Warehouse market

Knight Frank

Q3 2025

The comprehensive guide to the warehouse market in Lower Silesia

knightfrank.com.pl/en/research

WAREHOUSE MARKET

Lower Silesia

Q3 2025

Existing warehouse stock
↑ **4.6m sq m**

Supply under construction
↓ **110,000 sq m**

Vacancy rate
↑ **9.9%**

New supply
(Q1-Q3 2025)
↓ **290,000 sq m**

Take-up
(Q1-Q3 2025)
↑ **690,000 sq m**

Standard lease terms in warehouse buildings

Asking rents for warehouse space
EUR/sq m/month
4.00-4.70

Asking rents for office space
EUR/sq m/month
10.00-12.50

Service charge
PLN/sq m/month
4.00-7.00

Rent-free period
1-1.5 month

Lower Silesia ranks among Poland's most significant warehouse markets, benefiting from its strategic location in the south-west of the country, adjacent to Germany and the Czech Republic. The region is situated along key pan-European transport corridors, including the A4 motorway and the S3 and S5 expressways, providing efficient connections to major Polish cities and facilitating cross-border distribution. A well-developed rail network, complemented by intermodal terminals, further reinforces Lower Silesia's role as a regional and international logistics hub.

Lower Silesia is the fourth-largest warehouse market in the country, offering approximately 4.6 million sq m of modern logistics space, which accounts for nearly 13% of Poland's total stock. The majority of warehouse developments are concentrated around Wrocław and its suburban zones, including Bielany Wrocławskie, Kąty Wrocławskie, Nowa Wieś Wrocławska, as well as Polkowice and Pietrzykowice.

In Q1–Q3 2025, developers delivered more than 290,000 sq m of new warehouse space, representing a decline of over 21% year-on-year. Notably, no new projects were completed in Q3 alone.

At the same time, construction activity has been increasing for the third consecutive quarter. As of the end of September 2025, the pipeline reached 113,000 sq m, up by 94% quarter-on-quarter. The largest project currently under construction is the next phase of Panattoni Park Campus 2, totaling 79,000 sq m. Other ongoing developments include a new facility at Ideal Idea City Park Wrocław (6,000 sq m) and Kotarba Invest Gajków (2,500 sq m).

Importantly, more than 70% of the space under construction has already been pre-let, confirming stable occupier demand alongside a cautious, disciplined approach by developers toward speculative projects.

Tenant demand remains robust. In the first three quarters of 2025, total leasing activity reached 690,000 sq m, marking a 14% increase year-on-year. The largest transaction in Q3 was a lease renewal at P3 Wrocław II (78,000 sq m). Other notable deals included a new lease at Panattoni Park Campus 2 (45,000 sq m) and a renewal at Panattoni Park Wrocław IX (16,300 sq m).

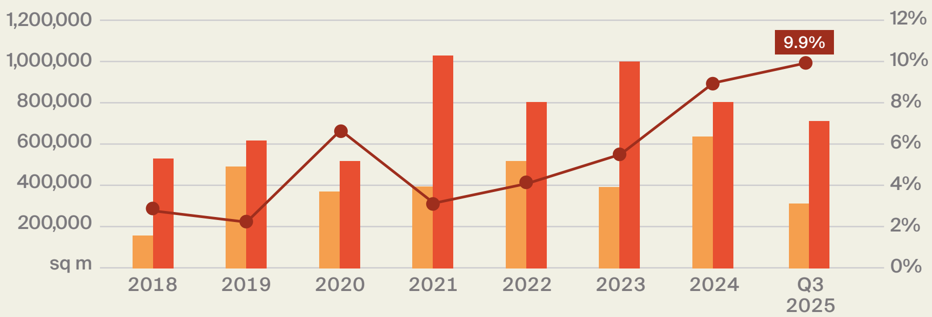
In terms of take-up structure, renegotiations accounted for 46% of total leasing volume, new leases for 44%, and expansions for the remaining 10%.

The region continues to attract manufacturing companies, logistics operators, retail chains and e-commerce players, driven by proximity to the German market and well-developed infrastructure supporting both domestic and international supply chains.

High renegotiation activity has had a moderate impact on vacancy levels. At the end of Q3 2025, the vacancy rate stood at 9.9%, up slightly by 0.2 pp quarter-on-quarter.

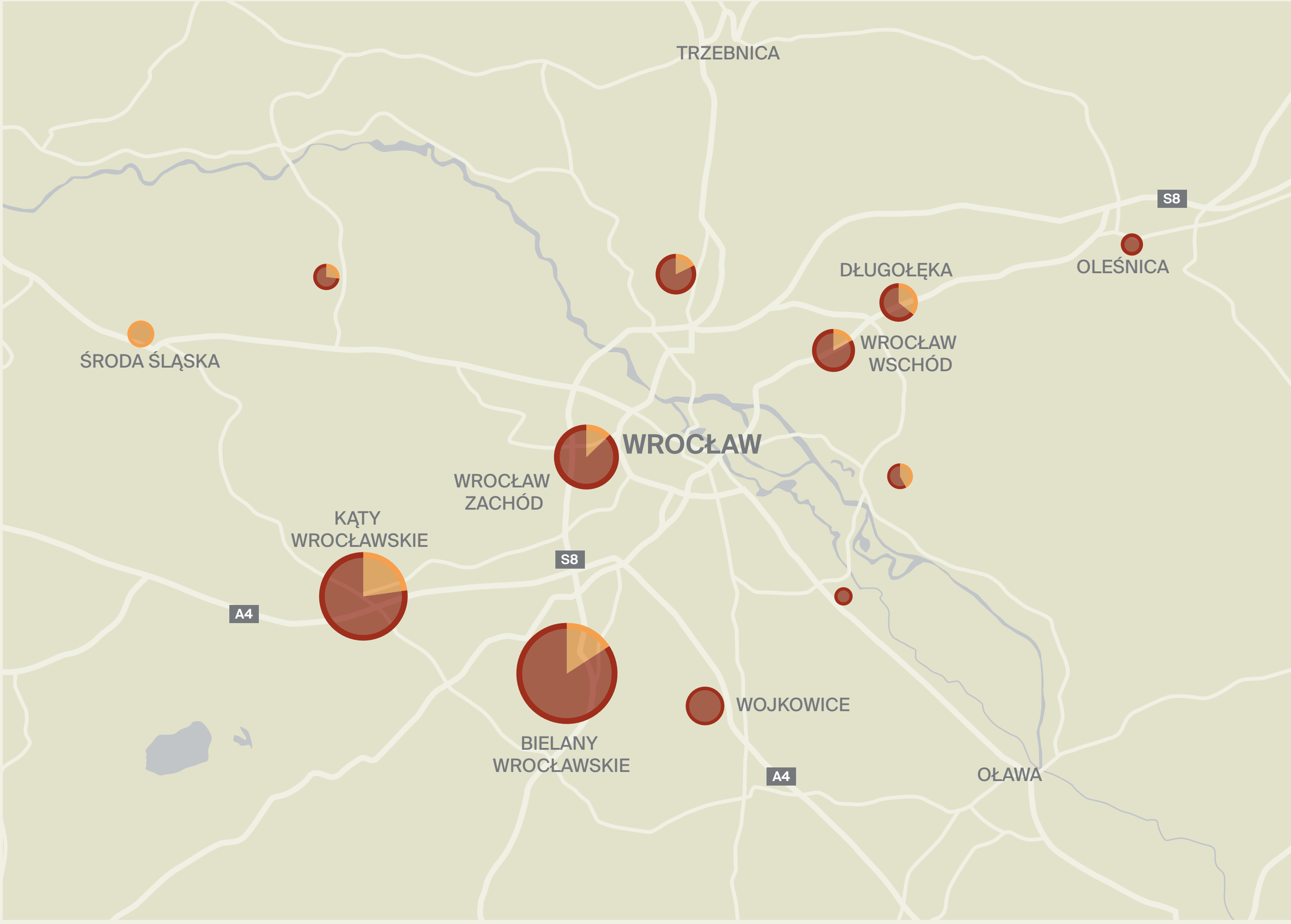
Asking rents remained stable, ranging between EUR 4.0 and 4.7/sq m/month.

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



Source: Knight Frank

Location of warehouse developments 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** 1.75m sq m
2. **Kąty Wrocławskie** 1.15m sq m
3. **Wrocław West** 510,000 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
(09.2025, STATISTICS POLAND)

Unemployment rate
5.2%

Average monthly salary
(enterprise sector)
PLN **8,950** (gross)

Average monthly salary
(transportation and storage sector)
PLN **8,100** (gross)

HIGH-SPEED ROADS

Highways
240 km
A4, A8, A18

Expressways
230 km
S3, S5, S8

CONTACTS IN POLAND:
+48 22 596 50 50
www.KnightFrank.com.pl

RESEARCH
Dorota Lachowska
dorota.lachowska@pl.knightfrank.com

INDUSTRIAL AGENCY
Przemysław Piętak
przemyslaw.pietak@pl.knightfrank.com

CAPITAL MARKETS
Krzysztof Cipiur
krzysztof.cipiur@pl.knightfrank.com

VALUATION & ADVISORY
Małgorzata Krzystek
malgorzata.krzystek@pl.knightfrank.com

As one of the largest and most experienced research teams operating across Polish commercial real estate markets, Knight Frank Poland provides strategic advice, forecasting and consultancy services to a wide range of commercial clients including developers, investment funds, financial and corporate institutions as well as private individuals. We offer:

- strategic consulting, independent forecasts and analysis adapted to clients' specific requirements,
- market reports and analysis available to the public,
- tailored presentations and market reports for clients.

Reports are produced on a quarterly basis and cover all sectors of commercial market (office, retail, industrial, hotel) in major Polish cities and regions (Warsaw, Kraków, Łódź, Poznań, Silesia, Tricity, Wrocław, Lublin, Szczecin) and PRS sector in Poland. Long-term presence in major local markets has allowed our research team to build in-depth expertise of socio-economic factors affecting real estate market in Poland.

Knight Frank Research
Reports are available at

Substantive preparation: Szymon Sobiecki / Research / Knight Frank

Graphic design: Karolina Chodak-Brzozowska / Art Director / PR & Marketing / Knight Frank