

Logistics Market Report in Catalonia

Q2 2025



TAKE-UP

Logistics space take-up during the second quarter of 2025 reached **160,138 sq m**, representing a **5% increase compared to the same period last year** (152,082 sq m in Q2 2024) and a slight improvement over the first quarter of this year. With these results, the total take-up for the first half of 2025 stands at 307,826 sq m, reflecting the sustained strong performance of the logistics sector. This upward trend confirms the **market's dynamism**, with growth both in leased space and the number of deals closed.

LOGISTIC ZONES

Barcelona's **3rd Logistics Ring** absorbed the **largest share of leased space**, with **79,080 sq m** (49% of the total) across 5 transactions. The **2nd Ring** followed with **69,301 sq m** leased (43% of the total) in 7 transactions; and the **1st Ring**, which recorded **11,757 sq m** (8% of the total) in 3 transactions.

DEALS

A total of **15 transactions** were recorded during this quarter, representing a significant increase compared to the 10 transactions in the previous quarter. The average deal size in Catalonia stood at 10,676 sq m, reflecting a downward adjustment from Q1 2025, when a few large-scale transactions skewed the average.

In this quarter, take-up was dominated by existing facilities, which accounted for 113,671 sq m (71% of the total). Meanwhile, new stock —either build-to-suit, or built on speculation— reached 46,467 sq m (29%). Although the market continues to show **interest in next-generation logistics facilities**, as highlighted in previous reports, this second quarter of 2025 shows a more intensive use of readily available space, likely due to more immediate deployment needs.

Among the **most notable transactions** of this quarter is Grupo Miin Cosmetics in Barcelona (1st Ring), with a take-up of 4,592 sq m. In the 2nd Ring, the Bon Preu deal in Parets del Vallès accounted for 22,000 sq m of absorption, while Medpack stood out in the 3rd Ring with 21,120 sq m in Constantí.

RENTS

Rents showed a **more stable trend** compared to previous quarters, although a slight upward trend persists, driven by high land and construction costs. In this context, landlords continue to offer commercial incentives — such as rent discounts or rent-free periods — to attract tenants and maintain the competitiveness of their assets.

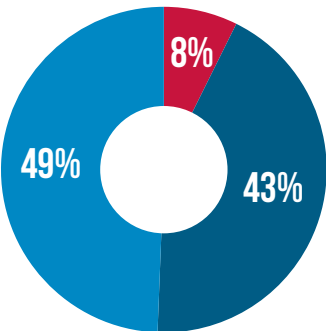
160,138 sq m

leased area in Q2 2025

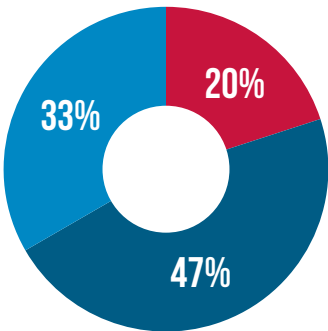
307,826 sq m

cumulative for H1 2025

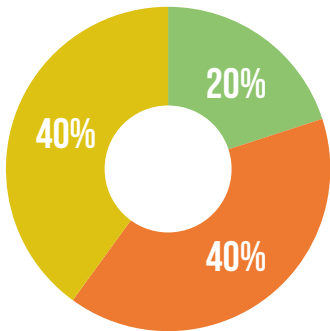
LEASED sq m
BY RINGS



DEALS CLOSED
BY RINGS

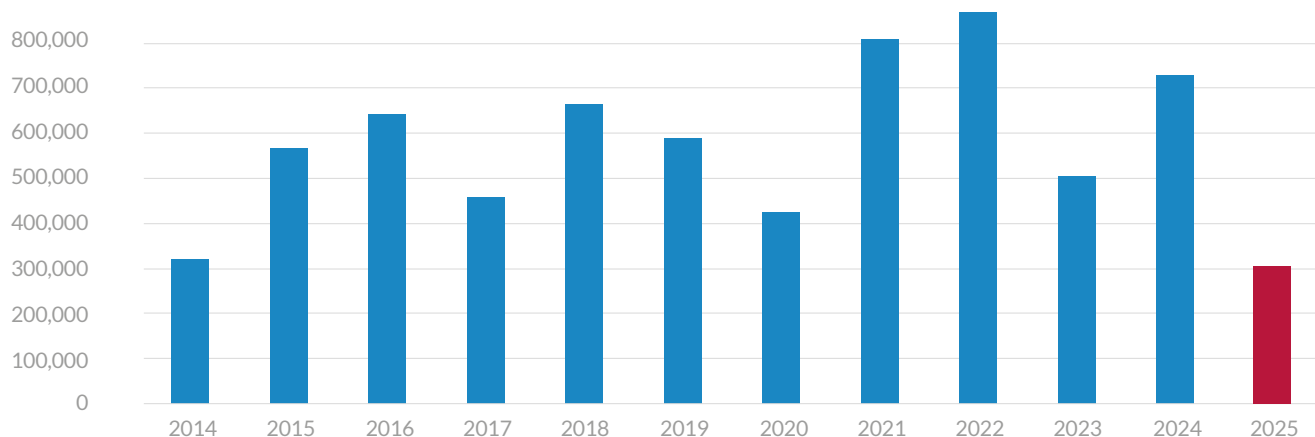


DEALS CLOSED
BY SIZE



● 1st Ring ● 2nd Ring ● 3rd Ring ● 2,501-5,000 sq m ● 5,001-10,000 sq m ● More than 10,001 sq m

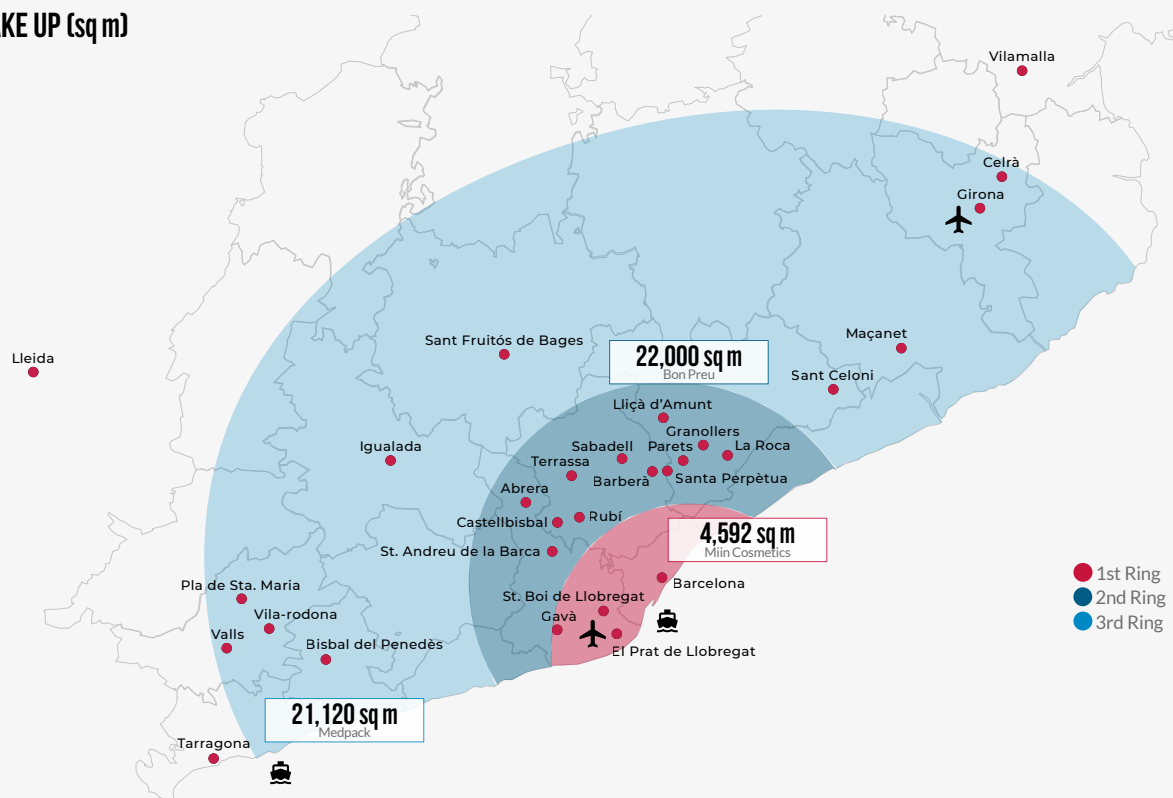
LOGISTICS SECTOR TAKE-UP (sq m)



QUARTER	TAKE-UP (sq m)
1	147,688 sq m
2	160,138 sq m
3	-
4	-
TOTAL	307,826 sq m

LOGISTIC RINGS	YIELD
1st Ring	4,5-6%
2nd Ring	5-7%
3rd Ring	6-8%

TAKE UP (sq m)



This report, produced by FORCADELL's Research Department and issued quarterly, provides an overview of the key features and variables of the logistics market in Catalonia. For further information, please contact:

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