LOGISTICS BARCELONA — SECOND QUARTER 2017

E-COMMERCE ACCELERATES STRONG TAKE-UP

The Spanish economy reported quarterly growth of 0.9% during the second quarter of 2017. This rate is one percentage point higher than that recorded during the first quarter of the year, confirming the buoyancy of the domestic economy. In comparison with the same quarter of the previous year, year-on-year growth stands at 3.1%.

Gross take-up of logistics floorspace within the market of Barcelona and its area of influence amounted to 112,060 sqm in the second quarter of 2017. If we compare the levels of take-up of logistics floorspace for Q2 2017 with the first quarter of the year, we note a fall of some 10.3%. Nevertheless, if we analyse the figure for aggregate take-up for H1 2017 in comparison with H1 2016, an increase of 1.8% is seen (236,934 sqm vs 232,783 sqm).

Around 52% of the total occupancy of the second quarter was focused on the national arc, where large-scale deals struck in the areas of Martorells, Sant Esteve de Ses Rovires, Granollers and Martorell stand out. Of the remaining demand, 17% opted for the local arc. Particular noteworthy is the deal reached by Vibia (14,000 sqm) in the La Post industrial estate in Gava and two transactions carried out in the Zona Franca and El Prat de Llobregat, with floor areas of 6,500 sqm and 6,350 sqm respectively. The trend in rental prices remains positive, with average rents increasing up to €4.50/sqm/month, whilst maximum rents rebounded to €6.10/sqm/month. The vacancy rate fell during the second quarter, reaching 4.1%.

There remains a high degree of interest in the logistics market. The scarcity of product and the good performance of market fundamentals are driving a fall in yields for prime assets down to 5.8%.

E-commerce continues to expand and represents a driver that will shape future demand for the market. The volume of e-commerce derived business in 2016 was 20.8% greater than the figure for 2015, reaching 24,185 million Euros. The sector accounted for 17% of the total 117 million Euros in deals during 2016, itself 35.7% up on 2015. This area of business is changing the types of facilities (cross-docking) needed whilst the distance from the urban centre and ease of access of units increasingly represent key factors in meeting delivery times.

The yield on prime asset continues to compress in the face of the buyer pressure, falling to 5.9%.

Take-up volume evolution and GDP

Vacancy rate evolution

Maximum and minimum rent evolution

Logistics rings Cataluña

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