

# Warehouse market



Q1 2026

The comprehensive guide to the warehouse market in Warsaw

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## WARSAW

# Warsaw

## Q1 2026

Existing warehouse stock  
**7.3m sq m**

Take-up (Q1 2026)  
**315,000 sq m**

New supply (Q1 2026)  
**130,000 sq m**

Supply under construction  
**540,000 sq m**

Vacancy rate  
**5.7%**

## 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 per each year of lease term  
**1-1.5 month**

The Warsaw region remains the largest industrial and logistics market in Poland. At the end of Q1 2026, the region's total modern warehouse stock reached 7.3m sq m, representing 19.6% of the country's total industrial and logistics supply. The Warsaw warehouse market is characterised by a high degree of diversity in terms of technical specification, building quality and location. Existing stock is concentrated within two principal logistics zones.

**Zone I** comprises locations within a 12 km radius of Warsaw city centre, primarily including Okęcie, Służewiec Przemysłowy, Targówek and Żerań. Facilities located within this zone account for approximately 20% of the metropolitan area's total warehouse stock.

**Zone II**, extending from 12 km to 50 km from the city centre, accommodates around 80% of Warsaw's warehouse supply. Development is concentrated along the main transport corridors, including the E30, E67 and E77 national roads, providing connections towards Poznań, Katowice and Kraków, respectively. Key logistics locations include Błonie, Ożarów Mazowiecki, Piaseczno, Nadarzyn, Pruszków, Mszczonów, Teresin and Sochaczew.

During Q1 2026, developers delivered more than 130,000 sq m of Grade A warehouse space, representing a significant increase compared with both the previous quarter and the corresponding period of 2025. The largest completions included a 53,600 sq m warehouse at CTPark Emilianów, a 37,400 sq m facility at Marq Warsaw VI Logistics Centre, and a 24,100 sq m building at MLP Pruszków II.

At the end of March 2026, more than 540,000 sq m of modern warehouse space remained under construction. During the first quarter alone, construction commenced on an additional 46,000 sq m across three new warehouse buildings.

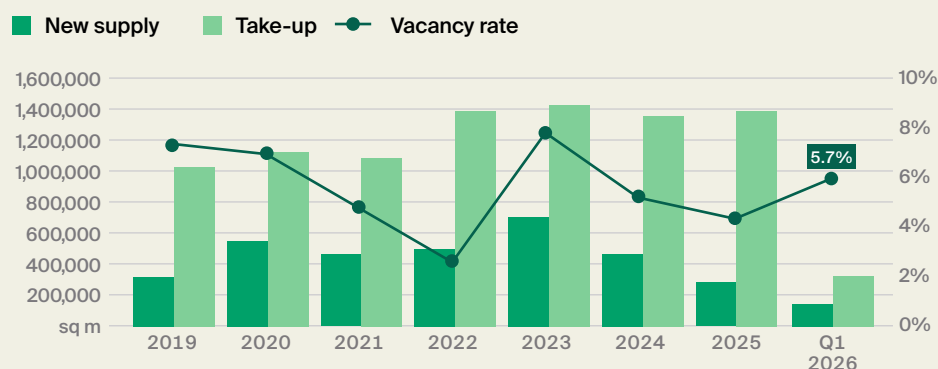
The largest project under construction remained a 58,800 sq m facility at Hillwood S8 Warsaw South, scheduled for completion in Q2 2026. Nearly 50% of the development pipeline was being delivered on a speculative basis, one of the highest speculative development shares among Poland's regional warehouse markets, reflecting developers' positive outlook for the Warsaw region.

Total leasing activity in the Warsaw metropolitan area reached approximately 315,000 sq m during Q1 2026, representing an increase of nearly 40% y/y. The largest transactions recorded during the quarter included lease renewals at Prologis Park Janki (49,700 sq m), Panattoni Park Warsaw South Janki (48,000 sq m), and Mapletree Kalwaria II (29,000 sq m). Lease renewals remained the dominant source of demand, accounting for 63% of total take-up. New leases represented 25%, while expansions accounted for the remaining 13%.

At the end of Q1 2026, the vacancy rate in the Warsaw metropolitan area stood at 5.7%, 0.1 pp. lower y/y. On a quarterly basis, however, the vacancy rate increased by 1.2 pp. reflecting the delivery of a substantial volume of new supply alongside a relatively modest commercialisation rate of approximately 50%.

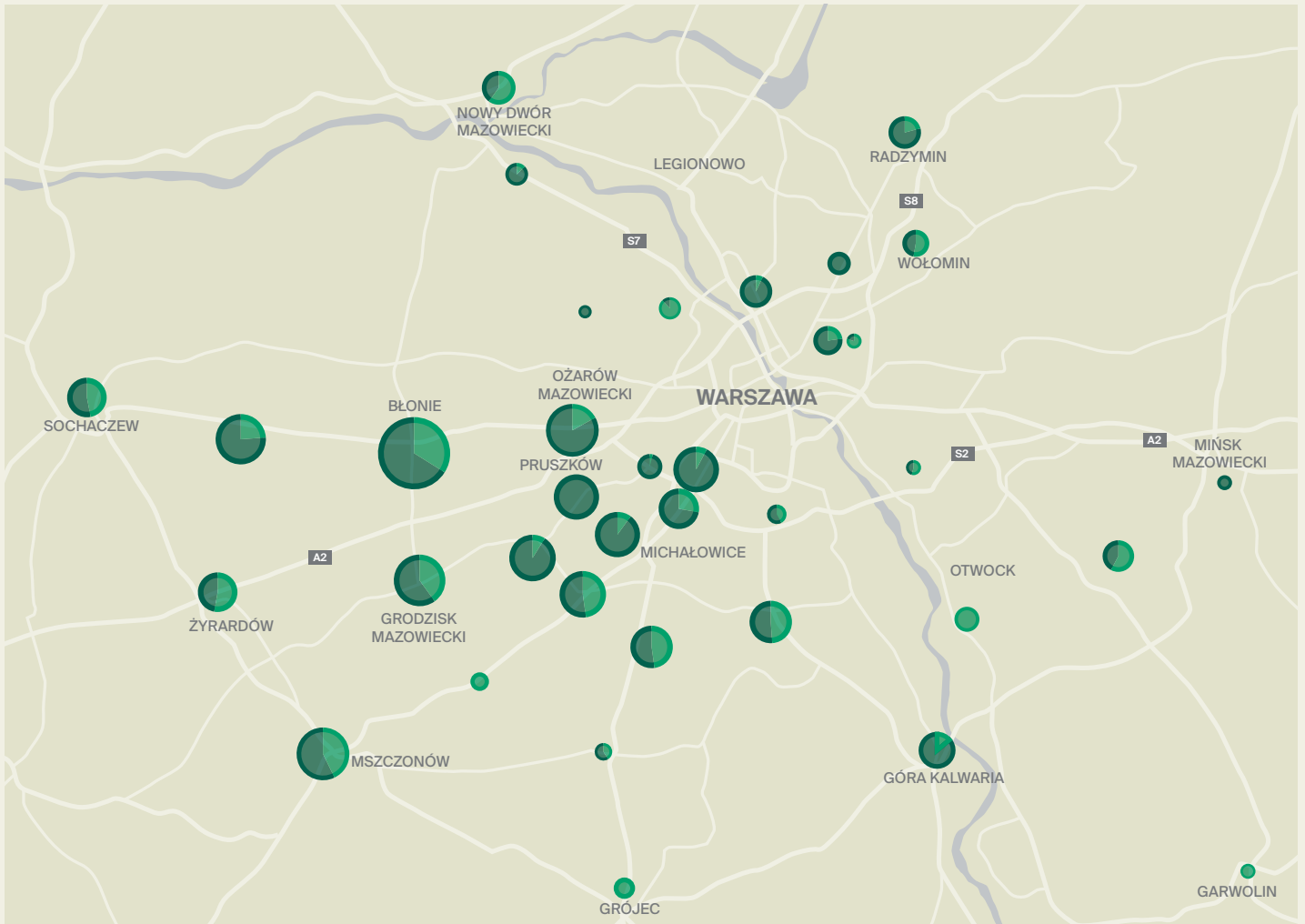
Asking rents across the Warsaw industrial and logistics market remained stable compared with the previous quarter.

## 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  
820,000 sq m

**2.** Ożarów Mazowiecki  
460,000 sq m

**3.** Pruszków  
440,000 sq m

**4.** Mszczonów  
460,000 sq m

**5.** Teresin  
440,000 sq m

### Mazowieckie Voivodeship



Population  
**5.5m**



Voivodeship area  
**35,559 sq km**

### ECONOMIC DATA (03.2026, STATISTICS POLAND)



Average monthly salary  
(enterprise sector)  
**PLN 11,500** (gross)



Unemployment rate  
**4.5%**



Average monthly salary  
(transportation and storage sector)  
**PLN 9,100** (gross)

### HIGH-SPEED ROADS



Highways  
**80 km**  
A2



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

**CONTACTS IN POLAND:**

+48 22 596 50 50  
www.KnightFrank.com.pl

**CEO**

Charles Taylor  
charles.taylor@pl.knightfrank.com

**RESEARCH**

Dorota Lachowska  
dorota.lachowska@pl.knightfrank.com

**INDUSTRIAL AGENCY**

Karolina Gałązka  
karolina.galazka@pl.knightfrank.com

**CAPITAL MARKETS**

Michał Grabara  
michal.grabara@pl.knightfrank.com

**VALUATION & ADVISORY**

Małgorzata Krzystek  
malgorzata.krzystek@pl.knightfrank.com

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Substantive preparation: Szymon Sobiecki / Research / Knight Frank

Graphic design: Karolina Chodak-Brzozowska / Art Director / PR & Marketing / Knight Frank