Warehouse market

Q3 2025

The comprehensive guide to the warehouse market in Wielkopolska

knightfrank.com.pl/en/research

Wielkopolska

Q3 2025

Existing warehouse stock
● **3.6m sq m**

Supply under construction
↓ **35,000 sq m**

Vacancy rate
↑ **9.7%**

New supply
(Q1-Q3 2025)
↑ **120,000 sq m**

Take-up
(Q1-Q3 2025)
↓ **320,000 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 and one of the most attractive warehouse regions in Poland. It benefits from its proximity to the German border, a well-developed transport infrastructure, including direct access to the A2 motorway, the S5 expressway and an extensive network of national roads, as well as strong availability of skilled labour. The region is particularly attractive to automotive manufacturers and logistics operators, who benefit from efficient access to Poland's main transport corridors and close proximity to the German market.

As of the end of Q3 2025, modern warehouse stock in Wielkopolska reached approximately 3.6 million sq m, accounting for around 10% of total national supply. The key warehouse locations in the region include Swarzędz, Tarnowo Podgórne, Gądki and Komorniki.

Development activity in the region has slowed considerably. From the beginning of the year through the end of September, developers delivered almost 120,000 sq m of new modern warehouse space, representing a decline of more than 40% year-on-year.

In Q3 2025, six warehouse buildings were completed across three projects: Luvena Nieruchomości (16,000 sq m), two halls at Panattoni Park Poznań XIV (7,700 sq m and 7,600 sq m), and three buildings at MLP Business Park Poznań totaling 15,700 sq m.

The construction pipeline has contracted significantly. At the end of Q3 2025, only 36,000 sq m of warehouse space was under development, the vast majority of which was accounted for by MLP Poznań West (33,800 sq m). Notably, no new warehouse projects were launched between July and September.

At the same time, more than 90% of the space under construction has already been secured by pre-let agreements, confirming a cautious and highly selective approach to new developments.

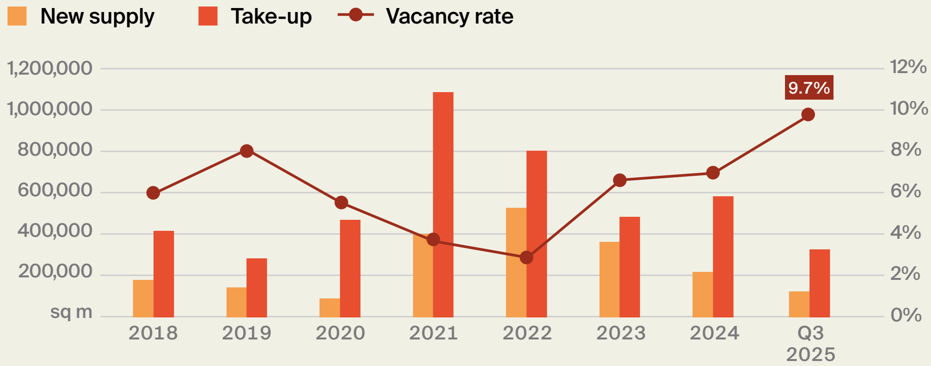
Between January and September 2025, total leasing activity in Greater Poland exceeded 320,000 sq m, reflecting a 14% year-on-year decline.

The largest lease transactions in Q3 were dominated by lease renewals, including deals at Segro Logistics Park Poznań, Gądki (9,000 sq m and 8,000 sq m) and Prologis Park Poznań II (7,000 sq m). Lease renewals accounted for 55% of total take-up, while new leases represented 38% and expansions just 7%.

As a result of weaker demand and the dominance of renewals in the leasing structure, the vacancy rate increased to 9.7% at the end of Q3 2025, up by 1.0 pp quarter-on-quarter and 2.6 pp year-on-year. However, given the limited construction pipeline and the high level of pre-letting, the upward trend in vacancy is expected to moderate in the coming quarters.

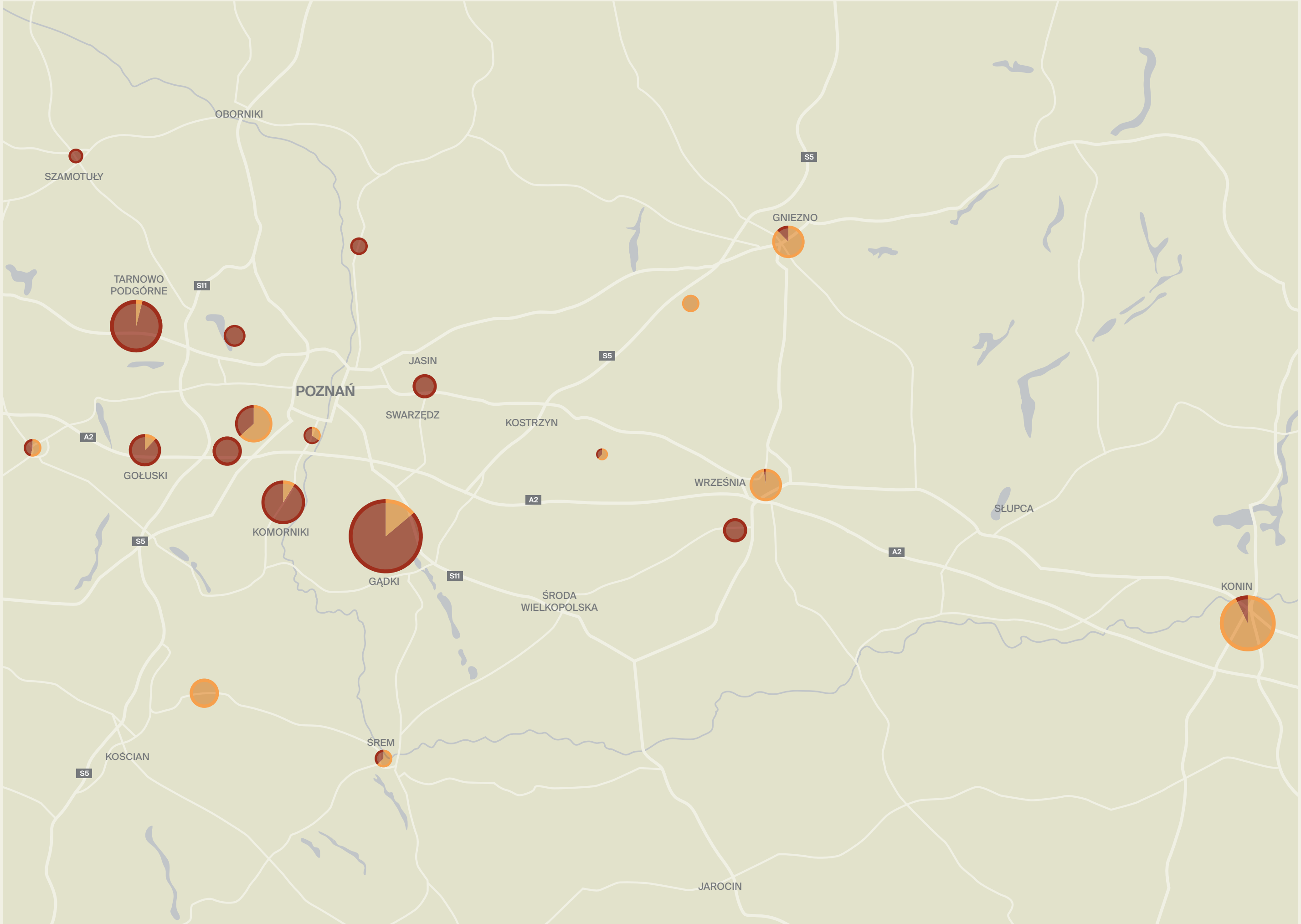
Asking rents in the Greater Poland warehouse market remained stable in Q3 2025, in line with the previous quarter, and ranged between EUR 3.8 and 4.5/sq m/month.

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
370,000 sq m

5. Gołuski
250,000 sq m

Wielkopolskie Voivodeship

Population
3.5m

Voivodeship area
29,827 sq km

ECONOMIC DATA
(09.2025, STATISTICS POLAND)

Unemployment rate
3.5%

Average monthly salary
(enterprise sector)
PLN **7,900** (gross)

Average monthly salary
(transportation and storage sector)
PLN **8,200** (gross)

HIGH-SPEED ROADS

Highways
210 km
A2

Expressways
275 km
S5, S8, S10, S11

CONTACTS IN POLAND:
+48 22 596 50 50
www.KnightFrank.com.pl

RESEARCH
Dorota Lachowska
dorota.lachowska@pl.knightfrank.com

INDUSTRIAL AGENCY
Przemysław Piętak
przemyslaw.pietak@pl.knightfrank.com

CAPITAL MARKETS
Krzysztof Cipiur
krzysztof.cipiur@pl.knightfrank.com

VALUATION & ADVISORY
Małgorzata Krzystek
malgorzata.krzystek@pl.knightfrank.com

As one of the largest and most experienced research teams operating across Polish commercial real estate markets, Knight Frank Poland provides strategic advice, forecasting and consultancy services to a wide range of commercial clients including developers, investment funds, financial and corporate institutions as well as private individuals. We offer:

- strategic consulting, independent forecasts and analysis adapted to clients' specific requirements,
- market reports and analysis available to the public,
- tailored presentations and market reports for clients.

Reports are produced on a quarterly basis and cover all sectors of commercial market (office, retail, industrial, hotel) in major Polish cities and regions (Warsaw, Kraków, Łódź, Poznań, Silesia, Tricity, Wrocław, Lublin, Szczecin) and PRS sector in Poland. Long-term presence in major local markets has allowed our research team to build in-depth expertise of socio-economic factors affecting real estate market in Poland.

Knight Frank Research
Reports are available at

Substantive preparation: Szymon Sobiecki / Research / Knight Frank

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