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ROMANIA INDUSTRIAL & LOGISTICS MARKET

Market Outlook | S1 2026

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MARKET SNAPSHOT - S1 2026

SUPPLY	Modern I&L Stock **~8.0M** sqm — stable · BUC–ILF ≈ 47%	Under Construction **~450K** sqm ▲ rising · ≈400K in Bucharest	S1 Completions **170K** sqm ▲ delivered nationally
DEMAND	S1 Leasing Activity **250K** sqm ▼ –7.6% vs S1 2025	Net Take-Up Share **62** % ▲ new demand	Avg. Deal Size **~6.2K** sqm — 2025 benchmark
VACANCY & RENTS	National Vacancy **5.4** % ▲ vs end-2025	Prime Headline Rent **€4.75** /sqm/mo — flat · Bucharest	Prime Yield **7.50** % — lifetime investment

1. EXECUTIVE SUMMARY

Romania's industrial and logistics market opened 2026 on solid footing, consolidating a record 2025 when leasing activity reached roughly **990,000 sqm,** up from 618,200 sqm in 2024 and well above the 761,400 sqm yearly average of 2020-2024.

The market is decentralising

Significant 2025 deliveries occurred outside Bucharest as developers chase lower wages and labour, opening new submarkets along the A1, A0 and A7 corridors.

Over 300 km of new highway in 2026

Unlocking previously underserved regions - Moldavia and the southern and eastern outskirts of Bucharest.

In S1 2026, national leasing activity totalled **250,000 sqm** - a 7.6% decline year-on-year. **New demand accounted for 62% of take-up**, confirming occupiers continue to expand. Bucharest–Ilfov remained the engine of the market.

2. MARKET DYNAMICS & DATA

Stock & Pipeline. Modern leasable stock has surpassed 8 million sqm, with ~450,000 sqm under construction nationally (~350,000 around Bucharest). 2026 full-year completions are projected materially higher than 2025. The pipeline is still dominated by pre-let, build-to-suit (BTS) product anchored by CTP and WDP - but a growing share of speculative warehousing is emerging, which is where negotiating leverage will sit.

Demand profile. Automotive occupiers led S1 logistics activity, while the spaces for production summed up to 32% of the total rentals.

Landlord expectations vs. market reality. Headline rents have plateaued (€4.50-5.00/sqm/mo for prime BTS). For occupiers, the real lever is the **effective rent - net of incentives** that includes all de add-ons offered by the landlords (free rent months, fit-out contribution).

Representative transactions - S1 2026

Tenant	Park	Size (sqm)	Type
Autonet	CTPark Bucharest South	26,000	Renewal
FM Logistic	CTPark Bucharest	10,300	Expansion
Arcese	CTPark Bucharest West	10,000	Renewal
Epiesa	VGP Park Bucharest A2	8,000	Pre-Lease
Novaintermed	VGP Park Bucharest	6,200	New Lease
Lift Banat	VGP Park Timisoara	5,900	New Lease
Yusen Logistic	P3 Logistic Park	5,600	Renewal
Drim Daniel Distribuție	MLP Bucharest West	5,200	Expansion
Fabi Total Grup	CTPark Bucharest South	4,700	New Lease

2. SUBMARKET STATISTICS - S1 2026

Submarket	Stock (sqm)	Under Constr.	Prime Rent (€)
Bucharest	3,916,000	350,000	4.50
Timișoara	807,000	33,000	4.40
Ploiești	574,000	-	4.50
Cluj-Napoca	447,000	11,000	4.60
Brașov	515,000	-	4.50
Sibiu	195,000	13,200	4.30
Other cities	1.646.000	46,000	4.20
ROMANIA	**8,070,000**	**453,000**	**4.43**

Key submarkets shown. ROMANIA figures are national totals.

3. STRATEGIC ADVICE FOR TENANTS

The clock is already running

If your lease expires in the next 6-18 months, you are in the decision window now. With ~500,000 sqm under construction and new speculative space arriving, 2026 is a rare occupier-favourable window - but only for those who engage early. Wait until 6 months out and you forfeit your biggest lever: the credible option to relocate.

We know where the pain is

Indexation (MUICP-linked) compounding against high inflation; rising service charges; ESG / EU Taxonomy compliance; clear height, dock-to-floor ratios, cross-docking and mezzanine specs; and labour availability - the most under-priced factor. The "cheapest rent" rarely equals the lowest total occupancy cost.

The right partner changes the maths

Backed by CORFAC International's global network, we convert market intelligence into commercial terms: below-market effective rents, rent-free periods, fit-out contributions and optimal BTS structures. We model true occupancy cost and run the relocation option in parallel - so the landlord competes for your tenancy.

Let's pressure-test your position

Book a confidential Portfolio Review & Lease Audit. In one session ahead of your renewal, we benchmark your rent and incentives against live S1 2026 terms, flag indexation exposure, and map the relocation alternatives that strengthen your hand. The earlier we start, the more we save you.

Let's prepare your renewal or relocation - together.

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