REPORT Q4 2016 INDUSTRIAL PROPERTY MARKET

108 REAL ESTATE AGENCY

INDUSTRIAL MARKET SUMMARY

Last quarter of 2016 brought another substantial increase in total stock. Speculative projects are getting leased soon after the construction is commenced. Even the vacancy rate declined to the mark of 4%.

Subject of speculation in some regions is now the lack of workers, but this discrepancy is caused mainly by the different salary expectations of both worker's and investor's side.

In 2017 we expect significant amount of new „big box" projects and ongoing high interest for the region of Ústí nad Labem thanks to the newly opened highway D8.

„Even in the most desired locations it's still possible to find new plots for further development. These projects are usually traded even before an introduction to the wider professional public. Therefore it is crucial to stay in contact with specialized real estate agent having these information at his disposal."

JAKUB HOLEC
Industrial Agency

WAREHOUSE PROPERTIES „A" CATEGORY

	Q2	Q3	Q4	new
	180.000	53.000		168.000
	5.96 mil. sq m	6.01 mil. sq m	6.27 mil. sq m	

AVERAGE RENTS

category „A" /sq m/month
3.70-4.10

category „B" /sq m/month
2.90-3.50

VACANCY RATE

Q2	Q3	Q4
4,7	4,5	4,1%

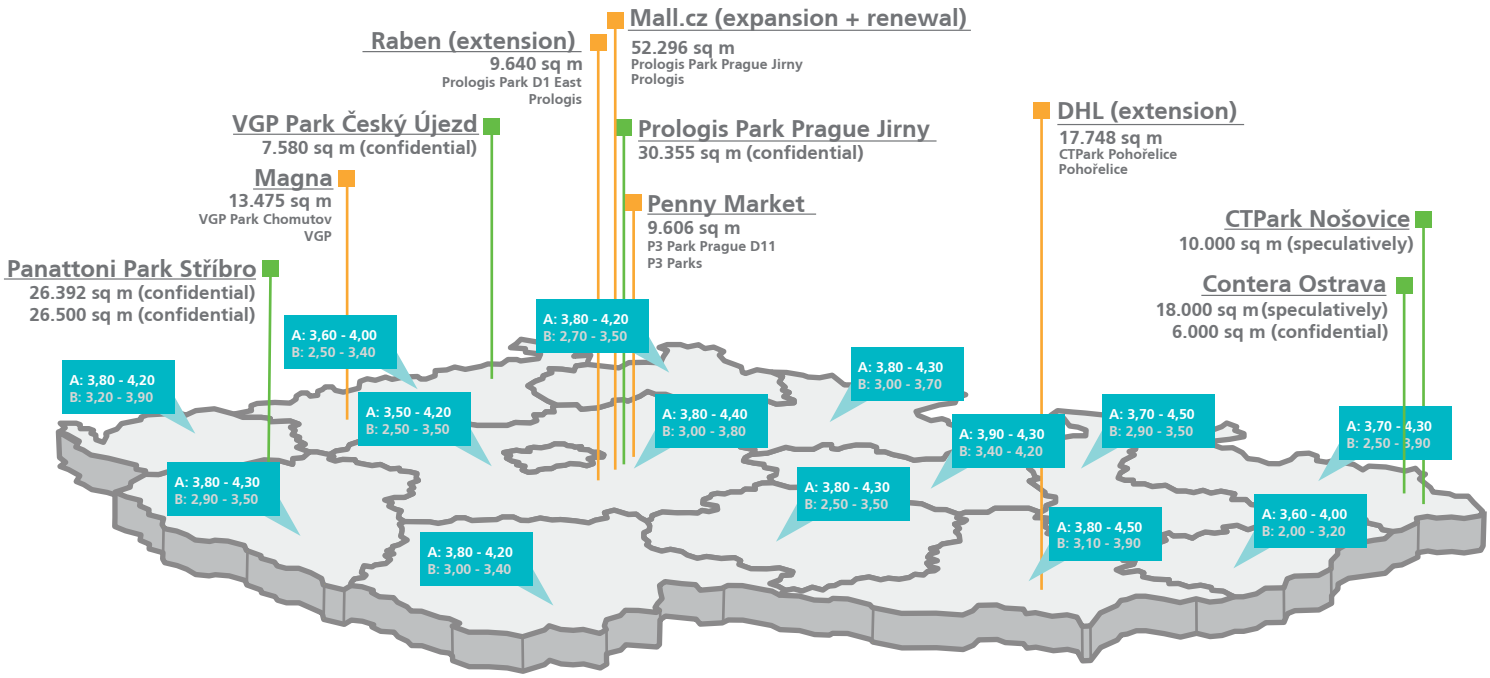
257.070 sq m

YEAR ON YEAR TREND

newly completed	the average rent	vacancy
+21%	+5%	-24%

SELECTION OF TRANSACTIONS AND CONSTRUCTION

significant transactions | new construction



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