

VRF Logistics/Industrial Press Release - 10/07/2023

Logistics/Industrial market in Vienna and surroundings: Vienna Research Forum publishes its figures for the first half of 2023

- Total stock at > 5.8 million m²
- Space take-up in H1 2023 at around 198,800 m²
- Largest letting accounts for around 35% of space take-up

In H1 2023, take-up of logistics, production and industrial space in Vienna and the surrounding area amounted to 198,824 m². This is what the results of the Vienna Research Forum Logistics/Industrial (VRF-LI) show after evaluating the current key data. The VRF only considers logistics premises that meet certain quality criteria such as hall height, shunting area and distance from the motorway.

The total logistics take-up incl. areas that are not considered by the VRF amounted to 207,748 m².

The highest quality standards are met by 52% of the classified buildings, so-called logistics class A objects, while 32% are qualified as class B and 16% as class C. For the production and industrial premises, all properties that are currently used for this purpose and meet certain minimum criteria such as hall size were included.

According to the Vienna Research Forum Logistics/Industrial, the largest take-up comprised 70,000 m² in the submarket Vienna Surrounding East. It corresponds to around 35% of the space take-up on the logistics and industrial market in the first half of 2023. Another major take-up was registered in the submarket Vienna Surrounding South 2 with 26,000 m².

Looking at the take-up of space by type of use, 94% of the space is accounted for by logistics space and 6% by production space.



For the first time in November 2019, the VRF Logistics/Industrial collected the total stock of logistics, production and industrial space in Vienna and the surrounding area. It has been updated at the end of H1 2023 and amounts to 5,845,854 m²*, of which 50% belong to production and industrial space and 50% to logistics space.

* The total stock of logistics, production and industrial space can change from quarter to quarter due to regular adaptations of unclassified objects, conversions and completions.

Submarket analysis H1 2023:

Submarket name	Objects Total area in m ²	Logistics Objects Total area in m ²	Logistics Objects Total area in m ² Class A	Logistics Objects Total area in m ² Class B	Logistics Objects Total area in m ² Class C	Production / Industrial Objects Total area in m ²	Total space take-up H1 2023
Vienna North	740,184	259,021	50,000	123,139	85,882	481,163	0
Vienna East	704,512	279,882	39,770	228,622	11,490	424,630	0
Vienna South	1,061,127	483,186	163,605	137,600	181,981	577,941	23,458
Vienna West	44,823	21,823	0	7,500	14,323	23,000	0
Vienna Surr, North	1,243,683	441,060	322,060	70,100	48,900	802,623	20,800
Vienna Surr, East	902,837	712,837	560,837	78,000	74,000	190,000	94,965
Vienna Surr, South	1,148,688	698,481	371,601	287,408	39,472	450,207	59,601
Total	5,845,854	2,896,290	1,507,873	932,369	456,048	2,949,564	198,824

About the Vienna Research Forum:

The Vienna Research Forum initiator is the Association for quality promotion in the real estate sector (immQu) with the leading law firms in the Viennese logistics and industrial market CBRE GmbH, Colliers International Immobilienmakler GmbH, EHL Gewerbeimmobilien GmbH, ÖRAG Immobilien Vermittlung GmbH, OPTIN Immobilien

GmbH, OTTO Immobilien GmbH and Richter Industriemakler. They provide key parameters such as take-up and construction completion to the VRF Logistics/Industrial database in a cooperative and transparent process. The data is then published every six months to provide a comparative analysis which helps investors and companies.

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