

## The Dynamic Report of China' s General Warehouse Market in January 2019

Under the guidance of the China Association of Warehousing and Distribution, Internet of Warehouses (IoW) has launched six consecutive issues of The Dynamic Report of China' s General Warehouse Market. Through collecting and sorting out the real-time data of IoW, the Report comprehensively reflects the vacancy situation and the rent fee level of warehousing facilities in major logistics node cities in China, demonstrates the dynamic change of supply and demand in general warehousing market, summarizes the law of market development, predicts the development trend of market, and provides reference for the comprehension of the development of warehousing market and rational investment into this market.

Internet of Warehouses (IoW) has launched The Dynamic Report of China' s General Warehouse Market in January 2019 after extending the results of the previous reports, expanding the scope of statistics and strengthening the analysis of warehousing market. In January, the area of online warehouses nationwide increased by 3.93 million m<sup>2</sup>, with a total space of more than 258 million m<sup>2</sup>, an increase of 1.54% over December; and online available areas exceeded 39.6 million m<sup>2</sup>, an increase of 3.66% over December. Warehouse resources cover 32 provinces, 201 cities and 5,800 parks.

### Rental Level of Warehousing Facilities in China in January 2019

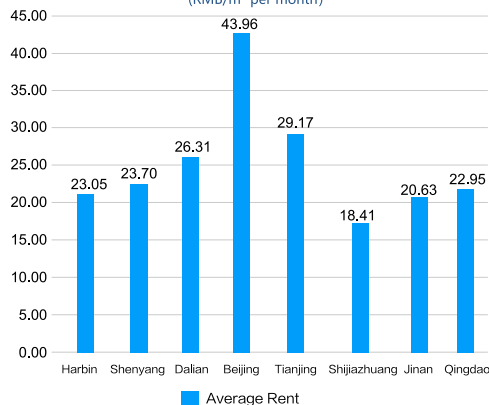
The average rent fee of warehouses in 30 cities across the country was RMB 26.99 /m<sup>2</sup> per month, an increase of 0.71% from the previous month. Among them, the average rent fee of warehouses in South China and East China was still higher than that in North China, Central China and West China.<sup>1</sup> Compared with the previous month,<sup>2</sup> the average rent fee of warehouses in South China, North China and West China increased slightly by 2.71%, 0.97% and 0.65% respectively, while the average rent fee of warehouses in Central China decreased slightly by 1.22%. Rent fee in Eastern China fluctuated little, rising by 0.26%.

Specifically, the rent fee of warehouses in Beijing, Shanghai and Shenzhen was much higher than that in other cities, with an average rent of more than RMB 40/m<sup>2</sup> per month. Among them, the average rent fee of warehouses in Beijing and Shanghai fluctuated little. Rent fee in Shenzhen was affected by festivals such as New Year's Day and the Spring Festival, and enterprises actively prepared goods, especially for related enterprises such as clothing, household appliances, fast-consuming products, agricultural and sideline products increased demand for warehouses, which led to a sharp rise in warehouse rent fee (an increase of more than 10%). In December 2018 and January 2019, the Shenzhen Municipal Planning and Land Commission issued the Shenzhen Urban Planning Standards and Guidelines and the Administrative Provisions of Shenzhen Municipality on Supporting the Development of the Real Economy and Promoting the Economical and Intensive Use of Industrial Land (Draft for Comment) respectively, adjusted the volume ratio limit of logistics warehousing land. This means that in 2019, Shenzhen will relax control on the utilization of logistics and storage land and warehouse planning, which can effectively alleviate the problem of tight storage land.

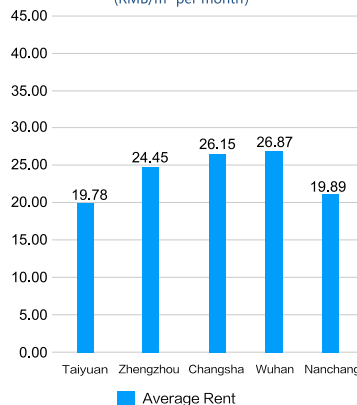
The rent fee in Lanzhou, Shijiazhuang, Taiyuan and Nanchang warehouses were slightly lower than those in other cities, and the average rent fee was below RMB 20/m<sup>2</sup> per month. Among them, the rent fee in Shijiazhuang and Taiyuan was of little fluctuation. As the Spring Festival approached, the enterprises actively stocked up goods for sale. Meanwhile, due to the suspension of some logistics companies, the demand for warehouses increased, and the average rent fee of Lanzhou warehouses increased slightly (an increase of 5.85%).

1. The geographical divisions in this report are based on the platform operations of Internet of Warehouses.

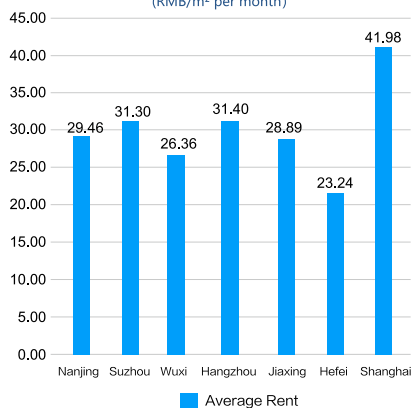
2. Refers to December 2018

North China Warehouse Rent Fee in January  
(RMB/m<sup>2</sup> per month)

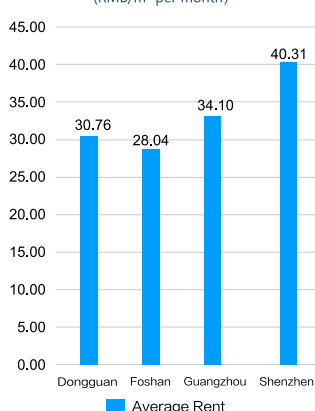
\*Source: Internet of Warehouses ( www.50yc.com )  
Chart 1

Central China Warehouse Rent Fee in January  
(RMB/m<sup>2</sup> per month)

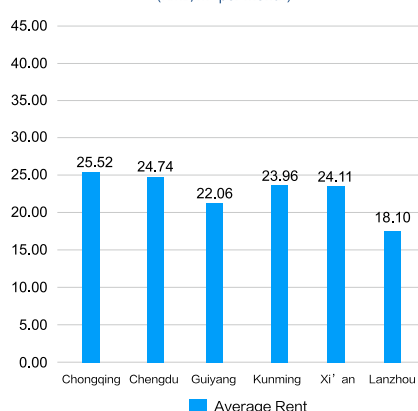
\*Source: Internet of Warehouses ( www.50yc.com )  
Chart 2

East China Warehouse Rent Fee in January  
(RMB/m<sup>2</sup> per month)

\*Source: Internet of Warehouses ( www.50yc.com )  
Chart 3

South China Warehouse Rent Fee in January  
(RMB/m<sup>2</sup> per month)

\*Source: Internet of Warehouses ( www.50yc.com )  
Chart 4

West China Warehouse Rent Fee in January  
(RMB/m<sup>2</sup> per month)

\*Source: Internet of Warehouses ( www.50yc.com )  
Chart 5

## China's Warehousing Facilities Vacancy Rate in January 2019

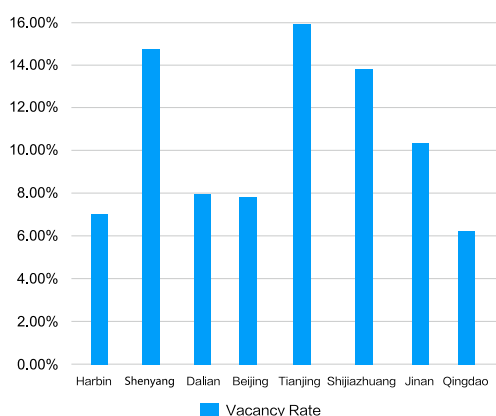
The average vacancy rate of warehouses in 30 cities across the country was 12.22%, up 0.44% from the previous month. Among them, the East China warehouse vacancy rate was far lower than that of the other four regions. Compared with the previous month, the vacancy rates of warehouses in Central, Southern and Eastern China increased slightly (2.96%, 0.31%, and 0.14% respectively). The vacancy rate of warehouses in West China and North China decreased slightly (0.50% and 0.11% respectively).

The cities with the highest warehouse vacancy rate were Chongqing, Nanchang and Kunming, all of which exceeded 26%. Compared with the previous month, the vacancy rate of Kunming warehouses has not changed much. Chongqing's warehousing market has been in a state of oversupply for a long time, and the vacancy rate of warehouses remained high, continuing the upward trend of the last month; and Nanchang warehouse resources continue to be relatively adequate, and warehouse vacancy rates have been high for a long time, coupled with the suspension of some factories in January, resulting in a decline in warehouse rental demand and an increase in vacancy rates.

The cities with the lowest vacancy rate in warehouses are Suzhou, Wuxi and Jiaxing, all of which are below 5%. Compared with last month, the vacancy rate of Suzhou and Jiaxing warehouses has not changed much. Due to the impact of stocking up goods in the Spring Festival of some enterprises, the vacancy rate in Wuxi declined slightly, with a decrease of 3.35%.

The city with the largest fluctuation in warehouse vacancy rate was Changsha, which was about 11.36% higher than that of the previous month. Changsha demolished some old wholesale markets recently and reduced warehouse demand. At the same time, some new warehouses were put into the market in January. Such as Wanwei, GLProps, Kerry Logistics, Baowan and so on, resulting in warehouse vacancy rate continued to rise from the previous two months.

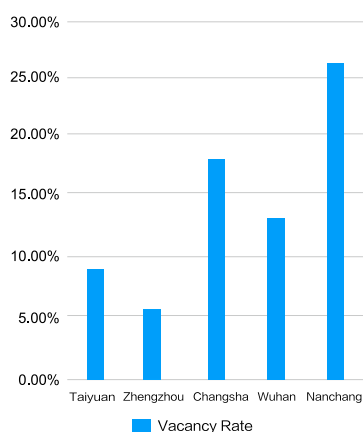
The Vacancy Rate of Warehouses in North China in January



\*Source: Internet of Warehouses (www.50yc.com)

Chart 6

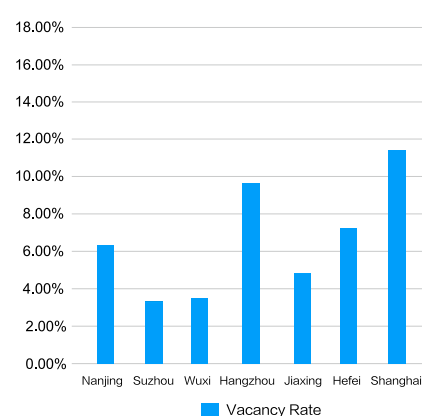
The Vacancy Rate of Warehouses in Central China in January



\*Source: Internet of Warehouses (www.50yc.com)

Chart 7

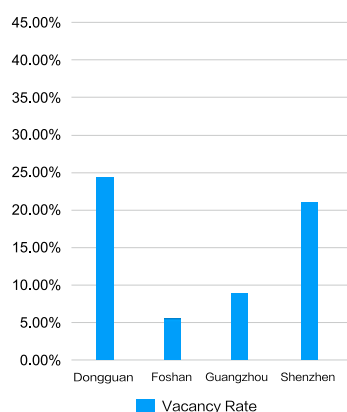
The Vacancy Rate of Warehouses in East China in January



\*Source: Internet of Warehouses (www.50yc.com)

Chart 8

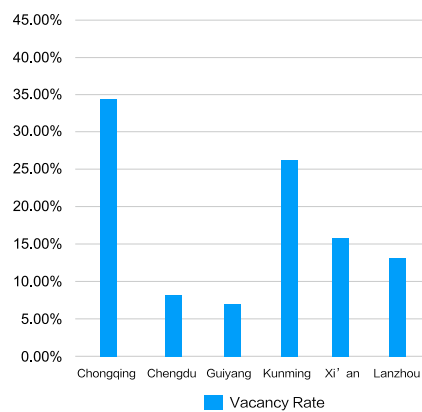
The Vacancy Rate of Warehouses in South China in January



\*Source: Internet of Warehouses (www.50yc.com)

Chart 9

The Vacancy Rate of Warehouses in West China in January



\*Source: Internet of Warehouses (www.50yc.com)

Chart 10

## List of Average Rents and Vacancy Rates in 30 Cities of China

City	Average Rent Fee (RMB/m <sup>2</sup> per month)	Month-to-Month Comparisons	Vacancy Rate	Month-to-Month Comparisons
Beijing	43.96	1.20%	7.81%	0.23%
Shanghai	41.98	2.27%	11.45%	2.60%
Shenzhen	40.31	10.02%	20.84%	1.23%
Suzhou	31.30	-0.38%	3.45%	0.64%
Hangzhou	31.40	-1.16%	9.75%	-0.40%
Guangzhou	34.10	0.56%	8.86%	0.06%
Dongguan	30.76	0.46%	24.33%	-2.05%
Nanjing	29.46	0.55%	6.52%	0.26%
Foshan	28.04	-1.68%	5.63%	2.01%
Jiaxing	28.89	0.00%	4.66%	0.00%
Changsha	26.15	-0.27%	17.89%	11.36%
Tianjin	29.17	0.34%	16.02%	0.09%
Wuxi	26.36	-0.42%	3.58%	-3.35%
Dalian	26.31	2.65%	7.93%	0.14%
Chongqing	25.52	-0.66%	34.33%	3.87%
Wuhan	26.87	0.26%	12.48%	-0.49%
Zhengzhou	24.45	-0.81%	5.94%	-0.54%
Shenyang	23.70	0.94%	14.63%	-0.24%
Hefei	23.24	0.30%	7.32%	1.20%
Kunming	23.96	-0.79%	26.57%	0.53%
Harbin	23.05	0.88%	7.09%	0.14%
Chengdu	24.74	-0.08%	8.20%	-0.09%
Qingdao	22.95	1.37%	6.19%	-1.83%
Xi' an	24.11	0.17%	15.82%	0.05%
Guiyang	22.06	1.15%	6.75%	0.00%
Taiyuan	19.78	0.00%	8.62%	0.75%
Jinan	20.63	0.24%	10.51%	0.86%
Nanchang	19.89	-5.87%	26.69%	3.74%
Shijiazhuang	18.41	-0.32%	13.74%	-0.26%
Lanzhou	18.10	5.85%	13.00%	-7.31%

\*source: Internet of Cloud Warehousing ( www.50yc.com )

## Warehouse Recommendation



### Central China Region:

Warehouse Address: Hanshi Highway, Yangluo Street, Xinzhou District, Wuhan City

Available Area: 20,000 m<sup>2</sup>

Project Features: Warehouse-type logistics stalls of 8 meters high on the first floor and 6.8 meters high on the second floor, equipped with two single-story high-platform warehouses with a total construction area of more than 80,000 m<sup>2</sup>.

Contact: Xie Yanmo

Mobile Phone Number: 1592 8138 523

Warehouse Address: Zhengzhou Economic Development International Logistics Park

Available Area: 18,000 m<sup>2</sup>

Project Features: It has a variety of warehouse types including flat warehouse and building warehouse with complete supporting facilities. The net height is more than 8 meters. Each door is equipped with an automatic lifting platform.

Contact: Wang Kun

Mobile Phone Number: 1522 5100 971

### North China Region:

Warehouse Address: Zhuhuang Road, Licha Town, Jiaozhou City

Available Area: 30,000 m<sup>2</sup>

Project Features: This warehouse enjoys well-developed transportation network and prominent location advantages. It is adjacent to Qinglan Expressway and the 328 Provincial Highway and is about 30 kilometers away from Huangdao Port. It possesses a complete set of drainage system and ample anti-mite materials.

Contact: Yang Fei

Mobile Phone Number: 1306 1208 829

Warehouse Address: Lantian Avenue, Kuancheng District, Changchun City

Available Area: 8,000 m<sup>2</sup>

Project Features: This is a high standard warehouse possesses C-class fire protection qualification. It is located in Changchun Mishazi Industrial Zone, close to the 102 National Highway, Beijing-Harbin Expressway and Changde Expressway.

Contact: Jing Shaoxuan

Mobile Phone Number: 1388 9244 310

Warehouse Address: Nanfaxin Shunchang Avenue, Shunyi District, Beijing city

Available Area: 3,500 m<sup>2</sup>

Project Features: This is a high-rise warehouse with C-class fire protection qualification. It enjoys superior location and convenient transportation, being close to the G101 highway, Jingcheng Expressway, Airport Expressway and the second Airport Expressway.

Contact: Sui Chao

Mobile Phone Number: 1861 0640 033

### South China Region:

Warehouse Address: Lixin Highway Xiancun intersection, Zengcheng District, Guangzhou city

Available Area: 42,000 m<sup>2</sup>

Project Features: A high-rise warehouse with C-class fire protection qualification and sprinklers fire protection equipment. It has convenient transportation and complete supporting facilities. There are a number of high-speed roads and fast lines around.

Contact: Li Lei

Mobile Phone Number: 1371 9250 347

### West China Region:

Warehouse Address: Nansi Road, Jingkai District, Longquanyi District, Chengdu City

Available Area: 45,000 m<sup>2</sup>

Project Features: A modernized high-end warehouse equipped with complete supporting facilities. The warehouse area is about 80,000 m<sup>2</sup>. It is suitable for automotive logistics, automotive parts supply chain logistics, engineering logistics, special logistics and so on.

Contact: Huang Tianjiang

Mobile Phone Number: 1812 3304 630

### East China Region:

Warehouse Address: Xinmei Village, Dangwan Town, Xiaoshan District, Hangzhou city

Available Area: 8,000 m<sup>2</sup>

Project Features: The logistics center has superior geographical environment and convenient transportation, with 30 kilometers away from the urban area and 10 kilometers away from the G25 Changshen Expressway.

Contact: Mao Linlin

Mobile Phone Number: 1776 7108 004

Warehouse Address: Chengxin Avenue, Jiangning District, Nanjing city

Available Area: 23,000 m<sup>2</sup>

Project Features: This logistic center enjoys convenient surrounding traffic system and superior geographical location. It is 1 kilometer away from Ningxuan Expressway, 3.2 kilometers from Nanjing Ring Expressway and 17.4 kilometers from the downtown area.

Contact: Xu Kun

Mobile Phone Number: 1801 8127 953

## Introduction of China Association of Warehousing and Distribution:

China Association of Warehousing and Distribution (CAWD) originated from previous China Association of Warehousing and Storage which was approved by the former Ministry of Internal Trade and registered with the Ministry of Civil Affairs in 1995. It was renamed as China Association of Warehousing and Distribution in May 2016 after being approval by the State-owned Assets Supervision & Administration Commission of the State Council and examined by the Ministry of Civil Affairs. It is a non-profit organization in the national warehousing and distribution industry. There are 11 branches including joint distribution, cold chain logistics, bonded warehousing, dangerous goods warehousing, financial warehousing, traditional Chinese medicine warehousing, technical application and engineering services, packaging and unitized logistics, intelligent logistics, self-service warehousing, steel warehousing, etc. Aiming at promoting the modernization of China's warehousing and distribution industry and the development of modern logistics industry, the association carries out the function of policy research, industry management and self-discipline, industry standards formulation and implementation, information and statistics collection, resource integration, training consultation, conference and exhibition and so on focusing on the construction of various warehousing and distribution facilities, the development of various distribution centers and integrated warehousing and distribution services and technological innovation.

## Introduction of Internet of Warehouses (IoW):

IoW([www.50yc.com](http://www.50yc.com)) is an Internet warehousing integrated service platform presented by Sichuan WULIANYIDA Technology Co., Ltd. It was launched in October 2015, mainly providing warehouse leasing, warehouse and distribution integration, warehouse materials, warehouse technology and other services. IoW aims to provide strong support for traditional industries to achieve efficient, economic and rapid transformation and upgrading by Internet warehousing service platform + cloud application + offline service.

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