Warehouse market

Q1 2024

The comprehensive guide to the warehouse market in Warsaw

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Warsaw

Q1 2024

Existing warehouse stock
6.6m sq m

Supply under construction
365,000 sq m

Vacancy rate
9.0%

New supply
(Q1 2024)
125,000 sq m

Take-up
(Q1 2024)
210,000 sq m

Standard lease terms in warehouse buildings

Asking rents for warehouse space
EUR/sq m/month
3.50-7.50

Asking rents for office space
EUR/sq m/month
10.00-11.50

Service charge
PLN/sq m/month
4.00-7.00

Rent-free period
1-1.5 month

Warsaw and its surrounding areas remain the largest warehouse concentration area in Poland. As of the end of Q1 2024, the warehouse stock in this region totalled 6.6m sq m, representing 20% of the country's total warehouse stock. The existing logistics facilities in the area offer significant diversity in specifications and equipment quality, and are strategically positioned in one of the two concentration zones within the agglomeration:

- **Zone I** – a zone that comprises some 15% of the existing warehouse stock in the Warsaw agglomeration, taking in an area of radius 12 km radiating out from the city centre. The zone mainly consists of areas like Okęcie, Służewiec Przemysłowy, Targówek, and Żerań. There are two intermodal terminals located in this zone, both situated at its northern extremities.
- **Zone II** – an area between 12 and 50 km from the centre of Warsaw, primarily including areas to the southwest of the city, along the A2, S8, and S7 national routes (leading, respectively, to Poznań, Wrocław, and Kraków), and including such towns as Błonie, Ożarów Mazowiecki, Piaseczno, Nadarzyn, Pruszków, Mszczonów, Teresin, Grodzisk Mazowiecki, and Sochaczew. Approximately 85% of the total stock in the Warsaw region is located in Zone II. There is one intermodal terminal located in Zone II, in Pruszków.

The warehouse market in Warsaw has experienced a steady increase in its stock. In Q1 2024, 125,000 sq m of warehouse space were delivered to tenants. The total volume completed in the first three months of 2024 was comparable to Q4 2023. The largest developments to obtain occupancy permits were two warehouses in the CTPark Warsaw South (46,900 sq m and 20,500 sq m) and a warehouse in the P3 Mszczonów (20,600 sq m).

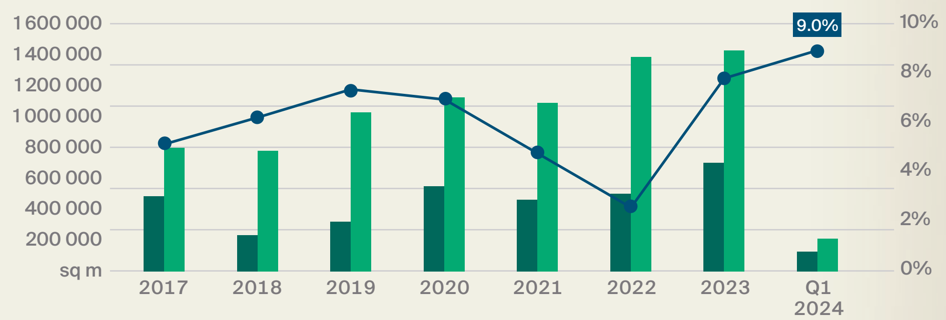
At the end of March 2024, the Warsaw region had nearly 365,000 sq m of space under construction, with the largest facility being CTPark Warsaw West (62,300 sq m), scheduled for completion in Q4 2024. Approximately half of the space under construction was already secured by leases. Between January and the end of March 2024, construction began on 15,000 sq m of space, across two warehouse facilities.

In Q1 2024, the total leased space reached 210,000 sq m, signifying a decrease in take-up. The most notable transactions during this period were Hillwood Łazy (28,000 sq m), Mapletree Błonie II (23,200 sq m), and Panattoni Park Grodzisk V (12,500 sq m). The structure of leases was predominantly marked by new agreements, accounting for 55% of the leased space, while renewals represented 35%, and expansions constituted the remaining 5%.

At the close of Q1 2024, the vacancy rate in the Warsaw metropolitan area stood at 9.0%, marking a 2.5 pp increase on the previous year.

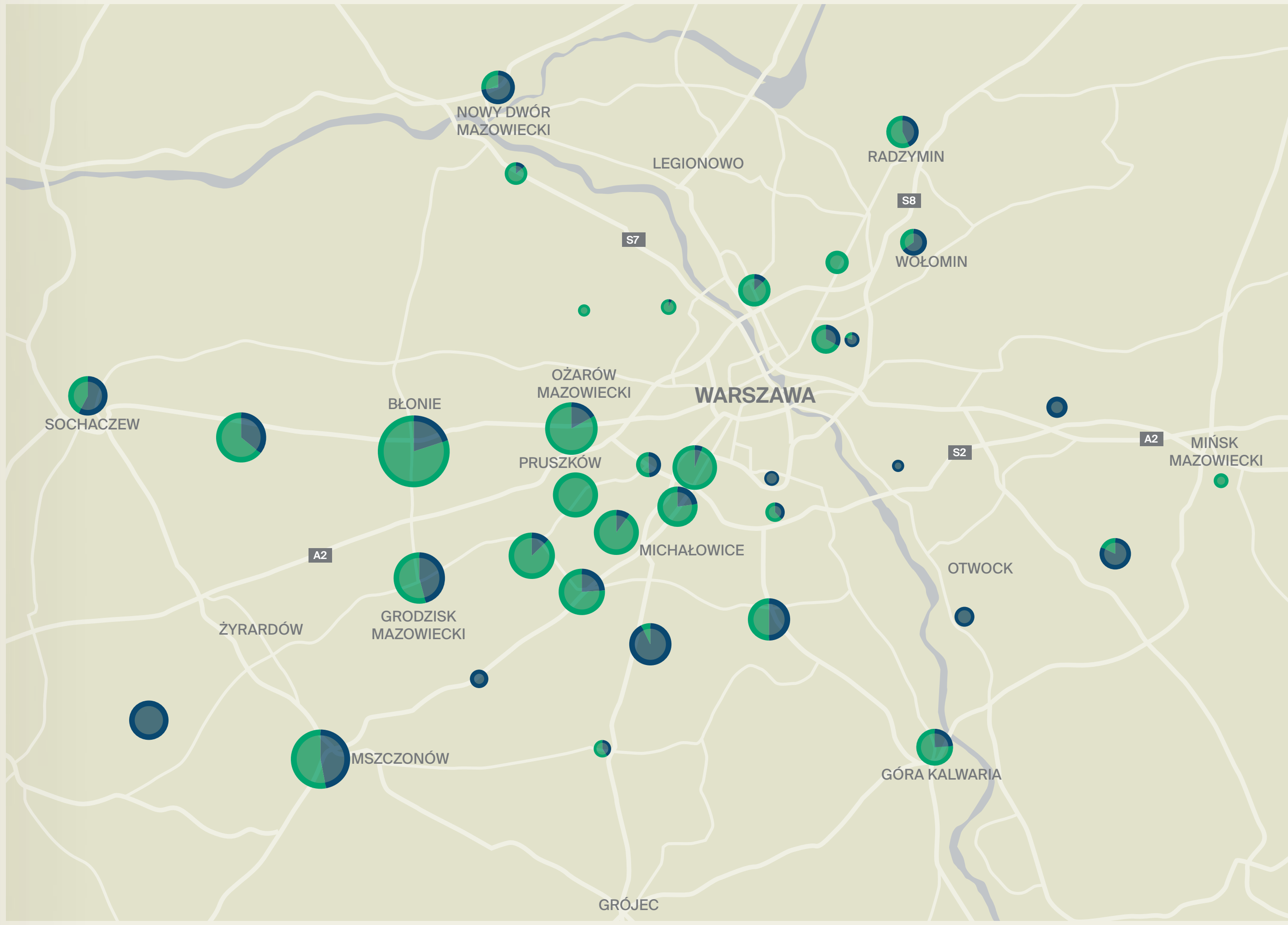
In Q1 2024, asking rents for the warehouse sector in the Warsaw region remained stable compared to the previous quarter.

New warehouse supply, annual take-up, vacancy rate in Warsaw



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. Błonie **800,000 sq m**
2. Ożarów Mazowiecki **460,000 sq m**
3. Pruszków **440,000 sq m**
4. Mszczonów **430,000 sq m**
5. Michałowice **400,000 sq m**

Mazowieckie Voivodeship

Population
5.5m

Voivodeship area
35,559 sq km

ECONOMIC DATA
(03.2024, STATISTICS POLAND)

Unemployment rate
4.2%

Average monthly salary
(enterprise sector)
PLN **9,400** (gross)

Average monthly salary
(transportation and storage sector)
PLN **7,750** (gross)

HIGH-SPEED ROADS

Highways
80 km
A2

Expressways
480 km
S2, S7, S8, S17, S61

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