Warehouse market

Q1 2025

The comprehensive guide to the warehouse market in Warsaw

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WAREHOUSE MARKET

Warsaw

Q1 2025

Existing warehouse stock
6.9m sq m

Supply under construction
340,000 sq m

Vacancy rate
5.8%

New supply (Q1 2025)
54,000 sq m

Take-up (Q1 2025)
260,000 sq m

Standard lease terms in warehouse buildings

Asking rents for warehouse space
EUR/sq m/month
3.80-7.50

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 Warsaw region and its surroundings continue to be the largest warehouse market in Poland. At the end of Q1 2025, warehouse space in the agglomeration amounted to 6.9m sq m, which accounted for almost 20% of the total stock in the country. This market is divided into two main zones:

Zone I covers an area up to 12 km from the center of Warsaw, including areas such as Okęcie, Służewiec Przemysłowy, Targówek, and Żerań, and accounts for approximately 20% of the stock.

Zone II is the area located between 12 and 50 km from the center, along the main routes towards Poznań, Katowice, and Kraków, including Błonie, Ożarów Mazowiecki, Piaseczno, and Nadarzyn, accounting for as much as 80% of the stock.

Warehouse stock in Warsaw is growing, although the pace of growth has slowed. In Q1 2025, approximately 54,000 sq m of modern space was delivered, representing a 60% decrease compared to the previous quarter and a 50% decrease compared to Q1 2024. The largest completed schemes include a hall at City Point Targówek (24,700 sq m), an extension of the hall at MLP Pruszków II (15,700 sq m) and a hall at Good Point V Łubna (13,600 sq m). Importantly, almost 90% of the new supply was commercialised upon completion.

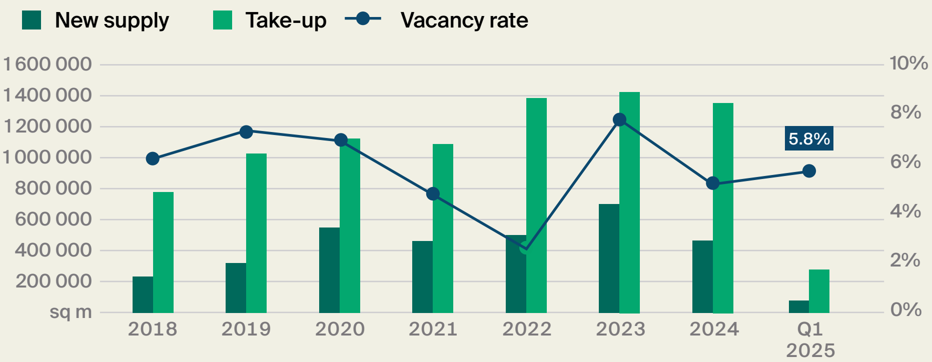
At the end of March 2025, approximately 340,000 sq m of warehouse space was under construction, the largest scheme being a 53,700 sq m hall at the CTPark Emilianów, scheduled for completion in Q1 2026. More than half of the space under construction was secured by lease agreements, which indicates a cautious approach by developers to speculative investments. In the Q1 2025, construction started on 185,000 sq m in seven new developments, which is the highest result in Poland.

The amount of warehouse space leased in Warsaw in Q1 2025 was 260,000 sq m, which is half of the previous quarter's result. Renewals dominated, accounting for 78% of the volume. The largest transactions included renegotiations at: P3 Mszczonów (33,800 sq m), Prologis Park Błonie (30,800 sq m) and GLP Warsaw I Logistics Centre (23,800 sq m). New contracts accounted for 19% and expansions for 3% of total take-up.

The vacancy rate at the end of Q1 2025 was 5.8%, up slightly by 0.4 pp compared to the previous quarter. This rise was due to limited tenant activity and the dominance of renewals in the take-up structure.

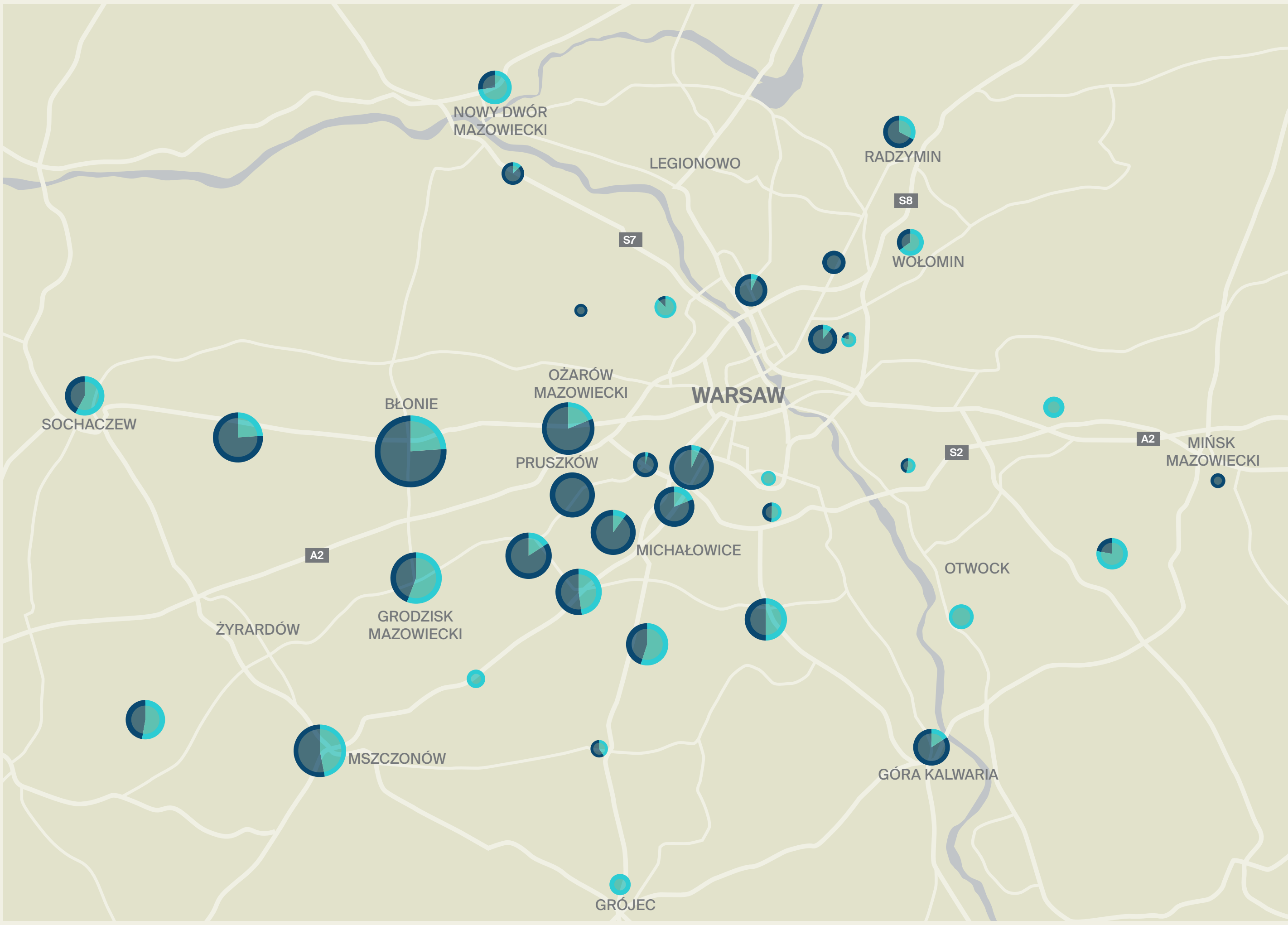
Asking rents remained stable compared to recent months.

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



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

Mazowieckie Voivodeship

Population
5.5m

Voivodeship area
35,559 sq km

ECONOMIC DATA
(03.2025, STATISTICS POLAND)

Unemployment rate
4.2%

Average monthly salary
(enterprise sector)
PLN **10,786** (gross)

Average monthly salary
(transportation and storage sector)
PLN **8,665** (gross)

HIGH-SPEED ROADS

Highways
80 km
A2

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

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