



Dubai Industrial Rent Report

Q4 2026 · Warehouse asking rents by area

Dubai Industrial Rent Report: Q4 2026

Every quarter we track what landlords are asking for warehouses across Dubai's industrial areas. This edition combines three views: **396 warehouse listings on Property Finder** (sampled from the 1,899 listed in these areas on 6 October 2026), the units on our own books, and the latest research from Cavendish Maxwell, ValuStrat, Knight Frank and Cushman & Wakefield. Across the market sample, the median asking rent is **AED 65 per sq ft per year**, and the middle half sit between AED 55 and 80, excluding VAT.

Online version, updated every quarter: gulflife.ae/dubai-industrial-rent-report

Al Quoz

AED 89

median asking, per sq ft per year

DIP

AED 65

median asking, per sq ft per year

DIC

AED 62

median asking, per sq ft per year

JAFZA (free zone)

AED 47

median asking, per sq ft per year

The market this quarter: rents up, tenants staying put

Rents are still rising, but the way businesses lease has changed. Cavendish Maxwell's figures for the first half of 2026 show Dubai warehouse rents **12.4% higher than a year earlier**, with total annual rent across all leases up 9.9% to about AED 1.8 billion. Renewals reached a record of roughly 8,200, up 21.6%, while new leases fell by about half to around 1,800. In other words, most tenants are renewing where they are rather than moving or expanding.

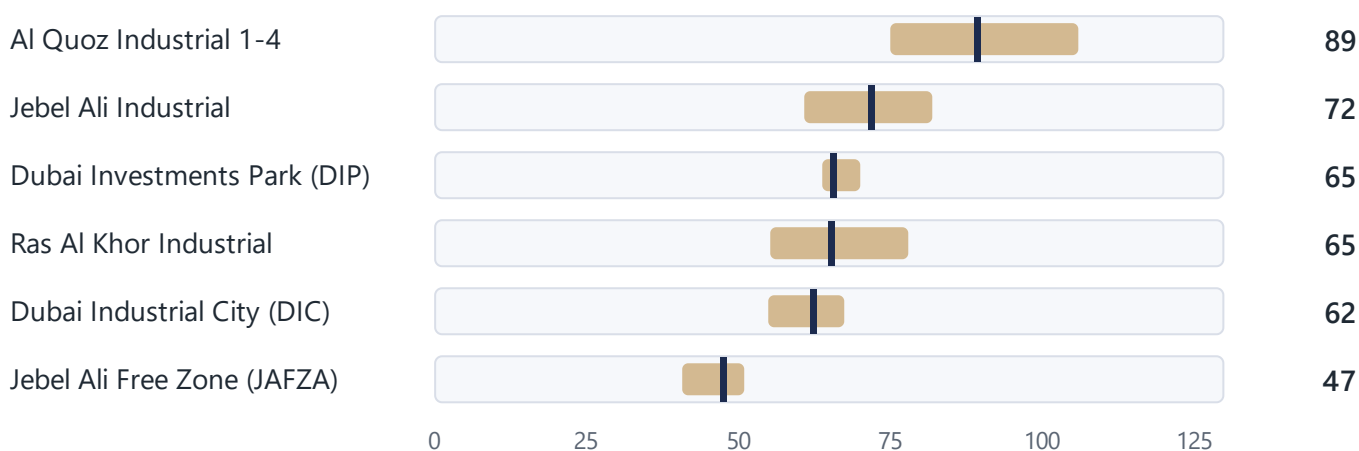
ValuStrat's review of the second quarter points the same way: warehouse asking rents rose **11.9% in the quarter**, and industrial capital values were 17.7% higher than a year earlier, with Al Quoz showing the biggest annual gain in values at 30.4%.

Knight Frank's February 2026 report put Al Quoz rents at around AED 100 per sq ft, with Dubai Industrial City up 32% in 2025 to about AED 58, Dubai South up 25% to AED 45-55 and Jebel Ali Free Zone at AED 40-45. It described DIP and National Industries Park as stabilising, and expects about 6.6 million sq ft of new space to be delivered in 2026. Cushman & Wakefield reports Grade A occupancy of around 95%, with most of the new stock under construction in Al Warsan, National Industries Park and Dubai South already pre-leased.

Why the firms' numbers differ: some measure asking rents, others signed leases; some include renewals, which are usually below new-lease rents; some cover Grade A buildings only. Use them for

direction, and the area figures below for what is on offer today.

Asking rents by area, Q4 2026



Market asking rent, AED per sq ft per year, excluding VAT. Bar = the middle half of listings; line and number = median.

Area	Typical market asking rent (AED / sq ft / year)	Market median	Listings sampled	Gulf Life listings, median
<u>Al Quoz Industrial 1-4</u>	75 - 106	89	84	91 (22 units)
<u>Jebel Ali Industrial</u>	61 - 82	72	32	60 (6 units)
<u>Dubai Investments Park (DIP).</u>	64 - 70	65	92	71 (23 units)
Ras Al Khor Industrial	55 - 78	65	84	120 (5 units)
<u>Dubai Industrial City (DIC).</u>	55 - 68	62	62	70 (10 units)
Jebel Ali Free Zone (JAFZA)	40 - 51	47	42	-

Market: warehouse listings for rent on Property Finder, sampled on 6 October 2026, duplicates removed.

Gulf Life: warehouses and factories for rent on our books the same day. "Typical" is the middle half of asking rents. Dubai Industrial City follows Property Finder's grouping, which includes Al Layan 1.

Reading the table:

- **Jebel Ali is two markets.** Free zone warehouses in JAFZA ask a median AED 47, while mainland Jebel Ali Industrial asks AED 72. Free zone leases come with their own rules, so compare like with like (see [JAFZA vs Jebel Ali Industrial](#)).
- **Al Quoz is still the most expensive area**, at a median AED 89, because it is central. Our own Al Quoz listings ask about the same.
- **DIP and DIC are the value areas of mainland Dubai**, at AED 65 and AED 62. Our DIC units ask a little more than the median; most of them are large units with 450-1,000 kW of power.
- **Ras Al Khor's typical rent is AED 65.** Our five units there are all small (under 3,500 sq ft) and ask more, in line with the size effect below.

Smaller units cost more per square foot

Across the market sample, size moves the rate as much as location does:

- **Under 5,000 sq ft:** median AED 70 per sq ft (149 listings)
- **5,000-20,000 sq ft:** median AED 65 per sq ft (148 listings)
- **Over 20,000 sq ft:** median AED 56 per sq ft (99 listings)

A unit over 20,000 sq ft typically asks about a fifth less per foot than one under 5,000 sq ft. If you can take a slightly bigger unit, or share a compound, the saving per foot can outweigh the extra space.

What this means if you are renting

- **Renewing?** Start early. Under Dubai's tenancy law, a landlord who wants to change the terms, including the rent, has to give notice at least 90 days before the lease ends. Check the figures above before you agree a new rate.
- **Moving or expanding?** With new leases down by half, landlords with empty units are more open to offers: a rent-free fit-out period, fewer cheques or a longer fixed rent.
- **Look one area over.** If you do not need to be near the city, DIP or DIC typically ask about AED 25 less per sq ft than Al Quoz.
- **Pay for the power you need.** A unit with 1,000 kW is priced for it; if you use 150 kW, a lighter unit is cheaper. Our [rent guide by area](#) and [step-by-step renting guide](#) cover the costs on top of rent.

If you own industrial property

When most tenants renew rather than move, a vacant unit that is priced right still lets quickly. Priced wrong, it sits. We can tell you what comparable units are asking and put yours in front of the requirements we receive every week. [List your property with us.](#)

Looking for a warehouse in Dubai? Most of our stock never reaches the website - it moves too fast. Tell us the size, power and area you need and we will send matching units with photos and specs, usually the same day.

[Send your requirement](#) | [WhatsApp us](#) | [Call +971 55 423 2415](#)

Frequently asked questions

What is the average warehouse rent in Dubai in 2026?

In our October 2026 sample of 396 warehouse listings across Al Quoz, DIP, DIC, Jebel Ali and Ras Al Khor, the median asking rent is AED 65 per sq ft per year, excluding VAT, and most fall between AED 55 and 80. Al Quoz is the most expensive area; the Jebel Ali Free Zone is the cheapest.

Are warehouse rents still rising in Dubai?

Yes. Cavendish Maxwell recorded rents 12.4% higher year on year in the first half of 2026, and ValuStrat recorded asking rents up 11.9% in the second quarter alone. New leases have slowed sharply, though, so landlords with empty units are more willing to negotiate.

Which industrial area in Dubai is cheapest per square foot?

Jebel Ali Free Zone, at a median asking rent of about AED 47 per sq ft. On the mainland, Dubai Industrial City (AED 62), Ras Al Khor (AED 65) and Dubai Investments Park (AED 65) cost the least.

How often is this report updated?

Every quarter. The next edition is due in January 2027.

How we put this report together

Market figures are asking rents from warehouse listings for rent on Property Finder in each area, sampled on 6 October 2026: the first 4 result pages per area, yearly rents only, the same unit listed by several agents counted once, units between 1,000 and 100,000 sq ft. Gulf Life figures are the warehouses and factories for rent on our books the same day, converted to AED per sq ft per year (monthly rents x 12); land, open yards, cold storage and shared spaces are left out. All figures exclude VAT and service charges. Asking rents are what landlords want, not what tenants finally sign, and the research firms' figures use their own methods. This report is general information, not a valuation.

Sources

- [Property Finder - warehouses for rent in Al Quoz, DIP, DIC, Jebel Ali and Ras Al Khor \(listings sampled 6 October 2026\)](#)
- [Cavendish Maxwell - Dubai Retail and Warehouse Market Performance, 1H 2026 \(via Enterprise\)](#)
- [ValuStrat - Dubai Real Estate Review, Q2 2026](#)
- [Knight Frank - UAE Industrial and Logistics Report, February 2026 \(via Technical Review Middle East\)](#)
- [Cushman & Wakefield Core - UAE Logistics & Industrial Market Update 2025/2026](#)
- [Gulf Life Real Estate - industrial inventory, 6 October 2026](#)