Warehouse market

Q4 2024

The comprehensive guide to the warehouse market in Central Poland

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Central Poland

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Q4 2024

Existing warehouse stock
4.9m sq m

Supply under construction
230,000 sq m

Vacancy rate
9.7%

New supply
(2024)
340,000 sq m

Take-up
(2024)
1.0m sq m

Standard lease terms in warehouse buildings

Asking rents for warehouse space
EUR/sq m/month
3.50-4.50

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

The Central Poland region ranks as the third-largest warehouse market in Poland, behind Warsaw and Upper Silesia. It's an attractive location for logistics operators and retail chains, who establish their central warehouses and distribution centers there to serve the entire country. Key logistics locations include Stryków, Łódź, Piotrków Trybunalski, and the vicinity of Konin, benefiting from the proximity to the A1 motorway.

By the end of Q4 2024, warehouse stock in the region totalled 4.9m sq m, representing 14.1% of the national warehouse inventory. Warehouse space in Central Poland has shown consistent growth, expanding by over 8% in the past year. However, the pace of growth has notably slowed - in 2024, the completion of more than 340,000 sq m of modern warehouse space marked a decline of over 17% compared to 2023. Nevertheless, the total new supply remained in line with the five-year average. The largest developments that received occupancy permits in 2024 included MDC2 Park Łódź South (52,000 sq m), Hillwood Łódź Górna (42,000 sq m), and two halls within the Hillwood Łódź Zgierz II park (50,200 sq m and 26,800 sq m).

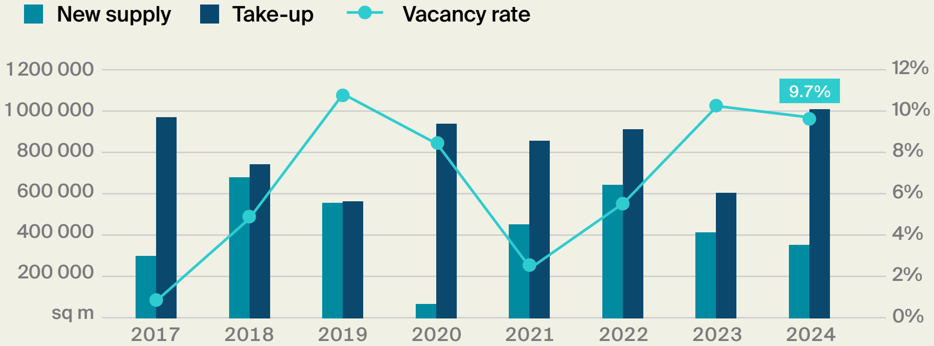
At the end of 2024, over 230,000 sq m of warehouse space under construction was recorded in Central Poland, with the largest project being the Tuszyn Warehouse Park, covering 59,000 sq m. The total volume of space under construction showed a decline when compared to both the previous quarter and the same period last year. In Q4 2024, the construction of approximately 33,000 sq m of modern logistics space commenced in the Central Poland region. Notably, around 50% of the space under construction has already been secured through lease agreements.

The total volume of leased warehouse space in Central Poland reached 1m sq m, marking a substantial increase of over 65% compared to 2023. Take-up in Central Poland represented approximately 17% of the total leasing volume in Poland in 2024. This result was also nearly 140,000 sq m higher than the five-year average annual demand. Among the largest transactions were a renewal at Hillwood Stryków II (73,000 sq m), an extension at Central European Logistics HUB (72,000 sq m), and a new agreement at Hillwood Łódź II (62,000 sq m).

Driven by strong tenant activity, the vacancy rate in Central Poland at the end of Q4 2024 stood at 9.7%, reflecting a decrease of 0.5 pp year-on-year, although it remained above the national average of 7.5%.

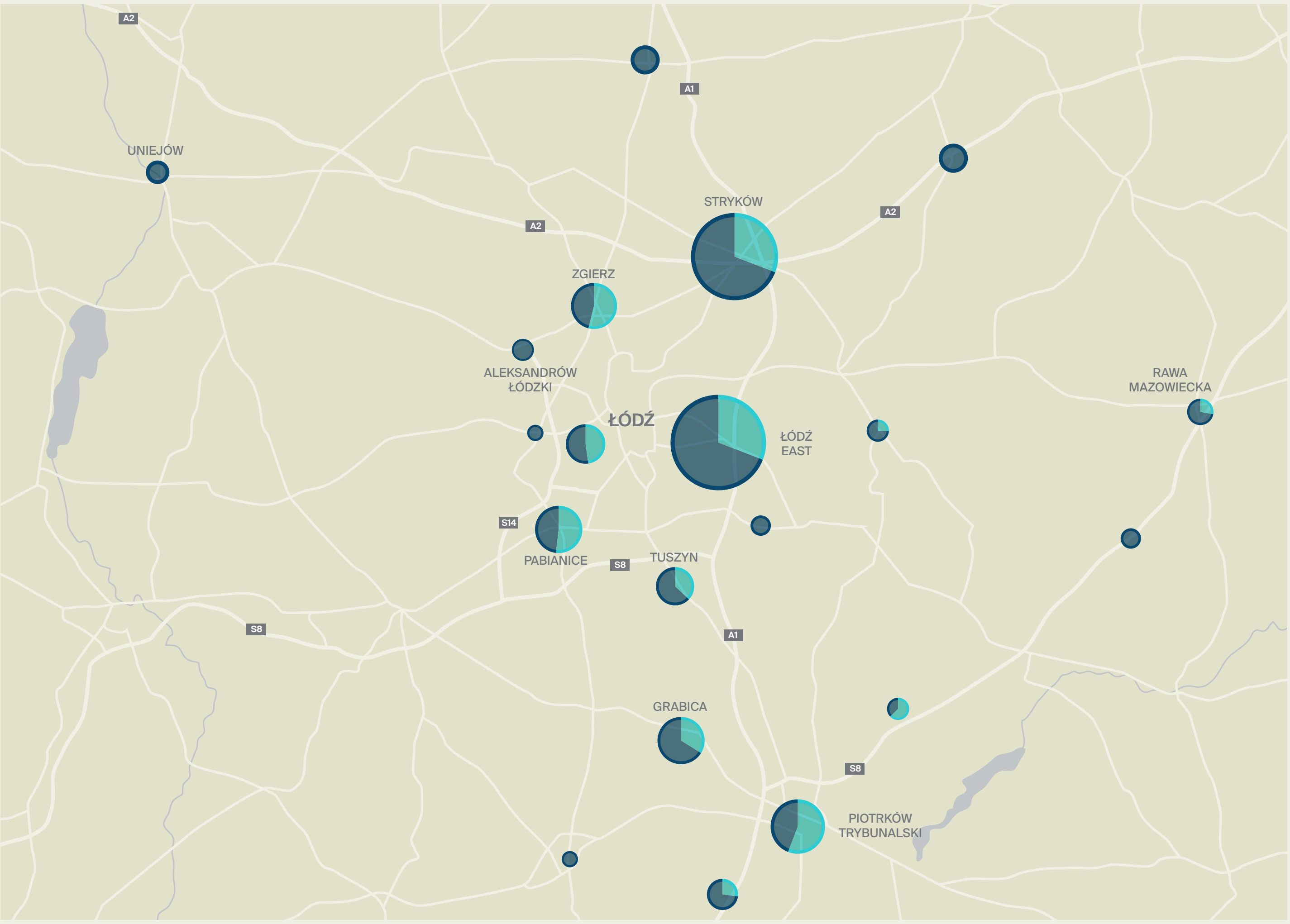
In Q4 2024, asking rents in the warehouse sector in the Central Poland region remained at the same level as in the previous quarter, indicating a sustained market equilibrium.

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
270,000 sq m

4. Łódź West
220,000 sq m

5. Zgierz
210,000 sq m

Łódzkie Voivodeship

Population
2.4m

Voivodeship area
18,218 sq km

ECONOMIC DATA
(12.2024, STATISTICS POLAND)

Unemployment rate
5.4%

Average monthly salary
(enterprise sector)
PLN **8,400** (gross)

Average monthly salary
(transportation and storage sector)
PLN **8,410** (gross)

HIGH-SPEED ROADS

Highways
275 km
A1, A2

Expressways
250 km
S8, S14

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