Romanian Industrial Market

Q1 2022 Snapshot





Modern stock (sqm)



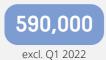


Q1 2022 Supply (sqm)





Pipeline 2022 (sqm)







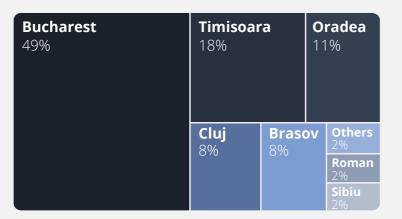
Prime yield

7.50%

Industrial stock

With ~115,000 sq.m delivered in Q1 2022, the modern industrial stock in Romania exceeded 5.9M sqm, with the overall vacancy rate estimated at 4.3% (decreasing from 4.9% at the end of 2021). The decrease in vacancy is due chiefly to the high demand recorded in Q1 2022. The vacancy in Bucharest area stands at ~4.4%, decreasing from 5.2% at the end of 2021. The vacancy in Cluj industrial hub is around 3.9%, whilst in Timisoara area it is ~6.3%.

Industrial pipeline by geography Q2-Q4 2022





Occupancy costs



Lease length 3–5 years 5-10 years Manufacturing/BTS units

Highways and regional industrial & logistics hubs, Romania



Industrial demand

The industrial take-up amounted close to 350,000 sqm in Q1 2022, with the average lease transaction in the region of 5,400 sgm. More demand (52%) was attracted by regional cities (in 2021, 71% was generated by the Bucharest area). Ploiesti area accounted for 25% of the demand in Q1 2022, Arad for 8% and Timisoara for 7%.

Industrial take-up by geography Q1 2022

Bucharest	Ploiesti		Arad	
48%	25%		8%	
	Timisoara	Other	Turda	Craiova
	7%	4%	3%	3%
				Pitesti 2%

For more information please contact our Industrial team:

David Canta Romania & Czech Rep. david.canta@avisonyoung.com

+40 727 737 893

Beatrice Mirea Consultant Industrial Agency, Romania beatrice.mirea@avisonyoung.com +40 758 419 868

Mihai Berbece enior Consultant Industrial Agency, Romania mihai.berbece@avisonyoung.com +40 740 229 606

Andrei Kivu Senior Data Analyst Research, Romania andrei.kivu@avisonyoung.com +40 744 481 955

Eduard Bancila Consultant **Industrial Agency, Romania** eduard.bancila@avisonyoung.com +40 723 700 170



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