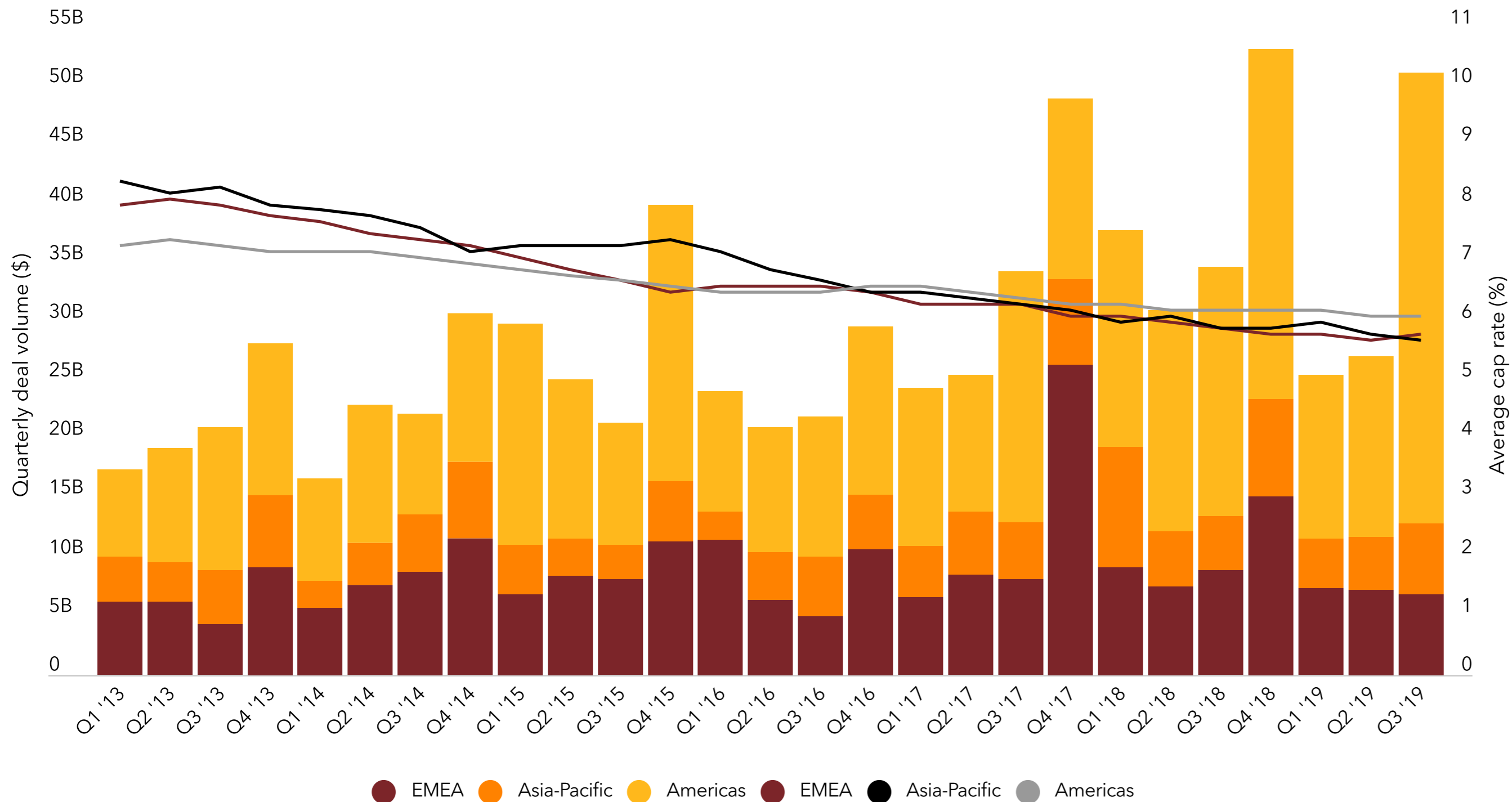


**How e-commerce  
is making logistics  
hot property**



# Logistics' triumphant deal year

2019 is set to be a record-breaker for the sector, with the Americas continuing to dominate deal activity



[Click here](#)

to see all stories from our Logistics Report, and download the report PDF

**\$160bn**

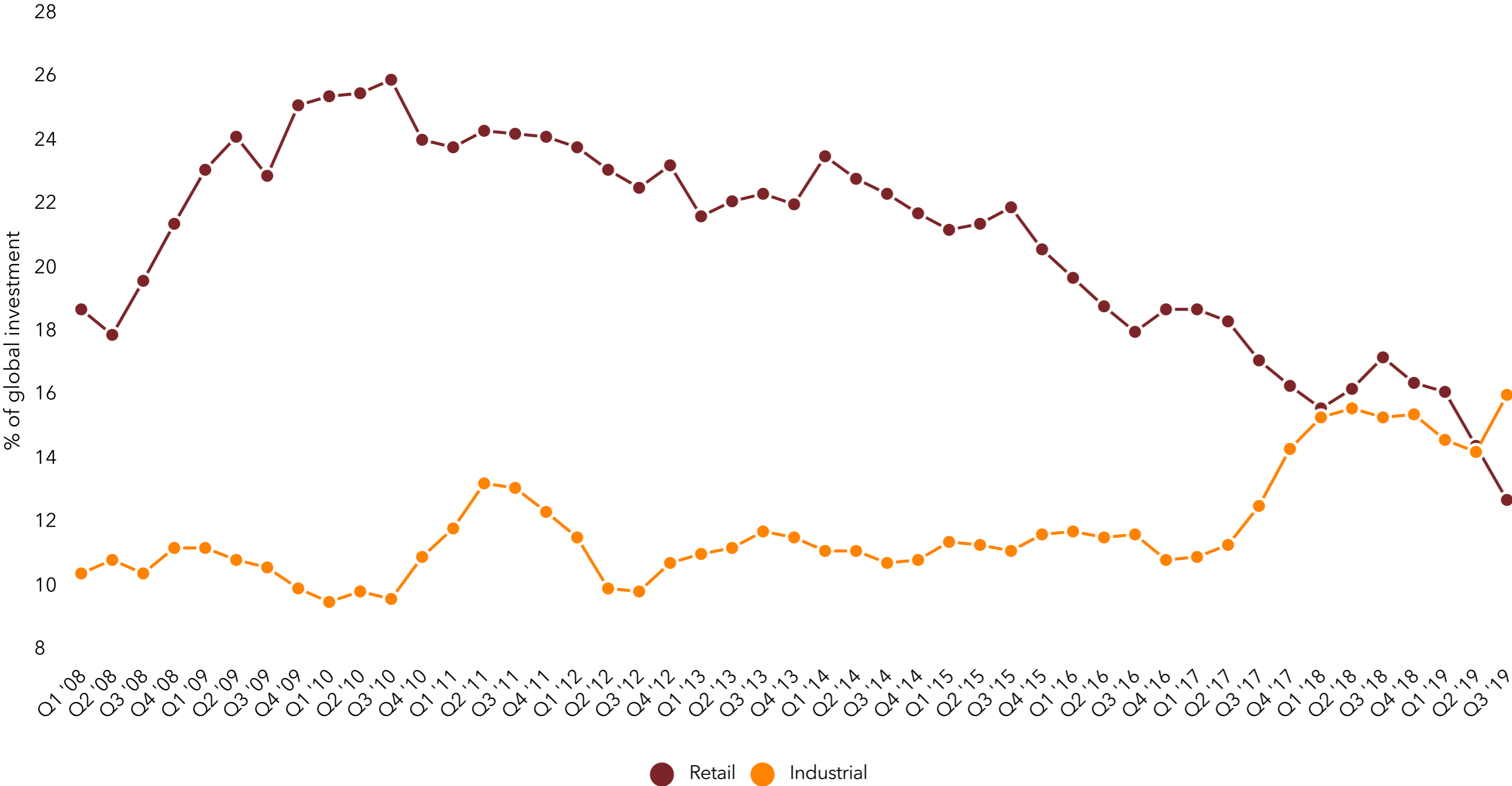
Predicted global deal volume for logistics property sector in 2019, according to Real Capital Analytics



Source: Real Capital Analytics

# E-commerce is driving demand for sheds ...

Surging investment in industrial properties has come at the expense of retail



Source: Real Capital Analytics

[Click here](#)

to see read about five themes that are changing logistics

“ Because of the e-commerce story [investors] see logistics as probably the best real estate asset class right now ”

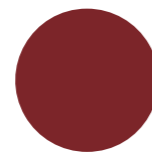
Robert Dobrzycki, CEO, Panattoni Europe

# ... and Amazon proves the point

The online giant's expansion in Poland showcases the impact of e-commerce on logistics property demand

US-headquartered developer Panattoni developed three huge distribution centers for Amazon last year in Poland. Together, the new buildings will help Amazon to service growing demand, increase its product selection and support more third-party sellers.

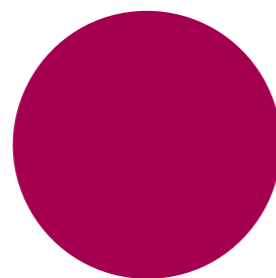
**Bolesławiec**  
645,840 square feet



**Łódź**  
484,380 square feet



**Gliwice (pictured)**  
2,260,000 square feet



## The Gliwice building

- 4 stories tall
- 80,000 square feet of office space
- Floor area as big as **29 soccer fields**



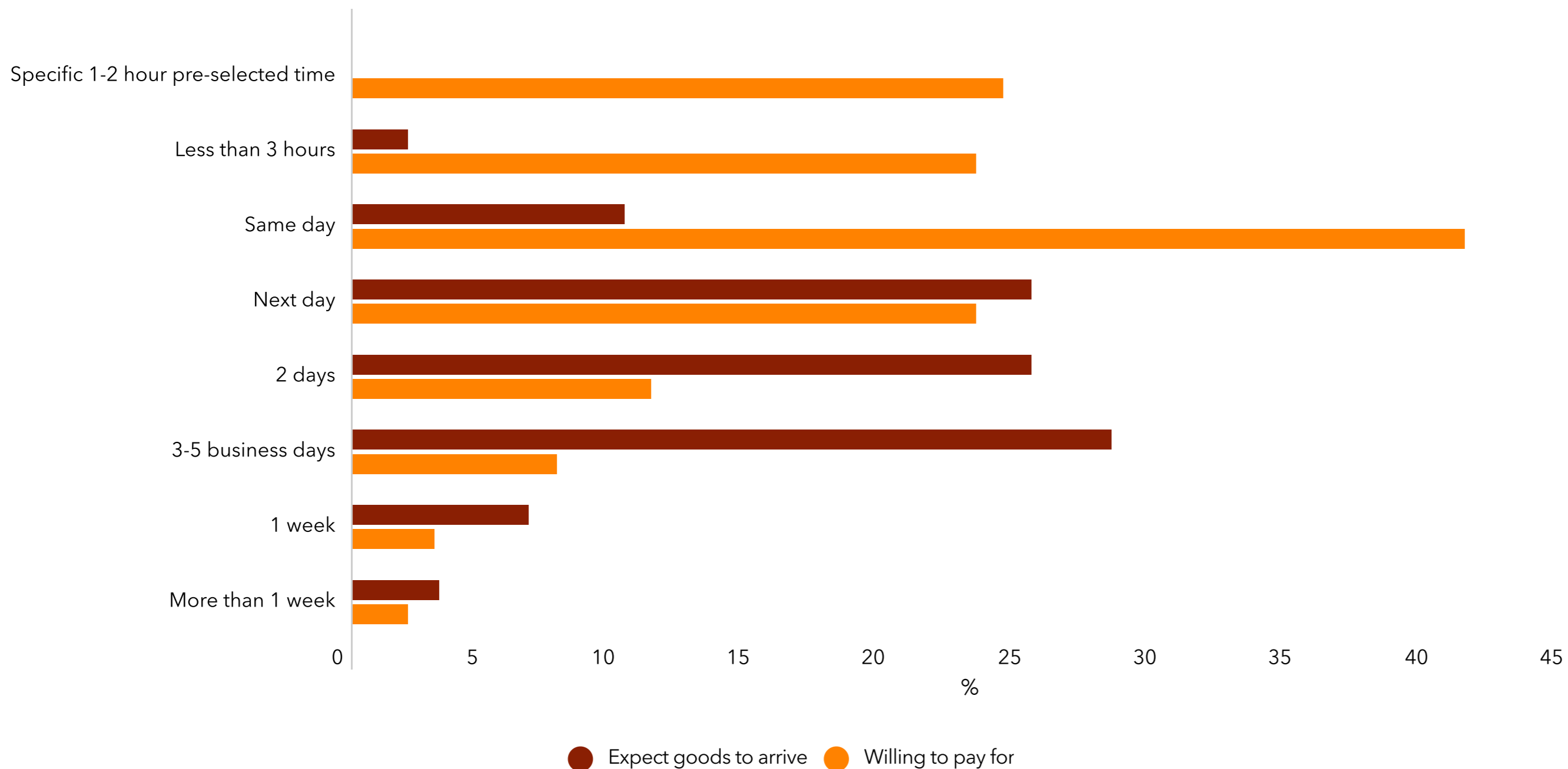
[\*\*Click here\*\*](#)

for insight into how e-commerce is propelling demand for logistics property in the US market

# The urban logistics boom is underway

Demand for faster deliveries is pushing occupiers to set up closer to their customers - and institutional capital is clamoring to get in on the last-mile property space to meet that need

## Retail customers expect ever-shorter delivery times (%)



Source: PwC Global Insights Survey, 2018

[\*\*Click here\*\*](#)

to read Allianz Real Estate's view on why last-mile means value for investors...

[\*\*...and here\*\*](#)

to hear the challenges in finding assets catering to the last-mile boom

# Blackstone goes the last 'Mileway'

The industry heavyweight's new venture, an ambitious urban logistics platform, shows conviction for last-mile logistics

[Click here](#)

to learn more about Mileway, as *PERE's* senior editor interviews its CEO

## Mileway in stats

### Launched

September 2019

### Headquarters

Amsterdam

### AUM

€8bn

### Properties

1,000+

### Square feet

100m

### Customers

7,000+

### Markets

UK, Germany, Netherlands, France, Italy, Spain, Nordics



# Asia-Pacific logistics is a prime target

E-commerce is setting the narrative here, too, with high demand for modern, large scale properties

[Click here](#)

to read how the stars are aligning for logistics in India



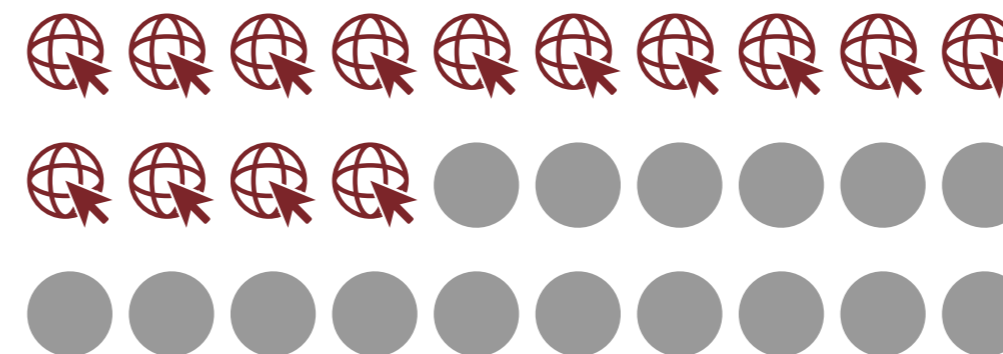
*The future is now. 2020 will herald a decade of new, exciting opportunities for logistics real estate in Asia-Pacific*

Jeffrey Shen, ESR



*Asia is where the global growth is right now, so there is a huge wall of capital that wants to get into this space*

Stuart Gibson, ESR



**45%**

Share of ESR's logistics space in China leased by e-commerce tenants



This report was compiled from data collected for *PERE's* **Logistics Report** published in February 2020.

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