

# VRF Logistics/Industrial Press Release - 13/01/2021

**Logistics/Industrial market in Vienna and surroundings: Vienna Research Forum publishes its figures for the second half of 2020**

- Total stock at 5.5 million m<sup>2</sup>
- Space take-up on the VRF-market in H2 2020 at around 193,800 m<sup>2</sup> (= 95% of the jointly compiled total take-up of 203,200 m<sup>2</sup>)
- Largest letting accounts for 57% of space take-up
- Total take-up on the VRF-market in 2020 at around 292,700 m<sup>2</sup>

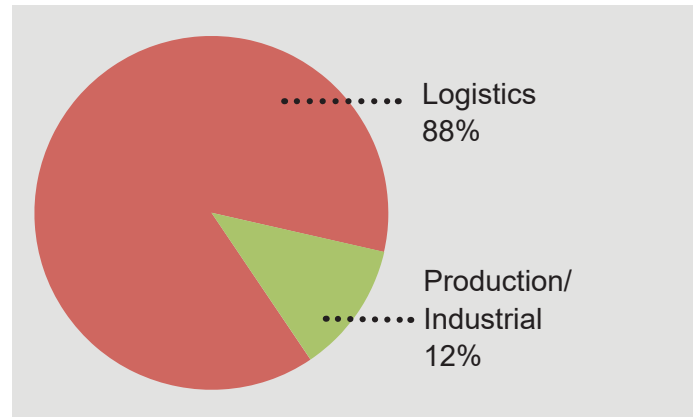
In H2 2020, take-up of logistics, production and industrial space in Vienna and the surrounding area amounted to around 193,807 m<sup>2</sup>. This is what the results of the Vienna Research Forum Logistics/Industrial (VRF-LI) show after evaluating the current key data. The VRF only considers logistics premises that meet certain quality criteria such as hall height, shunting area and distance from the motorway.

The highest quality standards are met by 49% of the classified buildings, so-called logistics class A objects, while 35% 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 110,000 m<sup>2</sup> in the submarket Vienna Surrounding East. It

corresponds to around 57% of the space take-up on the logistics and industrial market in the second half of 2020.

Looking at the take-up of space by type of use, 88% of the space is accounted for by logistics space and 12% 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 H2 2020 and amounts to 5,512,005 m<sup>2</sup>\*, of which 52% belong to production and industrial space and 48% 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 H2 2020:

Submarket name	Objects Total area in m <sup>2</sup>	Logistics Objects Total area in m <sup>2</sup>	Logistics Objects Total area in m <sup>2</sup> Class A	Logistics Objects Total area in m <sup>2</sup> Class B	Logistics Objects Total area in m <sup>2</sup> Class C	Production / Industrial Objects Total area in m <sup>2</sup>	Total space take-up H2 2020
Vienna North	728,326	247,163	50,000	123,139	74,024	481,163	21,101
Vienna East	702,182	277,552	27,700	238,362	11,490	424,630	6,000
Vienna South	1,050,127	483,186	163,605	137,600	181,981	566,941	2,020
Vienna West	41,700	18,400	0	13,200	5,200	23,300	0
Vienna Surr. North	1,243,683	441,060	322,060	70,100	48,900	802,623	20,468
Vienna Surr. East	667,900	544,900	407,900	70,000	67,000	123,000	131,800
Vienna Surr. South	1,078,087	627,880	308,601	279,807	39,472	450,207	12,418
<b>Total</b>	<b>5,512,005</b>	<b>2,640,141</b>	<b>1,279,866</b>	<b>932,208</b>	<b>428,067</b>	<b>2,871,864</b>	<b>193,807</b>

## 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, Moser Inter-pool KG, ÖRAG Immobilien Vermittlung GmbH,

OTTO Immobilien GmbH and Spiegelfeld International GmbH. 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.

## Further information:

[www.viennaresearchforum.at](http://www.viennaresearchforum.at)

## Members of the Vienna Research Forum:

### CBRE GmbH

T +43 1 533 40 80

Managing director: Dr. Andreas Ridder, FRICS

[andreas.ridder@cbre.com](mailto:andreas.ridder@cbre.com)

Research: Ing. Martin Ofner, BA,

[martin.ofner@cbre.com](mailto:martin.ofner@cbre.com)

### Moser Inter-pool KG

T: +43 1 406 81 030

Managing director and Research:

Mag. Gabriella Moser,

[moser@inter-pool.at](mailto:moser@inter-pool.at)

### Colliers International Immobilienmakler GmbH

T +43 1 535 53 05

Managing director: Thomas Belina,

[thomas.belina@colliers.com](mailto:thomas.belina@colliers.com)

Research: Lukas Richter, SV

[lukas.richter@colliers.at](mailto:lukas.richter@colliers.at)

### ÖRAG Immobilien Vermittlung GmbH

T +43 1 534 73 214

Managing director: Mag. Johannes Endl, MSc, MRICS,

[endl@oerag.at](mailto:endl@oerag.at)

Research: Mag. (FH) Elisa Stadlinger, MRICS,

[stadlinger@oerag.at](mailto:stadlinger@oerag.at)

### EHL Gewerbeimmobilien GmbH

T +43-1-512 76 90

Managing director: Mag. Stefan Wernhart, MRICS,

[s.wernhart@ehl.at](mailto:s.wernhart@ehl.at)

Research: DI Alexandra Bauer, MRICS,

[a.bauer@ehl.at](mailto:a.bauer@ehl.at)

### OTTO Immobilien GmbH

T +43 1 512 77 77

Managing director: Dr. Eugen Otto, MRICS,

[eugen@otto.at](mailto:eugen@otto.at)

Research: Martin Denner, BSc,

[m.denner@otto.at](mailto:m.denner@otto.at)

### immQu - Verein zur Förderung der Qualität der Immobilienwirtschaft

T +43 1 997 13 27

Board member of immQu and

head of VRF Logistics/Industrial:

Dipl.-Kfm Frank Brün, FRICS

[bruen@immqu.at](mailto:bruen@immqu.at)

### Spiegelfeld Immobilien GmbH

T +43 1 513 23 13-0

Managing director: KR Georg Spiegelfeld, MRICS

[georg@spiegelfeld.eu](mailto:georg@spiegelfeld.eu)