Warehouse market

Q1 2025

The comprehensive guide to the warehouse market in Central Poland

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Central Poland

Q1 2025

Existing warehouse stock
4.9m sq m

Supply under construction
250,000 sq m

Vacancy rate
10.0%

New supply
(Q1 2025)
48,000 sq m

Take-up
(Q1 2025)
150,000 sq m

Standard lease terms in warehouse buildings

Asking rents for warehouse space
EUR/sq m/month
3.80-4.50

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

Central Poland is the third largest warehouse market in the country. The total area of modern warehouse space in the region is 4.9m sq m, which accounts for nearly 14% of Poland's total stock. The main warehouse locations in the region include Łódź and nearby towns such as Stryków and Piotrków Trybunalski. The Konin area is also becoming increasingly popular with investors, mainly due to its location in the immediate vicinity of the A1 motorway. The region's attractiveness stems from both its developed transport infrastructure and its central geographical location, which facilitates efficient logistics services on a national scale. These advantages attract logistics operators and retail chains, which are keen to locate their central warehouses and distribution centers in the region. Another major advantage is the rail connection with Chengdu, China, which supports the development of international supply chains.

New supply in Central Poland continues to be limited and in Q1 2025 amounted to almost 48,000 sq m, which is the lowest result since Q1 2024, when it reached a record low level of 27,000 sq m. Among the largest projects were: the expansion of Panattoni Park Łódź West II (19,400 sq m), Panattoni Park Koluszki (14,750 sq m) and Panattoni Park Lućmierz (13,600 sq m).

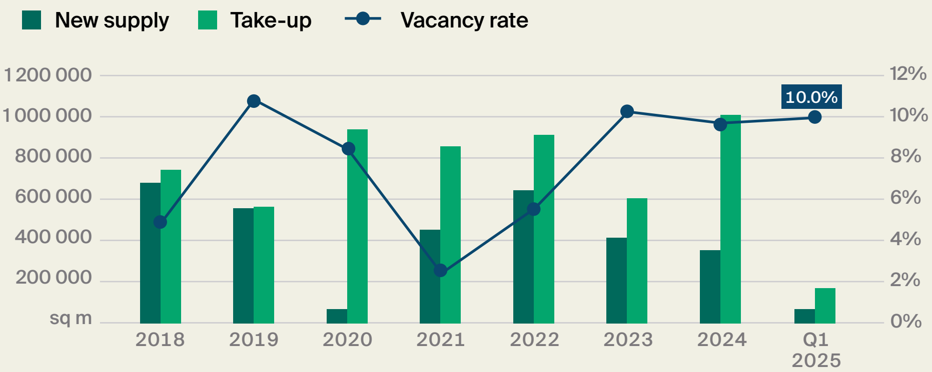
Supply under construction also remains limited, staying below 300,000 sq m for three consecutive quarters. At the end of March, over 250,000 sq m of warehouse space was under construction, representing a 36% decrease compared to the same period last year. In Q1 2025, only one new project was launched – Panattoni Park Zgierz II. The largest schemes under construction are Panattoni Park Zgierz II (68,900 sq m), the Tuszyn warehouse park (59,000 sq m) and the hall in Prologis Park Łódź (41,500 sq m). The pre-let rate was 56%, indicating a cautious approach by developers and a limited level of speculative investment.

In Q1 2025, warehouse space take-up declined significantly, with lease agreements signed for approximately 150,000 sq m - nearly 60% less than in Q4 2024 and over 15% lower year-on-year. The largest transactions were mainly lease extensions in schemes such as P3 Łódź II (50,600 sq m) and Auchan Wolbórz (34,800 sq m), as well as 7R Park Łódź West II (9,800 sq m, including an expansion of another 3,900 sq m). Lease renewals accounted for as much as 67% of the lease volume, while new leases accounted for 24% and expansions only 9%.

At the end of March 2025, the vacancy rate rose slightly to 10%, up 0.2 pp q-o-q. Despite lower tenant activity, the scale of growth was limited due to low new supply.

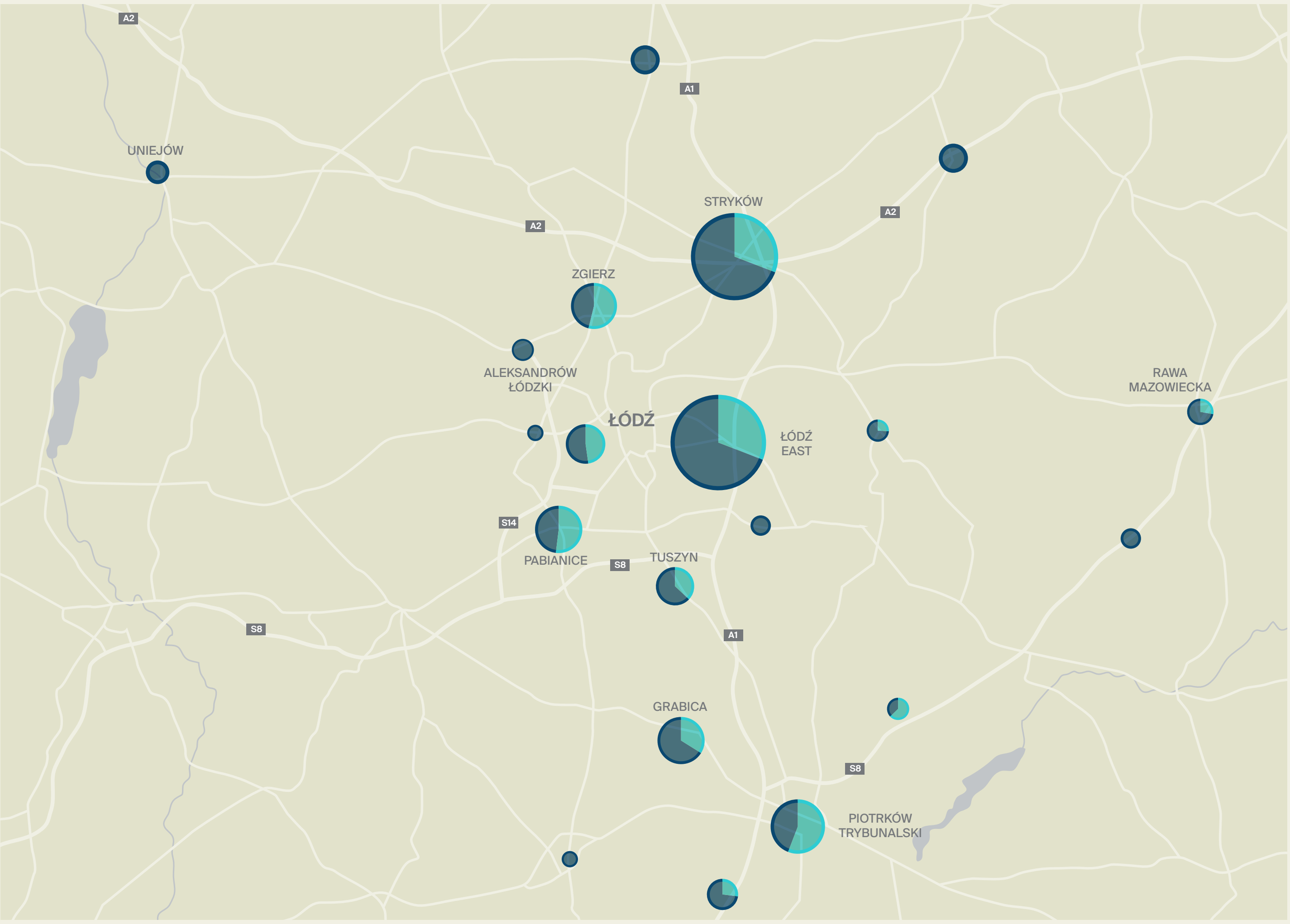
Asking rents in the warehouse sector in the region remained stable compared to the previous quarter.

New warehouse supply, annual take-up, vacancy rate in Central Poland



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. Łódź East
1.42m sq m

2. Stryków
1.1m sq m

3. Grabica
310,000 sq m

4. Łódź West
240,000 sq m

5. Zgierz
220,000 sq m

Łódzkie Voivodeship

Population
2.3m

Voivodeship area
18,218 sq km

ECONOMIC DATA
(03.2025, STATISTICS POLAND)

Unemployment rate
5.8%

Average monthly salary
(enterprise sector)
PLN **8,263** (gross)

Average monthly salary
(transportation and storage sector)
PLN **8,060** (gross)

HIGH-SPEED ROADS

Highways
275 km
A1, A2

Expressways
250 km
S8, S14

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