

Industrial Market Report

Greece 2025

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Compiled by Synergy Engineering Property | Market Research Department

Industrial

Sector

Sector Overview

The logistics sector in Greece continues to **develop rapidly**, driven by **significant growth of e-commerce**, which was further accelerated by the **Covid-19 pandemic**. This shift has **permanently transformed supply chains** and created strong momentum for logistics facilities expansion across the country.

Strategic locations are concentrated near **key transport hubs** such as **commercial ports, airports, and major highways**. The sector has capitalized on these advantages, with companies investing in **new warehouse construction** for commercial use or their own operations, as well as acquiring existing logistics centers. Demand is particularly strong for **modern, Grade A facilities** that meet evolving market needs.

Despite this positive outlook, investors face challenges including **rigid urban planning and regulatory framework, dominance of private investments by local players** for internal use, and political instability that impacts institutional decision-making. These factors continue to influence the pace and scale of new logistics developments in Greece.



Demand

The logistics market in Greece demonstrates **strong demand** for **high-quality Grade A facilities**. Demand is driven by **larger, modern warehouses**, with size requirements starting around **6,000 sqm** and increasingly focusing on spaces **exceeding 11,000 sqm**.

Location remains key, with prime sites offering access to **major highways, rail networks, ports and production centers**. These **strategic locations** attract the majority of demand.

Sustainability and technology integration are shaping trends, with rising focus on **green-certified warehouses** equipped with **automation and digital solutions**. These facilities meet **ESG standards** and **reduce operational costs**. Demand for **modern, sustainable logistics properties** remains robust, supporting continued sector growth.





Supply

The supply of logistics properties remains **limited**, particularly for **green-certified warehouses**, with **vacancy rates consistently below 5%**. Despite ongoing investments, Greece is still not considered among the **top-tier logistics investment markets** due to constrained availability of modern logistics space. However, the **long-term outlook is positive**, especially if the country strengthens its role as a **key transit and distribution hub** in the region.

In the short term, the logistics market is expected to benefit from the enhancement of Greece's **international and regional position in transit trade**, the **development of new infrastructure**, and improved **connectivity with the broader European transport network**. Additionally, the **entry of new transport operators** into the market is anticipated to further **stimulate demand and support sector growth**.

Rents & Yields

Main Markets Logistics	Rents (Prime)	Yields (Prime)
	(€/sqm/month)	(%)
West Attica (Aspropyrgos)	6.00 €	7.00%
East Attica (Mesogeia)	5.00 €	8.00%
West Attica (Elefsina)	5.50 €	7.50%
Central Greece (Oinofyta)	4.00 €	8.50%

A table is presented featuring the main logistics markets, the prime rents of properties, as well as their respective yields

Greece's logistics sector remains a strong investment focus, particularly in **Attica (Aspropyrgos, Thriasio Pedio) and Thessaloniki (Sindos)**, where **demand exceeds supply**. This drives **steady rental growth**, though at moderate pace due to limited stock and high investor interest in **modern, sustainable facilities**. Investment is concentrated in major cities and key port areas, while secondary markets attract less attention.

New logistics rental prices in key industrial hubs show a **steady upward trend**, driven by strong demand and limited quality space availability. Asking rents in **Aspropyrgos range €4.00-€6.00 per sqm/month**, while **Mesogeia area varies €3.00-€5.00 per sqm/month**. **Elefsina follows at €3.50-€5.50 per sqm/month**. Lowest levels are in **Oinofyta at €2.00-€4.00 per sqm/month**.

Prime logistics facilities achieve higher rents depending on tenant profile, building quality, and location. These rents have increased and stabilized around **€5.25-€5.50 per sqm/month**, though they remain below broader **European levels of €8-€10 per sqm/month**. **Yields for prime assets stand at approximately 6.75%-8.50%**, reflecting strong investor appetite and scarcity of modern, energy-efficient warehouses. **Vacancy rates for prime warehouses remain below 5%**, underscoring tight market conditions.

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