

# Industrial Market Czech Republic

Q2 2025

A regular quarterly update of logistics  
and industrial market in the Czech Republic

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#### Total stock



12.9 m sq m

#### New supply Q2 2025



131,200 sq m

#### Under construction



1.5 m sq m  
30% shell & core

#### Vacancy rate



4.9%

In Q2 2025, the total lettable modern warehouse and industrial area exceeded 12.9 million sq m.

New supply reached 131,200 sq m, the highest volume of new completions was recorded in the Ústí nad Labem Region (45%).

In total 1.5 million sq m were under construction, with the largest construction taking place in the Karlovy Vary Region (20%).

The vacancy rate stayed stable at 4.9% in Q2 2025.

In Q2 2025, the current rental range for warehouse and industrial premises remained unchanged compared to the previous quarter at the level of €4.30 - 7.50 sq m/month.

In Q2 2025, gross take-up reached 298,400 sq m, 38% of which were renegotiations.

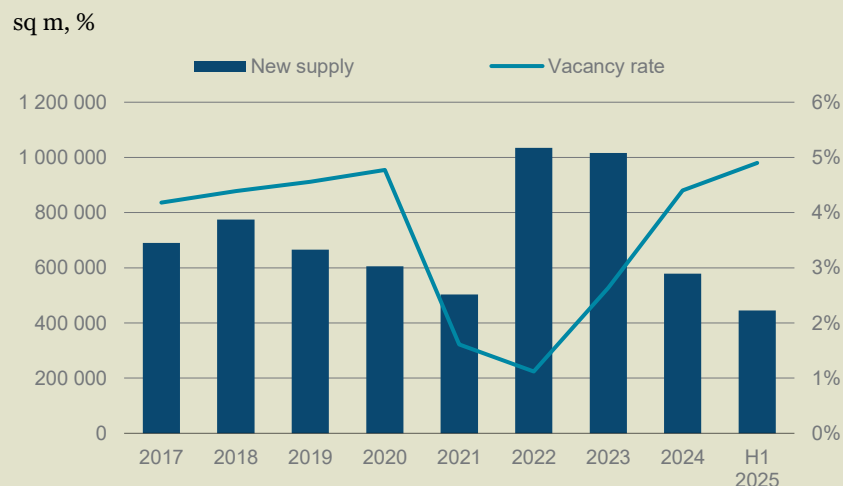
### ► „We’re looking for more footballers!”

*Currently, more than 440,000 sq m of industrial space is available on the market, ready for immediate completion in shell & core standard, which is equivalent to around 62 standard football fields waiting for their team.*

*This situation is a direct result of speculative construction without pre-secured tenants. After the first half of 2025, demand for industrial real estate can be considered stable, especially compared to historical trends from 2016 to 2020. Good news for tenants is that the situation is working in their favour as they can now obtain shorter lease terms, reduced rents, or significant incentives such as rent-free periods and contributions for interior fit-outs. For requirements over 20,000 sq m, very attractive leasing packages are currently available."*

**MARKÉTA VRBASOVÁ**  
**DIRECTOR, HEAD OF INDUSTRIAL & LOGISTICS**

### New Supply and Vacancy Rate



Source: Knight Frank Research

# 12,930,000 sq m

In Q2 2025, the total lettable modern warehouse and industrial area exceeded 12.9 million sq m.

## ► INDUSTRIAL MARKET OVERVIEW

In Q2 2025, the total leasable area of modern warehouse and industrial space exceeded 12.9 million sq m. The Greater Prague area remained the largest logistics market, accounting for 28% of total supply. It was followed by the Plzeň Region with 14%, the South Moravian Region with 12%, the Moravian-Silesian Region with 11%, and the Central Bohemian Region with 8% of total supply.

In Q2 2025, 131,200 sq m of new space was completed across 8 industrial parks. Compared to the previous quarter, this represents a 42% decrease, but on a year-on-year basis, there was a 17% increase. The most space was completed in the Ústí nad Labem Region (45%), the Vysočina Region (33%), and the Greater Prague area (18%).

The largest completed project in Q2 2025 was a 43,600 sq m hall in the Jihlava 2 Logistics Centre for Bosch Powertrain. It was followed by a 40,400 sq m hall in Panattoni Park Chomutov North, which was leased at the time of completion by the logistics company HOPI and the manufacturing firm Thermoflex. The third largest completed project comprised 18,800 sq m of premises for the logistics company Mailstep in VGP Park Ústí nad Labem City.

At the end of Q2 2025, 1.50 million sq m of warehouse and production space was under construction, including shell & core projects, which accounted for 30%. Construction was underway in all regions except the Vysočina Region. The largest share of development was in the Karlovy Vary Region (20%), followed by the Moravian-Silesian Region (15%) and the Plzeň Region (13%). The Greater Prague area accounted for 12%. The highest volume of shell & core space was located in the Plzeň Region (24%), the Greater Prague area (18%), and the Olomouc Region (14%).

The vacancy rate remained stable in Q2 2025, reaching 4.9%. Vacancy increased quarter-on-quarter in only three regions, most notably in the Olomouc / Zlín Region, where it rose by 3.6 percentage points. It slightly decreased in four regions, with the largest drop of 1.1 percentage points recorded in the Moravian-Silesian Region. In the remaining regions, the vacancy rate remained unchanged.

If shell & core buildings awaiting tenants were included in the vacancy rate, it would reach 8.1%, the same level as in the previous quarter.



## RENTS

In Q2 2025, the range of current rents in the Czech Republic remained stable compared to the previous quarter, amounting to €4.30 - 7.50 sq m/month.

The average current rent decreased again year-on-year in Q2 2025, by 2.5%. As in the previous quarter, a year-on-year decrease in rent was recorded across all regions except the South Moravian Region, where current rental levels remained stable. The largest decreases were seen in the Greater Prague area and in the Plzeň Region, both down by 6.9%, followed by the Central Bohemian Region with a 4.9% drop.

### Current Rent Range



**€4.30 – 7.50** sq m/month

## INVESTMENT

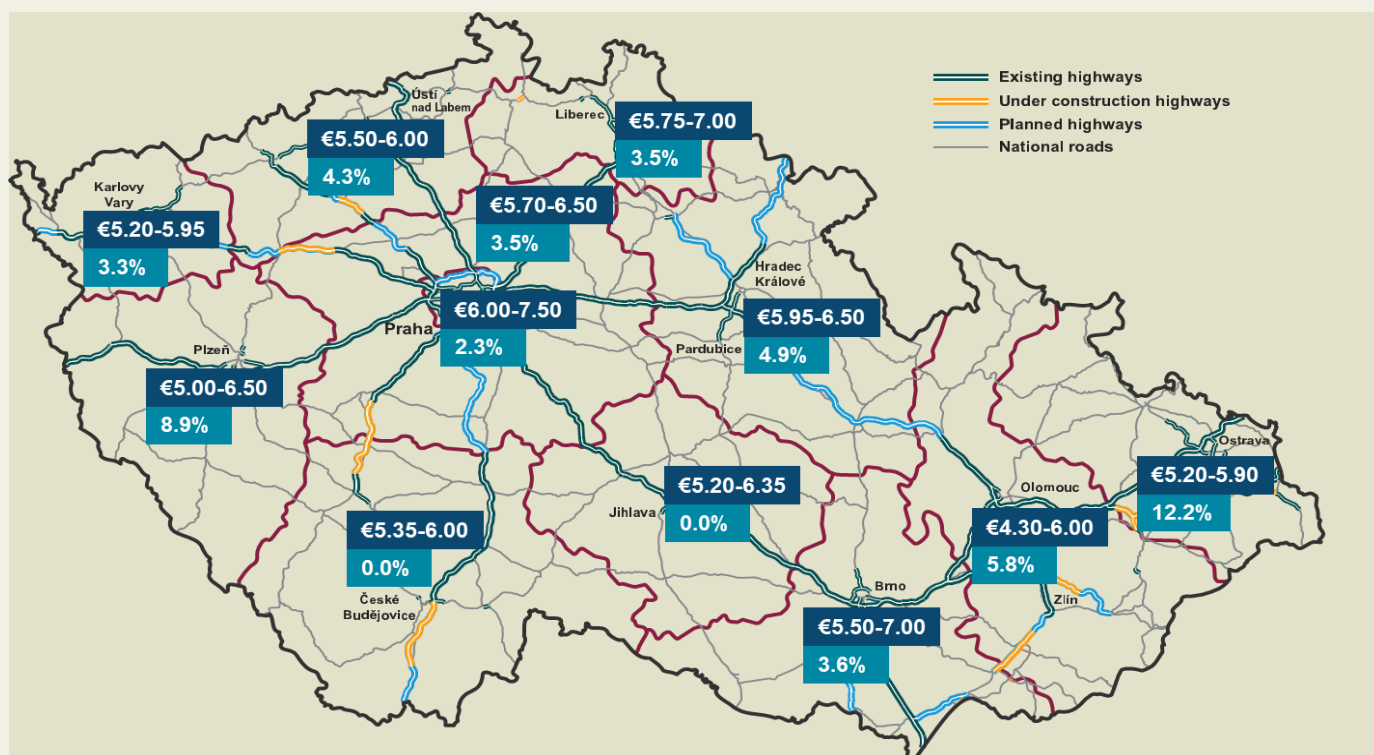
In Q2 2025, the prime industrial yield remained unchanged at 5.00%. Industrial properties accounted for the largest share (32%) of the total investment volume.



### Prime Industrial Yield

**5.00%**

## VACANCY RATE AND CURRENT RENT\*



\*Rent offered on the market in class A premises for an area of 4,000 - 5,000 sq m in Q2 2025 prior to incentives application

## TAKE-UP

In Q2 2025, gross take-up reached 298,400 sq m, representing a 42% decrease compared to the previous quarter and a 32% drop year-on-year.

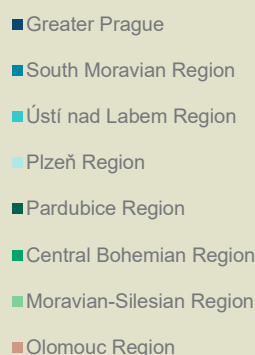
Renegotiations accounted for 38% of the total. The largest renegotiation was concluded with the manufacturing company IFE-CR in CTPark Modřice for 25,900 sq m, followed by a renegotiation with Assa Abloy in Accolade Funds Park Stříbro for 16,800 sq m.

Gross take-up in Q2 2025 occurred across eight regions, with the highest share in the Greater Prague area (30%), mainly due to a high number of renegotiations, this area accounted for one-third of the total volume. It was followed by the South Moravian Region (20%) and the Ústí nad Labem Region (16%).

Net take-up decreased 38% year-on-year, reaching 184,100 sq m. Compared to the previous quarter, it fell by 17%. The largest share of net take-up was recorded in the Greater Prague area (28%), mainly due to the second-largest new lease in CTPark Prague North. It was followed by the Ústí nad Labem Region (24%), thanks to the largest new lease in P3 Lovosice Cargo industrial park, and the Moravian-Silesian Region (16%).

## Gross Take-up by Regions

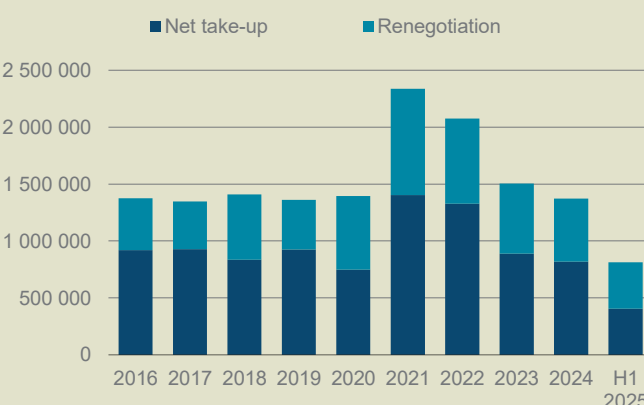
Q2 2025, %



Source: Knight Frank Research

## Annual Take-up

sq m



Source: Knight Frank Research

| TAKE-UP |              | CHANGE |      |
|---------|--------------|--------|------|
| Q2 2025 |              | Y/Y    | Q/Q  |
| Gross   | 298,400 sq m | -32%   | -42% |
| Net     | 184,100 sq m | -38%   | -17% |

## SIGNIFICANT NEW LEASES IN Q2 2025

| PROPERTY                         | TENANT          | SIZE (sq m) | DEAL TYPE |
|----------------------------------|-----------------|-------------|-----------|
| P3 Lovosice Cargo                | Yusen Logistics | 43,500      | New lease |
| CTPark Prague North              | ROSSMANN        | 31,100      | New lease |
| Panattoni Park Prague Airport II | Kühne Nagel     | 10,600      | Pre-lease |

## MARKET NEWS

- ✓ CTP has started construction of the first two-storey hall of its kind in the Czech Republic in Brno. The so-called “doubledecker” will be built in CTPark Brno Líšeň on the site of the former Zetor complex. When completed at the end of 2025, it will offer almost 50,000 sq m of flexible space for production, logistics and services. The two-storey hall brings a completely new model of industrial construction to the urban environment. It responds to the limited spatial possibilities within cities and allows for a double use of the built-up area. With two separate entrances for freight traffic, each floor can operate separately.
- ✓ The Accolade Group has entered the South Bohemian Region and expanded its portfolio with the industrial complex Garbe Park České Budějovice. The acquisition included not only the fully occupied hall 4 and the newly completed hall 5, but also land for further construction. At the same time, a joint venture was established to manage the further development of the park. Accolade will manage the complex from an investment perspective, while the technical operation of the buildings will remain in the hands of Garbe. The two companies will collaborate on constructing further phases of the project.
- ✓ UDI Group has sold Sázava Logistics Park to the British group SEGRO European Logistics Partnership. The park has more than 46,000 sq m of space in four fully leased halls.
- ✓ Arete has completed the sale of its logistics complex, Arete Park Rokycany II, to the Reico Long Lease fund. The logistics park in Rokycany offers nearly 30,000 sq m of warehouse and office space and in June 2025, the park obtained BREEAM New Construction certification at the Very Good level.
- ✓ The Conseq Real Estate Fund has added the Olomouc Park logistics complex to its portfolio. The park consists of five halls with a total leasable area of nearly 40,000 sq m. All buildings boast BREEAM certification at the Very Good or Excellent level.



Photo source: [www.systemylogistiky.cz/2023/06/26/udi-group-otevira-dokonceny-areal-sazava-logistics-park-na-d1-stal-miliardu-korun/](http://www.systemylogistiky.cz/2023/06/26/udi-group-otevira-dokonceny-areal-sazava-logistics-park-na-d1-stal-miliardu-korun/)

## GREATER PRAGUE



TOTAL STOCK

**3.62 m sq m**



NEW SUPPLY Q2 2025

**24,000 sq m**



UNDER CONSTRUCTION

**186,200 sq m**



VACANCY RATE

**2.3%**

- Prague is a central point of all highway routes and is also an important international railway junction. Air transport including freight is provided mainly by the Václav Havel Airport Prague.
- The Greater Prague area is the largest warehouse and industrial market in the Czech Republic, it accounts for 28% of the country's total stock.
- The unemployment rate was 3.2% in June 2025.
- In Q2 2025, gross take-up amounted to 89,400 sq m, out of which net take-up represented 58%.



**Current Rent**

**€6.00 – 7.50 sq m/month**

## CENTRAL BOHEMIAN REGION



TOTAL STOCK

**1.04 m sq m**



NEW SUPPLY Q2 2025

**0 sq m**



UNDER CONSTRUCTION

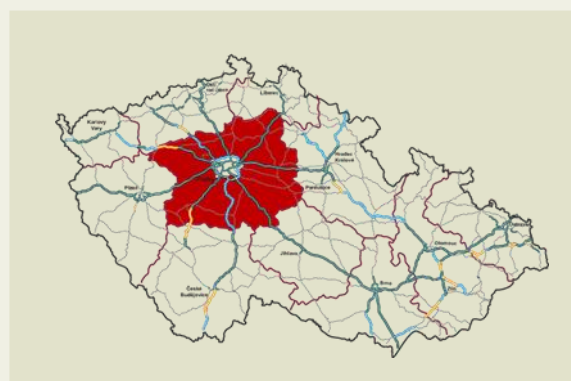
**182,000 sq m**



VACANCY RATE

**3.5%**

- Aside from Prague, the Central Bohemian Region has the most dense, but also the most congested transport network in the country. The region is crossed by the main rail and road transit routes leading into the capital. Water transport is also present in the region.
- The unemployment rate was 3.5% in June 2025.
- In Q2 2025, gross take-up amounted to 17,800 sq m, out of which net take-up represented 75%.



**Current Rent**

**€5.70 – 6.50 sq m/month**

## SOUTH BOHEMIAN REGION



TOTAL STOCK

**169,800 sq m**



NEW SUPPLY Q2 2025

**0 sq m**



UNDER CONSTRUCTION

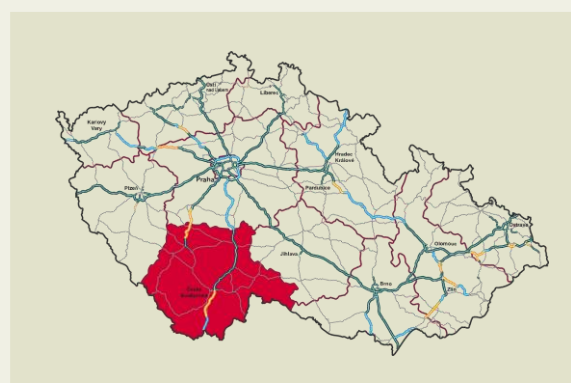
**13,100 sq m**



VACANCY RATE

**0.0%**

- The region is experiencing a continuously increasing traffic intensity; however, it is currently not connected to the national motorway network. The planned and partly under-construction D3 motorway will link Prague with the South Bohemian Region and connect to the motorway network in neighbouring Austria. The section from the South Bohemian Region to the Austrian border is expected to be completed by 2027, with completion in the Central Bohemian Region planned for 2031.
- The unemployment rate was 3.6% in June 2025.
- No new take-up was realized in Q2 2025.



Current Rent

**€5.35 – 6.00 sq m/month**

## SOUTH MORAVIAN REGION



TOTAL STOCK

**1.50 m sq m**



NEW SUPPLY Q2 2025

**2,000 sq m**



UNDER CONSTRUCTION

**130,800 sq m**



VACANCY RATE

**3.6%**

- The South Moravian Region serves an important transit function. The regional capital, Brno, is a significant transport hub for road, motorway, rail, and air traffic. It is located at the intersection of motorways leading to Prague (D1), Bratislava (D2), Olomouc (D46), and Vienna (D52). However, the D52 motorway is still incomplete, with its full opening expected in 2032.
- The South Moravian Region is the third largest logistics market in the Czech Republic, after the Greater Prague area and the Plzeň Region.
- The unemployment rate was 4.7% in June 2025.
- In Q2 2025, gross take-up amounted to 60,700 sq m, out of which net take-up represented 18%.



Current Rent

**€5.50 – 7.00 sq m/month**



## HRADEC KRÁLOVÉ AND PARDUBICE REGIONS



TOTAL STOCK

**466,300 sq m**



NEW SUPPLY Q2 2025

**0 sq m**



UNDER CONSTRUCTION

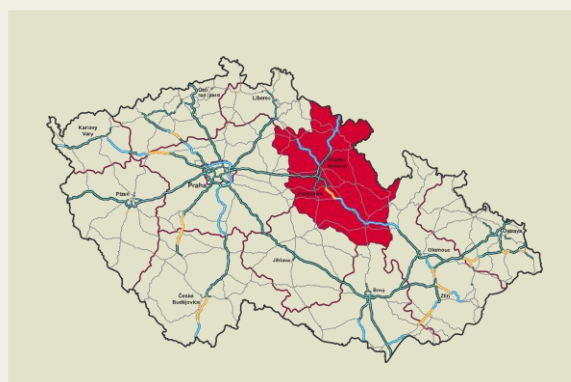
**13,700 sq m**



VACANCY RATE

**4.9%**

- The Hradec Králové Region is connected to Prague by the unfinished D11 motorway, which upon completion in 2028 will link the region with Poland. The Pardubice and Hradec Králové Regions are also crossed by two major European routes: E67 (Prague–Warsaw) and E442 (Liberec–Olomouc). Additionally, the D35 motorway, currently under construction, runs through the region and is expected to be completed by 2029.
- In June 2025, the unemployment rate was 3.3% in Pardubice Region and 3.6% in Hradec Králové Region.
- In Q2 2025, gross take-up amounted to 25,000 sq m in a single new lease.



**Current Rent**

**€5.95 – 6.50 sq m/month**

## KARLOVY VARY REGION



TOTAL STOCK

**561,300 sq m**



NEW SUPPLY Q2 2025

**0 sq m**



UNDER CONSTRUCTION

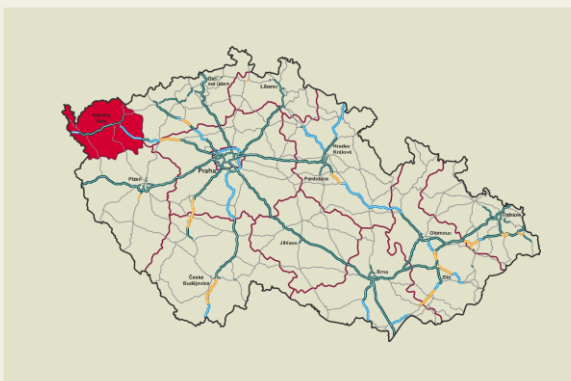
**303,100 sq m**



VACANCY RATE

**3.3%**

- The main road artery of the Karlovy Vary Region is the partially constructed D6 motorway (Cheb – Sokolov – Karlovy Vary), which is expected to be completed by 2030. Currently, the motorway is connected to Germany via road D6.
- The majority of existing warehouse spaces are located around Cheb, close to the D6 motorway.
- The unemployment rate was 5.2% in June 2025.
- No new take-up was recorded in Q2 2025.



**Current Rent**

**€5.20 – 5.95 sq m/month**

## LIBEREC REGION



TOTAL STOCK

**434,700 sq m**



NEW SUPPLY Q2 2025

**0 sq m**



UNDER CONSTRUCTION

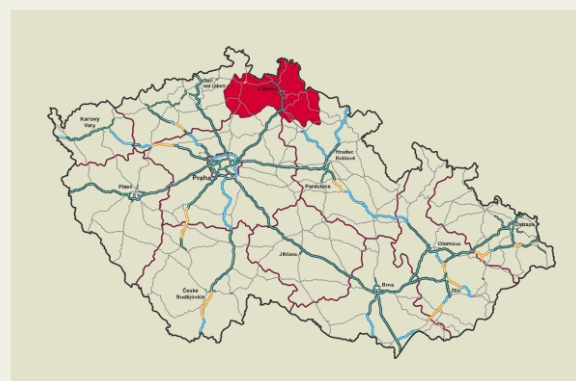
**11,700 sq m**



VACANCY RATE

**3.5%**

- The region is connected to Prague by the D10 motorway, which runs from Prague only as far as Turnov, where it ends and connects to the I/35 expressway, continuing to the regional city of Liberec. The region is also crossed by the European route E65 in the direction Prague – Harrachov – Poland, as well as other first-class roads that link the region to Germany in the north.
- The unemployment rate was 4.8% in June 2025.
- There was no new take-up in Q2 2025.



**Current Rent**

**€5.75 – 7.00 sq m/month**

## OLOMOUC AND ZLÍN REGIONS



TOTAL STOCK

**712,400 sq m**



NEW SUPPLY Q2 2025

**0 sq m**



UNDER CONSTRUCTION

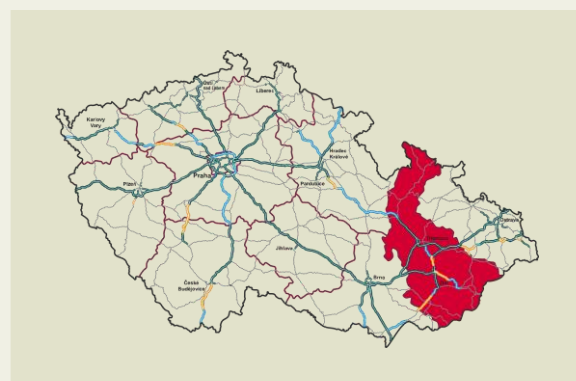
**110,100 sq m**



VACANCY RATE

**5.8%**

- The region is crossed by the unfinished D1 motorway, which is fully connected to the regional city of Olomouc by the completed D46 motorway and the unfinished D35 motorway (known as the northern backbone route that will link Bohemia with Moravia). The backbone motorway of the Zlín Region will be the D55 motorway, currently under construction, which upon completion in 2032 will connect Olomouc with the South Moravian Region through the territory of the Zlín Region. The D49 motorway is also under construction, which will link eastern Moravia with western Slovakia.
- In June 2025, the unemployment rate was 4.5% in Olomouc Region and 3.5% in Zlín Region.
- In Q2 2025, gross take-up amounted to 8,200 sq m in a single new lease.



**Current Rent**

**€4.30 – 6.00 sq m/month**

## MORAVIAN-SILESIA REGION



TOTAL STOCK

**1.36 m sq m**



NEW SUPPLY Q2 2025

**0 sq m**



UNDER CONSTRUCTION

**226,300 sq m**



VACANCY RATE

**12.2%**

- The backbone of the road network is the D1 motorway, which connects the region with the entire country and seamlessly links to the Polish A1 motorway. The region is also crossed by the unfinished D48 motorway, which upon completion in 2029 will form part of the third high-capacity connection between the Czech Republic and Slovakia.
- The unemployment rate was 6.0% in June 2025.
- In Q2 2025, gross take-up amounted to 15,900 sq m, out of which net take-up represented 99%.



**Current Rent**

**€5.20 – 5.90 sq m/month**

## PLZEŇ REGION



TOTAL STOCK

**1.78 m sq m**



NEW SUPPLY Q2 2025

**2,500 sq m**



UNDER CONSTRUCTION

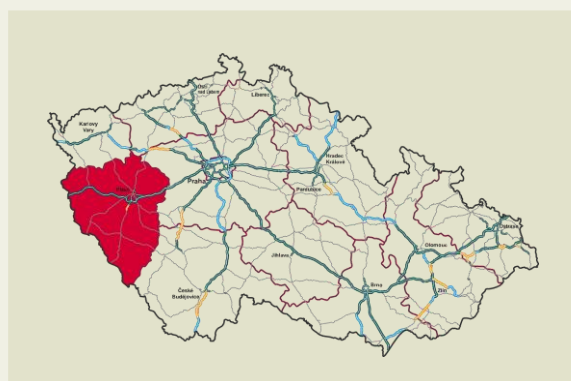
**199,100 sq m**



VACANCY RATE

**8.9%**

- The region is crossed by the important D5 motorway from Prague to Germany.
- The Plzeň Region is the second largest logistics market in the Czech Republic after Prague, with most warehouse spaces located around the regional city of Plzeň.
- The unemployment rate was 3.5% in June 2025.
- In Q2 2025, gross take-up amounted to 34,500 sq m, out of which net take-up represented 46%.



**Current Rent**

**€5.00 – 6.50 sq m/month**

## ÚSTÍ NAD LABEM REGION



TOTAL STOCK

**955,100 sq m**



NEW SUPPLY Q2 2025

**59,100 sq m**



UNDER CONSTRUCTION

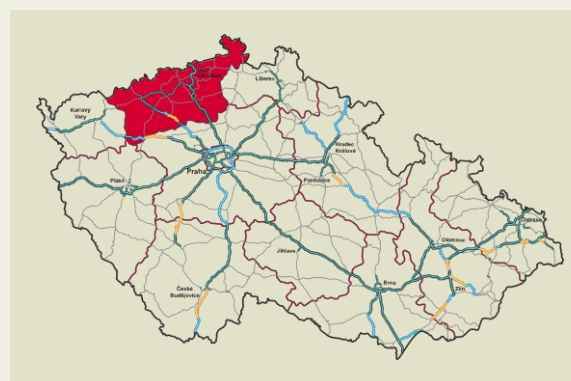
**128,500 sq m**



VACANCY RATE

**4.3%**

- The region has an important transport position due to its connection to the European Union. The D8 motorway runs through the region, leading from Prague to the state border with Germany, where it seamlessly connects to the German A17 motorway. Another strategic route is the unfinished D7 motorway, which runs from Prague to Chomutov and further to the German border. Its completion is planned for 2029. The Elbe River is an important waterway that connects inland Czechia with the North Sea.
- The unemployment rate was 6.5% in June 2025.
- In Q2 2025, gross take-up amounted to 46,800 sq m out of which net take-up represented 93%.



**Current Rent**

**€5.50 – 6.00 sq m/month**

## VYSOČINA REGION



TOTAL STOCK

**324,700 sq m**



NEW SUPPLY Q2 2025

**43,600 sq m**



UNDER CONSTRUCTION

**0 sq m**



VACANCY RATE

**0.0%**

- The road and rail network of the Vysočina Region holds strategic importance both nationally and across Europe. The region's territory is part of the Central European urbanized axis (Berlin – Prague – Vienna / Bratislava – Budapest). The D1 motorway thus serves both national and European transportation.
- The unemployment rate was 3.3% in June 2025.
- No new take-up was recorded in Q2 2025.



**Current Rent**

**€5.20 – 6.35 sq m/month**



## DEFINITIONS

**Total stock:** Modern developer-led warehouse and industrial production space of A class quality (including built-in offices) owned by a developer or investor for lease excluding owner-occupied stock.

**New supply:** Completed newly built buildings that obtained a use permit in the given period.

**Take-up:** Total floor space let or pre-let to tenants over a specified period of time for a period longer than one year. Gross take-up also includes renegotiations and contract extensions. Net take-up includes new contracts, expansion of existing premises or pre-leases.

**Current rent:** Rent offered on the market in class A premises with an area of 4,000 - 5,000 sq m in a given period prior to incentives application.

**Unemployment rate:** Share of unemployed persons (per population aged 15-64) .

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If you've got one about our research or you would like some property advice, we would love to hear from you.

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