Warehouse market

Q1 2025

The comprehensive guide to the warehouse market in Wielkopolska

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Wielkopolska

Q1 2025

Existing warehouse stock
3.6m sq m

Supply under construction
84,000 sq m

Vacancy rate
8.2%

New supply (Q1 2025)
60,000 sq m

Take-up (Q1 2025)
70,000 sq m

Standard lease terms in warehouse buildings

Asking rents for warehouse space
EUR/sq m/month
3.80-4.50

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

Wielkopolska is the fifth largest market for modern warehouse space in Poland, behind Warsaw, Upper Silesia, Central Poland, and Lower Silesia. At the end of the Q1 2025, warehouse space in the region reached 3.6m sq m, which accounted for 10.1% of the country's warehouse space. The market's development is supported by its proximity to the German market, convenient access to the A2 motorway and the availability of a skilled workforce. Wielkopolska is particularly attractive to companies in the automotive and logistics sectors. The main warehouse centers are located around Swarzędz, Tarnowo Podgórne, Gądek, and Komorniki.

In Q1 2025, over 60,000 sq m of modern space was delivered, which is half the amount compared to the same period last year. During the year, warehouse space in Wielkopolska increased by almost 4%. Completed developments included the Hillwood Poznań-Czempiń hall (53,700 sq m) and the expansion of Panattoni Park Poznań XIV (6,400 sq m).

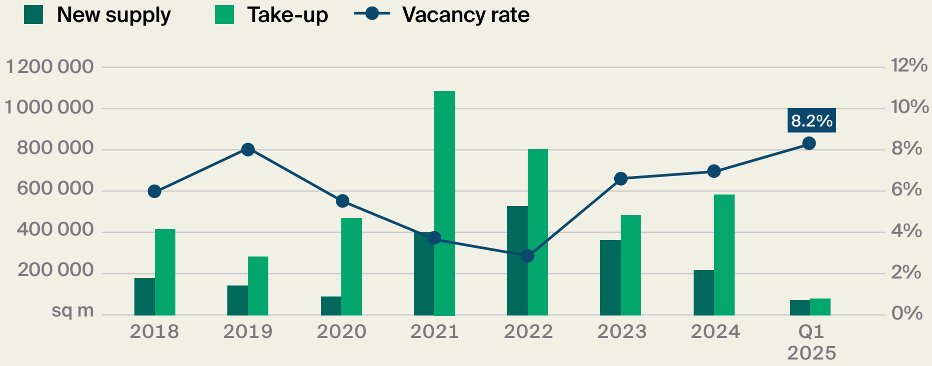
At the end of March 2025, 84,000 sq m of warehouse space was under construction, which is over 40% less than in the previous quarter and in the corresponding period of 2024. The largest scheme under construction was the 33,000 sq m hall at MLP Poznań West. No new projects were launched in the Q1, and nearly 70% of the space under construction was secured by pre-lease agreements, which indicates a cautious approach by developers to speculative investments.

In Q1 2025, the volume of signed lease agreements amounted to over 70,000 sq m, which represents a 62% decrease compared to the previous quarter. Renewals dominated, accounting for 56% of the total volume, with new agreements accounting for 30% and expansions for 14%. The largest transactions were renewals at Panattoni Park Poznań IX (11,700 sq m) and Panattoni Park Poznań VIII (10,600 sq m), as well as an expansion agreement at Panattoni Park Poznań VIII (6,900 sq m and 3,300 sq m).

The vacancy rate in Wielkopolska at the end of Q1 2025 was 8.2%, up 1.1 pp from the previous quarter. The increase in vacancies was mainly due to weaker tenant activity.

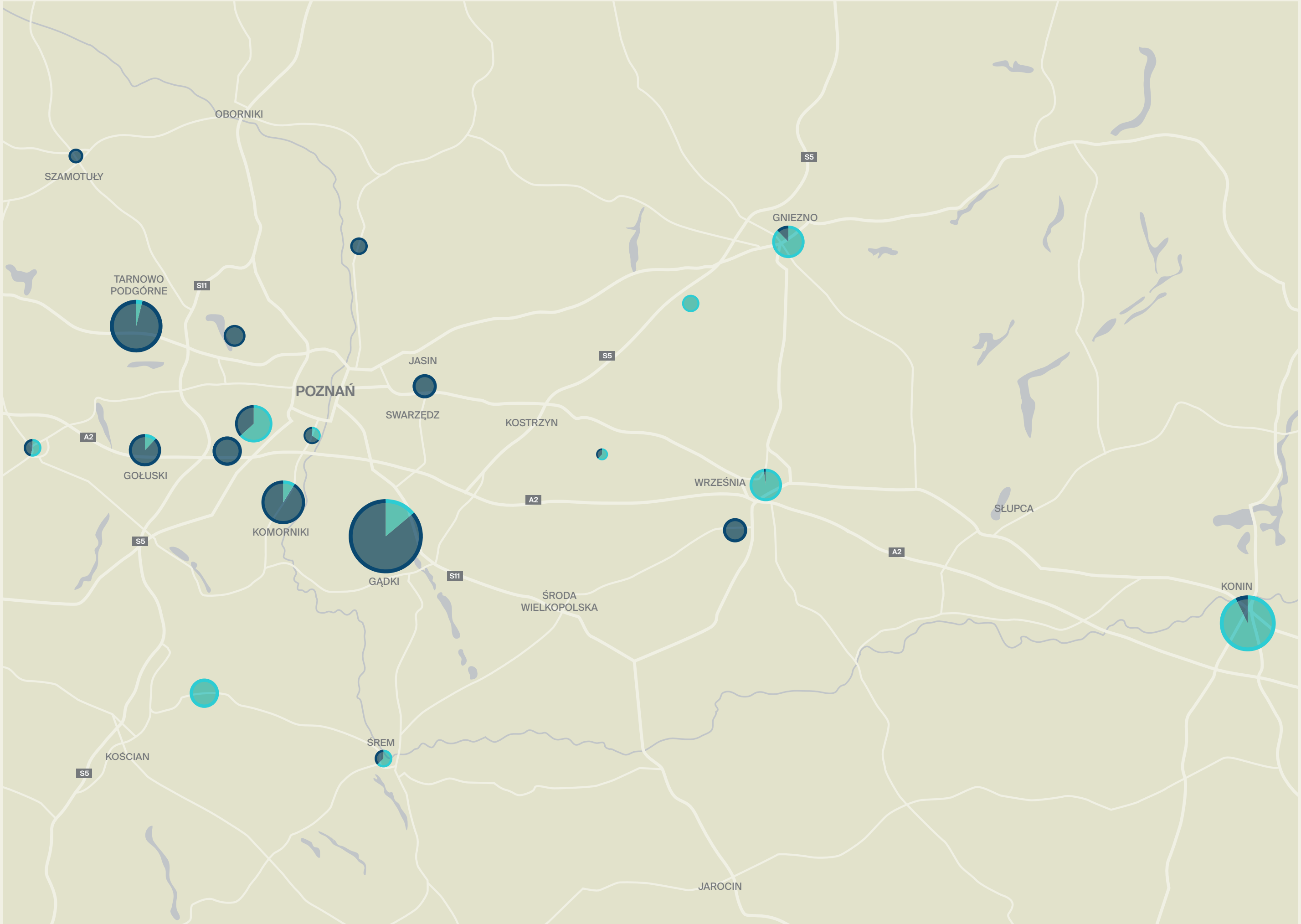
Asking rents remained stable compared to the previous quarter.

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



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. Gądki
1.37m sq m

2. Tarnowo Podgórne
550,000 sq m

3. Komorniki
410,000 sq m

4. Poznań
360,000 sq m

5. Gołuski
250,000 sq m

Wielkopolskie Voivodeship

Population
3.5m

Voivodeship area
29,827 sq km

ECONOMIC DATA
(03.2025, STATISTICS POLAND)

Unemployment rate
3.3%

Average monthly salary
(enterprise sector)
PLN **8,106** (gross)

Average monthly salary
(transportation and storage sector)
PLN **7,820** (gross)

HIGH-SPEED ROADS

Highways
210 km
A2

Expressways
275 km
S5, S8, S10, S11

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Substantive preparation: Szymon Sobiecki / Research / Knight Frank

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