MARKETBEAT

IRELAND INDUSTRIAL AND LOGISTICS

Q2 2026

Better never settles

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LOGISTICS & INDUSTRIAL
Q2 2026

CUSHMAN & WAKEFIELD

INDUSTRIAL AND LOGISTICS MARKET WEATHERS GLOBAL UNCERTAINTY IN Q2

Ireland's industrial and logistics market battled the combination of resilient domestic economic conditions but heightened global uncertainty in Q2. While headline GDP data remained heavily distorted by the unwinding of export frontloading seen in 2025, domestic demand and manufacturing activity continued to support an underlying picture of steady growth for the Irish economy. Supply chain pressures and freight costs increased during the quarter as a result of Middle East-related disruption, although global goods trade remained resilient and continues to support occupier demand.

National take-up improved quarter-on-quarter to approximately 62,500 square metres in Q2, bringing first-half take-up to 114,500 square metres. Dublin continued to dominate activity, accounting for more than 90% of space transacted, supported by several large occupier deals. Regional markets were quieter, with limited availability continuing to constrain activity in a number of locations.

Supply increased for a second consecutive quarter, pushing national availability to 4.4%, the highest level since 2020, although still relatively low by historical standards. Availability rose most noticeably in Dublin, while conditions in Cork and Limerick-Shannon remained comparatively tight. Development activity was largely unchanged nationally, although construction commenced on a significant new speculative scheme at City Business Park in Limerick.

Investment activity rebounded strongly in Q2, reaching €513 million, the highest quarterly total since late 2021, driven mainly by the acquisition of Horizon Logistics Park. Prime rents and yields remained broadly stable across all major markets, with rental growth expected to continue at a more moderate pace over the remainder of the year.

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KEY TAKEAWAYS

- National industrial take-up hit approximately 62,500 sq. m in Q2, up on Q1 but take-up for the first half was softer versus 2025
- Dublin dominated Q2 take-up, accounting for over 90% of occupier demand in the period
- National availability rose to 4.4% in Q2, the highest since 2021 although it remains low in a longer-term context
- Rents were broadly stable in Q2 and we forecast prime rents to rise gradually through the end of 2026
- Investment activity hit €513 million in Q2, the strongest since Q4 2021, helped by the sale of Horizon Logistics Park

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ECONOMIC INDICATORS

	YOY Chg	12-Month Forecast
-13.0% GDP, Q1 2026	▼	▲
54.9 IRELAND MANUFACTURING PMI	▲	–
+0.8% YoY RETAIL SALES VOLUMES, MAY 2026	▲	–

SUPPLY CHAIN INDICATORS

	YOY Chg
1.2 GLOBAL SC PRESSURE INDEX, JUNE 2026	▲
101.7 GOODS TRADE BAROMETER, APRIL 2026	▼
2,501 BALTIC EXCH. DRY INDEX JUNE 2026	▲

Source: MOODYS, NY FED, WTO

ECONOMY: STEADY UNDERLYING GROWTH AMIDST GDP NOISE

The Irish economy remains on a solid footing, although this is still obscured by volatile GDP data. Real GDP fell 13.0% year-on-year in Q1 2026, largely reflecting the unwinding of export frontloading ahead of tariffs in early 2025, with rolling 12-month exports declining 15% to €218 billion by April. In contrast, domestic indicators remained healthy, with personal consumer spending and Modified Domestic Demand (which adjusts standard domestic demand measures for multi-national activity in Ireland) rising by 3.0% and 3.3% respectively in Q1.

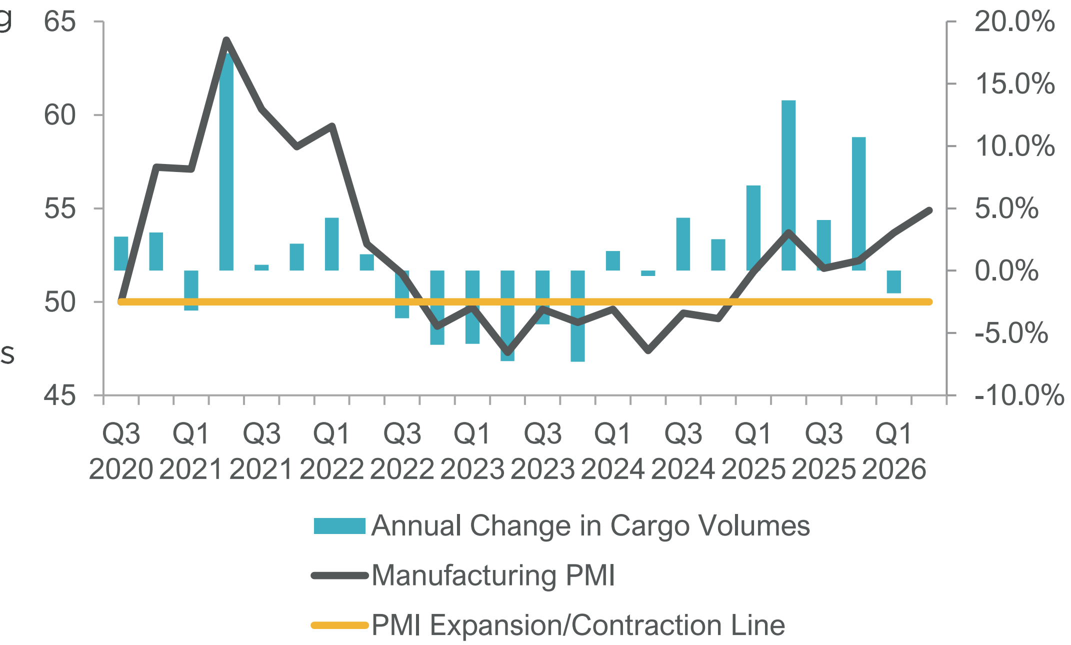
While weaker GDP figures are likely to weigh on full-year growth forecasts, we expect domestic demand to remain resilient despite heightened geopolitical uncertainty stemming from conflict in the Middle East. Manufacturing conditions strengthened during Q2, with the Ireland Manufacturing PMI reaching a four-year high as firms increased inventory levels in response to supply chain concerns. However, rising fuel prices kept input costs elevated.

Broader economic indicators also continue to point to solid Irish growth – unemployment remains low and wages have been growing by around 4% per annum in recent quarters, indicating that real incomes are still growing despite an increase in inflation rates this year.

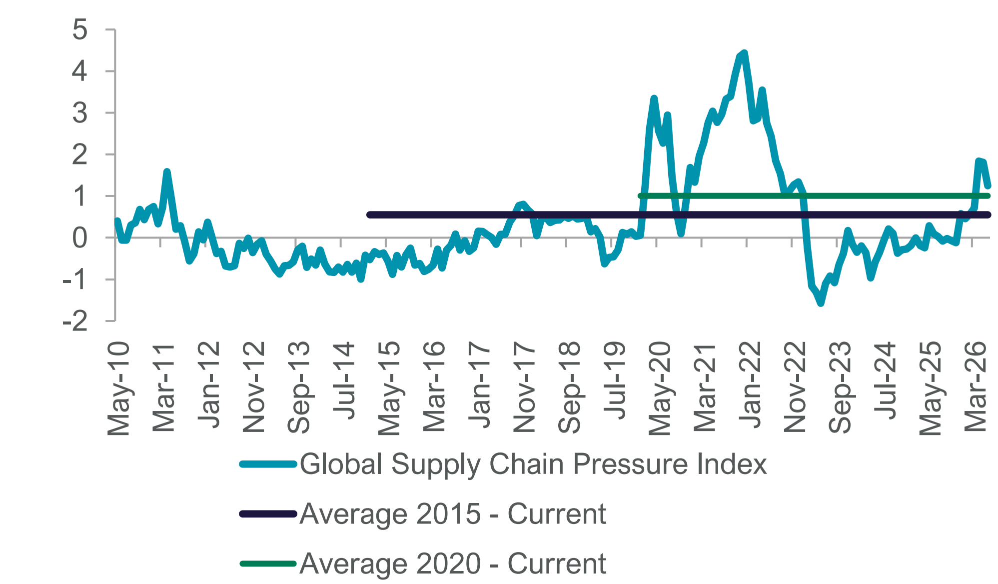
SUPPLY CHAIN CONDITIONS TIGHTEN AGAIN IN Q2 BUT GLOBAL TRADE REMAINING RESILIENT

Ireland's industrial and logistics market continued to be shaped by global trade and supply chain developments in Q2. The New York Fed's Global Supply Chain Pressure Index remained above its long-term average, while the Baltic Dry Index was significantly higher than a year earlier, reflecting elevated shipping costs. Nevertheless, global trade has remained steady. The WTO's Goods Trade Barometer stood at 101.7 in April 2026, only marginally below recent readings and comfortably above trend, indicating continued expansion in merchandise trade volumes. This resilience should continue to support occupier demand across Ireland's industrial and logistics sector.

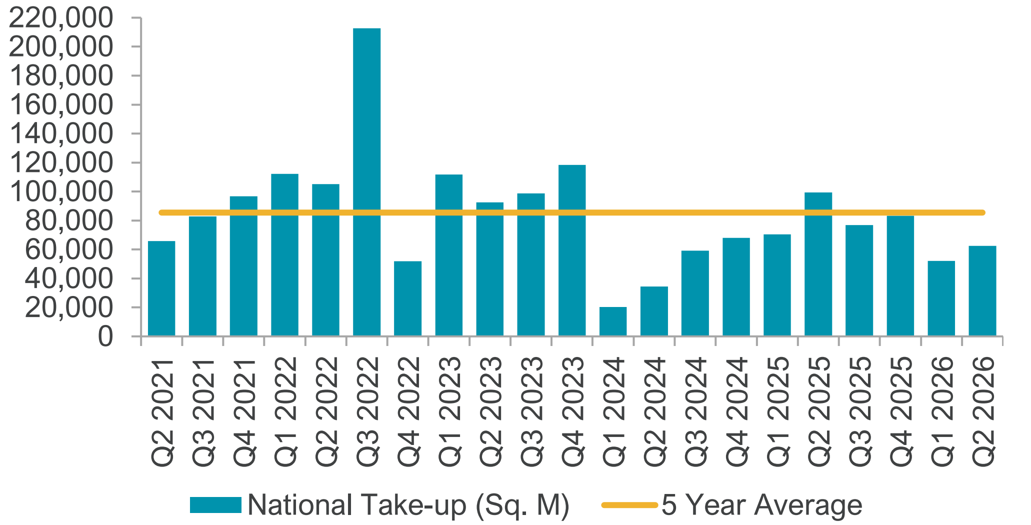
CARGO VOLUMES (YOY CHANGE) AND MANUFACTURING PMI



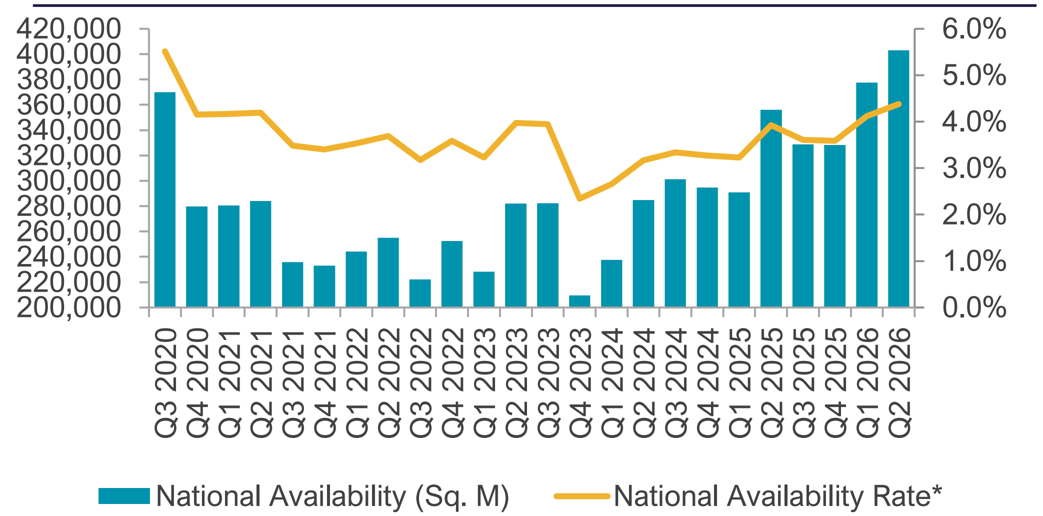
SUPPLY CHAIN PRESSURE INDEX



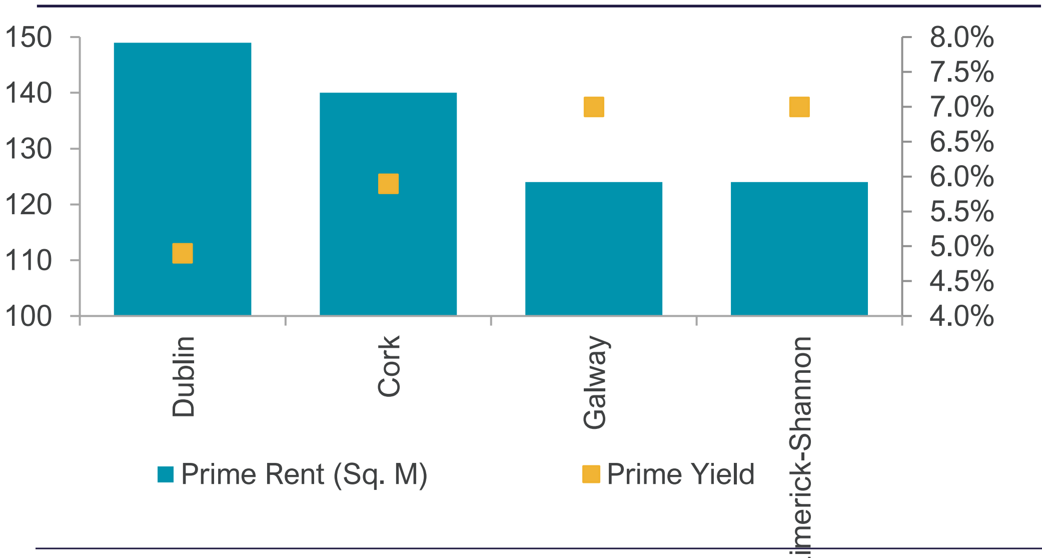
TAKE-UP



AVAILABILITY



PRIME RENTS AND YIELDS



TAKE-UP:

Approximately 62,500 square metres of space was taken up nationally in the second quarter of the year, an improvement compared with Q1. For the first half of the year take-up came to approximately 114,500 square metres, well down compared with the first half of 2025 (approximately 170,000 square metres) although a steady performance in the context of the rise in economic and geopolitical uncertainty this year.

The Dublin market accounted for the vast majority of Q2 national take-up, totalling approximately 58,100 square metres with a greater number of larger deals (over 3,000 square metres) in the period. Some of the largest deals in the quarter included approximately 12,900 square metres taken at Unit 7 Mountpark Grange Castle West by CEL Critical Power, 8,200 square metres leased by Allegro at Greenogue Business Park in Rathcoole and 5,300 square metres taken up at 735 Northwest Logistics Park. Outside Dublin we saw little activity in Q2 with the largest deal represented by the approximate 1,268 square metres leased by Ronayne Shipping at Waterfront Business Park in Little Island Cork.

SUPPLY:

Availability increased noticeably for the second successive quarter in Q2. Total national availability grew to approximately 403,000 square metres in Q2 which translates into a national availability rate of 4.4%, the highest since Q3 2020. Across the various markets we saw a mixed picture with a notable increase in Dublin availability offset by reductions in Cork and Limerick-Shannon.

The Dublin availability rate increased to 5.2% in Q2 (3.8% once reserved space is stripped out), the highest since Q3 2020 although still low in a longer-term historical context. The increases in availability were well spread geographically across the Dublin market however with examples of the increases in available space in Dublin's northwest (Stadium Business Park and Blanchardstown Industrial Park) and southwest (Kilcarbery Distribution Park) corridors.

DEVELOPMENT:

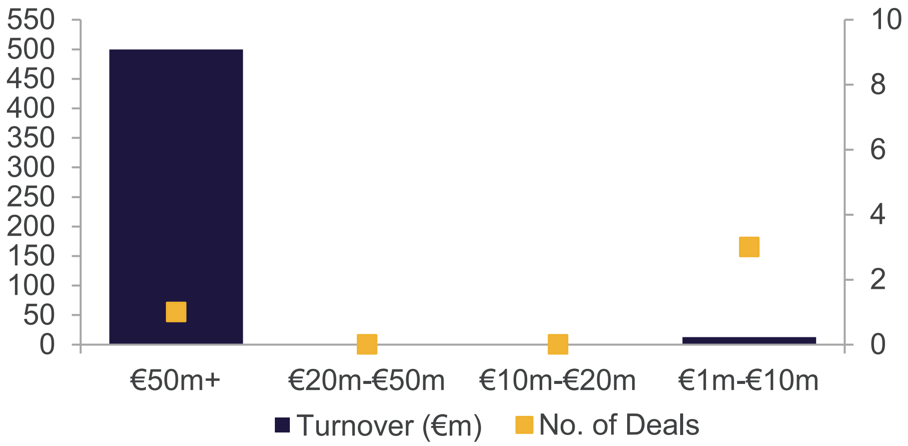
The under-construction pipeline was largely unchanged at approximately 192,000 square metres in the second quarter although that masked changes across the various markets, particularly revolving around the Dublin and Limerick-Shannon markets. In Dublin the development pipeline fell to approximately 82,400 square metres thanks mainly to completions in Q2. Meanwhile in the Limerick-Shannon market the development pipeline increased visibly, mainly as a result of the commencement of a new development of approximately 19,000 square metres at City Business Park which is due to complete in 2027.

RENTAL GROWTH:

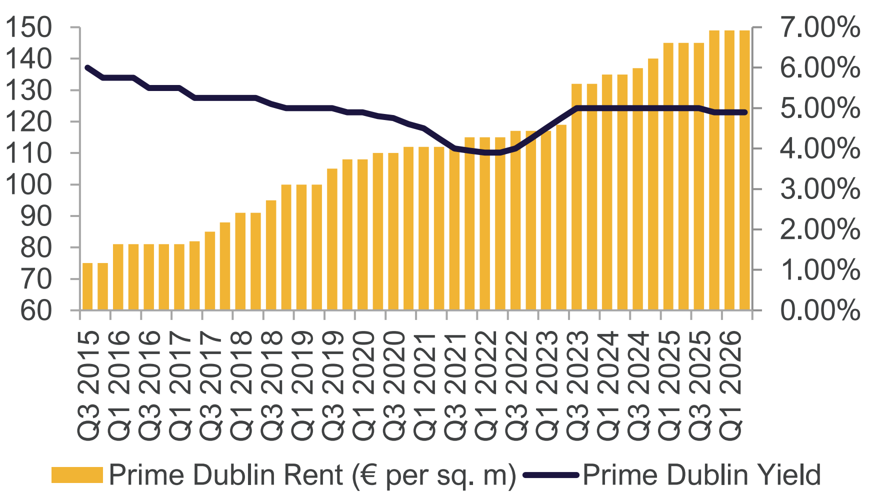
Industrial and Logistics sector rents held steady in the second quarter across all the markets we track. Our current forecasts indicate a slowing of rental growth over the medium term but overall, we expect prime Dublin rents to reach €153 per square metre by year end (up from €149 per square metre currently) while prime rents in Cork are also close to these levels. Rents in the manufacturing sector strengthened regionally in Q2, hitting €145 per square metre in the Limerick-Shannon market.

*Dublin Availability Rate restated from Q4 2023 onwards following review of market stock

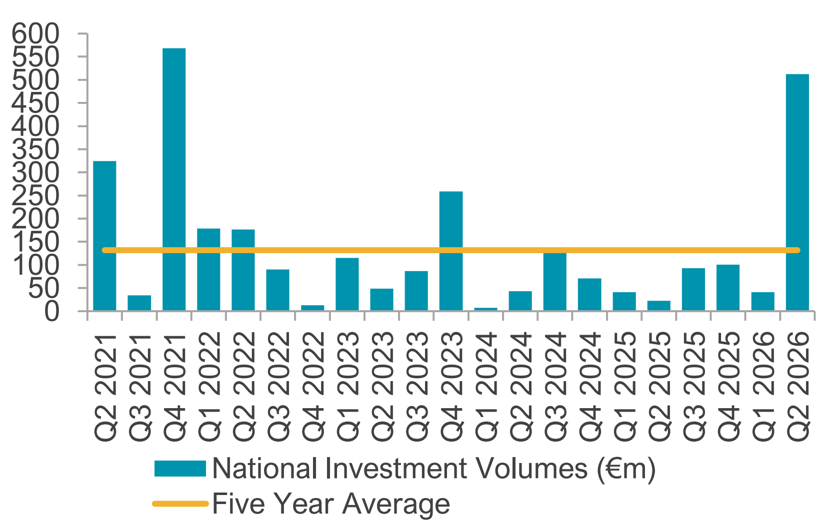
INVESTMENT BY LOT SIZE, Q2 2026



PRIME RENTS AND YIELDS (DUBLIN)



INVESTMENT VOLUMES (€M)



INVESTMENT VOLUMES:

The second quarter of the year saw the welcome return of much increased investment volumes in the industrial and logistics sector. Overall, a total of €513 million was invested in the sector in Q2, the largest quarterly total since Q4 2021. The vast majority of this total came via the €500 million acquisition of Horizon Logistics Park by GIC and Valor Real Estate Partners.

YIELDS & PRICING:

Dublin yields have been steady over the past year, and we still anticipate some modest tightening in yields by the end of 2026. Regionally yields also remain largely stable at 5.9%in Cork and some modest tightening this quarter to 7% in both Limerick-Shannon and Galway. In the manufacturing sector we have seen no change in the regions since the start of Q3 2025.

The pace of growth in prime rents have slowed somewhat in recent quarters but we still see rents moving higher and continuing to do so over the medium term. Prime rents in Dublin stood at €149 per square metre at the end of Q2 (up 2.8% on Q2 2025) with only a modest gap to the Cork market (€140 per square metre) while rents in Limerick-Shannon and Galway stood at €124 per square metre. We are forecasting that prime rents in Dublin will rise to €153 per square metre for year end 2026.

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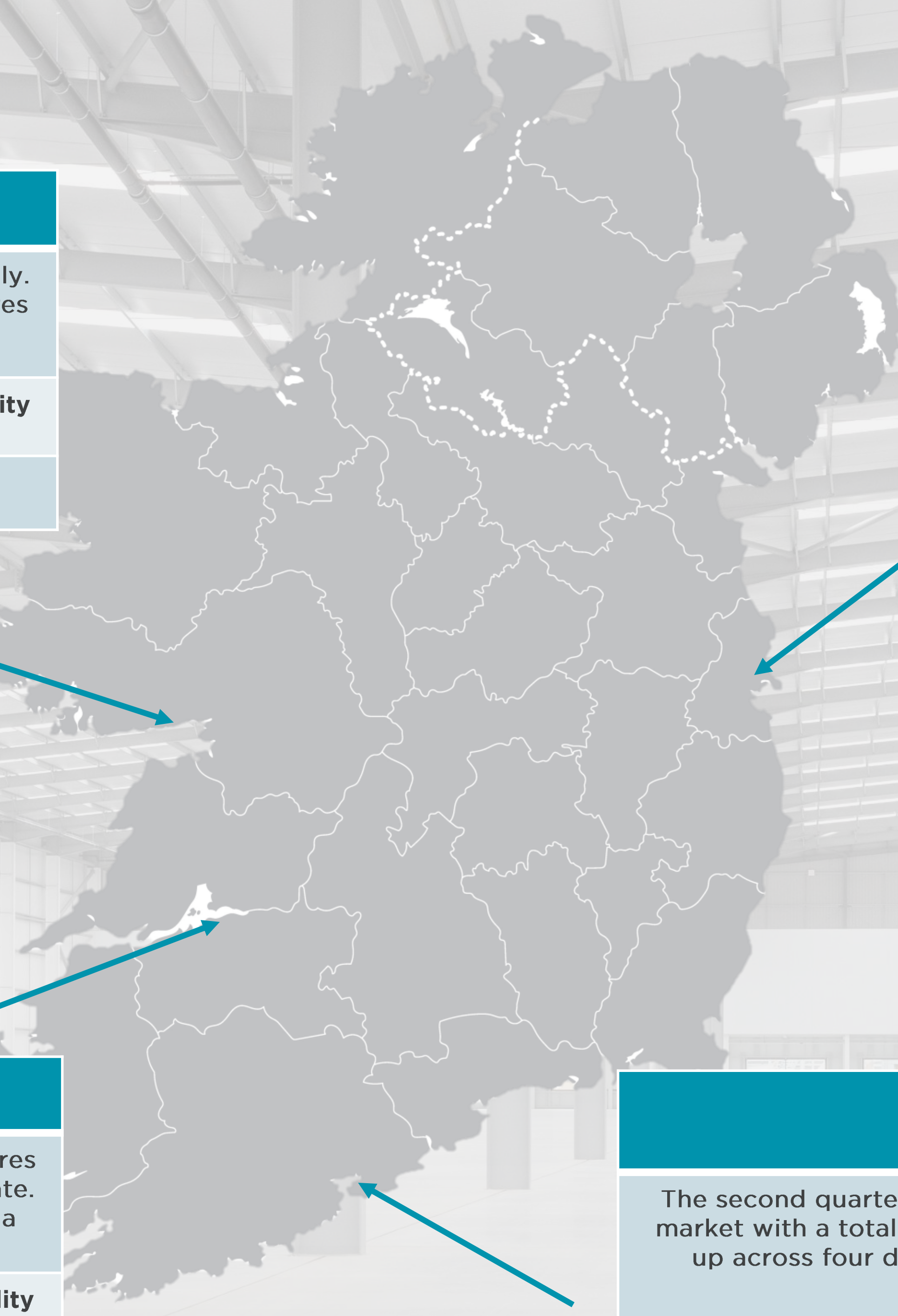

Galway

The Galway industrial market is one of the smaller markets we track nationally. Take-up was modest in Q2 with one deal for approximately 735 square metres at Briarhill Business Park.

Prime Rent	5 Year CAGR	Q2 2026 Take-up	Total Availability
€124 per sq. m	7.8%	735 Sq. m	8,622 Sq. m

Dublin

The second quarter of the year saw a modest improvement in take-up with approximately 58,100 square metres taken up across 24 deals. Some of the largest deals in the quarter included those at Mountpark Grange Castle West, Greenogue Business Park in Rathcoole and 735 Northwest Logistics Park.

Prime Rent	5 Year CAGR	Q2 2026 Take-Up	Total Availability
€149 per sq. m	5.9%	58,145 Sq. m (-26% yoy)	343,219 Sq. m

Limerick-Shannon

The Limerick-Shannon market saw a total of approximately 1,350 square metres taken up in Q2 in one deal with the space leased at Crossgalla Industrial Estate. Availability remains low at present, likely a factor in the commencement of a new speculative development at City Business Park on the Dock Road.

Prime Rent	5 Year CAGR	Q2 2026 Take-up	Total Availability
€124 per sq. m	7.3%	1,350 Sq. m (-79% yoy)	9,016 Sq. m

Cork

The second quarter was a quieter period for the Cork Industrial and Logistics market with a total of only approximately 2,200 square metres of space taken up across four deals, the largest of which was for 1,268 square metres at Waterfront Business Park.

Prime Rent	5 Year CAGR	Q2 2026 Take-up	Total Availability
€140 per sq. m	8.1%	2,221 Sq. m (-85% yoy)	42,316 Sq. m

KEY STATS
INDUSTRIAL AND LOGISTICS Q2 2026

MARKET STATISTICS Q2 2026

Availability (Sq. M)		Current Quarter Take-up (Sq. M)	12 Month Rolling Take-up (Sq. M)	Prime Rent (€ / Sq. M)	Prime Yield
Dublin	343,219	58,145	222,425	149	4.90%
Cork	42,316	2,221	40,990	140	5.90%
Limerick – Shannon	9,016	1,350	10,643	124	7.00%
Galway	8,622	735	735	124	7.00%

KEY LEASE TRANSACTIONS Q2 2026

Property/Business Park	Sub Market	Tenant	Approx Sq. M
Unit 7 Mountpark Grange Castle West	Dublin	CEL Critical Power	12,912
Unit 605 Greenogue Business Park	Dublin	Allegro	8,234
735 Northwest Logistics Park*	Dublin	P&C	5,323
Unit 7 Waterfront Business Park	Cork	Ronayne Shipping	1,268

KEY INVESTMENT TRANSACTIONS Q2 2026

Property Name	Region	Buyer/Seller	Price (€)
Horizon Logistics Park	Dublin	GIC/Valor Real Estate / Henderson Park	500m
Naas Road (Hevac)	Dublin	P&C / P&C	8.4m
Unit 3&4, Lismacleane, Shannon Free Zone	Limerick-Shannon	P&C / Eldergrove Limited	1.5m

**Cushman & Wakefield were advisors to this transaction*

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