

Johannesburg Industrial Market Overview

H1 2026

South Africa's deepest industrial market is splitting in two. Modern logistics parks in Midrand, Linbro and around OR Tambo are tight and repricing, while older stock in the south and on the West Rand competes on price.



Johannesburg is splitting in two: modern logistics parks are repricing while older stock competes on price

▲ **R69.01**

Prime rental, 500m² (R/m²/month)
+7.7% y/y · Q2 2026 +9.5%

▲ **89 of 101**

Nodes with rental growth
Median node +4.7% y/y

▼ **2.00**

Vacancy index (lower = tighter)
Improved in 50 of 95 nodes

► **R98 / R34**

Highest vs lowest node rent
Kramerville vs Fulcrum (R/m²)

▲ **R1,212**

Stand value, 1,000m² (R/m²)
+6.9% y/y · 1.4 years of rent

► **9.4%**

Prime industrial leaseback cap rate
Cape Town 8.6% · East Rand 9.5%

- Prime 500 m² rentals averaged **R69.01/m² in H1 2026 (+7.7% y/y)** and accelerated to **+9.5% in Q2**. Johannesburg is still 17% cheaper than Cape Town, and the East Rand (R66.73) trades only 3% below it.
- The average flatters the typical node. The **median node grew 4.7%**, roughly in line with inflation. Growth is concentrated in premium parks (Kramerville +16%) and in cheap southern nodes catching up (Robertsham +19%, Selby +11%).
- Unlike Cape Town, **vacancy still drives rents** here: tighter nodes grew faster. Vacancy improved in more nodes than it worsened, led by Ekurhuleni North and the CBD fringe. The **West Rand** is the exception, where vacancy rose sharply and rents fell.
- The market is **three-tiered**: 12 nodes let above R80/m² (Midrand, Linbro–Longlake, Edenvale and Germiston estates), while 32 let below R50/m² in the CBD fringe, the south, Wynberg and the West Rand.
- Land is cheap relative to rent: **1.2–1.7 years of rent** in most sub-markets, against 2–3 years in Cape Town. Pre-let development stacks up; speculative development does not yet.

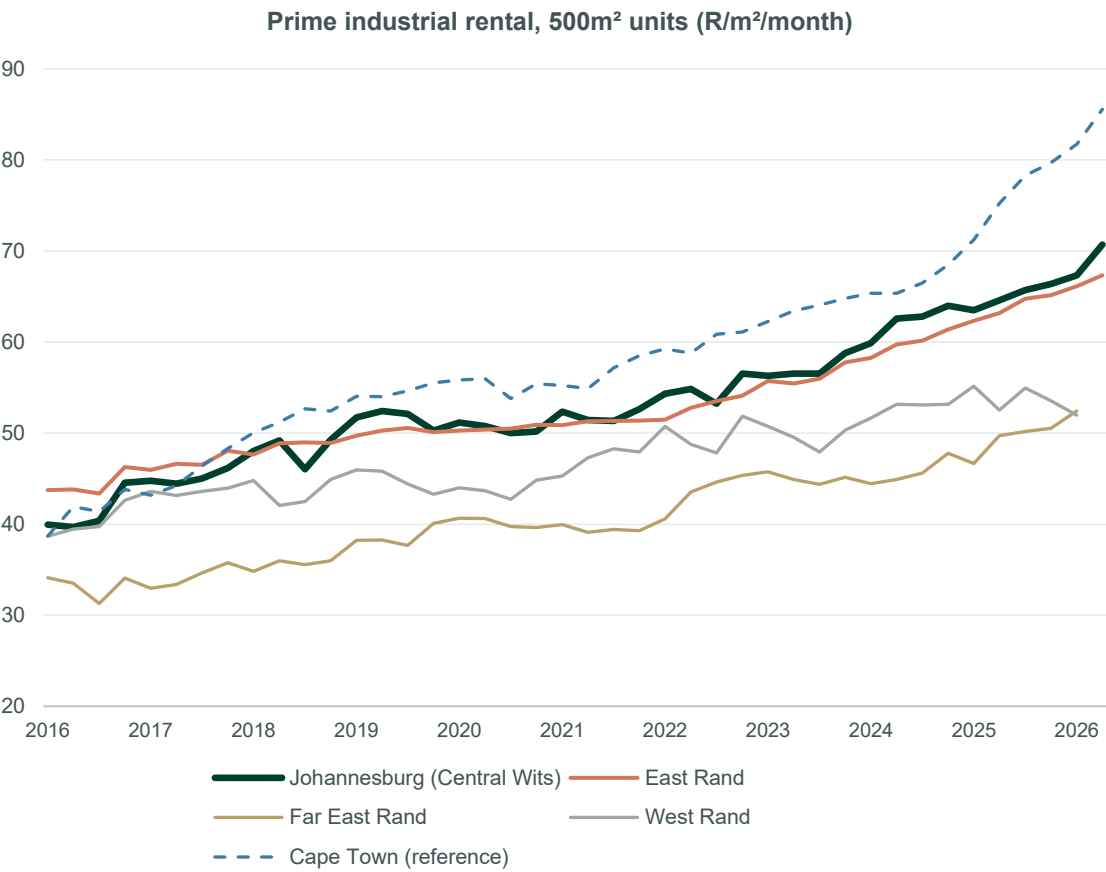
CBRE EXCELLERATE VIEW · SUB-MARKETS

Linbro–Longlake–Eastgate	▲ Highest rents; still repricing
Midrand & N1 North	▲ Premium parks; steady growth
Ekurhuleni North & Airport	▲ Logistics core; vacancy improving
CBD Fringe & South	▲ Value catch-up; Selby full
West Rand	▼ Rents falling; vacancy rising

We expect rental growth of **6–8%** over the next year, led by modern logistics space. Occupiers of older stock retain **negotiating power**, and renewals of leases signed before 2024 will still reset lower.

H1 = average of Rode quarters 2026:1 and 2026:2. Johannesburg = Rode Central Witwatersrand; the report also covers the East Rand, Far East Rand and West Rand (Tshwane is covered separately). Source: Rode & Associates, Rode Report 2026:2 (industrial: rentals, vacancy and land indices, stand values, escalations, operating costs); Rode node-level panel data via the CBX industrial property database; SAPOA Industrial Property Trends 2025FY; CBRE Excellerate Research. Node figures are averages of the Rode panel quarters available in each half-year; small panels can exaggerate node-level moves. Sub-markets are CBRE Excellerate groupings of Rode nodes (see methodology).

South Africa’s deepest industrial market is accelerating, but from a lower base than Cape Town

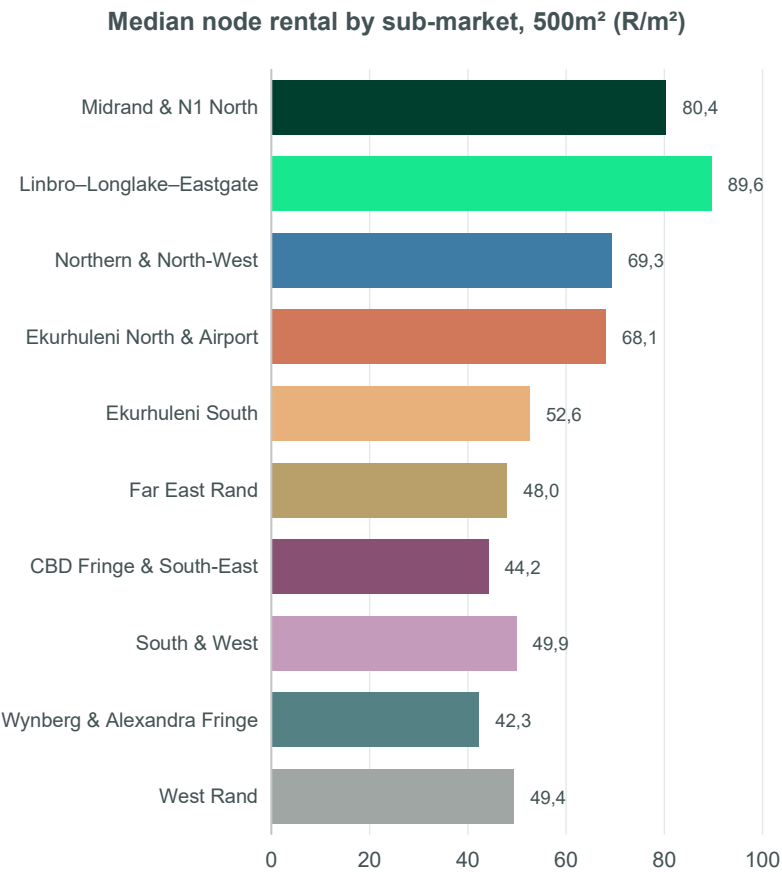


- Johannesburg rents grew **5.3% a year over the past decade**, roughly in line with inflation. The acceleration to **+9.5% in Q2 2026** is the strongest since 2024 and well ahead of inflation.
- Gauteng is the **largest industrial investment market** in the country, with three times the Western Cape’s weight in the national index. Depth and liquidity, not growth, are its advantage.
- Real rents remain below historical peaks, so new development needs a pre-let. New-build rentals of **R118–120/m²** are 73–78% above the R66–69 market mean, a premium only occupiers with specific requirements will pay.

Rode region, H1 2026	Rent 500m²	y/y	2-yr	Vacancy idx	Land idx	Stand 1,000m²
Johannesburg (Central Wits)	R69.01	+7.7%	+13%	2.00	1.42	R1,212
East Rand (Ekurhuleni)	R66.73	+6.3%	+13%	2.15	1.53	R1,033
Far East Rand	R52.43	+8.8%	+17%	2.70	1.78	R770
West Rand	R51.95	-3.5%	-1%	2.65	2.39	R1,007

H1 = average of Rode quarters 2026:1 and 2026:2. Source: Rode & Associates, Rode Report 2026:2 (industrial: rentals, vacancy and land indices, stand values, escalations, operating costs); Rode Report 2026:2 (pioneer rentals, capitalisation rates); SAPOA Industrial Property Trends 2025FY (index weights); CBRE Excellerate Research.

Linbro–Longlake and Midrand command the top rents; the South and CBD fringe are catching up fastest

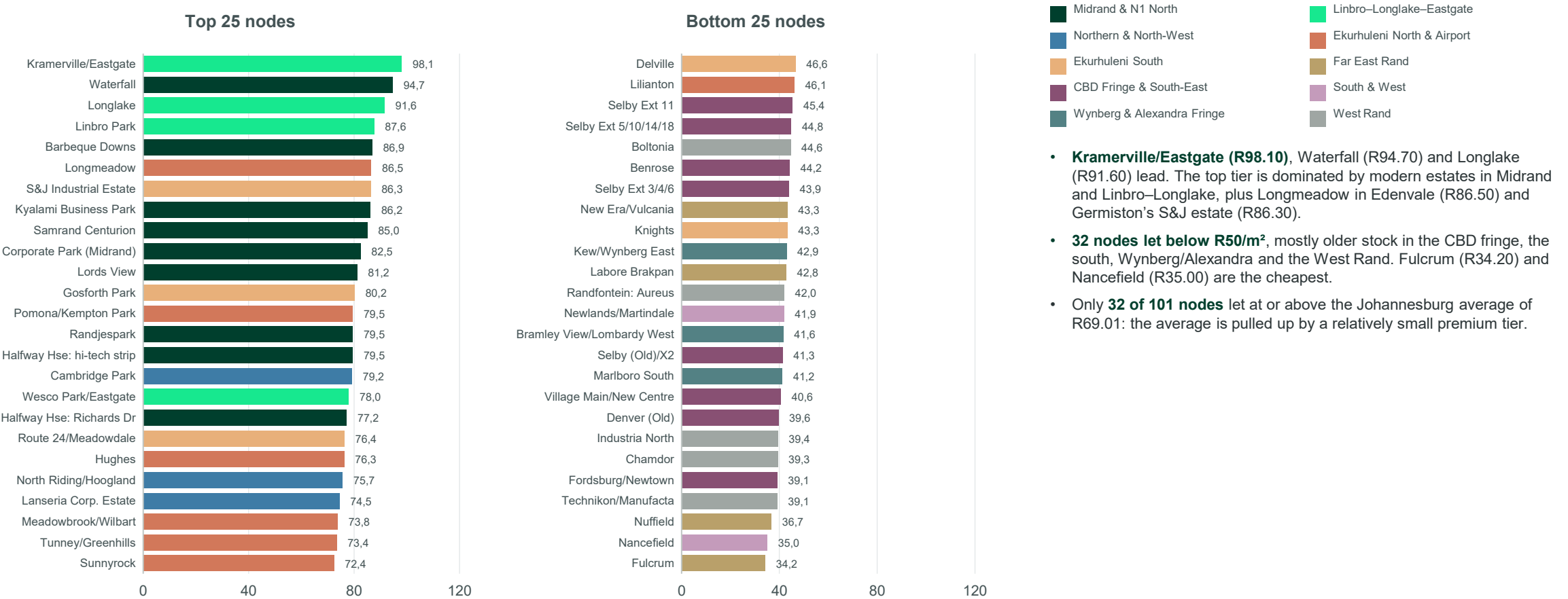


Sub-market	Nodes	Rent 500m²	y/y	Vacancy idx (H1 25 → 26)	Land 1,000m²	Land idx
Midrand & N1 North	12	R80.4	+4.9%	1.75 → 1.88	R1,334	1.57
Linbro–Longlake–Eastgate	4	R89.6	+5.1%	1.75 → 1.70	R1,707	1.37
Northern & North-West	8	R69.3	+4.4%	2.41 → 2.19	R1,112	1.33
Ekurhuleni North & Airport	20	R68.1	+5.8%	2.20 → 2.00	R1,083	1.31
Ekurhuleni South	12	R52.6	+5.1%	2.18 → 2.19	R786	1.74
Far East Rand	8	R48.0	+3.1%	2.69 → 2.46	R644	1.80
CBD Fringe & South-East	12	R44.2	+5.4%	2.05 → 1.72	R843	1.54
South & West	11	R49.9	+7.0%	1.75 → 1.71	R1,188	1.56
Wynberg & Alexandra Fringe	4	R42.3	+1.8%	2.23 → 2.25	R475	1.12
West Rand	12	R49.4	-0.4%	2.06 → 2.93	R1,000	2.04

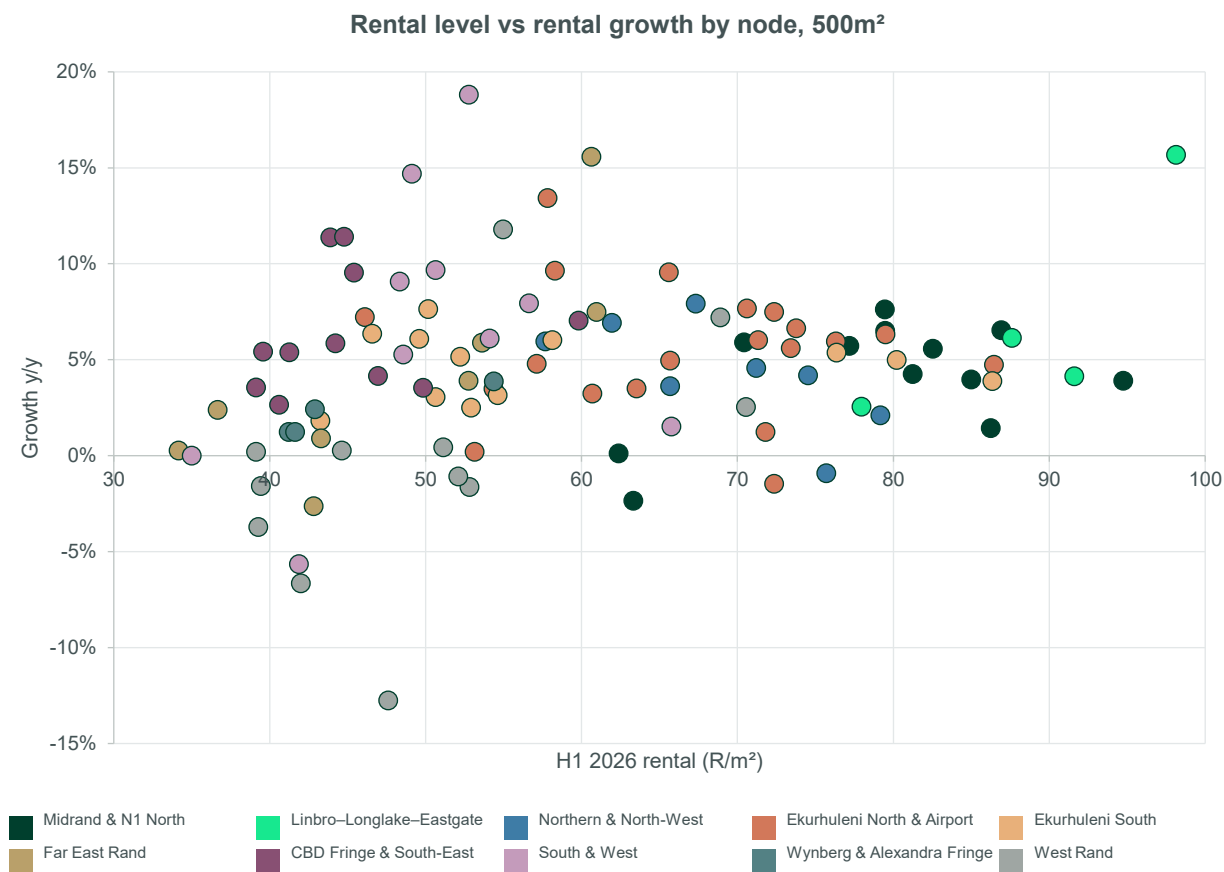
- **Linbro–Longlake–Eastgate** (median R89.60) and **Midrand & N1 North** (R80.40) are the premium tier, with the tightest land and the newest stock. Ekurhuleni North & Airport (R68.10) is the volume logistics market.
- **CBD Fringe & South-East** and **South & West** let below R50/m² but grew 5–7% at the median, and their vacancy is among the lowest in the metro (index 1.7). Value occupiers are absorbing older stock close to the CBD and the M1/M2.
- **West Rand** is the only sub-market going backwards: rents fell slightly and the vacancy index jumped from 2.06 to 2.93.

H1 = average of Rode quarters 2026:1 and 2026:2. Median of node values per sub-market (vacancy and land: mean). Rentals = 500m² prime gross; stand values = 1,000m², latest four quarters. Source: Rode & Associates via CBX industrial property database. Node figures are averages of the Rode panel quarters available in each half-year; small panels can exaggerate node-level moves. Sub-markets are CBRE Excellerate groupings of Rode nodes (see methodology).

A R64/m² spread separates the best and weakest nodes; only 12 of 101 let above R80/m²



Growth is real at the top and at the bottom; the middle of the market is flat in real terms



Fastest growth	R/m ²	y/y
Robertsham	52.8	+18.8%
Kramerville/Eastgate	98.1	+15.7%
Morehill Ext 8 Benoni	60.6	+15.6%
Devland	49.1	+14.7%
Henville	57.8	+13.4%
Factoria	55.0	+11.8%
Selby Ext 5/10/14/18	44.8	+11.4%
Selby Ext 3/4/6	43.9	+11.4%

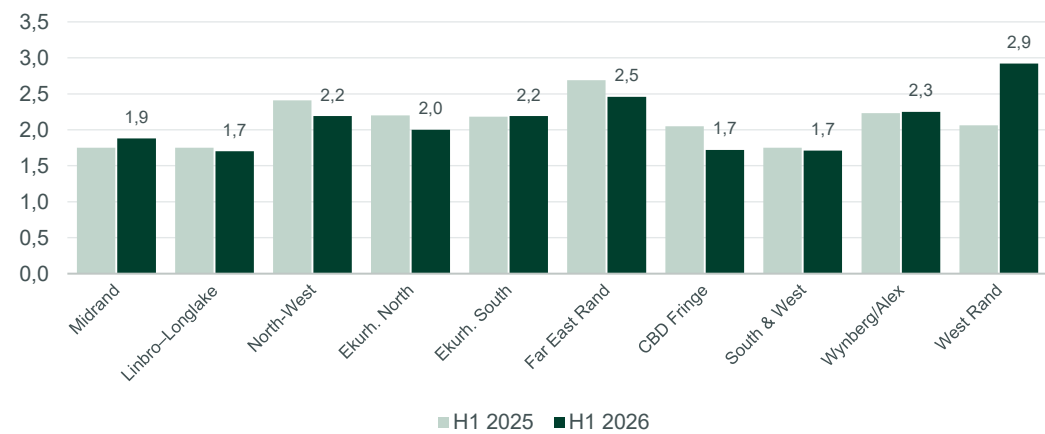
- **89 of 101 nodes** grew, but the median node rose only **4.7%**, about the rate of inflation.
- Growth comes from two ends: **premium parks** (Kramerville +16%, Halfway House hi-tech strip +8%) and **cheap southern nodes catching up** (Robertsham +19%, Devland +15%, Selby +11%).
- The weakest nodes are on the **West Rand** (Krugersdorp -13%, Randfontein -7%, Chamdor -4%), plus a handful of older pockets (Newlands/Martindale, Labore Brakpan, Commercía).

Weakest	R/m ²	y/y
Krugersdorp: Delporton	47.6	-12.8%
Randfontein: Aureus	42.0	-6.7%
Newlands/Martindale	41.9	-5.7%
Chamdor	39.3	-3.7%
Labore Brakpan	42.8	-2.6%
Commercía	63.3	-2.4%

H1 = average of Rode quarters 2026:1 and 2026:2. Rental growth = H1 2026 vs H1 2025, 500m² units. Source: Rode & Associates via CBX industrial property database. Node figures are averages of the Rode panel quarters available in each half-year; small panels can exaggerate node-level moves. Sub-markets are CBRE Excellerate groupings of Rode nodes (see methodology).

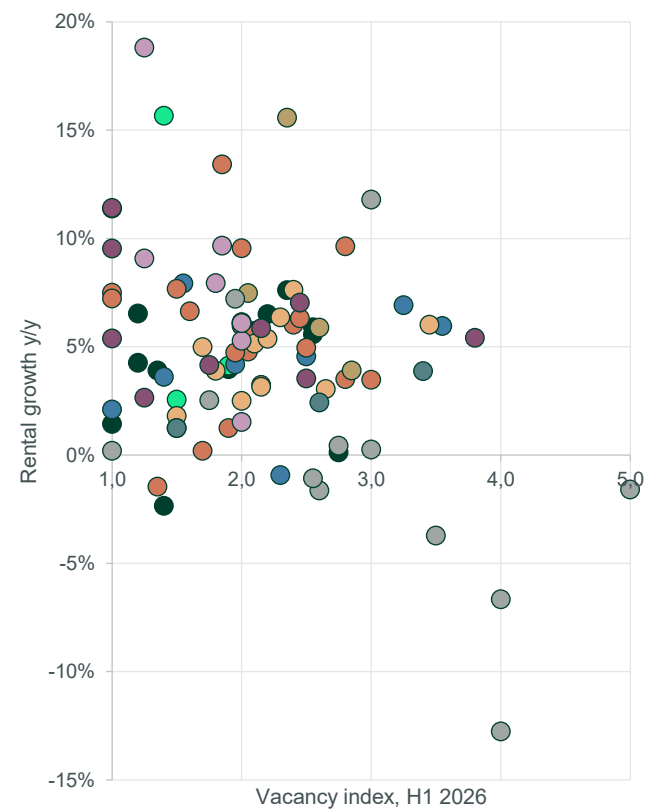
Vacancy is improving in most sub-markets and, unlike in Cape Town, still decides where rents grow

Average vacancy index by sub-market (lower = tighter)



Tightest nodes		Index	Δ y/y	Softest nodes		Index	Δ y/y
Kyalami Business Park		1.00	-0.10	Industria North		5.00	+4.00
Cambridge Park		1.00	-0.15	Randfontein: Aureus		4.00	+1.00
Aeroport/Spartan Ext 2		1.00	-0.90	Krugersdorp: Delporton		4.00	+1.00
Selby Ext 12-24/City West		1.00	-0.79	Denver (Old)		3.80	-0.03
Selby Ext 5/10/14/18		1.00	-0.67	Kya Sand East		3.55	+0.01

Vacancy index vs rental growth, by node



- **50 of 95 nodes** have a vacancy index at or below 2.0. The index improved in **50** and worsened in 40.
- The scatter shows that **tighter nodes grew faster**. Rents here still respond to space availability, not just land scarcity as in Cape Town.
- The CBD fringe tightened most (all five Selby nodes are effectively full), followed by the Far East Rand, the North-West and Ekurhuleni North. The **West Rand softened sharply** (Industria North 5.0, Krugersdorp 4.0).



H1 = average of Rode quarters 2026:1 and 2026:2. Rode vacancy index (1-9 panel scale; lower = tighter; below 3 indicates vacancy of roughly 0-5%). Change = H1 2026 vs H1 2025. Source: Rode & Associates via CBX industrial property database. Node figures are averages of the Rode panel quarters available in each half-year; small panels can exaggerate node-level moves. Sub-markets are CBRE Excellerate groupings of Rode nodes (see methodology).

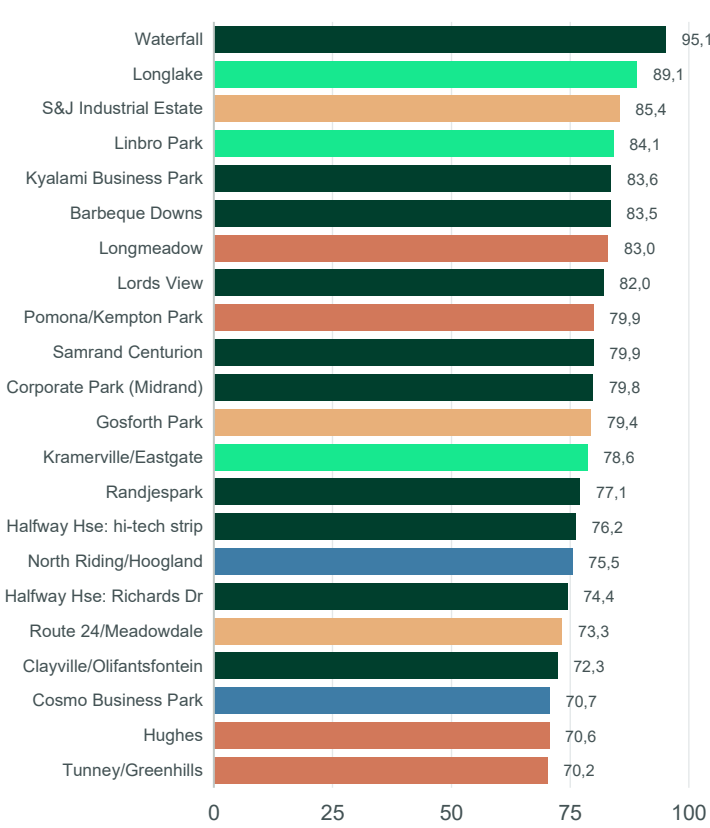
Gauteng is South Africa’s big-box market: 10,000 m² rents are published in almost every node

Johannesburg rental by unit size (R/m²/month)



Unit size	H1 2025	H1 2026	y/y
250m²	R65.26	R70.92	+8.7%
500m²	R64.04	R69.01	+7.7%
1,000m²	R62.88	R67.50	+7.3%
2,500m²	R61.81	R66.23	+7.2%
5,000m²	R60.48	R65.20	+7.8%
10,000m²	R59.42	R63.65	+7.1%

10,000m² rental, top 22 nodes, H1 2026 (R/m²)

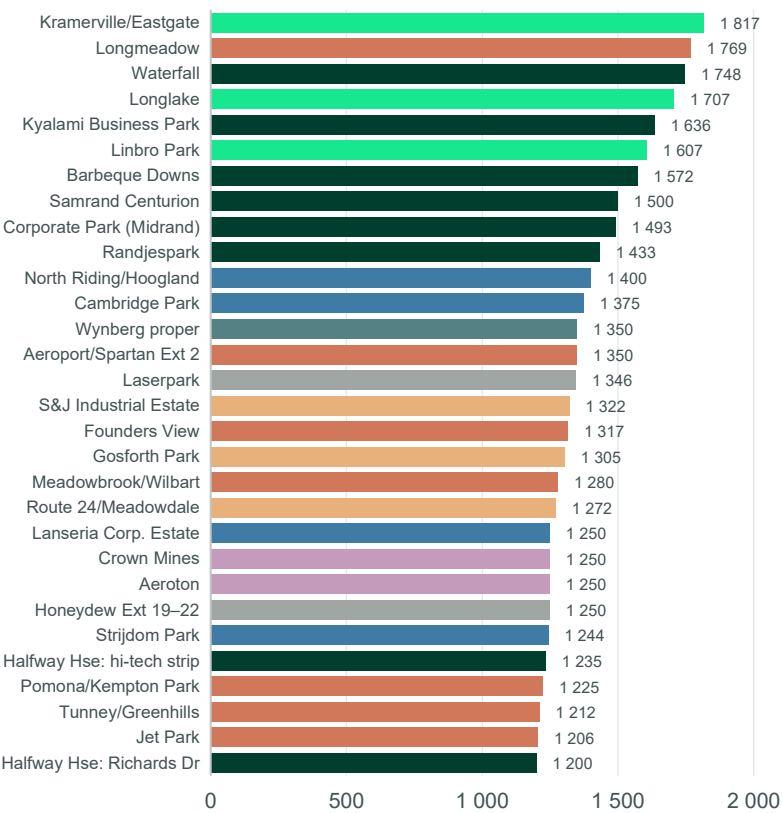


- **97 of 103 nodes** report 10,000 m² rentals, against five in Cape Town. That depth of large-box stock is Gauteng’s structural advantage for national distribution.
- Every unit size grew **7.1–8.7%**, and the size discount is only 10% from 250 m² to 10,000 m². Distribution centres are now the largest segment of the national industrial investment index, and Gauteng is where most of them are.
- **Waterfall (R95.10)** and Longlake (R89.10) command big-box rents above Cape Town’s best large units. Ekurhuleni’s airport nodes (Jet Park, Spartan, Hughes) let 10,000 m² at R68–71, a 25–30% discount to Waterfall despite their proximity to OR Tambo.

H1 = average of Rode quarters 2026:1 and 2026:2. Source: Rode & Associates (Central Witwatersrand averages and node panel data); SAPOA Industrial Property Trends 2025FY (index segments). Node figures are averages of the Rode panel quarters available in each half-year; small panels can exaggerate node-level moves. Sub-markets are CBRE Excellerate groupings of Rode nodes (see methodology).

Land is plentiful and cheap relative to rent: the development constraint is viability, not sites

Serviced stand value, top 30 nodes, 1,000m² (R/m²)



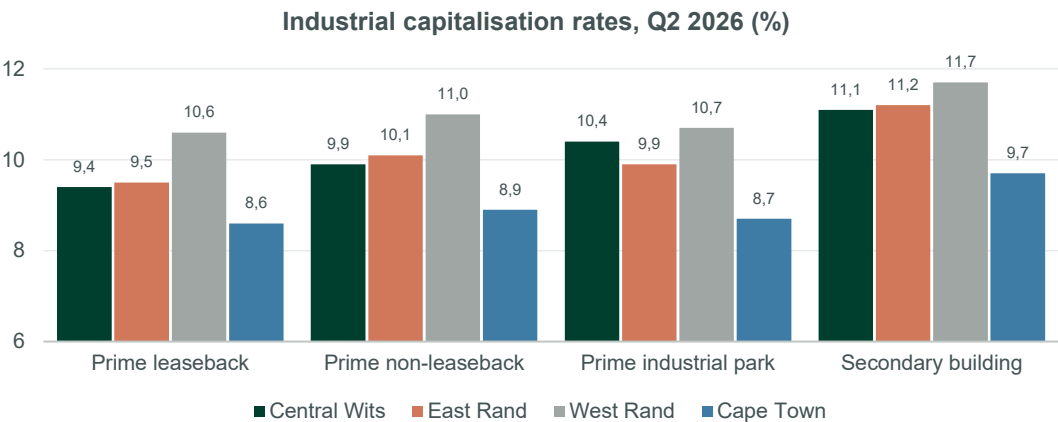
Most land available	Land idx	Stand R/m²
Stormill	4.50	R1,200
Randfontein: Aureus	4.00	R650
Pomona/Kempton Park	3.71	R1,225
Cleveland/Heriotdale	3.38	R843
Knights	3.33	R750
Apex	3.17	R921

Sub-market	Land idx	Land-to-rent
Midrand & N1 North	1.57	1.5 yrs
Linbro–Longlake–Eastgate	1.37	1.6 yrs
Northern & North-West	1.33	1.4 yrs
Ekurhuleni North & Airport	1.31	1.4 yrs
Ekurhuleni South	1.74	1.3 yrs
Far East Rand	1.80	1.2 yrs
CBD Fringe & South-East	1.54	1.6 yrs
South & West	1.56	1.8 yrs
Wynberg & Alexandra Fringe	1.12	1.0 yrs
West Rand	2.04	1.6 yrs

- Serviced land remains available: 43 of 96 nodes are near capacity, but sites are still on offer in Lords View, Samrand, Pomona/Kempton Park, Clayville, Stormill and Cleveland.
- Land is **cheap relative to income**. In most sub-markets a square metre of land costs **1.2–1.7 years of rent**, against 2–3 years in Cape Town. Premium land tops out at **R1,800/m²** (Kramerville, Longmeadow, Waterfall), below the average for Cape Town’s established nodes.
- The constraint is therefore **rental viability**, not land. With new-build rentals 70–80% above market, development proceeds only with a pre-let. That protects existing landlords from speculative supply.
- Ekurhuleni land values were flat over the year (+0.5%), while Johannesburg values rose 6.9%.

Stand values = Rode market values for serviced 1,000m² stands, R/m² excl VAT, average of the latest four quarters (2025:3–2026:2); top 30 nodes shown. Land availability = Rode stand vacancy index (lower = scarcer). Land-to-rent = stand value + annual 1,000m² rental (CBRE Excellerate analysis). Source: Rode & Associates via CBX industrial property database. Node figures are averages of the Rode panel quarters available in each half-year; small panels can exaggerate node-level moves. Sub-markets are CBRE Excellerate groupings of Rode nodes (see methodology).

Investors value depth and liquidity; renewals still favour occupiers outside the premium parks



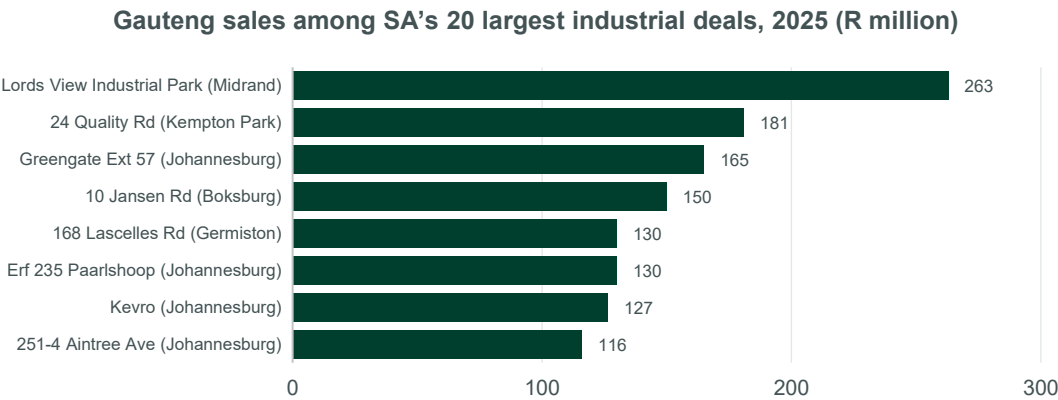
- Johannesburg prime leasebacks trade at **9.4%**, 80 bps above Cape Town; secondary buildings at 11.1%. Investors price lower rental growth, not higher risk: the market is the deepest and most liquid in the country.
- Escalations of **7.34%** still run ahead of the long-run rental trend. Leases signed in 2021 renew about **7% lower** and 2024 vintages about **2% lower**. Renewals favour occupiers everywhere except the premium parks.
- Landlord costs rose **5%** to R13.75/m² (stand-alone), and costs passed on to tenants rose about 15% nationally. Total occupancy cost is now the main negotiating lever.
- Gauteng recorded **eight of 2025's 20 largest industrial sales (R1.26bn)**, led by Lords View Industrial Park (R263m), the third-largest nationally. Ekurhuleni (Kempton Park, Boksburg, Germiston) accounted for three.

7.34%
Market escalation, H1 2026, ahead of the long-run rental trend

-2%
Reversion on a lease signed in H1 2024, renewing in H1 2026

8 of 20
Gauteng share of SA's largest industrial sales, 2025 (R1.26bn)

6.7%
Gauteng share of national index capital value: three times the Western Cape



Source: Rode Report 2026:2 (capitalisation rates, escalations, operating expenses); SAPOA Industrial Property Trends 2025FY (largest sales, operating costs). Reversion: CBRE Excellerate analysis (lease signed at the H1 market rent, escalated at 7.34%).

Sub-market outlook: where we expect rents to keep outperforming, and where occupiers have leverage

Sub-market	Rents	Vacancy	Our view	Key nodes
Linbro–Longlake–Eastgate	▲	▶	Johannesburg's premium logistics address. Big-box rents near R90; new stock keeps lifting the top end.	Kramerville, Longlake, Linbro Park
Midrand & N1 North	▲	▶	Deep, modern and still growing; some softening in older Midrand parks as new supply competes.	Waterfall, Lords View, Kyalami, Barbeque Downs
Ekurhuleni North & Airport	▲	▼	The volume logistics core around OR Tambo; vacancy improving and rents growing above the metro median.	Jet Park, Spartan, Isando, Longmeadow
Northern & North-West	▶	▼	Mixed: Cambridge Park and Strijdom Park are tight; Kya Sand remains soft.	Cambridge Park, Lanseria, Kya Sand
Ekurhuleni South	▶	▶	Germiston–Alberton manufacturing belt; S&J and Gosforth Park outperform older stock.	S&J, Gosforth Park, Alrode, Wadeville
CBD Fringe, South & West	▲	▼	Value catch-up: older stock near the CBD and the M1/M2 is filling; Selby is effectively full.	Selby, City Deep, Booyens, Robertsham
Far East Rand	▶	▶	Cheapest land and rents; growth confined to a few nodes (Morehill, Apex).	Boksburg, Benoni South, Apex
West Rand	▼	▲	Rising vacancy and falling rents in older nodes; Honeydew and Laserpark are the exceptions.	Honeydew, Laserpark, Krugersdorp

CBRE Excellerate Research views based on Rode data to 2026:2. Arrows refer to the next 12 months. Sub-markets are CBRE Excellerate groupings of Rode nodes.

Outlook: modern logistics space will keep repricing; older stock will stay an occupier’s market

OCCUPIERS

- Older stock is a **tenant’s market**: renewals of pre-2024 leases reset 2–7% lower. Use lease events to reset rent and cap escalations at 6.5–7%.
- For modern space, act early in Linbro–Longlake, Midrand and the airport nodes, where vacancy indices are around 2.0 or lower and rents are rising 5–16%.
- Large requirements have choice: 10,000 m² space lets from R68 (airport) to R95 (Waterfall).

LANDLORDS & DEVELOPERS

- Land is not the constraint; viability is. Build only with a pre-let at rentals of R118–120/m².
- Refurbish rather than wait in the CBD fringe and the south: value occupiers are absorbing well-located older stock.
- On the West Rand, protect occupancy: rising vacancy means retention beats rental growth.

INVESTORS

- Johannesburg offers depth, liquidity and a **80 bps yield premium** over Cape Town, with rental growth now accelerating.
- Favour modern logistics in Linbro–Longlake, Midrand and the OR Tambo corridor; with a 6–17% spread in national industrial returns, node selection matters more than timing.
- Price secondary stock on yield (11%+), not growth, and avoid the softening West Rand nodes.

CBRE EXCELLERATE FORECAST INDICATORS

Indicator	H1 2026	H2 2026F	2027F
Prime rental, 500m² (R/m²)	R69.01	R71–72	R74–75
Rental growth y/y	+7.7%	+7–9%	+5–7%
Median node rental growth	+4.7%	+4–6%	+4–6%
Vacancy index	2.00	1.9–2.2	1.9–2.2
Land availability index	1.42	1.3–1.5	1.3–1.6
Stand value, 1,000m² (R/m²)	R1,212	R1,230–1,260	R1,280–1,320
Market escalation	7.34%	7.2–7.4%	7.0–7.5%

KEY RISKS TO THE VIEW

- Weak Gauteng business confidence delaying expansion decisions, especially in manufacturing-heavy Ekurhuleni South and the West Rand.
- Further interest rate hikes after September’s increase, widening the yield gap to Cape Town.
- Municipal service failures (power, water, roads) raising costs and vacancy in older nodes.
- Upside: e-commerce fulfilment and third-party logistics absorbing modern big-box space faster than the pre-let pipeline can deliver.

Forecasts are CBRE Excellerate Research views. F = forecast. Source: Rode & Associates; SAPOA Industrial Property Trends 2025FY (return dispersion).

Methodology, definitions and sub-market groupings

DATA SOURCES & DEFINITIONS

Rode & Associates: node-level panel data (prime rentals by unit size, vacancy index, stand values, stand vacancy index) via the 2026 South Africa Industrial Property Database (CBX), quarterly to 2026:2; Rode Report 2026:2.

SAPOA Industrial Property Trends Report 2025FY: largest sales, index weights and segments, operating costs; headline figures only.

H1 2026 = average of available Rode quarters 2026:1–2026:2 per node, vs H1 2025. **Johannesburg** headline = Rode Central Witwatersrand average.

Vacancy index: Rode 1–9 panel scale (lower = tighter). **Stand values:** latest four quarters. **Land-to-rent** = stand value ÷ annual 1,000 m² rental.

SUB-MARKETS (1)

Midrand & N1 North: Waterfall, Lords View, Samrand, Corporate Park, Randjespark, Halfway House (2), Kyalami BP, Barbeque Downs, Clayville/Olifantsfontein, Chloorkop, Commercra.

Linbro–Longlake–Eastgate: Kramerville/Eastgate, Wesco Park/Eastgate, Linbro Park, Longlake. **Wynberg & Alexandra Fringe:** Wynberg, Kew, Marlboro South, Bramley View.

Northern & North-West: Cambridge Park, Strijdom Park, Kya Sand (2), Lanseria, Cosmo BP, Mostyn Park, North Riding. **CBD Fringe & South-East:** City Deep, Denver (2), Cleveland, Benrose, Village Main, Fordsburg, Selby (5).

South & West: Crown Mines, Industria, Amalgam, Newlands/Martindale, Booyens, Robertsham, Reuven, Aeroton, Devland, Nancefield, Steeleedale.

SUB-MARKETS (2)

Ekurhuleni North & Airport: Isando (2), Jet Park, Spartan (3), Sebenza, Eastleigh, Rustivia, Pomona/Kempton Park, Hughes, Bartletts, Founders View, Longmeadow, Elandsfontein, Tunney, Sunnyrock, Lilianton, Meadowbrook, Henville.

Ekurhuleni South: Alrode (2), Alberton, Roodekop, Wadeville, Route 24/Meadowdale, Germiston S, Driehoek, Knights, Delville, Gosforth Park, S&J.

Far East Rand and West Rand: Rode regions as published. Groupings are CBRE Excellerate's and can be adjusted.

Disclaimer: This report has been prepared in good faith based on CBRE Excellerate's current views of the industrial real estate market, using data from Rode & Associates, SAPOA and MSCI. Node-level panel data are based on small samples and can be volatile. Projections and forecasts are indicative only. Supporting data: Johannesburg_Industrial_Nodes_H1_2026_Supporting_Data.xlsx.

Thank you

CBRE | EXCELLERATE

Gracias ধন্যবাদ Salamat धन्यवाद Obrigado 謝謝 Спасибо 감사합니다 Merci תודה شكره Danke ありがとう Terima Kasih شکرا

To find out more about CBRE Excellerate services, contact:

Craig Hean

MD - Advisory & Transactions

+27 82 444 9598

Craig.hean@cbre.com

Craig.hean@cbreexcellerate.com

Dewald De Lange

Director: Contracted Accounts Africa

+27 76 730 4314

Dewaldt.DeLange@cbre.com

Dewaldt.DeLange@cbreexcellerate.com

Fabio Nava

Director Capital Markets - Transactions

+27 82 585 2498

Fabio.nava@cbre.com

Fabio.nava@cbreexcellerate.com

Ryan Pape

Country Manager – East Africa

+254 20 444 2061

Ryan.pape@cbre.com

Ryan.pape@cbreexcellerate.com

Hildegard Rohr (PhD)

Market Intelligence and Research Lead: Africa

+27 82 465 0023

Hildegardrohr@cbre.com

Hildegardrohr@cbreexcellerate.com

Frank Simonetti

Director: Contracted Accounts RSA

+27 82 803 3802

frank.simonetti@cbre.com

frank.simonetti@cbreexcellerate.com

Jan Snyman

Director Capital Markets - Advisory

+27 63 283 3125

Jansnyman@cbre.com

Jansnyman@cbreexcellerate.com

Habinuchi Owhondah

Country Manager – West Africa

+081 3792 5577

habinuchi.owhondah@cbre.com

habinuchi.owhondah@cbreexcellerate.com

Riaan Fourie

Director: Valuations

+27 62 334 6959

Riaan.Fourie@cbre.com

Riaan.Fourie@cbreexcellerate.com

Ilse Schoeman

Head of Property Management

+27 83 566 5186

ilze.schoemandutoit@cbre.com

ilze.schoemandutoit@cbreexcellerate.com

Omar Benkabbou

Country Manager – Morocco

+212 620 009090

Omar.Benkabbou@cbre.com

Omar.Benkabbou@cbreexcellerate.com

Nanon Beedasse

Country Manager – North Africa

+225 0778882353

NanonBeedasse@cbre.com

NanonBeedasse@cbreexcellerate.com