Warehouse market

Q3 2025

The comprehensive guide to the warehouse market in Warsaw

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Warsaw

Q3 2025

Existing warehouse stock
7.1m sq m

Supply under construction
530,000 sq m

Vacancy rate
5.2%

New supply (Q1-Q3 2025)
210,000 sq m

Take-up (Q1-Q3 2025)
1.02m 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 is Poland's largest and most developed warehouse market. Strategically located along the country's key transport corridors—including the A2 motorway and the S7 and S8 expressways—it offers fast and efficient connections to major cities across Poland. The region's excellent road network is complemented by well-developed rail infrastructure, intermodal terminals, and access to the country's largest airport, making Warsaw a critical hub for logistics and e-commerce operations. Moreover, the presence of Poland's largest consumer market strongly supports the growth of last-mile logistics facilities.

As of the end of Q3 2025, the Warsaw region offered approximately 7.1 million sq m of modern warehouse space, accounting for nearly 20% of total national logistics stock.

The market continues to expand, although development momentum slowed noticeably in 2025. Between January and September 2025, developers delivered over 210,000 sq m of new warehouse space, representing a 32% year-on-year decline. In Q3 alone, completions totalled just 57,000 sq m.

At the same time, developer activity has started to rebound, as reflected in the growing construction pipeline. By the end of September 2025, around 530,000 sq m of warehouse space was under construction - almost 60% more than a year earlier. Nearly 150,000 sq m of new projects were launched in Q3 alone.

Rising developer confidence is also evident in the increasing share of speculative developments. At the end of Q3 2025, only 30% of space under construction was secured by pre-let agreements, one of the lowest ratios among Poland's major warehouse markets, highlighting the region's strong fundamentals and positive long-term outlook.

The Warsaw region continues to generate the highest occupier demand in the country, accounting for 23% of total leasing activity in Q1-Q3 2025.

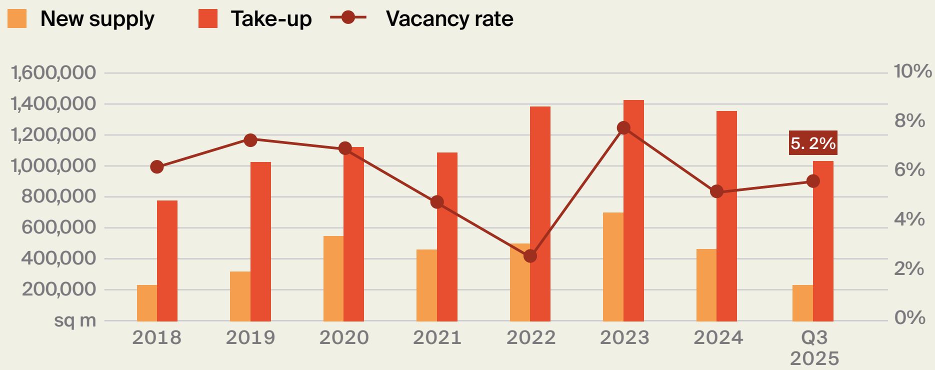
Take-up volumes increased significantly, with tenants leasing more than 1 million sq m during the first three quarters of the year, marking a 35% year-on-year growth. In Q3 alone, leases totalling nearly 470,000 sq m were signed, with quarterly demand 60% higher than in Q2.

New leases dominated the demand structure, accounting for 57% of total take-up. Lease renewals represented 36%, while expansions made up the remaining 7%.

Sustained, strong occupier demand translated into a further decline in vacancy levels. At the end of Q3 2025, the vacancy rate stood at 5.2%, down by 2.4 pp year-on-year.

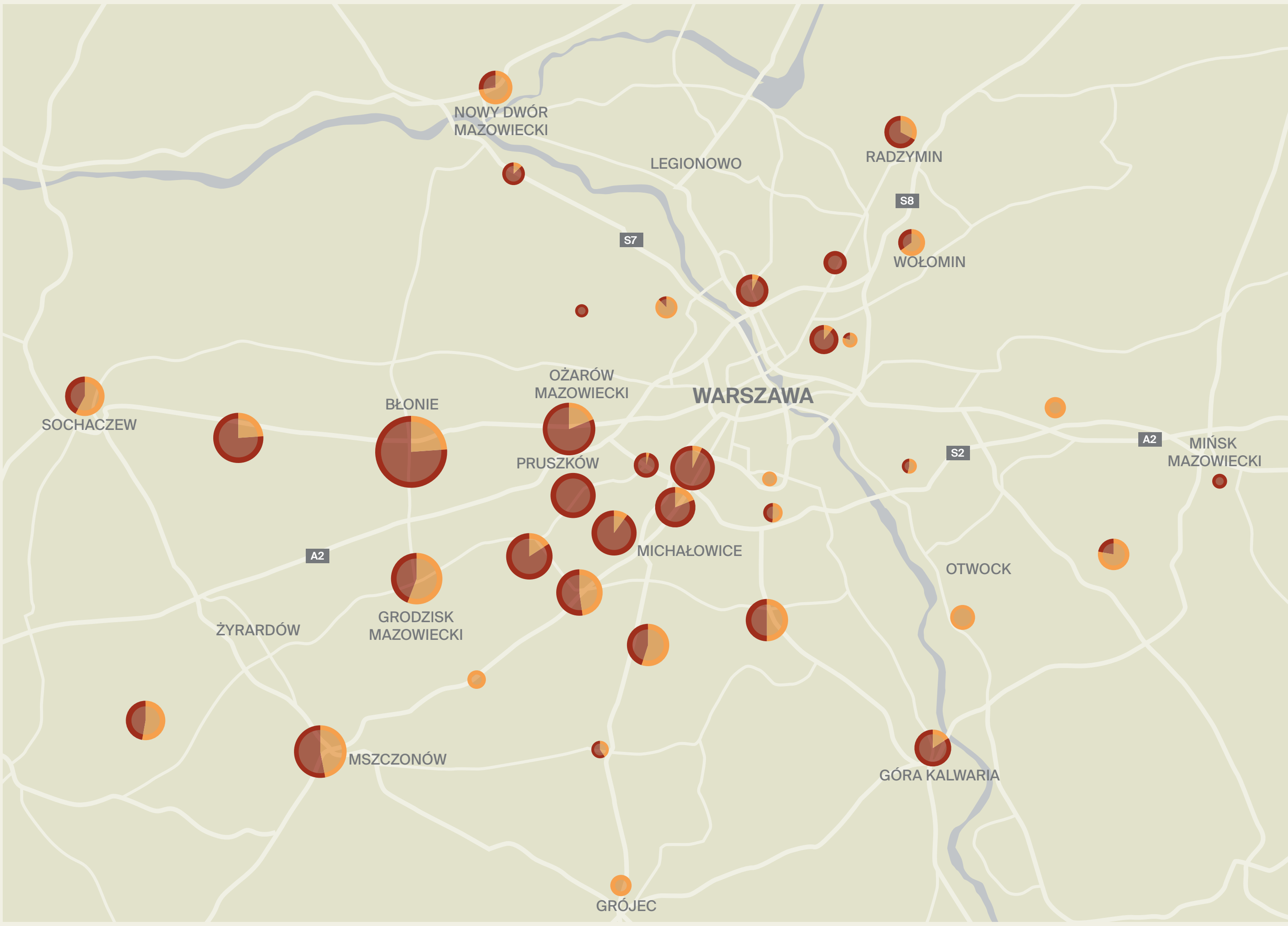
Asking rents remained stable. For big-box facilities, rates ranged between EUR 3.8 and 5.0/sq m/month, while urban and last-mile warehouses commanded higher levels of EUR 5.0 to 7.5/sq m/month.

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. **Teresin** 440,000 sq m
5. **Mszczonów** 430,000 sq m

Mazowieckie Voivodeship

Population
5.5m

Voivodeship area
35,559 sq km

ECONOMIC DATA
(09.2025, STATISTICS POLAND)

Unemployment rate
4.4%

Average monthly salary
(enterprise sector)
PLN **9,980** (gross)

Average monthly salary
(transportation and storage sector)
PLN **8,800** (gross)

HIGH-SPEED ROADS

Highways
80 km
A2

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

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Substantive preparation: Szymon Sobiecki / Research / Knight Frank

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