



# Smarter city logistics

and smarter cities – the need for effective partnerships.

In Europe, logistics in cities is becoming increasingly important due to population and economic growth, the growth of e-commerce and a wider appreciation of the role of logistics in supporting efficient and competitive cities.

## The rise of urbanisation and growing importance of cities

**82 %** Europe's urban population is expected to reach 82% by 2050 - a proportion the US already has.

Growing demand for logistics services but a diminishing supply of logistics land.



Major cities are important engines of economic growth and often the most innovative geographies within a country where "the future happens first".

**25 %** Emissions – a rising concern in cities. Urban freight - mainly transported by diesel-powered trucks – is responsible for an estimated 25% of urban transport-related CO<sub>2</sub> emissions and 30%-50% of other transport-related pollutants.



## An escalating and widening demand for logistics property in cities

- The growth of online and multi-channel retail is driving significant new demand for logistics facilities in and around cities.
- In major cities, the escalating demand for freight transport is generating rising congestion and emissions as well as a squeeze on land giving rise to 'logistics sprawl'.
- Reducing emissions, while improving logistics efficiency.



As a result:

- \* City authorities across Europe are under pressure to reduce congestion and noise, improve air quality and safety and enhance the overall efficiency of logistics in cities.
- \* Companies are under pressure to find new models to make their logistics operations more efficient.

## Opportunity ahead

Cities present many logistics and other challenges but also significant opportunities. Rising demand for different types of logistics properties will emerge and include:

- 1 Transhipment facilities**
- 2 Shared-user consolidation**
- 3 Local facilities for last-mile fulfilment**
- 4 Multi-modal logistics platforms**
- 5 Multi-storey buildings**
- 6 Underground facilities**

### About the report

Over recent years there's been increasing interest in city or urban logistics among developers and investors. It's a subject which has also risen up city, national and European policy agendas. This mutual interest has been spurred by the growth of e-commerce and online retail and the burgeoning demand for last-mile fulfilment facilities being generated. Our new report, **More than the last mile**, seeks to give you greater insight into logistics property markets and the consequential investment opportunities by linking them to what's happening more widely in supply chains.

[Click here to download the full report.](#)

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