

# Romanian Industrial Market

## Q1 2021 Snapshot



**Modern stock**  
(mln sq. m)

5.2

2.4

Romania Bucharest



**Q2-Q4 2021 Pipeline**  
(mln sq. m)

0.65

0.36



**Vacancy**  
(%)

6.3

7.8

Prime yield

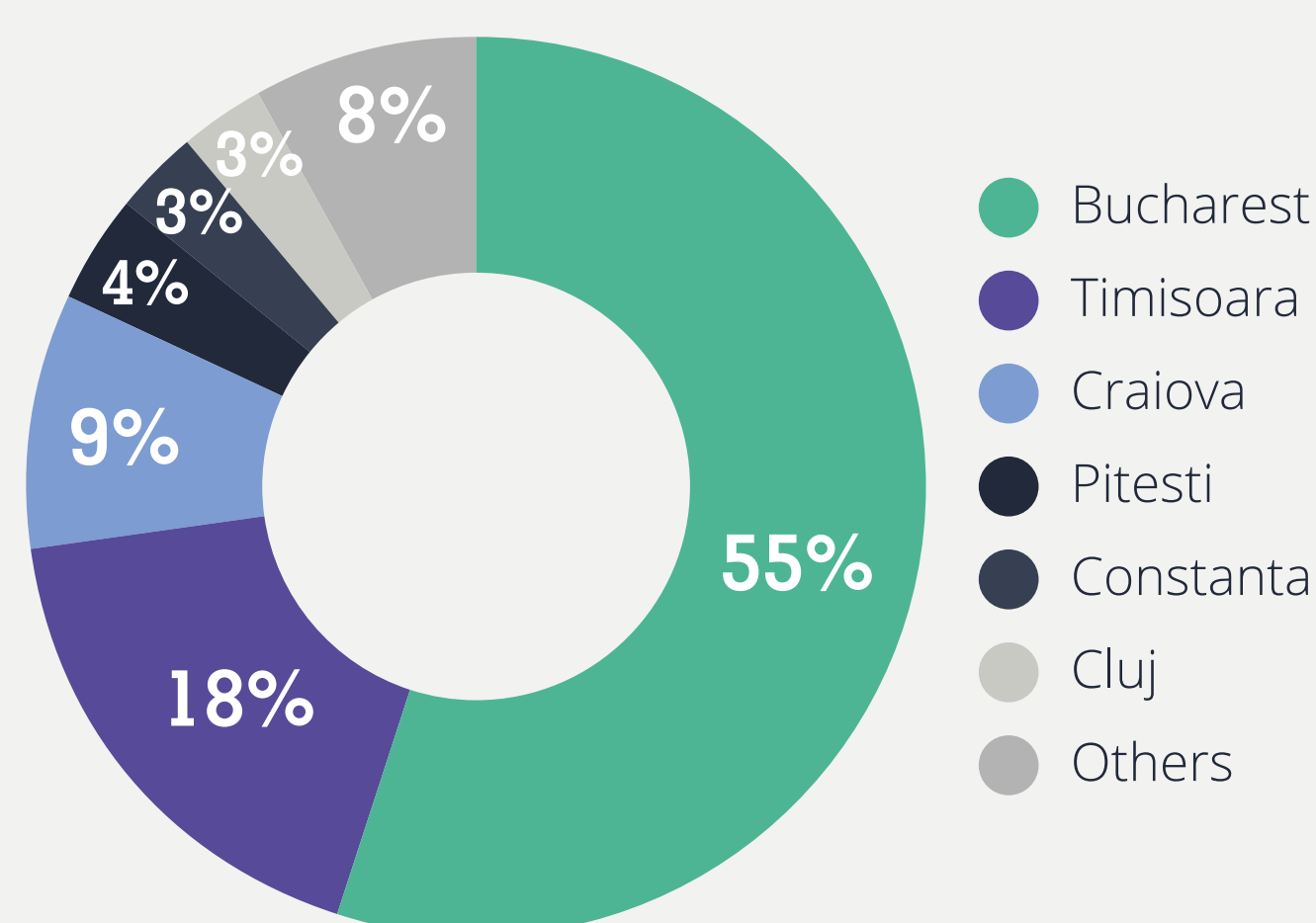
7.5%

### Stock evolution

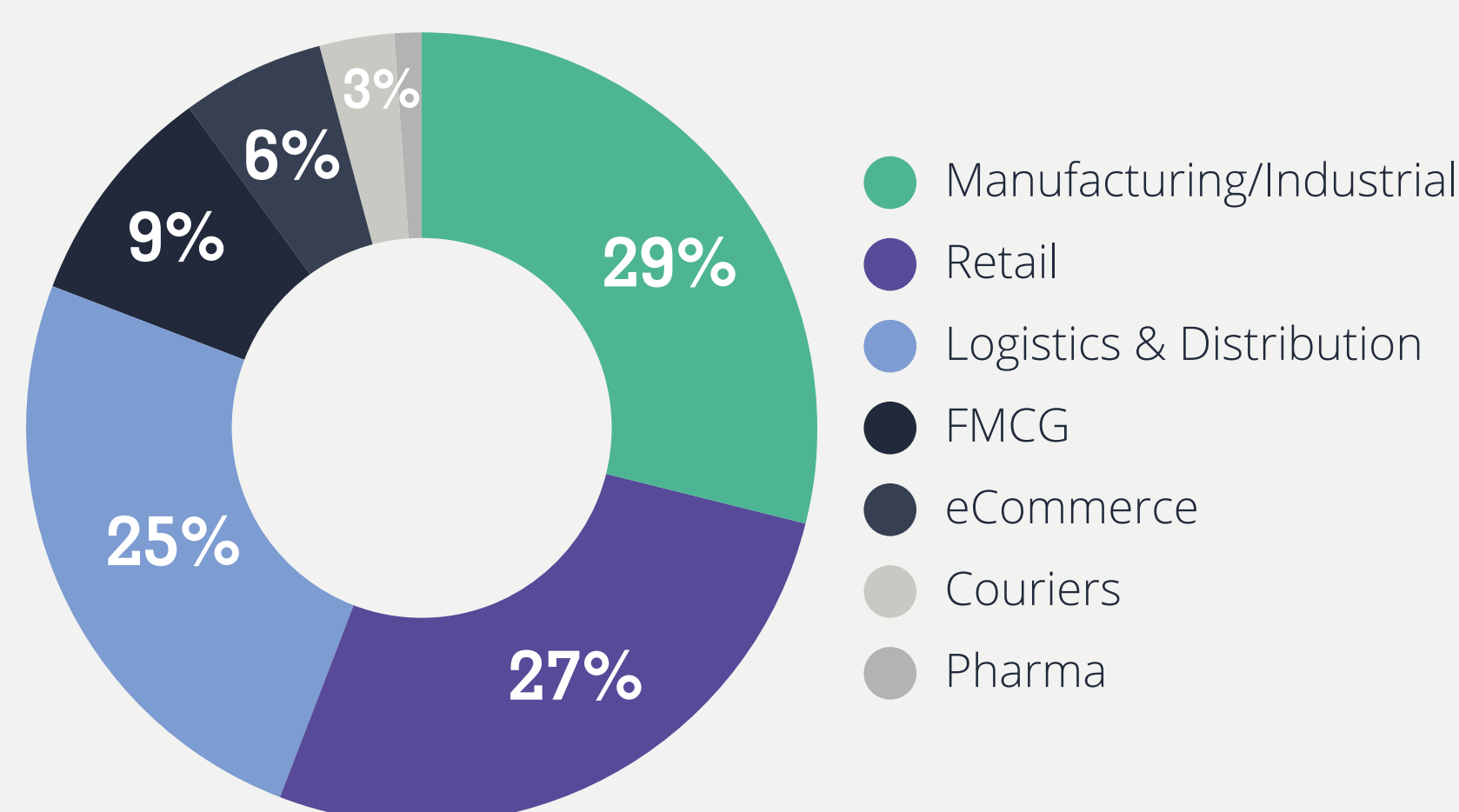
With no significant deliveries in Q1, the modern industrial and logistic stock remained in the area of 5.2M sq. m in Q1 2021, however ~650,000 sqm are planned to be delivered in Romania by the end of 2021.



### Q2-Q4 2021 Pipeline by geography

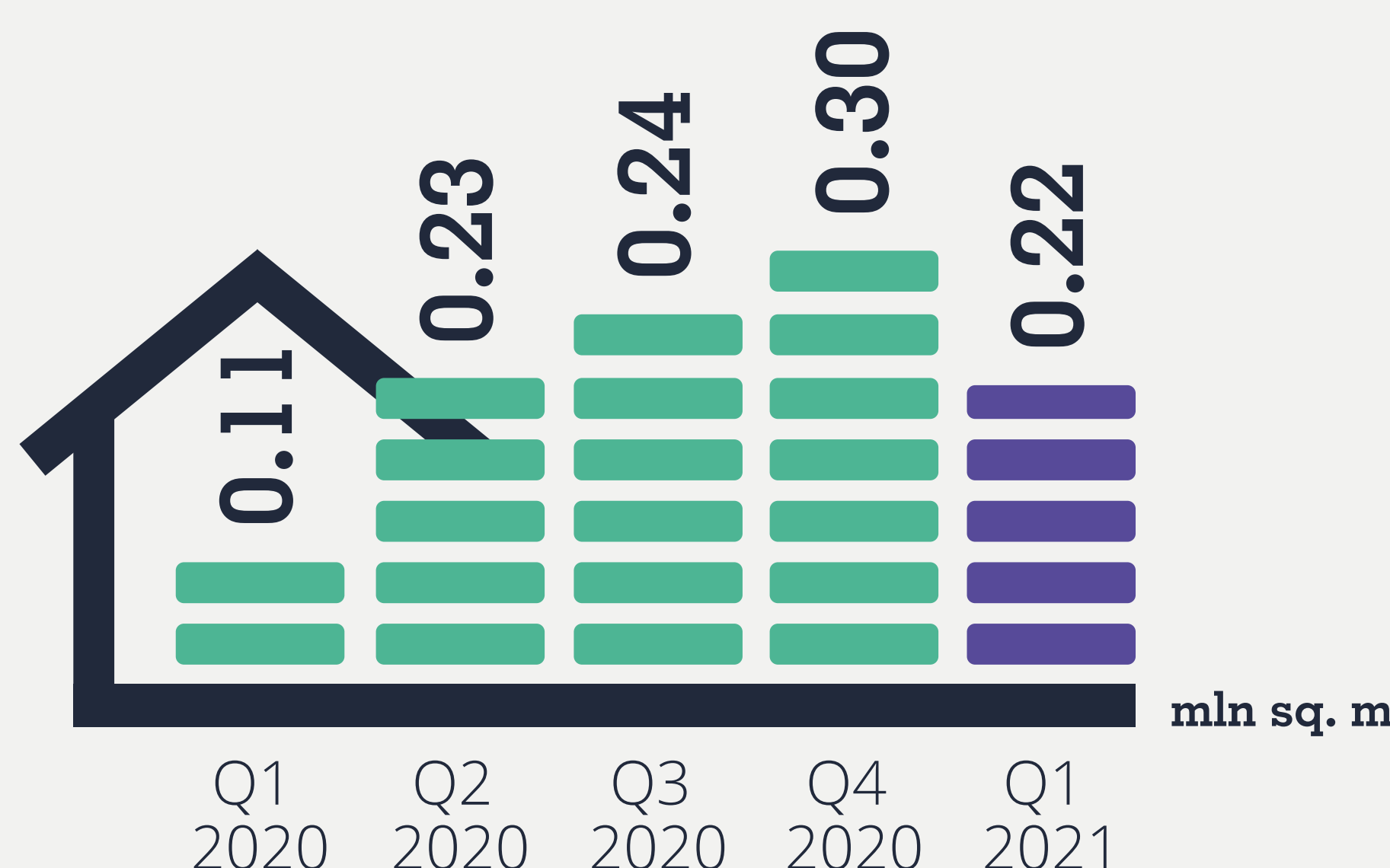


### Q1 2021 Demand by business sector

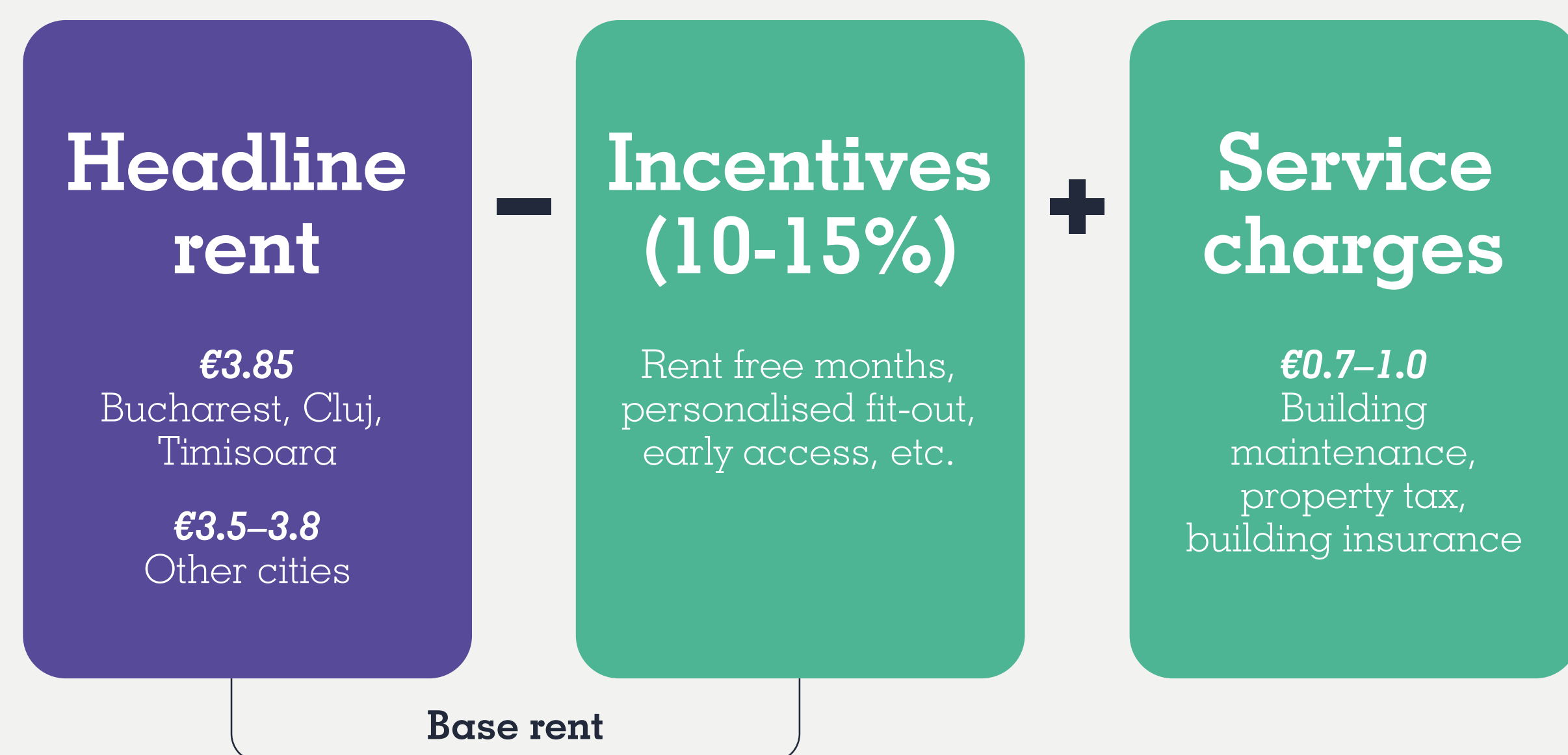


### Take-up by quarter

With ~220,000 sq. m transacted in Q1 (out of which ~10% were pre-leases), double than in Q1 2020, 2021 is set to continue the trend of 2020, when the demand reached a historic record of ~876,000 sq. m.



### Occupancy costs & market practice



### Lease length

Logistic activities **3-5 years**  
Manufacturing/BTS units **5-10 years**

### For more information:

**David Cantă**  
Principal Romania & Czech Rep.

david.canta@avisonyoung.com  
+40 727 737 893

**Iuliana Busca**  
Head of Industrial Agency

iuliana.busca@avisonyoung.com  
+40 723 085 294

**Laurentiu Duica**  
Senior Vice President

laurentiu.duica@avisonyoung.com  
+40 737 554 973

**Mihaela Galatanu**  
Associate Director, Research

mihaela.galatanu@avisonyoung.com  
+40 739 169 666

**Andrei Kivu**  
Senior Data Analyst, Research

andrei.kivu@avisonyoung.com  
+40 744 481 955

