



Modern industrial stock Romania (sqm)

7.9 M



Modern industrial stock Bucharest (sqm)

3.8 M



Pipeline Q4 2024 (sqm)

300,000



Vacancy rate Romania (%)

4.6%

Industrial stock and pipeline

Approximately 200,000 sqm of Class A industrial and logistics space was delivered in the third quarter of 2024, bringing Romania's total modern industrial and logistics stock to 7.9 million sqm. For the fourth quarter of 2024, an additional pipeline of around 300,000 sqm has been announced. Approximately 51% of the pipeline is located within the Bucharest industrial hub, 18% in the Brasov area, and 15% in Ploiesti.

The vacancy rate in modern industrial and logistic spaces is decreasing, currently standing at 4.6% across Romania (decreasing from 5% at the end of the last quarter), and a larger decrease for the vacancy rate in the Bucharest area – where, for the first time, it sunk below the national rate, at 4.3%. Historically, the vacancy rate in Bucharest was higher than the one at national level.

Modern industrial stock evolution (sqm)



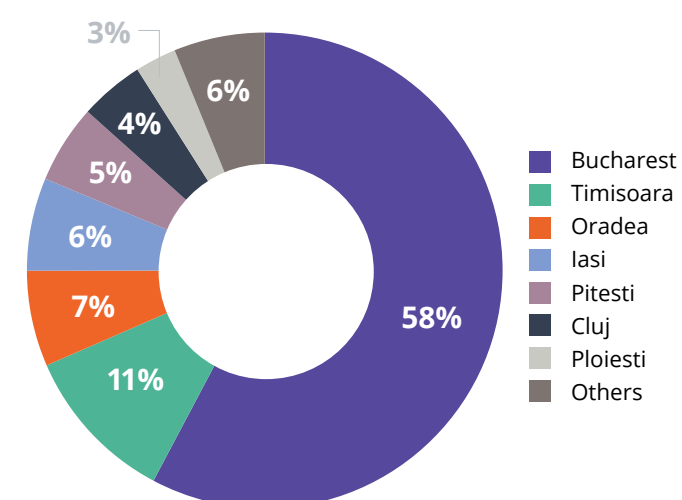
Industrial demand

The gross take-up was in the area of 180,000 sqm in the third quarter of 2024, bringing the total leased amount in the first 3 quarters of this year to ~680,000 sqm, compared to ~700,000 in the first 3 quarters of 2023.

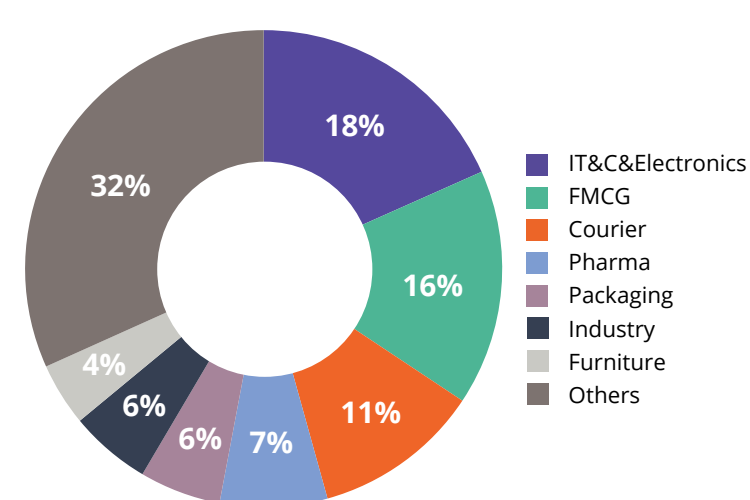
The average deal area was 4,800 sqm. Approximately 50,000 sqm (28%) of the take-up in Q3 2024 was the result of renewals/re negotiations.

The IT&C sector is starting to generate a larger share of the take-up – it comprised 16% of the industrial and logistic take-up in the first half of this year and 18% in the third quarter, compared to 3% in 2023.

Gross take-up by geography in Q3 2024



Gross take-up by business sector in Q3 2024



Occupancy costs

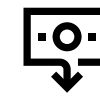
The prime logistic headline rent in Romania is estimated at €4.5-4.75 per sqm per month, for leased areas of minimum 5,000 sqm. For the previous 5 quarters, it was constant at €4.5 per sqm per month.

The incentives offered by landlords decreased since last quarter from 10-15%, to 5-10%, and also the service charges amount increased from €0.85-1.1 per sqm per month to the €0.85-1.25 range.



Prime headline rent (€/sqm/m)

€4.5-4.75



Incentives discount (%)

5-10%



Usual contract length (years)

5-10



Service Charge (€/sqm/m)

€0.85-1.25

Highways and regional industrial and logistics hubs, Romania



For more information please contact our industrial team:

David Canta
Principal
Romania & Czech Rep.
david.canta@avisonyoung.com
+40 727 737 893

Adrian Crizbasianu
Head of Industrial & Logistics Agency, Romania
adrian.crizbasianu@avisonyoung.com
+40 727 227 448

Mihai Berbec
Senior Consultant
Industrial Agency, Romania
mihai.berbec@avisonyoung.com
+40 740 229 606

Levis Vlad
Head of Research, Romania
levis.vlad@avisonyoung.com
+40 744 333 631

Andrei Kivu
Senior Data Analyst, Research Romania
andrei.kivu@avisonyoung.com
+40 744 481 955

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