The Spanish economy continues its expansion during the second quarter with a growth of 0.7%.

Take-up of logistics units in Barcelona in the second quarter of 2016 reached 163,180 sqm menaing that the total in H1 attained 232,800 sqm. Take-up of logistics space in Barcelona’s influence area is maintaining its pace thanks to business activity.

The most important transaction this year so far is a built to suit development started by the e-commerce sector. Amazon will build a logistics center of 60,000 sqm in the industrial estate Mas Blau (EL Prat de Llobregat) with the delivery date estimated to be the last quarter of 2017.

Available space continues to decline due to the lack of deliveries and dynamic take-up activity. The vacancy rate, after reaching its highest levels in 2014, began to descend markedly to stand at 5.5% at the end of June and is expected to continue to decline. The occupancy rate of Parc Logistic, one of the prime areas of Catalonia’s market, and the ZAL is above 95%.

Given the pronounced shortage of quality products, competition among buyers caused the prime yield to shrink half a point, from 7% to 6.5%. Maximum rent in the area of Catalonia remains for the moment at 6 € / sqm / month. Average rent increased slowly up to 4.0 € / sqm / month.

For the second half of the year take-up is expected to slow back to the levels of the first half but prices will continue their progressive rise. Yields will remain under pressure and shortage of product will be more pronounced from now on. The labor market continues to recover and the latest employment figures show positive results. The forecast of positive GDP growth of 2.7% for this year remains, although it is likely to be revised upwards in the coming months.