

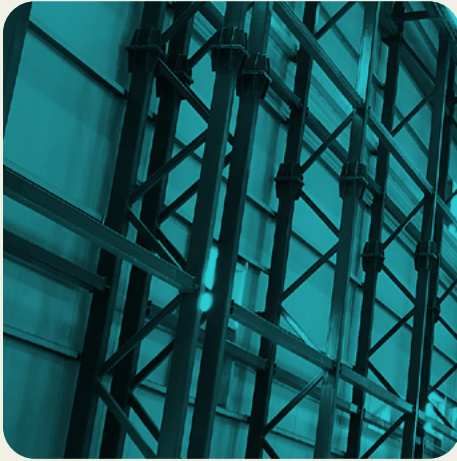
Warehouse market



H1 2024






The comprehensive guide to the warehouse market in Lower Silesia

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Lower Silesia

H1 2024

- 
Existing warehouse stock
3.9m sq m
- 
Supply under construction
520,000 sq m
- 
Vacancy rate
6.9%
- 
New supply
370,000 sq m
- 
Take-up
525,000 sq m

Standard lease terms in warehouse buildings

- 
Asking rents for warehouse space
 EUR/sq m/month
3.50-4.70
- 
Asking rents for office space
 EUR/sq m/month
10.00-12.00
- 
Service charge
 PLN/sq m/month
4.00-7.00
- 
Rent-free period
1-1.5 month

Lower Silesia is the fourth-largest warehouse hub in Poland, benefiting from an extensive road infrastructure that provides fast connections to the Czech Republic and Germany. At the end of Q2 2024, the region's warehouse space reached 3.9 million sq m, accounting for 11% of the country's total warehouse stock. Most of these facilities are concentrated around Wrocław, Bielany Wrocławskie, Kąty Wrocławskie, Nowa Wieś Wrocławska, Polkowice, and Pietrzykowice. The region hosts two intermodal terminals: one in Kąty Wrocławskie and the other in Brzeg Dolny. The warehouse stock in Lower Silesia is growing dynamically, having increased by nearly 12% over the past year.

From January to the end of June 2024, developers delivered over 370,000 sq m of modern warehouse space—an increase of nearly 18% compared to the same period last year. In Q2 2024 alone, more than 100,000 sq m were completed across two projects. These included Hillwood LCube Wrocław East (59,200 sq m), which was completed on a speculative basis, and 7R Park Wrocław West II (almost 42,000 sq m), which was leased to a single tenant while still under construction.

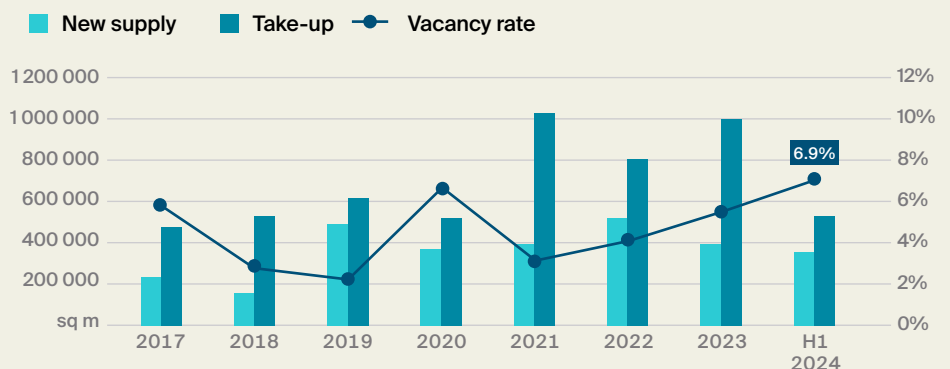
At the end of June 2024, nearly 520,000 sq m of warehouse space were under construction, with the largest project being a complex of three halls at the P3 Wrocław Park, totalling 265,000 sq m. This significant development has considerably increased the overall amount of space under construction compared to last year. In Q2 2024, a new project commenced at Panattoni Park Wrocław Logistics South Hub, involving 35,000 sq m of warehouse space, which was already leased at the construction phase. Overall, 60% of the space under construction is secured by leases, indicating that developers are taking a cautious approach to avoid speculative investments.

In the first half of 2024, total take-up in Lower Silesia reached 525,000 sq m—an increase of over 86% compared to the same period last year. The largest transactions in Q2 2024 included a new lease at Panattoni Park Wrocław Logistics South Hub (91,000 sq m), a contract renewal at Prime Logistics Wrocław (72,300 sq m), and an extension at Hillwood Wrocław East II (53,800 sq m). Contract renewals dominated the leasing structure in Lower Silesia, accounting for 54%, while new contracts made up 41% and expansions constituted 5% of the total leased space.

At the end of Q2 2024, the vacancy rate in Lower Silesia stood at 6.9%, reflecting an increase of 1.8 pp. compared to the same time last year.

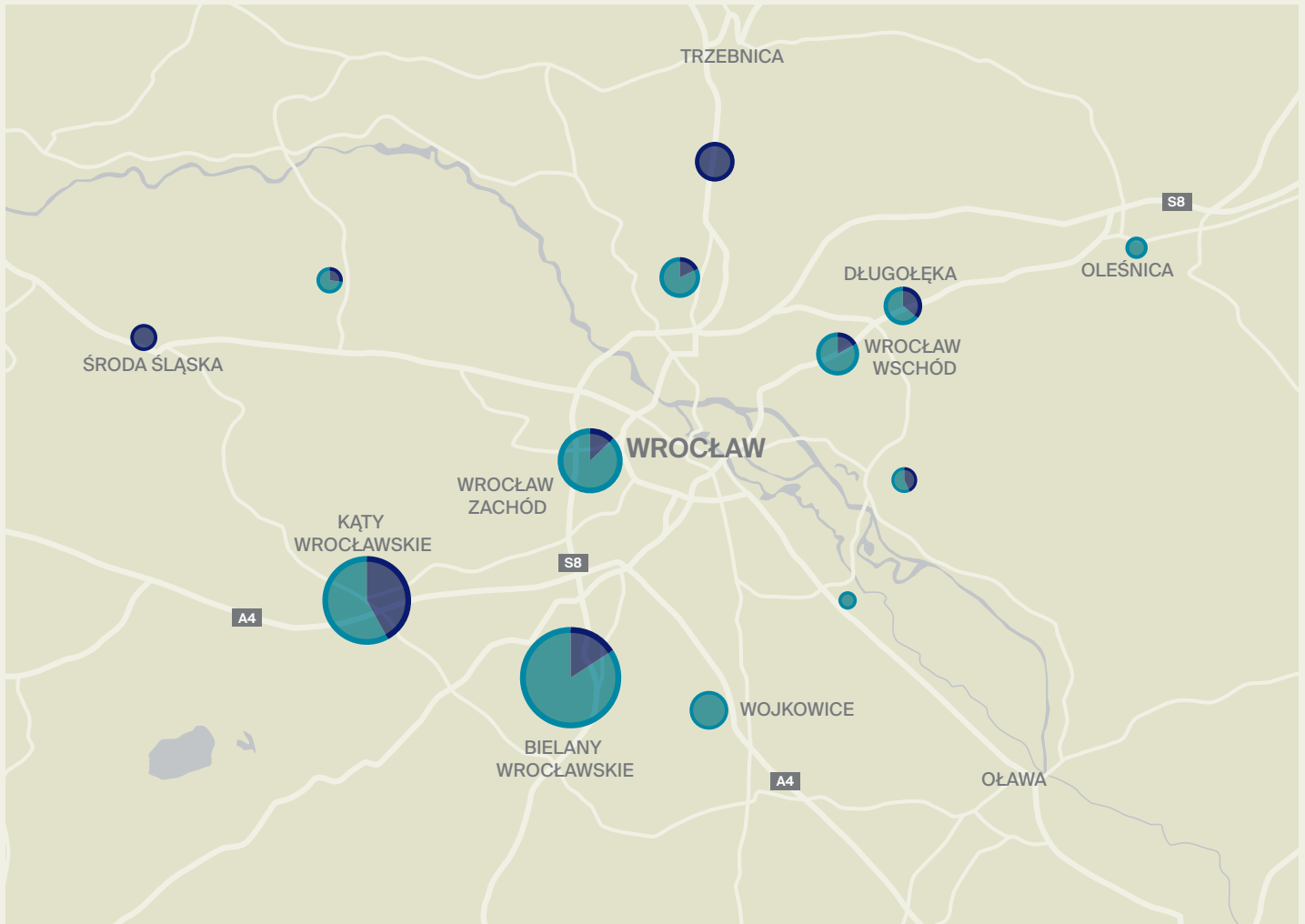
In Q2 2024, asking rents in the warehouse sector of the Lower Silesia region rose to EUR 4.70 per sq m.

New warehouse supply, annual take-up, vacancy rate in Lower Silesia



Source: Knight Frank

Location of warehouse projects in the region



Source: Knight Frank

Existing, under construction and planned warehouse space

% share of existing stock

% share of under construction and planned supply

TOP 5 warehouse destinations in the region (by existing stock)

1. Bielany Wrocławskie
1.53m sq m

2. Kąty Wrocławskie
780,000 sq m

3. Wrocław West
480,000 sq m

4. Wojkowice
220,000 sq m

5. Wrocław East
200,000 sq m

Dolnośląskie Voivodeship



Population
2.9m



Voivodeship area
19,947 sq km

ECONOMIC DATA (06.2024, STATISTICS POLAND)



Unemployment rate
4.5%



Average monthly salary
(enterprise sector)
PLN 9,050 (gross)



Average monthly salary
(transportation and storage sector)
PLN 7,380 (gross)

HIGH-SPEED ROADS



Highways
220 km
A4, A8, A18



Expressways
220 km
S3, S5, S8

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