Luxembourg Warehouse Market Report

H1 2026

Small but strategic: Luxembourg logistics stays resilient with stable prime rents

Luxembourg City · Esch-sur-Alzette

Published 2026-07-02 · www.warehouserentinfo.com

National overview — Luxembourg Warehouse

Luxembourg's warehouse and logistics market is compact and highly land-constrained, concentrated in the southern industrial belt around Bettembourg-Dudelange (Eurohub Sud, rail), Contern (Eurohub Centre, air freight near Findel), Windhof and the Luxembourg City area. Logistics accounted for roughly 15% of the country's ~€839m of CRE investment in 2025 (JLL), third behind offices (54%) and retail (22%). Broker coverage is thin — JLL only recently announced it would build a dedicated Luxembourg industrial & logistics team — so published per-metric figures are scarce. EY/EY-Parthenon describe the segment as resilient with strong demand for energy-efficient facilities and stable prime rents. Market-level asking rents cluster around €5–8/m²/month for logistics-zone warehousing per specialist listing sources, but no named broker report publishes a single Luxembourg prime rent or prime yield.

PRIME RENT ESTIMATE

€60–96/m²/yr

Est. · Logistics-zone warehouse asking rents ~€5–8/m²/month (specialist listings, 2025) ×12; no named broker prime-rent figure published for Luxembourg

PRIME YIELD ESTIMATE

5.5–6.25%

Est. · No published Luxembourg logistics prime yield; anchored to Benelux prime logistics ~5.5–6% and a spread over Luxembourg's 4.5% prime office yield

VACANCY RATE

not published

TAKE-UP

not published

PIPELINE

not published

TOTAL STOCK

not published

PRIME RENT BY CITY (€/M²/YR)

Luxembourg City	€60–96/m²/yr est
Esch-sur-Alzette	€54–84/m²/yr est

PRIME YIELD BY CITY (%)

Luxembourg City	5.5–6.25% est
Esch-sur-Alzette	5.75–6.5% est

Outlook. Demand should stay firm, underpinned by e-commerce, Luxembourg's ambition to be a European logistics hub of excellence by 2030, and easing Eurozone rates. Severe land scarcity caps new supply, keeping quality space tight and prime rents stable to firming. Yields are expected to hold broadly in line with the wider Benelux logistics trend.

Methodology & data provenance

Every figure in this report is attributed to named commercial real-estate research, marked as a labelled estimate, or shown as "not published". Nothing is stated without provenance.

CITED FIGURES	LABELLED ESTIMATES	NOT PUBLISHED
0	6	12
from third-party research	interpolated, basis stated	no source this period

CITED

Sourced from research houses

Prime rent, yield, vacancy, take-up, pipeline and stock are drawn from published market reports by leading research houses such as JLL, CBRE, Cushman & Wakefield, Colliers, BNP Paribas Real Estate, Savills and Knight Frank. The specific sources used in this report are named on the Sources page. Where a house quotes a range (e.g. a prime-yield band), the range is shown. Each figure carries its source and as-of period.

- **Prime rent** — Top achievable rent, best-in-class space (€/m²/yr).
- **Prime yield** — Net initial yield, prime fully-let asset (%).
- **Vacancy rate** — Vacant ÷ total stock (%).
- **Take-up** — Space leased in the period (m²).
- **Pipeline** — Under construction / to be delivered (m²).
- **Total stock** — Total modern stock (m²).

ESTIMATE

Estimates & gaps

The major research houses cover capital cities and the primary axes closely, but publish little for smaller regional markets. Where no figure is published, we either show "not published" or a clearly-tagged estimate range with its basis stated on the figure (typically interpolation from the national prime and a regional discount). Estimates are our own and are never presented as third-party data.

Reporting periods differ by source (e.g. Q1 2026, H2 2025, FY 2025); each figure shows its own as-of date. Data compiled 2026-07-02, market data as of 2025 (latest published).

City markets

Luxembourg City

Luxembourg · 2 of 6 metrics published

Luxembourg City and its immediate south (Contern/Eurohub Centre near Findel airport) form the core of national logistics. No dedicated broker market report publishes city-level metrics; estimates mirror the national figures.

PRIME RENT ESTIMATE

€60–96/m²/yr

Est. · Logistics-zone warehouse asking ~€5–8/m²/month (2025 listings) ×12; urban storage runs higher

PRIME YIELD ESTIMATE

5.5–6.25%

Est. · Benelux prime logistics band with a spread over Luxembourg's 4.5% prime office yield; no published local figure

VACANCY RATE

not published

TAKE-UP

not published

PIPELINE

not published

TOTAL STOCK

not published

Esch-sur-Alzette

2 of 6 metrics published

Esch-sur-Alzette sits in the southern industrial belt (near Bettembourg-Dudelange / Eurohub Sud rail logistics). Very thin market with no broker reporting; figures estimated in line with national logistics-zone rents.

PRIME RENT ESTIMATE

€54–84/m²/yr

Est. · Southern industrial-belt warehouse asking ~€4.5–7/m²/month (2025 listings) ×12, typically at/below the national logistics range

PRIME YIELD ESTIMATE

5.75–6.5%

Est. · Secondary logistics location premium over the Luxembourg-South prime band

VACANCY RATE

not published

TAKE-UP

not published

PIPELINE

not published

TOTAL STOCK

not published

Sources & disclaimer

CITED THIRD-PARTY RESEARCH

- **JLL** — Annual Review 2025: Luxembourg (investment-by-sector; logistics 15% share) (FY 2025).
  https://www.jll.com/en-belux/newsroom/annual-review-2025-finally-recovery-in-luxembourg-office-market
- **EY (EY-Parthenon)** — Office & Logistics Market 2025: Luxembourg, Germany, France, Belgium, Netherlands (2025).
  https://www.ey.com/en_lu/insights/real-estate-hospitality-construction/office-and-logistics-market-2025-luxembourg-germany-france-belgium-netherlands

Disclaimer. Figures are attributed to the third-party research houses named above and reflect their respective definitions and reporting periods; WarehouseRentInfo does not warrant their accuracy. Figures tagged “estimate” are WarehouseRentInfo’s own labelled approximations for markets where no figure is published, and must not be read as third-party data. Reporting periods and market definitions differ between houses. This report is provided for information only and does not constitute investment, valuation or letting advice.