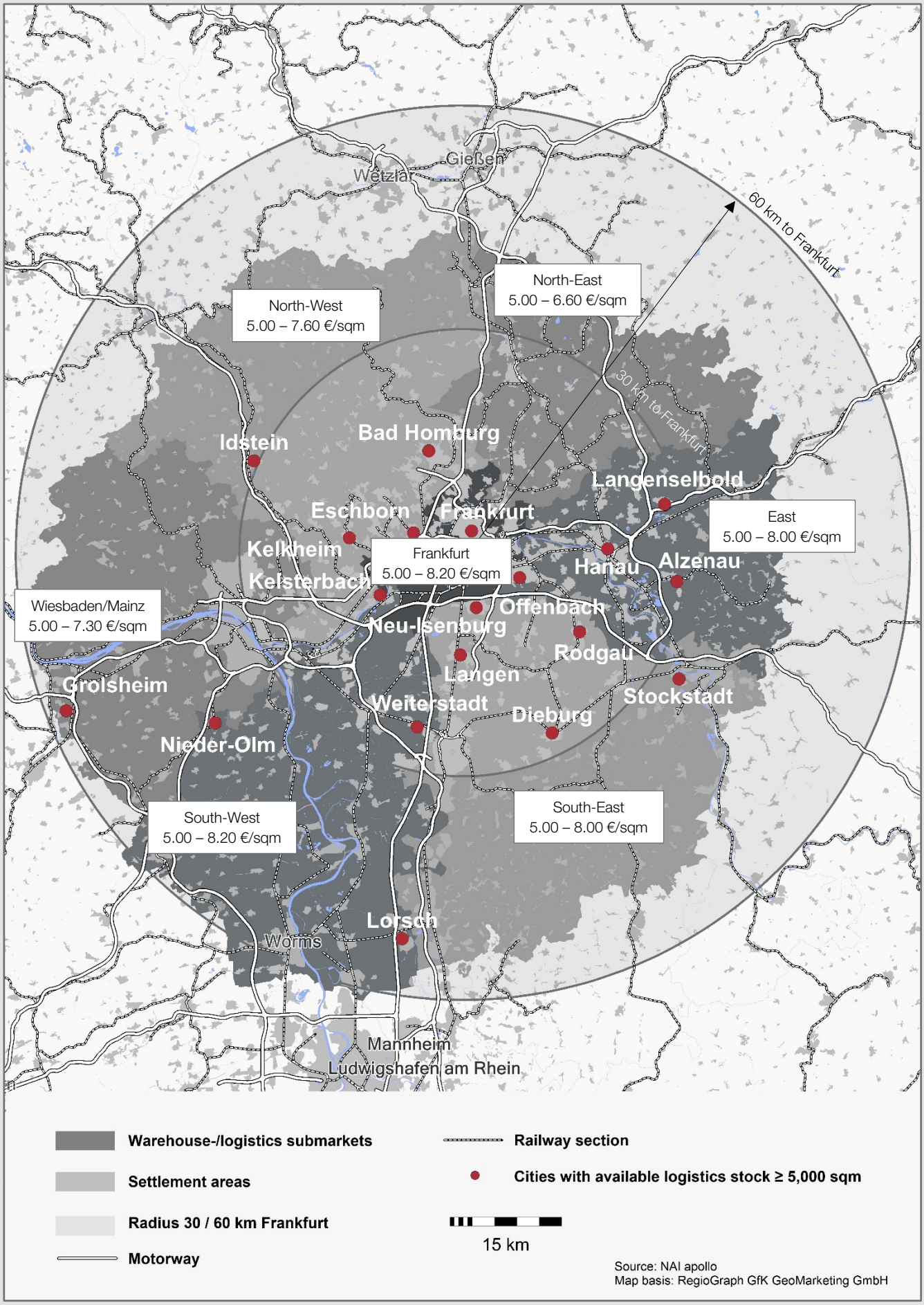
The more restrained activity of transport, warehousing and logistics companies has been a noticeable feature of the first months of the year. With a current market share of only 3.6 %, they are at the bottom of the list of sectors in this study. In contrast, demand from industrial and manufacturing companies has been almost consistently high since mid-2023. Here, take-up of 40,200 sqm and a market share of 40.8 % translates into second place in the sector ranking. Only the retail sector has outstripped this. This sector accounted for around 43,000 sqm in the first three months of 2025 - the best take-up result since the end of 2021.

Within the overall Rhine-Main market area, the two southern sub-markets stand out once again. In the first quarter, not only the largest deals but also the greatest number of transactions took place here. In total, this equates to take-up of around 58,600 sqm.

Many economic policy issues remain unresolved, which is one reason why the economy has not yet picked up significantly. Most market participants will remain cautious at least until these issues are resolved or there is a visible improvement. Within the market area, this is leading to an increase in the availability of space, especially in peripheral areas. Vacancies are now also available in more central areas. However, these generally tend to find a new tenant quickly and offer occupiers the opportunity to react more nimbly to changes in the market.

The German government's new financial package is expected to bring some positive effects. On the one hand, the logistics market should benefit directly from the measures. Investments in defence and infrastructure are likely to increase demand for warehousing facilities and logistics services. On the other hand, the subsidies will generate additional economic stimuli that will revitalise the economy.

Submarkets, rents (including industrial parks) and available logistics stock Q1 2025



Logistics strongholds

Average and prime rent for logistics space (≥ 5,000 sqm) Q1 2025

	Average rent in €/sqm	Prime rent in €/sqm
Berlin	7.20	8.20
Dusseldorf	6.70	8.30
Frankfurt/Rhine-Main	6.80	8.10
Hamburg	6.60	8.50
Munich	8.90	10.10

Source: NAI apollo

Prime yields (netto) Q1 2025

	Prime office yields	Prime retail yields	Prime logistics yields
Berlin	4.40 %	4.15 %	4.35 %
Dusseldorf	4.50 %	4.30 %	4.35 %
Frankfurt a. M.	4.50 %	4.30 %	4.35 %
Hamburg	4.45 %	4.25 %	4.35 %
Munich	4.40 %	4.10 %	4.35 %
Total	Ø = 4.45 %	Ø = 4.20 %	Ø = 4.35 %

Source: NAI apollo

Frankfurt/Rhine-Main

Top take-up Q1 2025

Property + Location	Tenant / owner occupier	Utility area in sqm
Groß-Rohrheim	Alnatura	approx. 27,000
Eppertshausen	Pirelli Deutschland	approx. 14,000
Wiesbaden	Stellantis	approx. 8,700
Frankfurt am Main	Asklepios	approx. 5,400
Dietzenbach	Abel Mobilfunk	approx. 4,800

Source: NAI apollo

Top investments Q1 2025

Property + Location	Purchaser	Utility area in sqm
Logistic Property / Raunheim	Hines (Hines European Core Fund (HECF))	approx. 38,000
Light-Industrial property / Mainz	Patron Capital und Inbright	approx. 14,000
Logistic Property / Langenselbold	KVB Gruppe	approx. 6,500
Industrial Park / Wiesbaden	n/a	approx. 4,400
Logistic Property / Mainz	Private Investor	approx. 3,900

Source: NAI apollo

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SERVICES
- ASSET MANAGEMENT
- VALUATION
- CORPORATE SERVICES
- FINANCE ADVISORY
- INVESTMENT
- RESEARCH
- LETTING

ASSET CLASSES
- OFFICE
- DATA CENTER
- RETAIL
- HEALTHCARE
- HOTEL
- INDUSTRY/LOGISTICS
- LIFE SCIENCE
- MICRO LIVING
- RESIDENTIAL

LOCATIONS
- BERLIN
- BONN/COLOGNE
- ERFURT
- ESSEN/MÜHLHEIM
- FRANKFURT a. M.
- KÖNIGSTEIN i. T.
- MANNHEIM
- MUNICH
- STUTTGART
- ULM

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