

Warehouse market



H1 2024

The comprehensive guide to the warehouse market in Upper Silesia


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A collage of various photographs showing the interior of a warehouse, focusing on the steel truss structure and corrugated metal roof. The images are arranged in a grid-like pattern, with some images having a teal color overlay. The central image is the largest and features the text "Upper Silesia".


Upper Silesia


Upper Silesia


H1 2024

- 

Existing warehouse stock
5.6m sq m
- 


Supply under construction
280,000 sq m
- 


Vacancy rate
5.9%
- 


New supply
155,000 sq m
- 


Take-up
470,000 sq m

Standard lease terms in warehouse buildings

- 

Asking rents for warehouse space
EUR/sq m/month
3.50-6.00
- 

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

Upper Silesia is the second-largest warehouse hub in Poland, trailing only Warsaw. The region's appeal to manufacturing and distribution companies stems from its skilled labour force, developed industrial infrastructure, and convenient road connections (A1, A4 highways), which facilitate rapid transportation to the Czech Republic, Germany, and Slovakia. At the end of Q2 2024, Upper Silesia's warehouse space exceeded 5.6 million sq m, accounting for 16.7% of the country's total stock. The market is primarily concentrated around cities such as Będzin, Chorzów, Gliwice, Sosnowiec, Tychy, Dąbrowa Górnicza, and several smaller towns.

Over the year, warehouse stock in the region grew by 6.4%. From January to June 2024, over 155,000 sq m of modern warehouse space were completed, a decrease of 38% compared to the same period in 2023. The largest projects completed included Panattoni Park Ruda Śląska V (44,000 sq m), Panattoni Park Bielsko-Biała IV (31,000 sq m), and Fortress Logistic Park Zabrze (23,000 sq m).

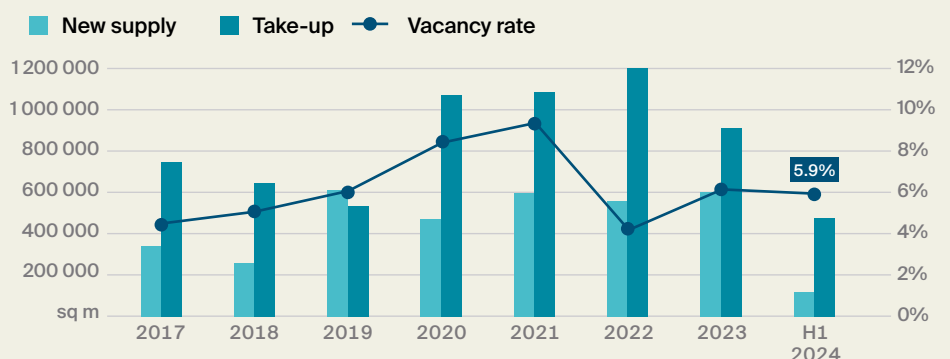
At the end of June 2024, 280,000 sq m of modern warehouse space were under construction, with the largest project being Booster Zabrze by LemonTree, comprising 40,000 sq m and 12,000 sq m. The volume of newly constructed warehouse space increased compared to both the previous quarter and last year. An additional 155,000 sq m of construction commenced in H1 2024, with 70% already pre-leased, highlighting developers' reluctance toward speculative developments.

In the first half of 2024, nearly 470,000 sq m of warehouse space were leased in Upper Silesia, representing an increase of over 30% year-on-year. Leasing volumes also rose quarter-on-quarter, with the most significant jump of more than 50% compared to Q2 2023. The largest contracts signed included Panattoni Park Sosnowiec Expo (34,000 sq m), CTPark Zabrze (38,600 sq m), and CTPark Katowice (23,000 sq m). New agreements accounted for 50% of the leased space, while renewals made up 42% and expansions comprised 8%.

The increased take-up in Upper Silesia contributed to a decrease in the vacancy rate, which stood at 5.9% at the end of Q2 2024, down 1.6 pp. from the same period last year.

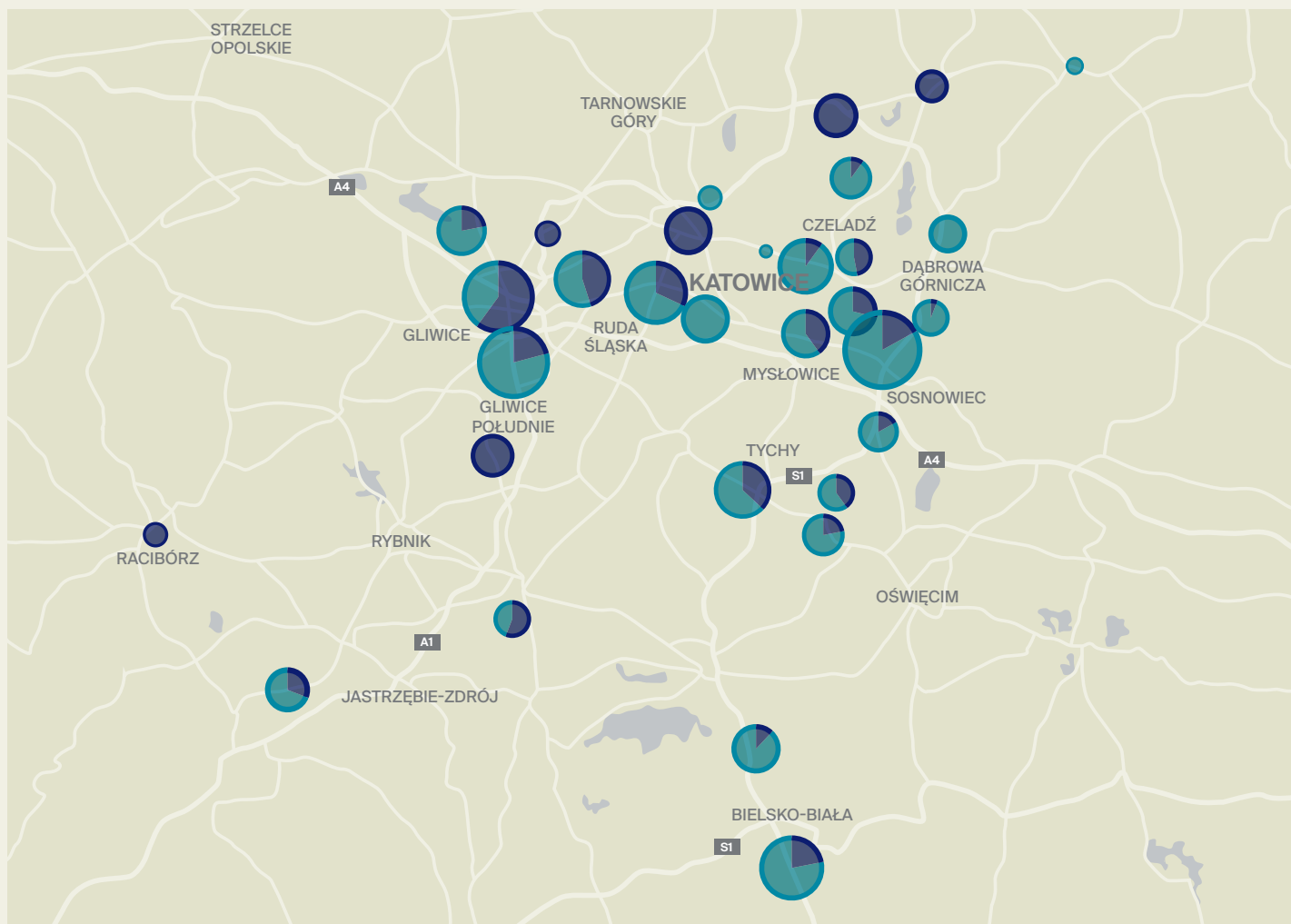
Asking rents in the region's warehouse sector remained stable in Q2 2024 compared to the previous quarter.

New warehouse supply, annual take-up, vacancy rate in Upper 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.** Sosnowiec South
630,000 sq m
- 2.** Gliwice South
470,000 sq m
- 3.** Czeladź
330,000 sq m
- 4.** Gliwice
300,000 sq m
- 5.** Tychy
300,000 sq m

Śląskie Voivodeship



Population
4.3m



Voivodeship area
12,334 sq km

ECONOMIC DATA (06.2024, STATISTICS POLAND)



Unemployment rate
3.6%



Average monthly salary
(enterprise sector)
PLN 8,220 (gross)



Average monthly salary
(transportation and storage sector)
PLN 7,920 (gross)

HIGH-SPEED ROADS



Highways
250 km
A1, A4



Expressways
130 km
S1, S52, S86

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