

LOGISTIC MARKET AUSTRIA

AUTUMN 2024



WHAT HAPPENED IN THE AUSTRIAN LOGISTICS MARKET IN 2025?

1

- Weaker economic growth and continued high inflation and interest rates are putting the brakes on decisions by tenants, investors and developers.

2

- New logistics projects completed or under construction in the greater Vienna area

3

- New projects are under construction or about to start in the greater Graz area. In Upper Austria, a major logistics project is also about to start construction.


Prime Yield Logistic:
5,50 %



Prime Rent Big-Box Logistic:
6,50 – 7,50 EUR



Vacancy Rate Logistic:
2,00 %



4

- Prime rents have risen in all submarkets in recent years.

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- Prime yields in the industrial sector have risen in 2022 and 2023; Stabilisation in 2024 and slight decline in 2025 expected.

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- The demand for logistics space is nevertheless there, although decisions take much longer and are often postponed until 2025.

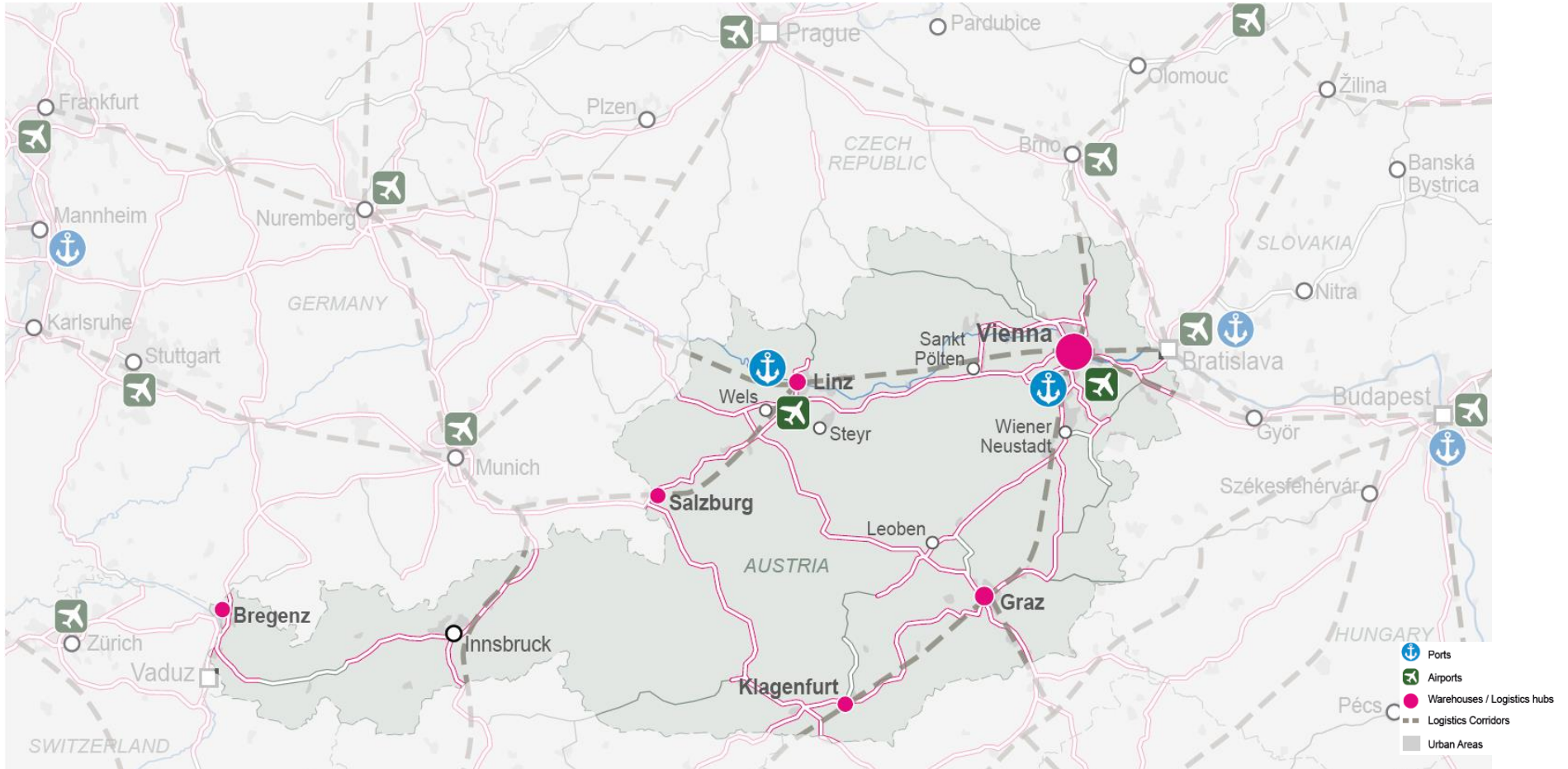
QUO VADIS 2025?

- Stable development in the area of prime rents.
- Investment volume expected to grow in the next 12 month´s
- Slight price correction in land prices. However, these remain at a high level in A-locations. Decrease in land prices in B locations.
- Increase in letting performance compared to 2024, but below the record level of 2022.
- More clarity regarding interest rate trends





LOGISTIC MARKET AUSTRIA – LOCATION OVERVIEW

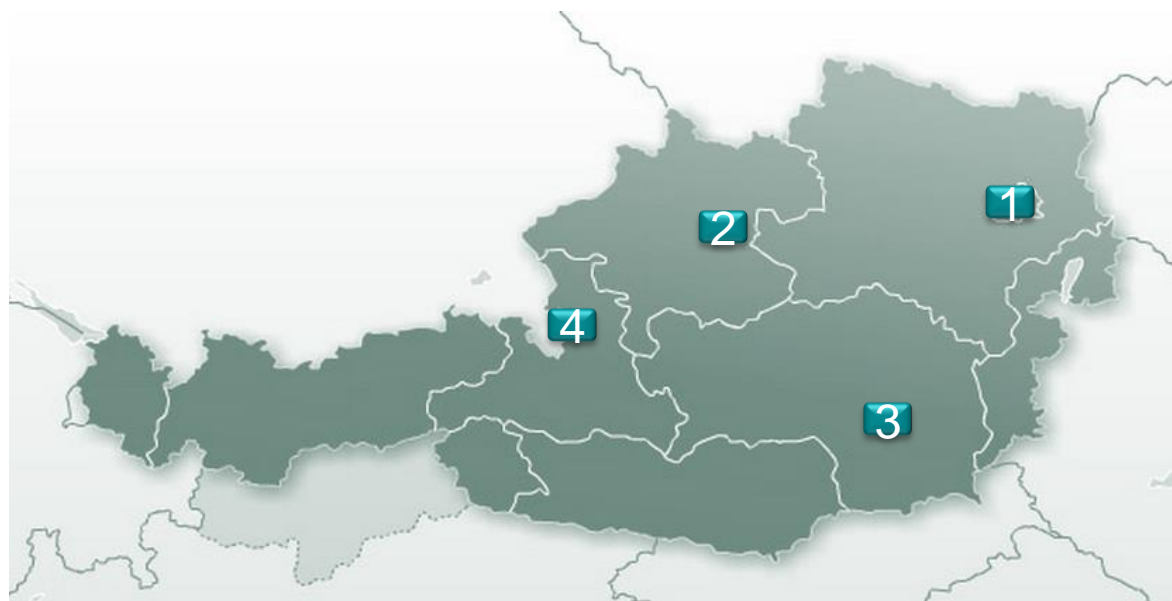




LOGISTIC MARKET AUSTRIA – RENTAL LEVELS

Rents: Rents are net-rents, quoted in Euros per square meter per month and are paid monthly in advance.

Service Charge: Building service charges are paid on top, quoted in Euros per square meter per month and are paid together with the rent monthly in advance.



Region	City	Warehouse Rent* Euro net / m ² / month	Office Rent Euro net / m ² / month	Land Price** Euro/ m ²
1	Vienna / South	5.50 to 7.50	9,50 to 14,50	250 to 600
	Vienna / North	5.50 to 7.50	7,50 to 10,50	200 to 500
	Vienna / Airport & Harbour	6.50 to 15.00	10,00 to 18,00	250 to 700
2	Linz	5.00 to 6.50	6.00 to 8.50	150 to 400
3	Graz	5.00 to 6.00	6.00 to 9.50	150 to 400
4	Salzburg	6.00 to 8.00	6.50 to 10,00	250 to 650

* Highest rents in business parks; Prime Rent Big-Box Logistics slightly lower
**Land Price: Plots with an industrial or commercial zoning





LOGISTIC MARKET AUSTRIA – SUBMARKETS VIENNA

Vienna is still regarded as an attractive location for industry and logistics

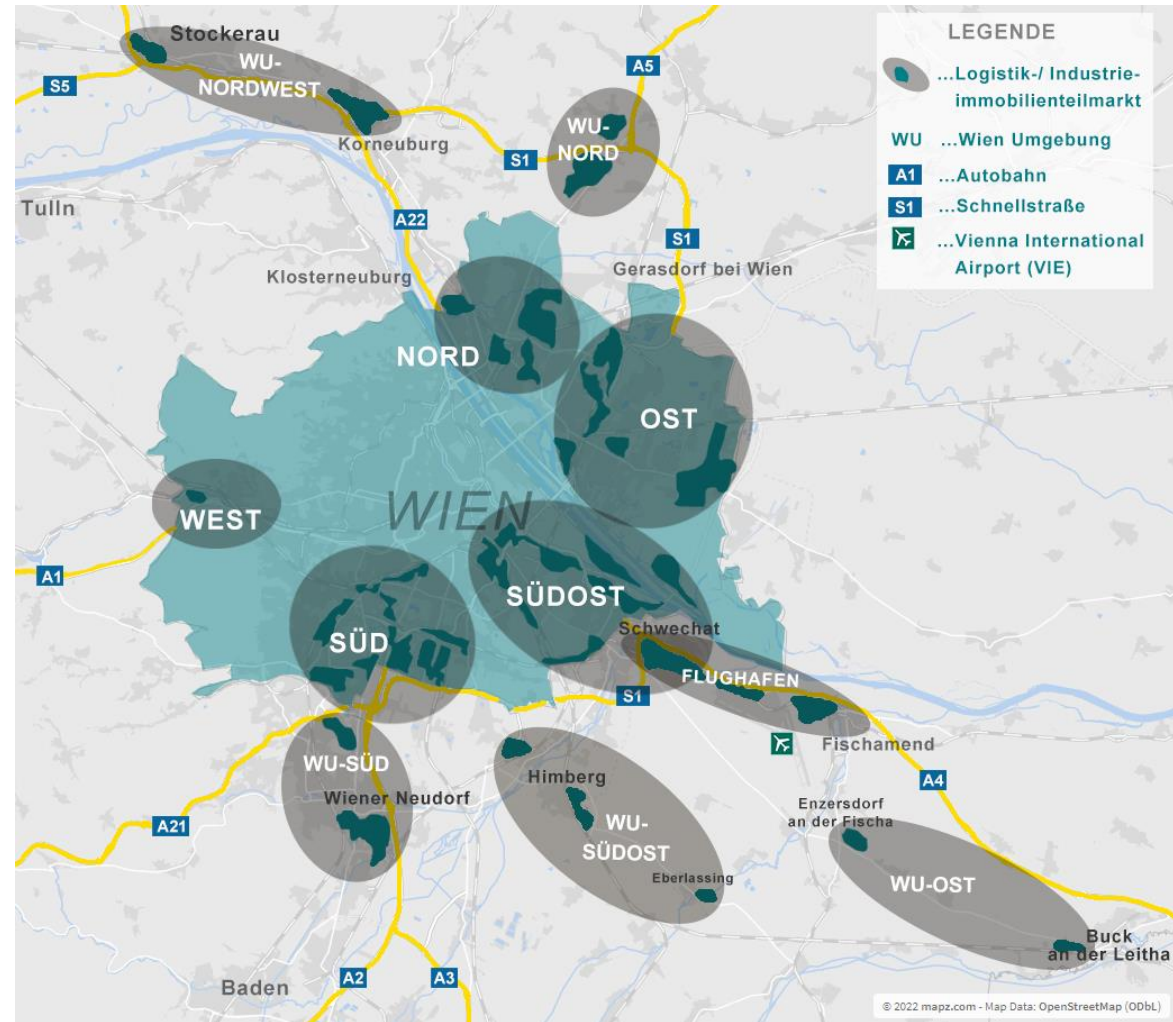
It is characterised by its direct motorway (A1) in the direction of Linz, the south motorway (A2) in the direction of Graz, the Vienna outer ring motorway (A21), the south-east motorway Vienna (A23), the north motorway (A5) towards the Czech Republic. The Vienna Outer Ring Motorway (S1) eastbound and Vienna Airport via the East Motorway (A4).

This provides excellent transport connections in all directions and to all of Austria's neighbouring countries are given.

In the Vienna and Vienna surrounding area (Lower Austria), there are approx. 2,750,000 m² of modern space (Calls A + B) for industry and logistics.

In recent years, there have been major new developments of modern logistics properties, particularly to the south, south-east and east of Vienna (submarkets "WU-SÜD", "WU-SÜDOST", "WU-OST").

DLH, GARBE, VGP and CTP in particular have realised large-scale projects in Enzersdorf/Fischa, Bruck/Leitha, Laxenburg, Ebergassing, Kottingbrunn, Müllendorf, etc., or are currently under construction.





CONTACT DETAILS



Richard Lemon BSc MRICS

*Managing Director
Head of Investment & CRES*

Danube Property Consulting
Babenbergerstraße 9/7
A - 1010 Vienna

Tel.: +43 1 904 94 50
Mobile: +43 676 311 46 68
Email: Lemon@dpcimmobilien.at



MMag. Walter Huber

*Head of Industrial Real Estate
Valuation*

Danube Property Consulting
Babenbergerstraße 9/7
A - 1010 Vienna

Tel.: +43 1 904 94 50
Mobile: +43 676 311 46 68
Email: Huber@dpcimmobilien.at



Patrick Huber

*Senior Consultant
Industrial Real Estate*

Danube Property Consulting
Babenbergerstraße 9/7
A - 1010 Vienna

Tel.: +43 1 904 94 50
Mobile: +43 676 764 69 76
Email: PHuber@dpcimmobilien.at

