DUBAI WAREHOUSE RENT GUIDE · 2026

What does warehouse space in Dubai really cost?

386 real 2026 leases from Jebel Ali Industrial 1, DIP 2 and Dubai Industrial City, 195 of them warehouses. A simple guide for tenants and landlords.

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THE MARKET

Busy, but tenants are staying put

12.3M

sq ft of space businesses were looking for in the first half of 2026

Knight Frank, H1 2026

AED 56

per sq ft a year: what the typical warehouse lease signed for in DIC and DIP 2

195 registered 2026 warehouse leases

4 in 5

warehouse leases this year were tenants renewing, not moving

Cavendish Maxwell, H1 2026

Half

as many brand-new leases as last year

Cavendish Maxwell, H1 2026

Rents are still higher than a year ago, but in Dubai Industrial City they have been flat since January.

WHAT IT RENTS FOR

Warehouse rent per sq ft a year

AREA	LOW	TYPICAL	HIGH
Dubai Industrial City	49	**57**	62
DIP 2	33	**55**	65
Jebel Ali Industrial	43	**67***	75
Dubai South	–	**55**	–
JAFZA	–	**40–45**	–
Al Quoz (top end)	–	**90**	–

Half of signed warehouse leases fall between AED 37 and 65 per sq ft. The top 10% signed at AED 76 to 119: that is new, high-spec space. Grade A in Al Quoz averages around AED 90 (Knight Frank).

DIC, DIP 2 and Jebel Ali: registered 2026 leases (*mostly small units). Dubai South, JAFZA and Al Quoz: Knight Frank, because free zone leases are not in the public lease records.

VS LAST YEAR

What changed since 2025

DUBAI INDUSTRIAL CITY · JAN–SEP

	2025	2026	CHANGE
Typical warehouse rent	AED 45	**AED 57**	**+27%**
Warehouse leases signed	63	**36**	**–43%**
Top 10% of leases	AED 61+	**AED 67+**	**+10%**

DIP 2 · JUL–SEP

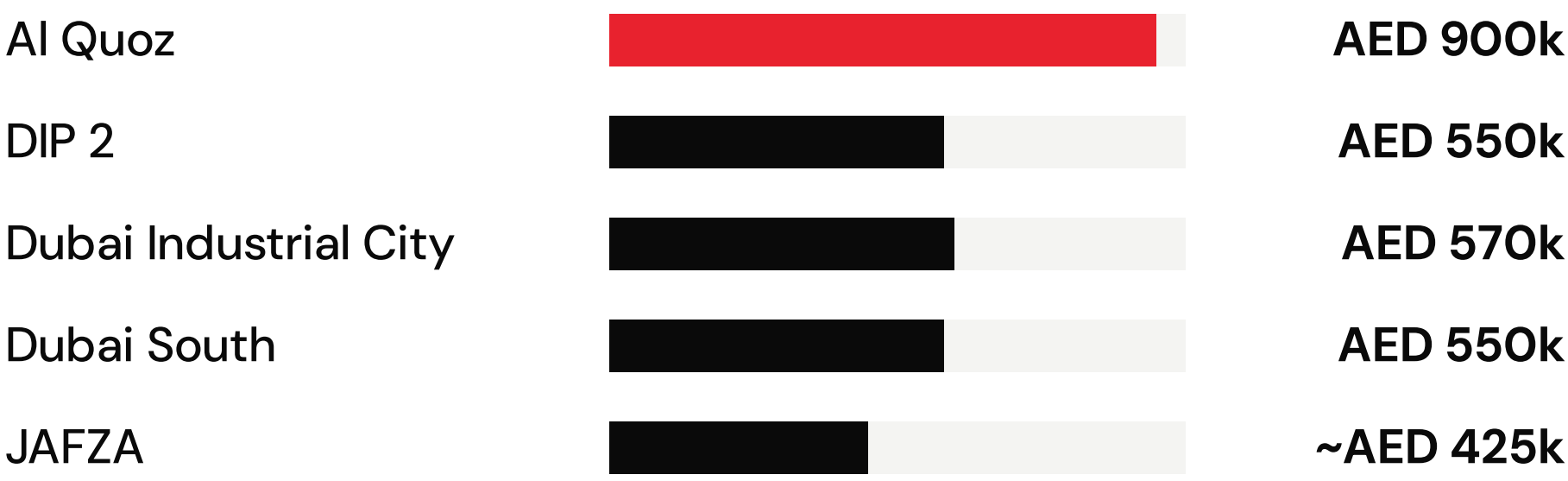
Typical warehouse rent	AED 58	**AED 57**	**Flat**
Top 10% of leases	AED 85+	**AED 76+**	**–11%**
New leases, 12 months	~1,420	**739**	**–48%**

Dubai Industrial City: fewer deals, but each one pays more. DIP 2: the same price, a softer top end, and half the deals. That is where tenants have the most room to negotiate.

Registered new leases via DXB Interact. DIP 2 2025 rents use Aug–Sep 2025 only, so treat that comparison as indicative.

BUDGET

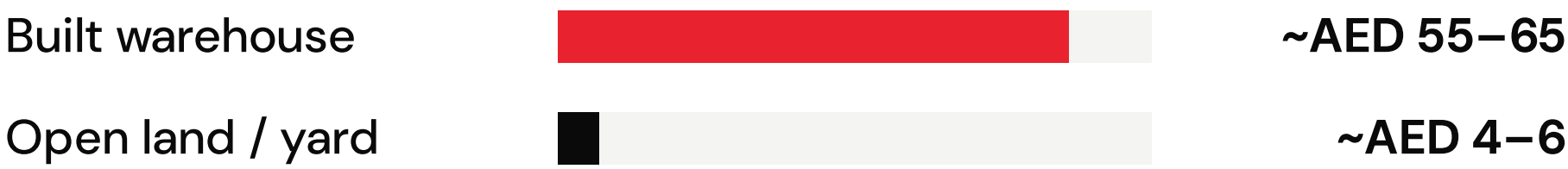
What 10,000 sq ft costs a year



Typical rent for existing stock; new Grade A space costs more. Add service charges, licence fees and fit-out. In free zones like JAFZA the extra fees can add 15–30%, so the cheap rent is not always the cheap option.

LAND VS BUILDINGS

Empty land costs about a tenth of a warehouse



Open yards in Jebel Ali Industrial rent for around AED 4 per sq ft of land a year. A built warehouse next door rents for more than ten times that.

Tenants: if you only need to park or store outside, a yard is far cheaper.
Landowners: building on an empty plot is the biggest value jump you can make.

SIZE

Most leases signed are small. Most demand is big.

SIZE	LEASES SIGNED	SPACE WANTED
Under 10,000 sq ft	71%	5%
10,000–50,000 sq ft	22%	36%
50,000–100,000 sq ft	2%	32%
100,000 sq ft +	5%	27%

7 in 10 leases signed this year were under 10,000 sq ft, but 6 in 10 businesses looking for space want 50,000 sq ft or more. Much big space is leased in free zones or built to order, which these records do not cover.

Typical rent: AED 56 under 10,000 sq ft, AED 57 for 10,000–50,000 sq ft. Most deals above 50,000 sq ft are land, at around AED 4.

Leases signed: 227 registered 2026 warehouse and land leases. Space wanted: Knight Frank, H1 2026 requirements.

FOR TENANTS

Five things to do before you sign or renew

1 **Get a quote to move before you renew**

4 in 5 tenants renewed this year. New space is arriving and landlords in some areas are offering concessions of up to 15% (JLL).

2 **Compare total cost, not just rent**

Add service charges, licence and free zone fees, then compare.

3 **Renting several units? Ask for a block deal**

Three units let together in Dubai Industrial City went for about 30% below normal rent.

4 **Only need space for a few months? You can**

Leases of 2 to 6 months were signed this year, mostly at or a little above normal rent.

5 **Pay for spec, not the address**

Same-size units in one DIP 2 estate rented from AED 23 to 107. Power, cooling and mezzanines decide the price.

FOR LANDLORDS

Five things to keep your warehouse let

1 **Price to the evidence, by grade**

The typical signed lease is AED 56, and high-spec space signs at AED 76 to 119. Know which one you have before you set the rent.

2 **Keep the tenant you have**

4 in 5 leases are renewals. A happy tenant is worth more than a small rent rise.

3 **Show off your spec**

Power, cooling, height and mezzanine justify a higher rent. Put them in every listing.

4 **Got empty land? Build or lease it**

Land earns about a tenth of what a building does.

5 **Watch new space nearby**

More new warehouses are coming. See the next page.

NEW SPACE COMING

Where new warehouses are coming



Al Warsan	Large new park, first phase 2026
Jebel Ali Industrial	Large new scheme
National Industries Park	2026 to 2027
DIP 2	Several new schemes, 2026 to 2027
JAFZA	New built-to-order centres, 2027
Dubai South	New multi-tenant units, 2026

Much of 2026's new space is already taken. Tenants: more choice is coming. Landlords: older units will feel it first.

New supply by year: Knight Frank, H1 2026.

TALK TO ME

Need the right rent for your warehouse, or your next one?

Message me. I'll tell you what it really rents for.

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Sources: Dubai Land Department Ejari lease data via DXB Interact (386 new 2026 leases in Jebel Ali Industrial 1, Dubai Industrial City and DIP 2); Knight Frank UAE Industrial and Logistics H1 2026; Cavendish Maxwell H1 2026; JLL Q2 2026. Market commentary, not a valuation or investment advice.