Warehouse market

Q4 2024

The comprehensive guide to the warehouse market in Lower Silesia

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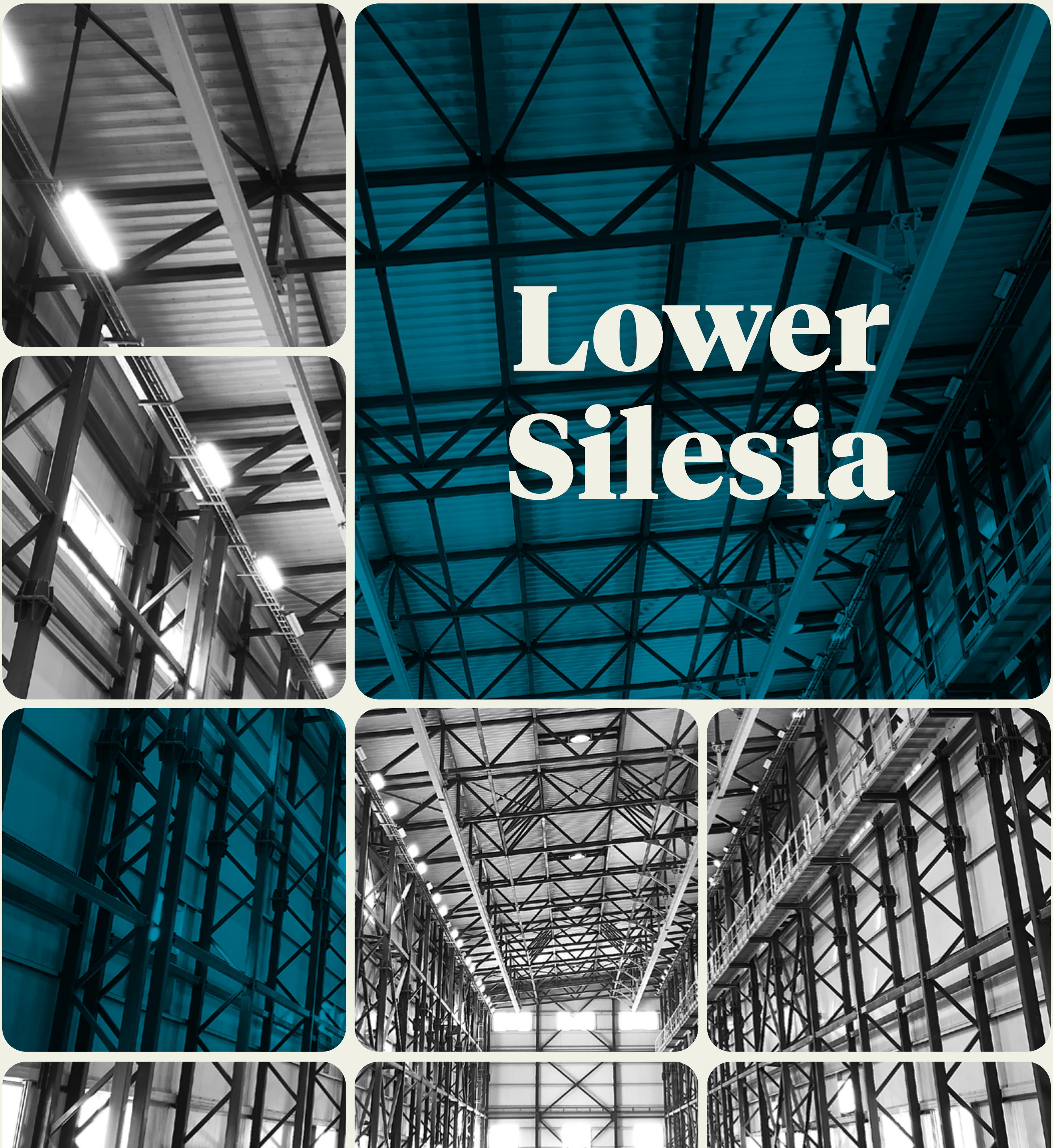


Lower Silesia

Q4 2024

Existing warehouse stock
4.2m sq m

Supply under construction
295,000 sq m

Vacancy rate
9.0%

New supply
(2024)
625,000 sq m

Take-up
(2024)
785,000 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
10.00-12.50

Service charge
PLN/sq m/month
4.00-7.00

Rent-free period
1-1.5 month

The Lower Silesia region is the fourth-largest warehouse hub in Poland. The amount of warehouse space in the region at the end of Q4 2024 was 4.2m. sq m, representing 12.2% of Poland's total stock. The region's attractiveness stems from its extensive road infrastructure, enabling fast connections with the Czech Republic and Germany, and its location on the New Silk Road route, supported by the cargo terminal in Kąty Wrocławskie. Most warehouses in the region are located in the vicinity of Wrocław, Bielany Wrocławskie, Kąty Wrocławskie, Nowa Wieś Wrocławska, Polkowice, and Pietrzykowice.

Warehouse stock in Lower Silesia continues to grow steadily, expanding by 19.1% over the past year. Since the beginning of 2024, approximately 625,000 sq m of modern warehouse space has been delivered to the market. In Q4 2024, new supply declined significantly, both quarter-on-quarter and year-on-year. Among the largest completed schemes were halls within the P3 Wrocław park (130,000 sq m and 42,000 sq m), Panattoni Park Wrocław Logistics South Hub (90,000 sq m), and GLP Wrocław V Logistics Centre (86,200 sq m).

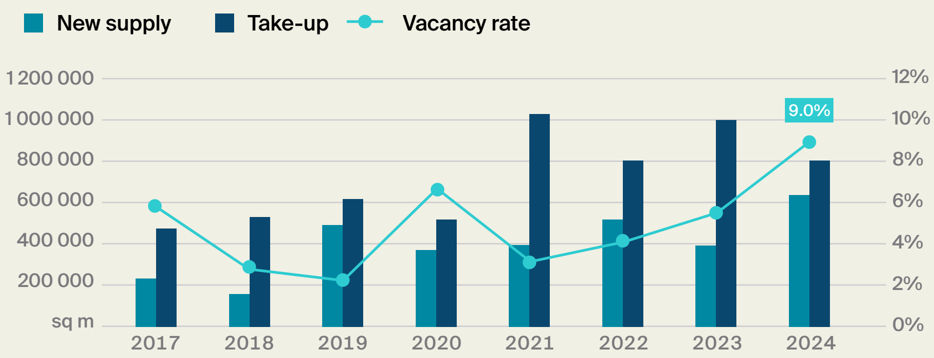
At the end of 2024, 295,000 sq m of warehouse space was under construction, with the largest ongoing facility being the hall in P3 Wrocław Park (92,300 sq m). The total volume of supply under construction saw a sharp decline both quarter-on-quarter and year-on-year. In Q4, construction began on just 25,000 sq m of new space. Notably, approximately 60% of the space under construction was secured through pre-lease agreements.

In 2024, the total leased warehouse space in the Lower Silesia region amounted to 785,000 sq m, making it the fourth-highest result in the country. However, take-up was more than 21% lower than the previous year and remained below the five-year average annual level. The largest transactions in 2024 included a new lease agreement at Panattoni Park Wrocław Logistics South Hub (91,000 sq m), along with contract renewals at Prime Logistics Wrocław (72,300 sq m) and Hillwood Wrocław Wschód II (53,800 sq m).

Due to the reduced take-up, the vacancy rate in Lower Silesia at the end of Q4 2024 stood at 9.0%, marking an increase of 3.6 pp year-on-year.

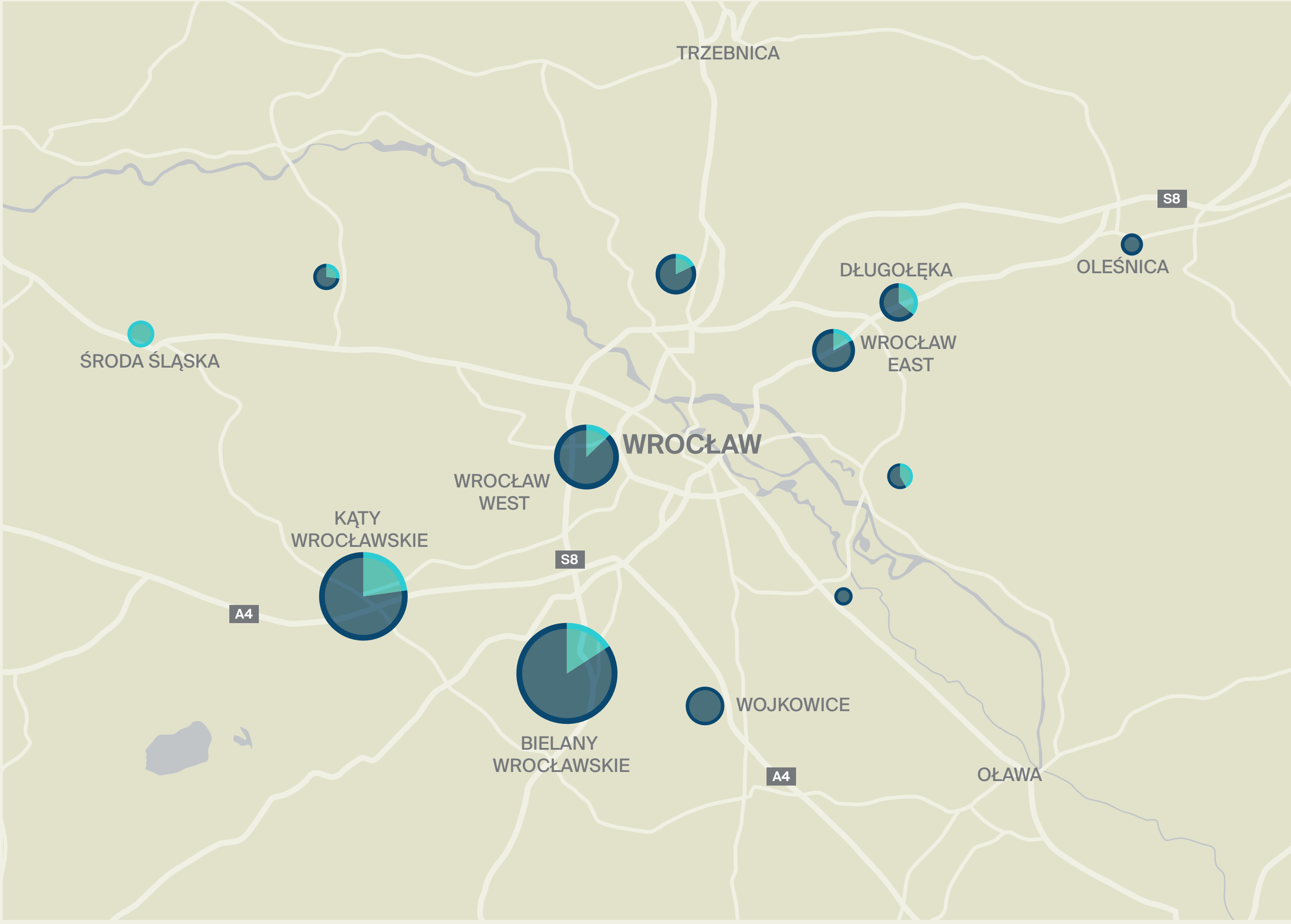
Asking rents in the warehouse sector remained at the same level as the previous quarter, reflecting a stabilization of rental costs despite the increasing availability of space.

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 1.53m sq m
2. Kąty Wrocławskie 1.05m 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
(12.2024, STATISTICS POLAND)

Unemployment rate
4.6%

Average monthly salary
(enterprise sector)
PLN **9,435** (gross)

Average monthly salary
(transportation and storage sector)
PLN **7,785** (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

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

INDUSTRIAL AGENCY
Przemysław Jankowski
przemyslaw.jankowski@pl.knightfrank.com

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

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