

WAREHOUSE MARKET

Viacheslav Kholopov

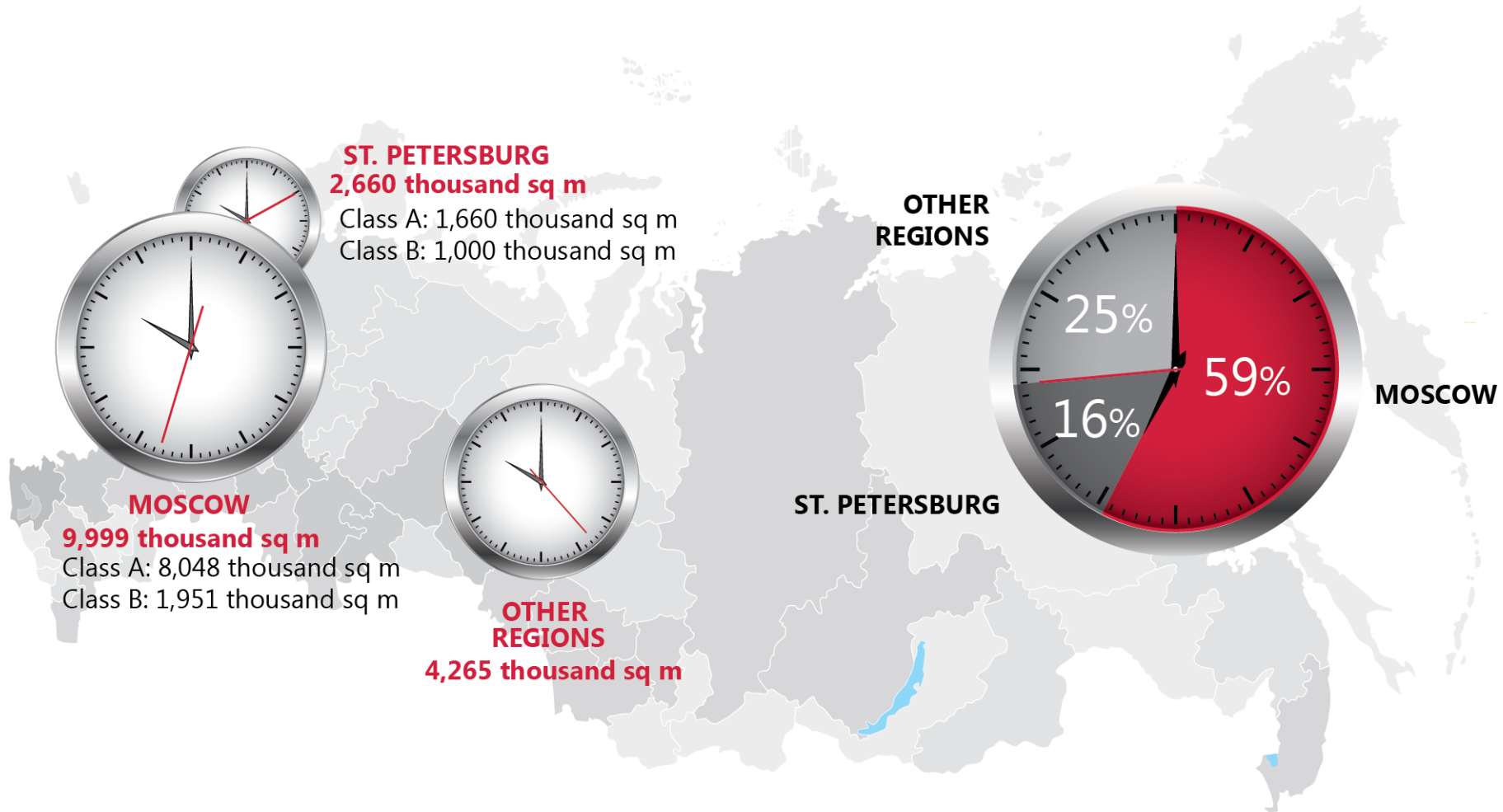
Partner, Director, Industrial,
Warehouses and Land,
Knight Frank, Russia and CIS

1. 10. 2015



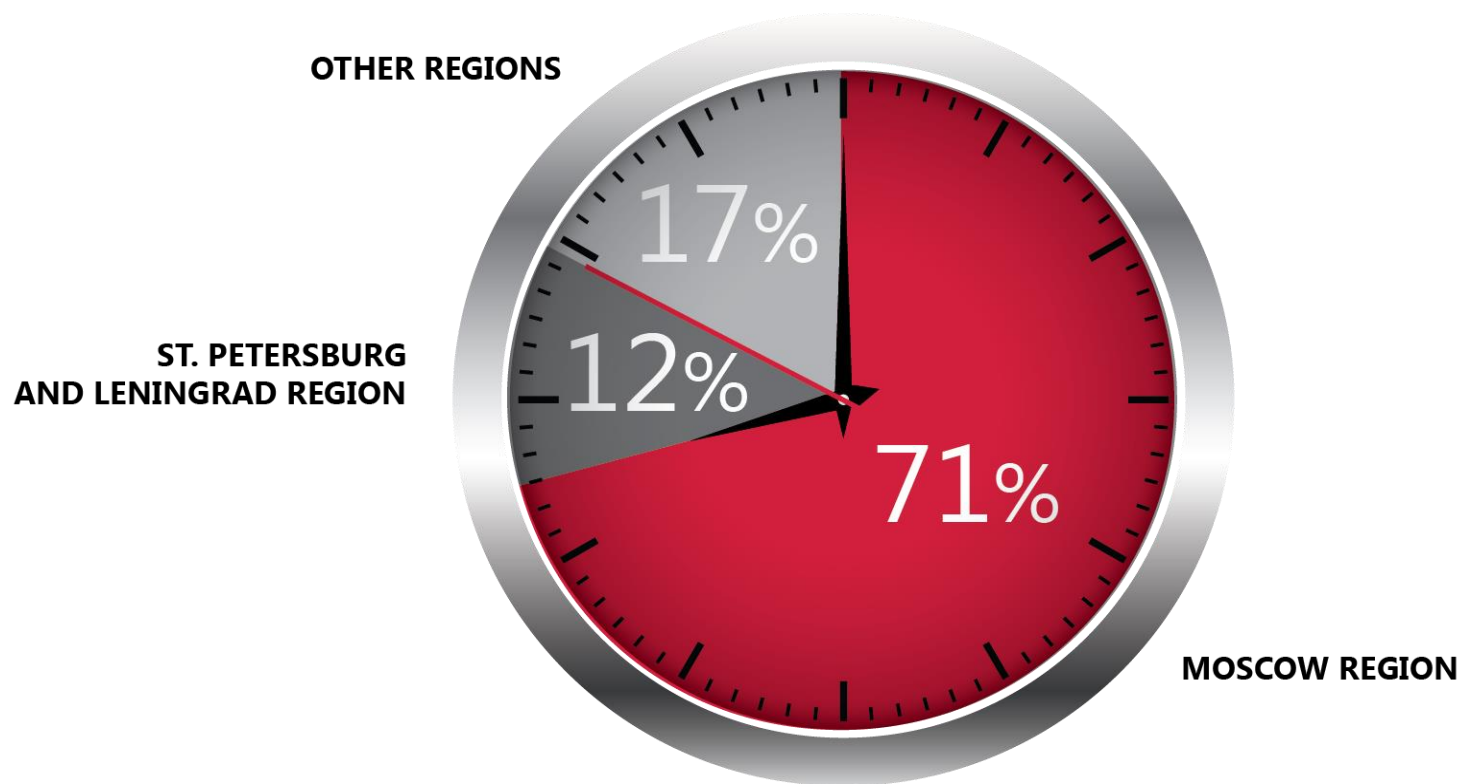


RUSSIAN WAREHOUSE MARKET



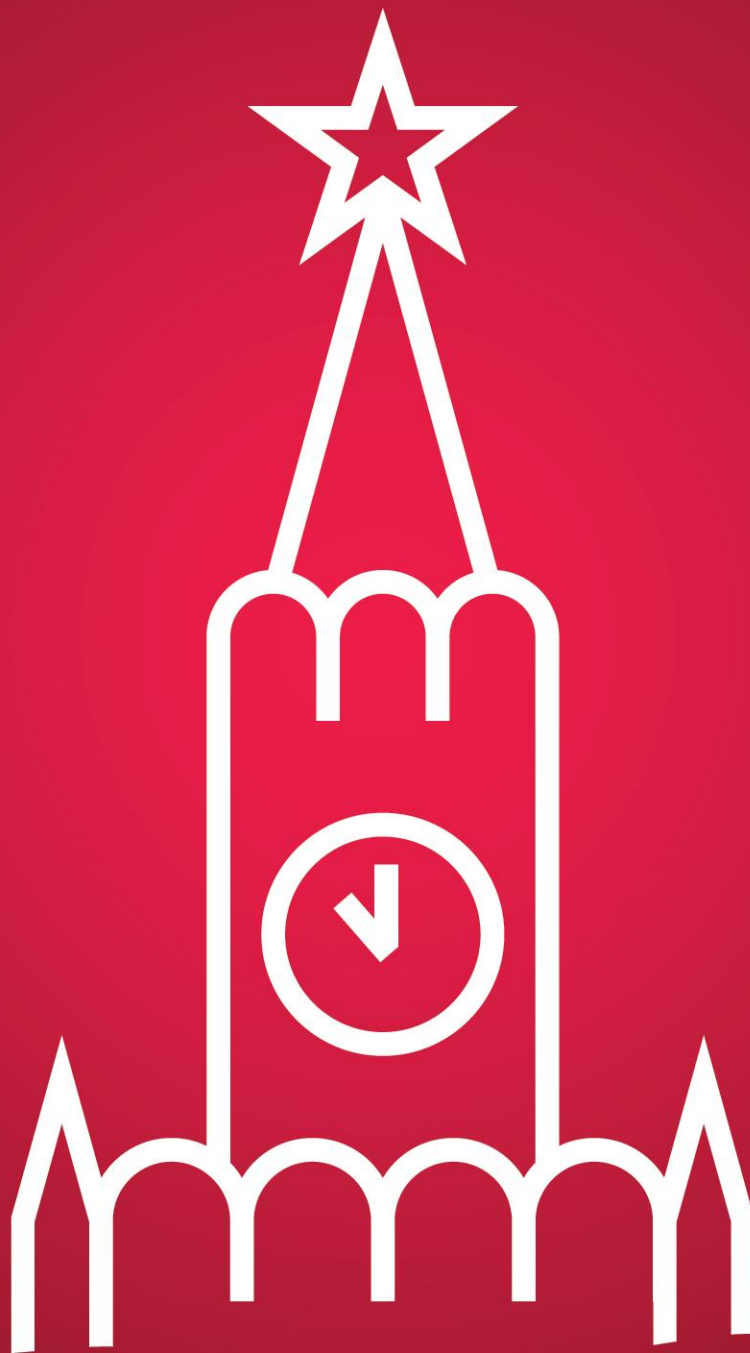
DEMAND

2015



COMMERCIAL TERMS & VACANCY RATES





KEY MARKET INDICATORS



New delivery: **+590.1 thousand sq m**



Transactions volume: **750 thousand sq m**



Vacancy rate: **9.7%**



RENTAL RATES (TRIPLE NET)

Class A: **3,500–4,500 RUR/sq m/year**

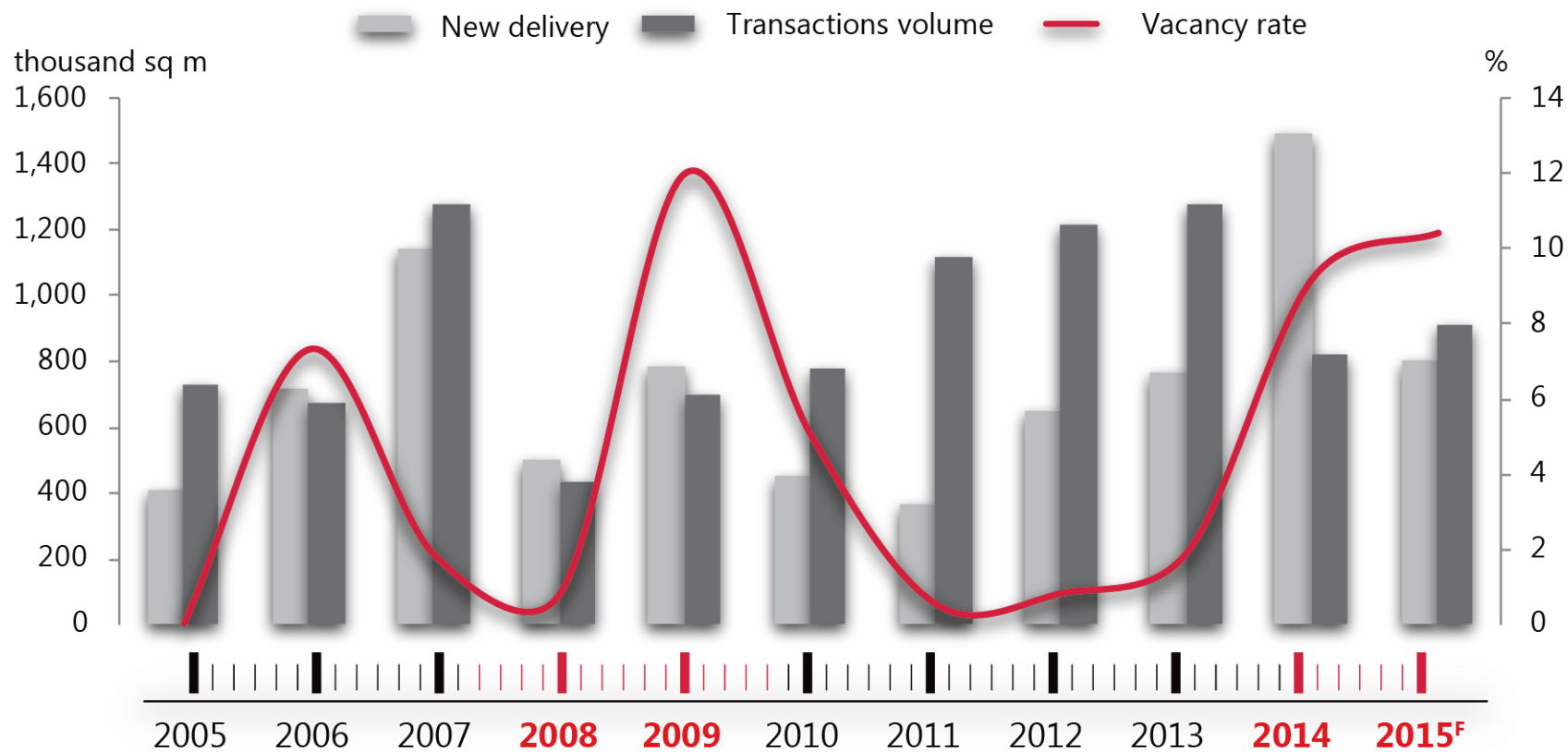


Class B: **2,800–3,500 RUR/sq m/year**

Operational expenses: **1,000–1,300 RUR/sq m/year**



KEY MARKET INDICATORS



VACANCY RATE



DEMAND

SALE



LEASE

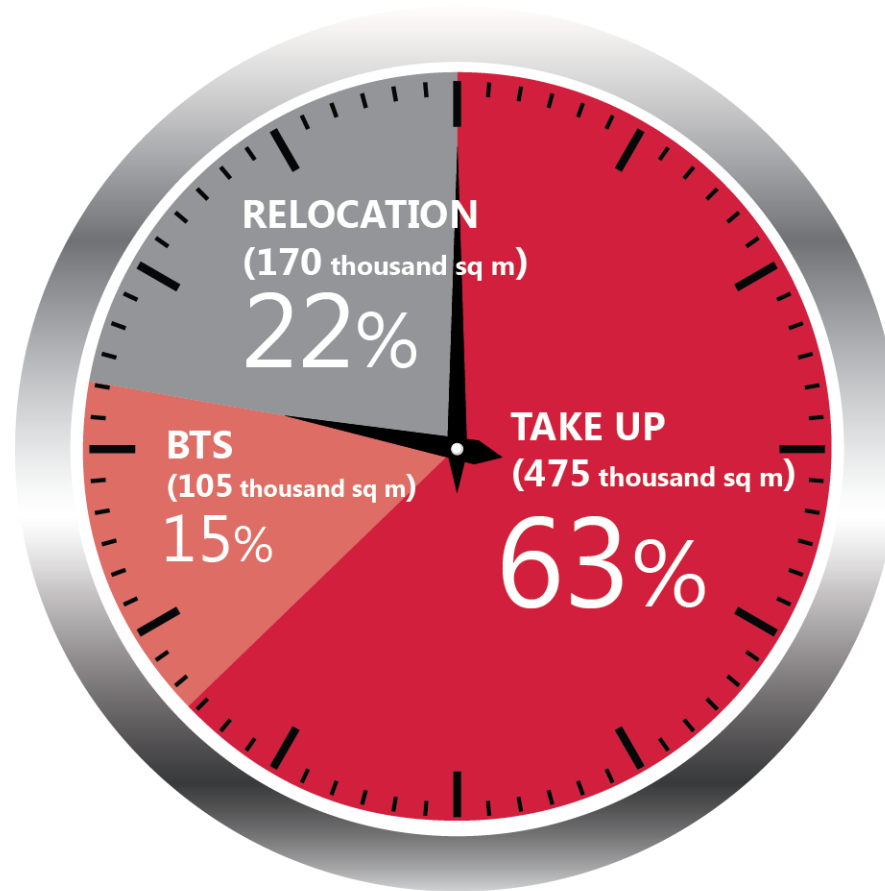
DEMAND

SALE

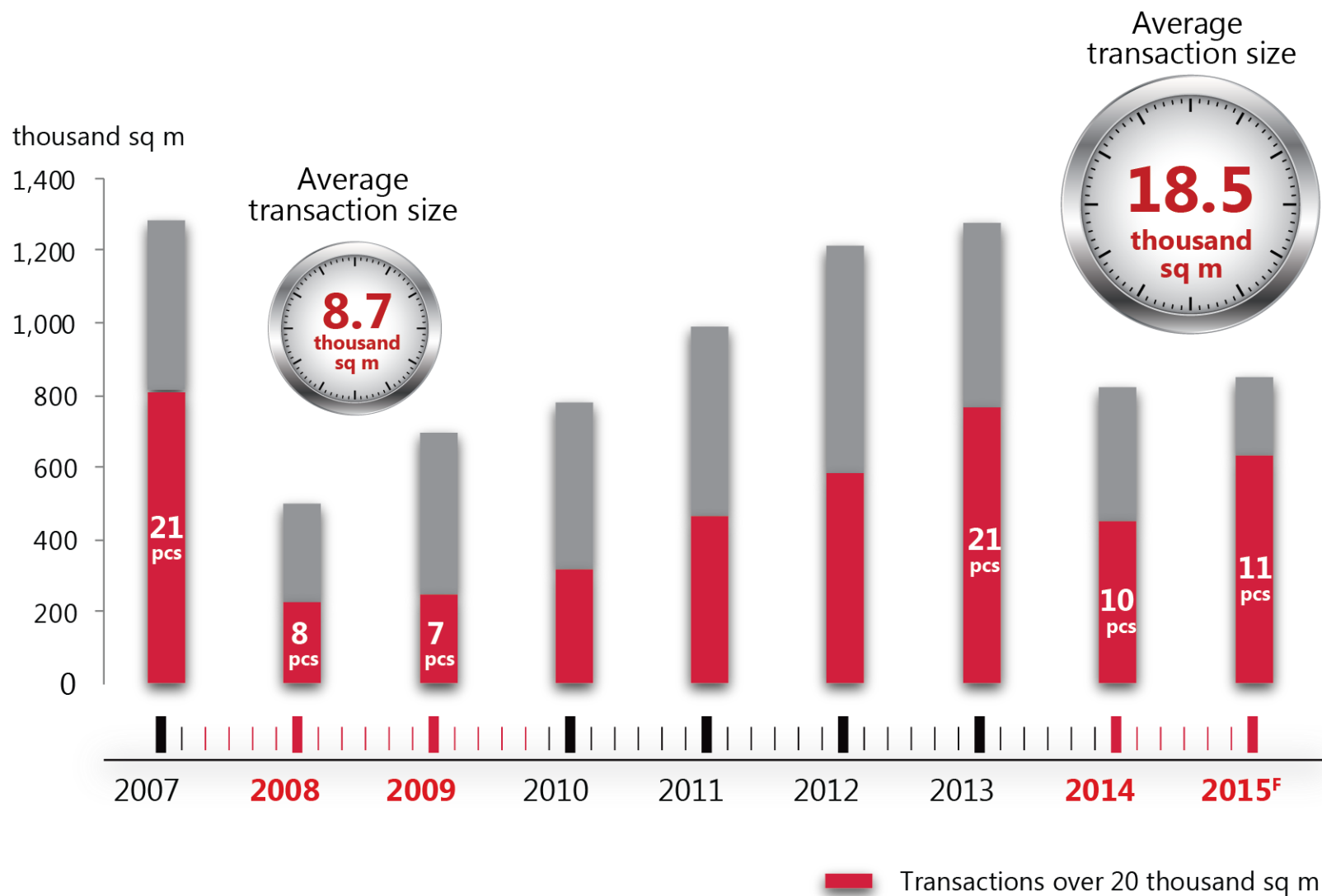


LEASE

DEMAND

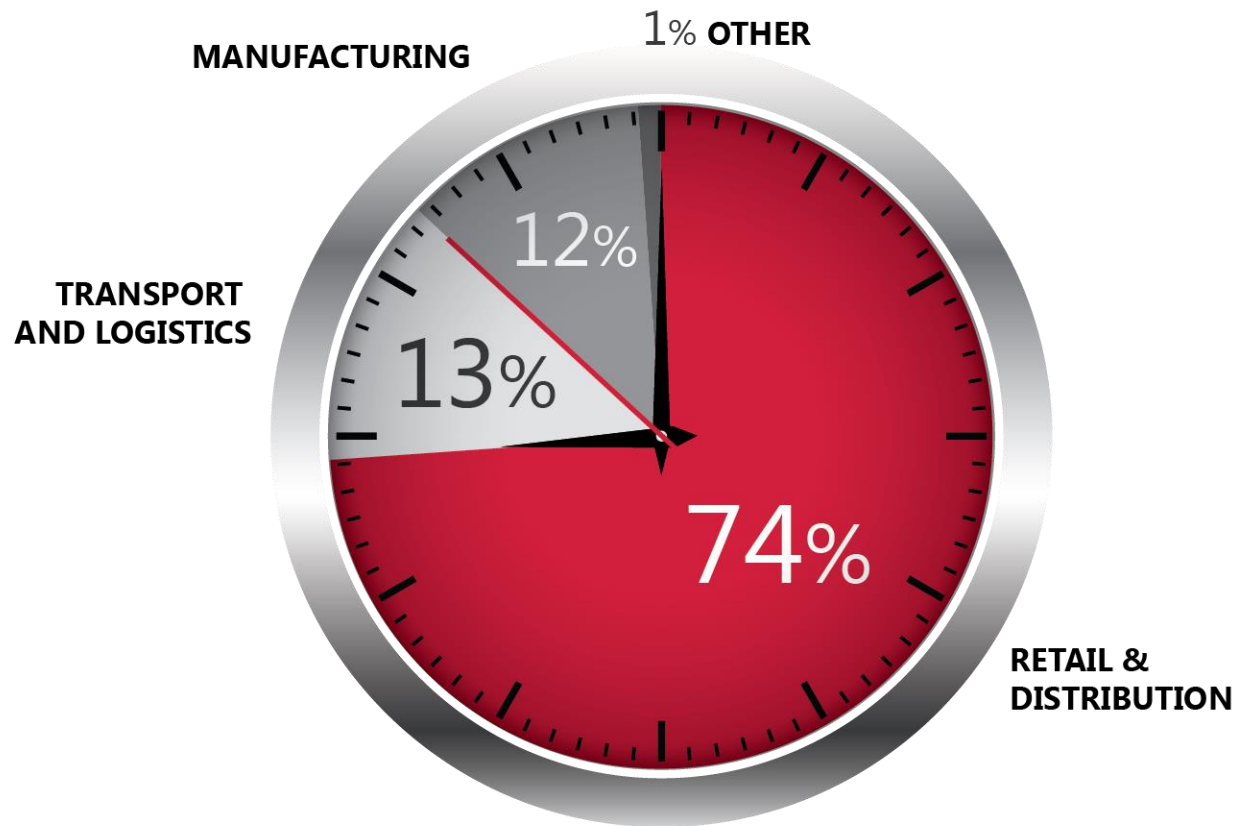


TRANSACTIONS VOLUME



TENANTS

2015



COMMERCIAL TERM

Dollars market

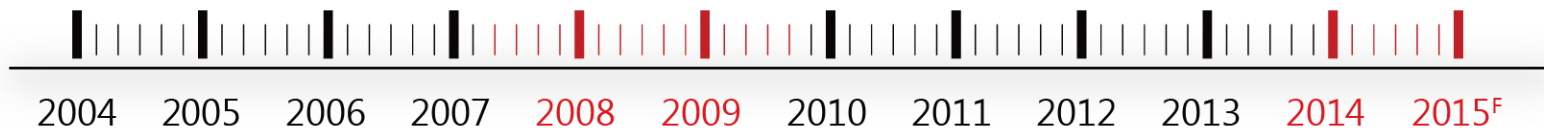


Drop in rates
\$
-20%

Rubles market



\$
-50% ₽
-10%



FORECAST

New delivery: **700 thousand sq m**



Transactions volume: **850–900 thousand sq m**



Vacancy rate: **9.5%**



Class A: **3,500–4,500 RUR/sq m/year**

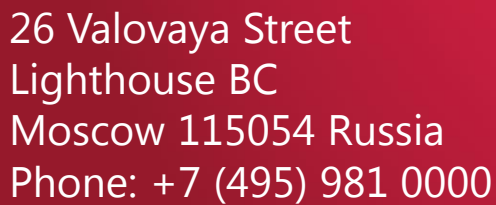
RENTAL RATES (TRIPLE NET)

Class B: **2,800–3,500 RUR/sq m/year**



Operational expenses: **1,000–1,300 RUR/sq m/year**



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