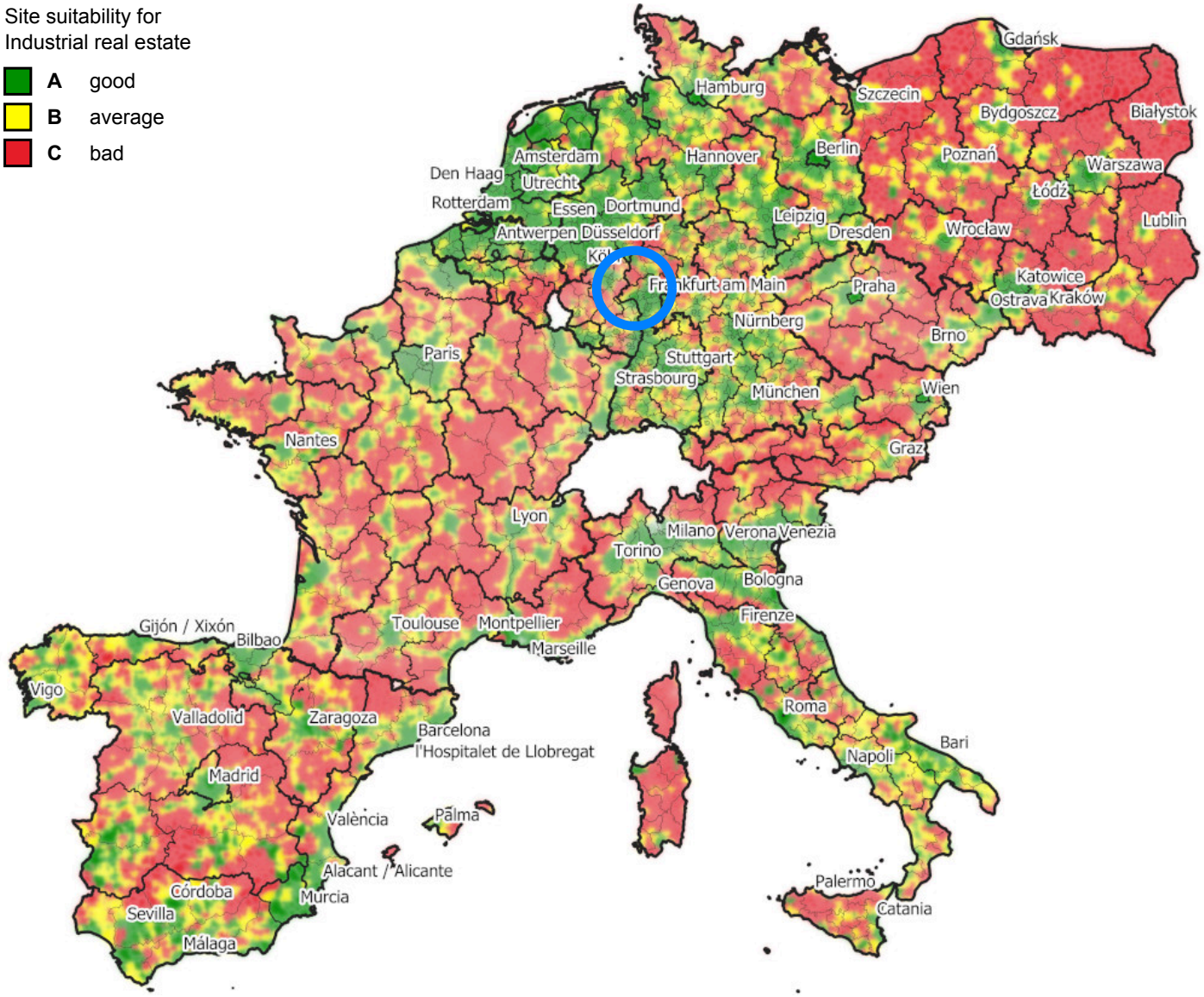
IndustrialBundle⁺ Idstein - 2025 -

(Date: 31. Dec 2025)

Location in relevant EU Countries

Site suitability for
Industrial real estate

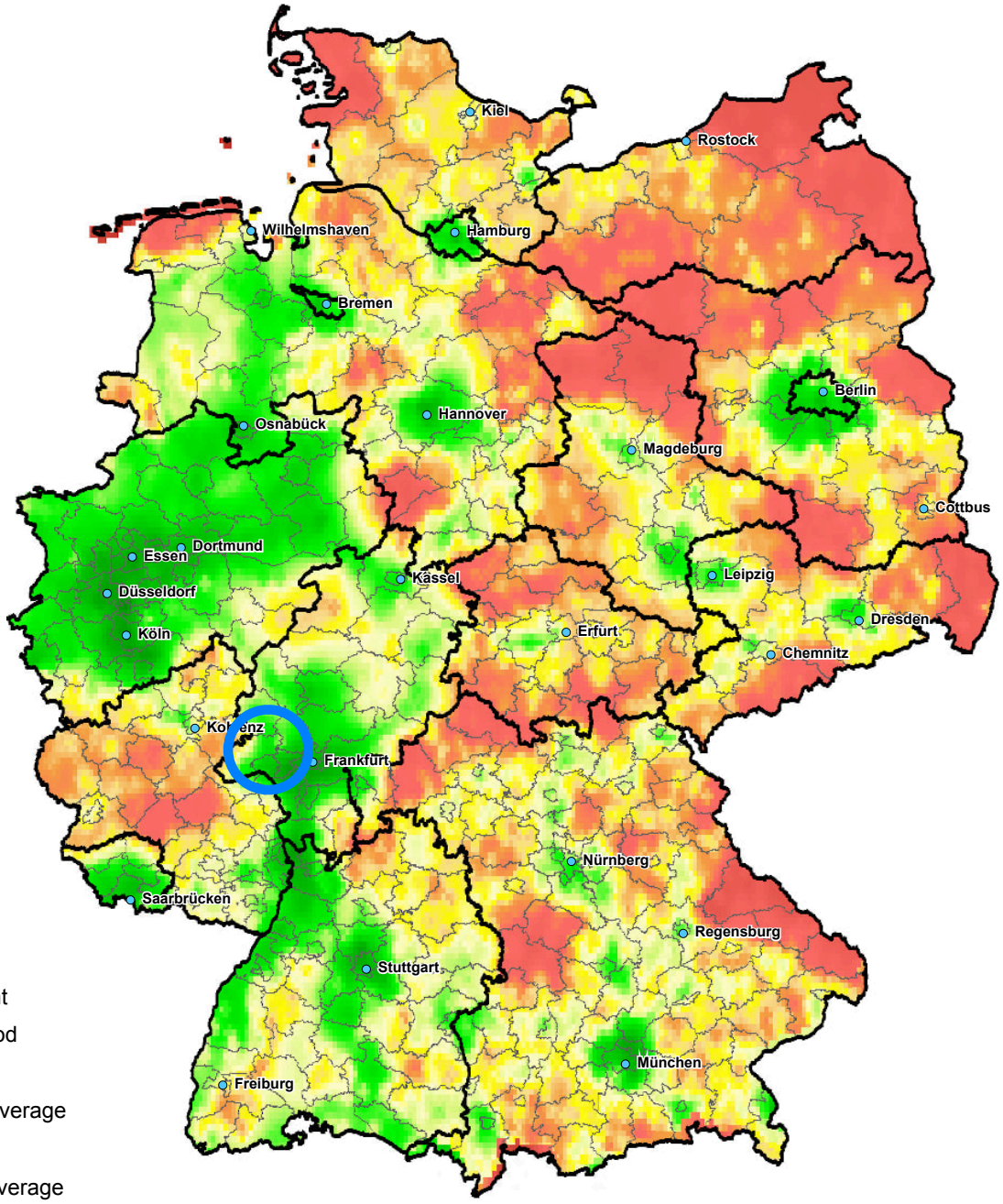
- **A** good
- **B** average
- **C** bad



Map source: IndustrialPort
Date: 31. Dec 2025

IndustrialBundle EU

National Map



Site suitability for
Industrial real estate

	AAA	excellent
	AA	very good
	A	good
	BBB	above average
	BB	average
	B	below average
	CCC	moderate
	CC	bad
	C	very bad

Map source: IndustrialPort in cooperation with Hochschule Fresenius
Date: 31. Dec 2025

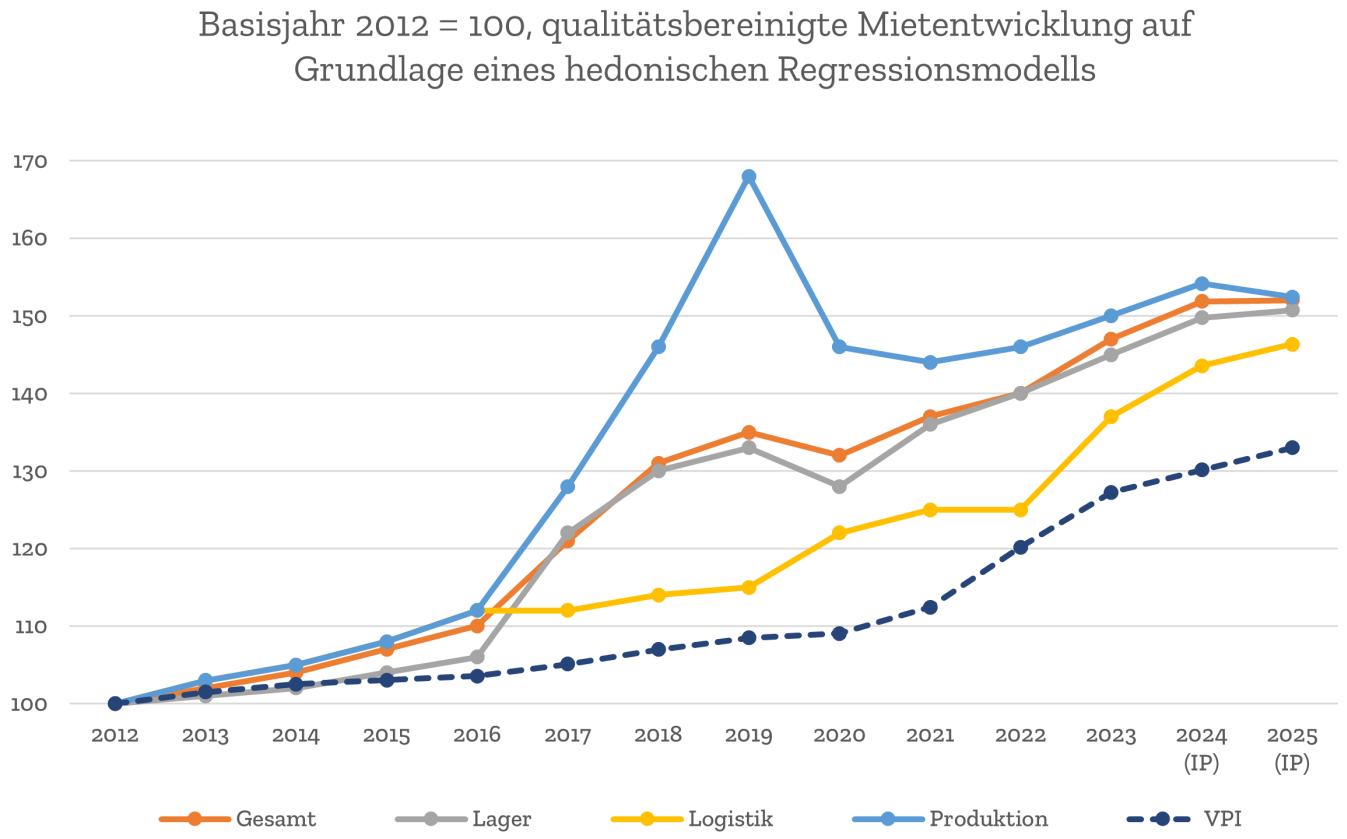
Site suitability according to IndustrialScore for Idstein: AAA

This place is within the first quartile in the national comparison.

1 National industry and logistics real estate market

The IW IndustrialPort Industrial Real Estate Index (IWIP Index for short) tracks rental trends in the market for production, logistics, and warehouse space since 2012. The data analysis is based on a proprietary database containing over 52,000 observations throughout the entire period.

The Industrial and Logistics Real Estate Index (IWIP) shows an overall stable development of rental prices for warehouse, logistics and production properties in Germany for the year 2025.



Achtung: Die prognostizierten Werte für 2025 wurden von IndustrialPort berechnet, während die Berechnungen der Jahre bis 2023 vom Institut der deutschen Wirtschaft durchgeführt wurden. Die Methodik blieb unverändert.
Quellen: Mietdaten von IndustrialPort und Partnerunternehmen, Auswertung vom Institut der deutschen Wirtschaft (bis 2023) danach von IndustrialPort; VPI = Verbraucherpreisindex (https://www.destatis.de/DE/Themen/Arbeit/Verdienste/Realloehne-Nettoverdienste/Tabellen/liste-reallohnentwicklung.html, Stand: 04.02.2026)

For more information, visit: https://www.industrialport.net/industrieimmobilien-index-iwip/

In 2025, the overall index reached **152 points**, representing a slight increase of **+0.1 %** compared to the previous year. The warehousing sector stands at **151 points** (**up 0.7 %**), logistics at **146 points** (**up 1.9 %**), and production also at **152 points**, but with a decrease of **-1.1 %**.The Consumer Price Index (CPI) is at **131 points,** representing a **2.2% increase** compared to 2024.

Classification 2025:

- Overall market stable at a high level (152 points, +0.1%)
- Logistics shows the strongest momentum (146 points, +1.9%)
- Warehousing slightly positive (151 points, +0.7%)
- Production declining despite high index level (152 points, -1.1%)
- CPI rises moderately to 131 points (+2.2%)

2 Regional industry and logistics real estate market

Idstein is a town in the Rheingau-Taunus district in Hesse, distinguished by its historic old town and its attractive location in the Taunus. The town offers good access to the A3 motorway, which is an important traffic axis between Frankfurt am Main and Cologne. This convenient location makes Idstein an interesting site for industrial and logistics companies that wish to benefit from the proximity to the Rhine-Main and Rhine-Ruhr metropolitan areas.

In Idstein, there are several commercial areas that provide space for industrial and logistics properties. These areas are well-developed and offer modern infrastructure that meets the requirements of companies from various industries. The proximity to Frankfurt, one of Europe's most important logistics centers, is another advantage that makes Idstein attractive to companies reliant on efficient transport and supply chains.

The city administration of Idstein supports the establishment of companies through business-friendly conditions and active economic promotion. This includes providing information about available spaces and properties as well as assistance with approval procedures. The combination of a strategically favorable location, solid infrastructure, and a supportive administration makes Idstein a promising location for companies looking to expand or establish themselves in the Rhine-Main-Taunus region.

The short description on the topic "Regional industrial and logistics real estate market" was generated using artificial intelligence (AI). Despite careful preparation, inaccuracies or deviations may occur. The information contained is for general information purposes only and does not constitute professional advice. Please check relevant facts and consult subject matter experts if necessary.

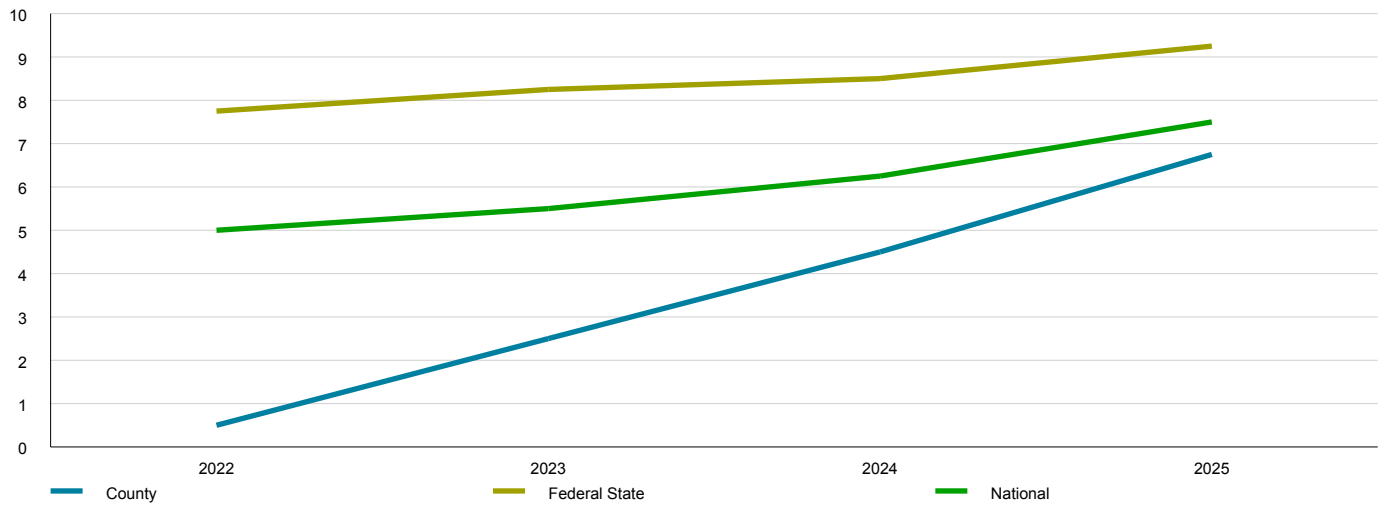
3 Statistical data

Federal State	Hessen	**Metropolitan Area**	Reg.-Bez. Darmstadt
County	Rheingau-Taunus-Kreis	**Association of local authorities**	Idstein, Stadt
Population	25,709	**Population density**	322 citizens per km²
IndustrialScore	**AAA** (excellent)		
Reachability	**National Average**	**Idstein**	**Diff. to national average**
Motorways	5 Min.	3 Min.	-40.0 %
Regional metropolities	17 Min.	24 Min.	+41.2 %
District center	4 Min.	0 Min.	-100.0 %
Congested areas	80 Min.	66 Min.	-17.5 %
EU congested areas	222 Min.	194 Min.	-12.6 %
Statistical data	**National Average**	**Rheingau-Taunus-Kreis**	**Diff. to national average**
Unemployment rate	7.6 %	5.0 %	-34.2 %
Employment rate	62.8 %	63.4 %	+1.0 %
Gross domestic product per employed person	94,604.50 €	80,338.00 €	-15.1 %
Assessment rates	**National Average**	**Idstein**	**Diff. to national average**
Business tax	395.9 %	420.0 %	+6.1 %
Tax on land and buildings	475.7 %	450.0 %	-5.4 %
Industry distribution	**National Average**	**Idstein**	**Diff. to national average**
Manufacturing (C)	13.2 %	5.8 %	-56.1 %
Construction (F)	5.7 %	4.1 %	-28.1 %
Trade (G)	13.6 %	20.0 %	+47.1 %
Transportation (H)	13.6 %	20.0 %	+47.1 %
Other (Ot)	53.9 %	50.1 %	-7.1 %

Industry distribution

4 Vacancy

Vacancy rate in %



Vacancy rate

Vacancy rate	2022	2023	2024	2025
County	0.50 %	2.50 %	4.50 %	6.75 %
Federal State	7.75 %	8.25 %	8.50 %	9.25 %
National	5.00 %	5.50 %	6.25 %	7.50 %

Market activity

Market activity	2022	2023	2024	2025
County	very low	very low	low	low

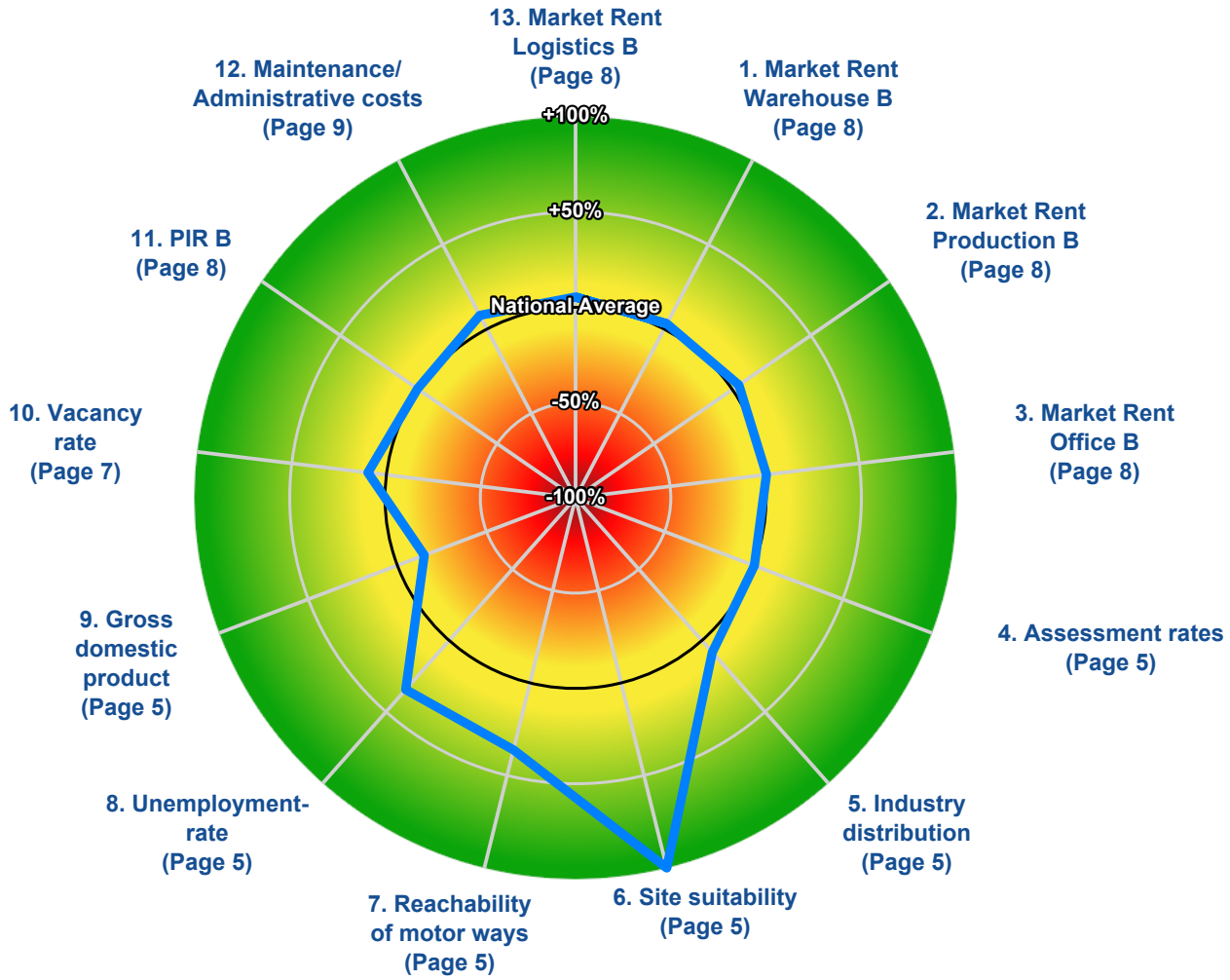
The vacancy rate and market activity shown describe the market situation for industrial and logistics space at the respective location at county, state and national level. The analysis is based on the publicly observable supply of space and the determined stock of industrial and logistics space.

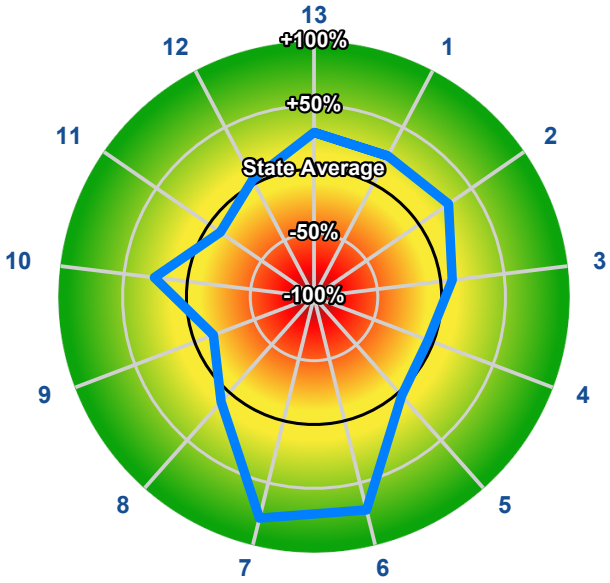
Market activity is classified on a mathematically determined five-level scale: very high (top 30 of the districts), high (rank 31–60 of the districts), medium (rank 61–160 of the districts), low (rank 161–260 of the districts) and very low (from rank 261 of the districts).

Comparison values for Germany are formed from the average of districts with the same site suitability.

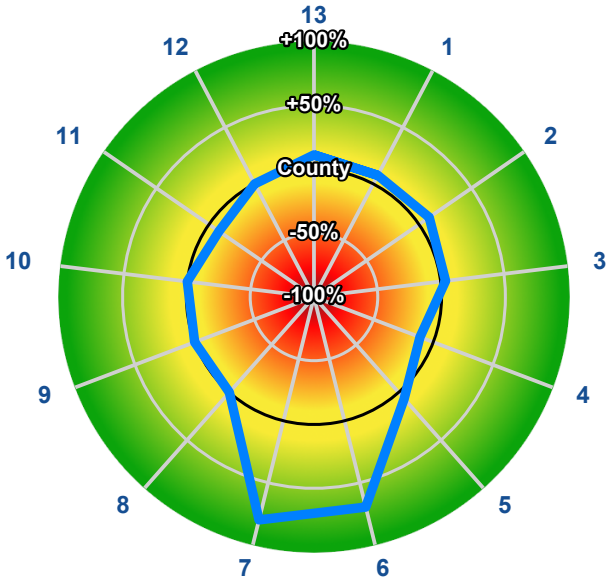
5 Site overview

Site versus national average





Site versus state average



Site versus county average

6 Median market rent (municipality)

Median market rents in Idstein (2025)

Equipment class	Rent[1]	Average[2]	Deviation[3]	Standard dev.[4]
Storage areas A	5.55 €	5.35 €	+3.7 %	±17.4 %
Storage areas B	4.85 €	4.70 €	+3.2 %	±17.8 %
Storage areas C	3.90 €	3.65 €	+6.8 %	±21.5 %
Logistics space A	6.65 €	6.20 €	+7.3 %	±16.4 %
Logistics space B	5.75 €	5.45 €	+5.5 %	±16.5 %
Logistics space C	4.55 €	4.35 €	+4.6 %	±20.5 %
Production areas A	5.35 €	5.05 €	+5.9 %	±17.6 %
Production areas B	4.65 €	4.45 €	+4.5 %	±19.4 %
Production areas C	3.75 €	3.50 €	+7.1 %	±22.4 %
Office spaces A	8.50 €	8.30 €	+2.4 %	±10.9 %
Office spaces B	7.05 €	7.00 €	+0.7 %	±11.7 %
Office spaces C	5.65 €	5.70 €	-0.9 %	±12.7 %

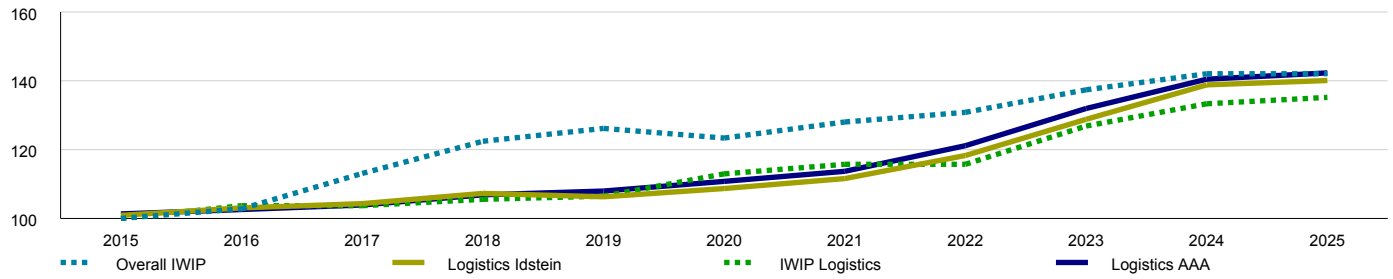
7 Property interest rate per quality class (municipality)

Average property rates in Idstein (2025)

Equipment class	Interest rate
Property interest rate A	5.6 %
Property interest rate B	6.6 %
Property interest rate C	7.8 %

8 Development

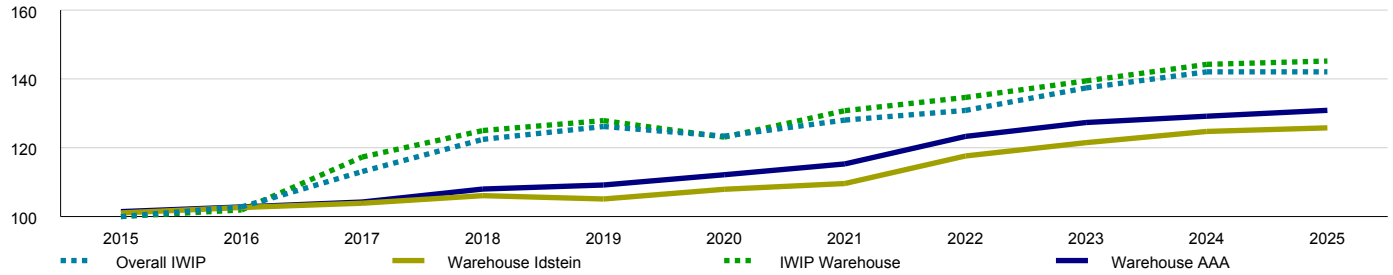
Market development Idstein - Logistics



Year	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Overall IWIP in %*	100	103	113	122	126	123	128	131	137	142	142
Logistics Idstein in %*	101	103	104	107	106	109	112	118	129	139	140
Logistics Idstein	4.06 €	4.15 €	4.20 €	4.32 €	4.28 €	4.38 €	4.49 €	4.76 €	5.19 €	5.59 €	5.64 €
Logistics IWIP in %*	100	104	104	106	106	113	116	116	127	133	135
Logistics AAA in %*	101	103	104	107	108	111	114	121	132	140	142
Logistics AAA	3.80 €	3.85 €	3.89 €	4.01 €	4.05 €	4.15 €	4.26 €	4.54 €	4.95 €	5.27 €	5.33 €

*base year = 2014

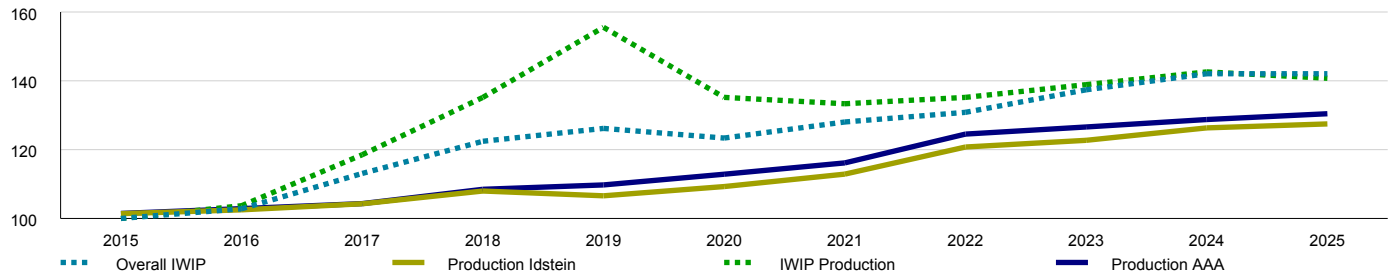
Market development Idstein - Warehouse



Year	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Overall IWIP in %*	100	103	113	122	126	123	128	131	137	142	142
Warehouse Idstein in %*	101	103	104	106	105	108	110	118	121	125	126
Warehouse Idstein	3.83 €	3.89 €	3.93 €	4.02 €	3.98 €	4.09 €	4.15 €	4.45 €	4.60 €	4.72 €	4.76 €
Warehouse IWIP in %*	100	102	117	125	128	123	131	135	139	144	145
Warehouse AAA in %*	101	103	104	108	109	112	115	123	127	129	131
Warehouse AAA	3.53 €	3.58 €	3.63 €	3.76 €	3.80 €	3.91 €	4.02 €	4.30 €	4.44 €	4.50 €	4.56 €

*base year = 2014

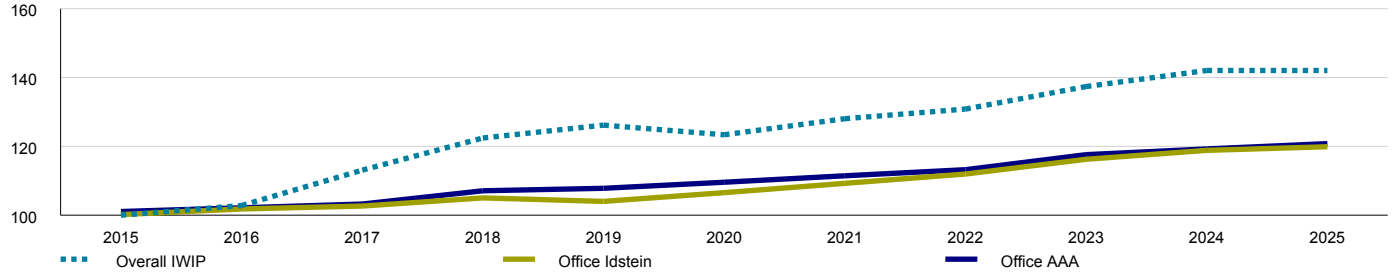
Market development Idstein - Production



Year	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Overall IWIP in %*	100	103	113	122	126	123	128	131	137	142	142
Production Idstein in %*	101	103	104	108	107	109	113	121	123	126	127
Production Idstein	3.65 €	3.69 €	3.75 €	3.88 €	3.83 €	3.93 €	4.06 €	4.34 €	4.41 €	4.54 €	4.58 €
Production IWIP in %*	100	104	119	135	156	135	133	135	139	143	141
Production AAA in %*	101	103	104	108	110	113	116	125	127	129	130
Production AAA	3.38 €	3.42 €	3.47 €	3.61 €	3.65 €	3.76 €	3.87 €	4.15 €	4.21 €	4.29 €	4.34 €

*base year = 2014

Market development Idstein - Office



Year	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Overall IWIP in %*	100	103	113	122	126	123	128	131	137	142	142
Office Idstein in %*	100	102	103	105	104	107	109	112	116	119	120
Office Idstein	5.92 €	6.02 €	6.07 €	6.21 €	6.15 €	6.30 €	6.46 €	6.62 €	6.87 €	7.02 €	7.09 €
Office AAA in %*	101	102	103	107	108	110	111	113	118	119	121
Office AAA	5.86 €	5.93 €	5.99 €	6.21 €	6.26 €	6.36 €	6.47 €	6.57 €	6.82 €	6.92 €	7.01 €

*base year = 2014

9 Maintenance costs (District)

Average maintenance costs in the district

Type of use	2025
Storage areas A	4.74 €/m²/Year
Storage areas B	3.78 €/m²/Year
Storage areas C	2.71 €/m²/Year
Logistics space A	4.74 €/m²/Year
Logistics space B	3.78 €/m²/Year
Logistics space C	2.72 €/m²/Year
Production areas A	6.48 €/m²/Year
Production areas B	4.47 €/m²/Year
Production areas C	3.67 €/m²/Year
Office spaces A	4.06 €/m²/Year
Office spaces B	2.47 €/m²/Year
Office spaces C	1.95 €/m²/Year

10 Administrative costs (District)

Average administrative costs in the district

Type of use	2025
Storage areas A	1.46 €/m²/Year
Storage areas B	1.33 €/m²/Year
Storage areas C	0.93 €/m²/Year
Logistics space A	1.46 €/m²/Year
Logistics space B	1.36 €/m²/Year
Logistics space C	0.96 €/m²/Year
Production areas A	1.87 €/m²/Year
Production areas B	1.82 €/m²/Year
Production areas C	1.62 €/m²/Year
Office spaces A	1.43 €/m²/Year
Office spaces B	1.02 €/m²/Year
Office spaces C	0.92 €/m²/Year

11 Sources

The Heatmap is developed in cooperation of IndustrialPort and Hochschule Fresenius.
Statistical data: Statisches Bundesamt, regional statistic authorities, modell of reachability of the BBSR
Market rents: Own Research
Property rates: Own Research
FM-Costs: WISAG Facility Management Holding GmbH & Co. KG, Frankfurt on the Main

Heatmap Europe: IndustrialPort, Date: 31. Dec 2025
Heatmap Germany: IndustrialPort in cooperation with Hochschule Fresenius, Date: 31. Dec 2025

12 Definitions

IndustrialScore (Site suitability analysis)

The ability for a location/Site suitability is a measure of the suitability of the municipality/city as location for the settlement/existence of industrial real estate. The ability for a location/ Site suitability was developed by IndustrialPort in conjunction with Hochschule Fresenius (Fresenius University of applied sciences).
For further information on the ability for a location/site suitability, please see website www.heatmap-magazin.de

Classification of Hall- and office areas

Warehouses are primarily used for the storage of goods. They often have a low ceiling height and have only a limited number of ground level gates or ramps.

	Equipment class A	Equipment class B	Equipment class C
Age of building	below 10 years	10 to 25 years	25 years and older
Hall height	8.5m or higher	6.0m until 6.8m	below 6.0m
Hall floor bearing capacity	minimum 5t/sqm	4.0t/sqm to 5t/sqm	below 4.0t/sqm
Gates	minimum 1 gate per 1,000sqm hall area	minimum 1 gate per 2,500sqm hall area	less than 1 gate per 2,500sqm hall area
Service area/switching area for trucks	broad	adequate	insufficient
Heating system	efficient	adequate	no heating system
Illumination through daylight	Daylight through light domes and window bands	Daylight through light domes or window bands	insufficient

Logistic halls combine storage and distribution functions. They have a higher hall height and depth and a higher number of ramp gates than conventional warehouses. Logistics halls are usually heated and equipped with a sprinkler system.

	Equipment class A	Equipment class B	Equipment class C
Age of building	below 10 years	10 to 25 years	25 years and older
Hall height	10.5m or higher	7.0m until 10.5m	below 7.0m
Hall floor bearing capacity	minimum 5t/sqm	4.0t/sqm to 5t/sqm	below 4.0t/sqm
Gates	minimum 1 ramp gate per 1,500sqm hall area plus ground level gates	minimum 1 ramp gate per 2,500sqm hall area	less than 1 ramp gate per 2,500sqm hall area
Service area/switching area for trucks	broad	adequate	insufficient
Heating system	efficient	adequate	no heating system
Illumination through daylight	Daylight through light domes and window bands	Daylight through light domes or window bands	insufficient

Production halls primarily serve the production of goods. They are mostly heated and have walk-in roller doors, daylight and partly crane systems.

	Equipment class A	Equipment class B	Equipment class C
Age of building	below 10 years	10 to 25 years	25 years and older
Hall height	6.5m or higher	5.5m to 6.5m	below 5.5m
Hall floor bearing capacity	minimum 5.0t/sqm	4.0t/sqm to 5.0t/sqm	below 4.0t/sqm
Gates	minimum 1 ground level gate per 1,500sqm hall area plus ramp gates	minimum 1 ground level gate per 3,000sqm hall area	less than 1 ground level gate per 3,000sqm hall area
Service area/switching area for trucks	broad	adequate	insufficient
Heating system	efficient	adequate	no heating system
Illumination through daylight	Daylight through light domes and window bands	Daylight through light domes or window bands	insufficient

The indicated rental prices of **office spaces** refer exclusively to office space in commercial and / or industrial areas, which are located directly in or on an indoor area. If you are looking for rental prices for an office space **NOT** attached to industrial properties, we would like to refer you to the OfficeBundle.

	Equipment class A	Equipment class B	Equipment class C
Age of building	below 10 years	10 to 25 years	25 years and older
Ceiling height	3.0m or higher	2.5m to 3.0m	below 2.5m
Sun protection	External blinds, electrically operated	External blinds, manually operated	No sun protection
Cabling	False floor	Raised floor	Window sill duct
Cooling	Air conditioning	Cooling ceiling	No cooling
Security technology	Access control, additional video control	Access control	No security technology

Median

The median is an average for distributions in statistics. The median of a number of values is the number that is in the mid position when sorting the values by size. Generally, a median divides a sample, a number of values, or a split into two halves, such that the values in one half are smaller than the median, and larger in the other.

The median belongs to the group of quantiles and can also be considered as a 0.5-quantile. Compared to the arithmetic mean, often called average, the median is more robust against outliers (extremely differing values).

Market rent

The indicated market rent are the medians of the asking rents on the basis of the focused community. For this purpose, all offers in all major real estate portals were evaluated and then clustered according to main types of use and facility/equipment classes. Besides comparable object types and location, comparable soil values are also used. The median results from at least five comparable buildings.

The rents are shown seperately according to the equipment classes modern (A), functional (B) and simple (C) as well as the main utilisation types logisitcs, warehouse (storage) and production, amounting to Euro per each square meter (€/sqm) for the gross floor area (BGF).

The rents refer to the following average sizes: warehouse 1,900 m², logistics 9,200 m², production 2,200 m² with an appropriate share of associated office space.

To avoid the problem of "outliers" in the data groups, no median were deliberately chosen.

The indicated rental prices for office spaces refer exclusively to office space in commercial and / or industrial areas, which are located directly in or on an indoor area.

[1]Average rents for the chosen equipment class in Idstein (RGS 064390008008) in 2025

[2]Average rent of chosen equipment class of all cities and municipalities in Germany in 2025 with a comparable site suitability rating as Idstein (see section: IndustrialScore)

[3]Deviation of rent[1] in 2025 to the national average[2] of all comparable locations in 2025

[4]Standard deviation of rent[1] in 2025 to the national average[2] of all comparable locations in 2025

Property interest rate

Property rate §21 para. 2 of the ImmoWertV (Ordinance on the Valuation of Property).

"Property interest rates are capitalization interest rates with which the market values of properties are typically interest-bearing on average, depending on the type of property. Property interest rates are determined according to the principles of the income approach as per §§ 27 to 34, based on suitable purchase prices and the corresponding net incomes."

They are to be derived on the basis of suitable purchase prices and their corresponding net income for similarly constructed and used land, taking into account the remaining useful life of the buildings in accordance with the principles of the capitalized earnings method (§§ 17 to 20).

The real estate yield is calculated using a converted earnings formula (income value method) analogous to ImmoWertV. The determination here is carried out iteratively. The calculation is based on a rent default risk of 5 % and a total useful life of 50 years (Kleiber - Verkehrswertermittlung von Grundstücken).

The stated real estate yield is at community level. The classification A, B and C refers to an industrial property with:

- A: Building age under 10 years
- B: Building ages between 10 and 25 years
- C: Building age older than 25 years

In case of mature industrial plants, the building age per building part or the fictitious mean building age of the entire plant must be used.

Administrative costs

Administrative costs are, according to §19 ImmoWertV, costs for the manpower and facilities necessary for the administration of the property as well as the legal or voluntary examination of the annual financial statement and supervision.

Maintenance costs

Maintenance costs are costs incurred to keep the building in its intended and contractual condition. In this case, the costs of the commercial tenancy agreement can in principle be assigned to the tenant, the landlord or even partially to both contracting parties.

Standard deviation

The standard deviation is defined as the square root of variance. It indicates the range of typical values in a population (ca. 68% for normal distributions) when added to/subtracted from the median. In order to give normalized information, it is expressed as a percentage of the respective average for each indicator. The farther outside the boundaries of one standard deviation a value is, the less common it is within the population.

Vacancy

The vacancy rate and market activity shown describe the market situation for industrial and logistics space at the respective location at county, state and national level. The analysis is based on the publicly observable supply of space and the determined stock of industrial and logistics space.

Market activity is classified on a mathematically determined five-level scale: very high (top 30 of the districts), high (rank 31–60 of the districts), medium (rank 61–160 of the districts), low (rank 161–260 of the districts) and very low (from rank 261 of the districts).

Comparison values for Germany are formed from the average of districts with the same site suitability.

A vacancy rate close to zero is not necessarily a positive sign. A functioning and liquid market needs available space so that relocations, new settlements and moves within the market can take place at all.

The vacancy rate should therefore always be interpreted together with market activity. Low vacancy combined with high market activity indicates an absorptive and liquid market with strong demand for space. Low vacancy combined with low market activity should be assessed more cautiously: in that case the low vacancy rate may also result from a limited supply of space or from few spaces being available for marketing or vacancy at all.

13 Contact and Imprint

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