

Warehouse market



Q4 2024

The comprehensive guide to the warehouse market in Wielkopolska

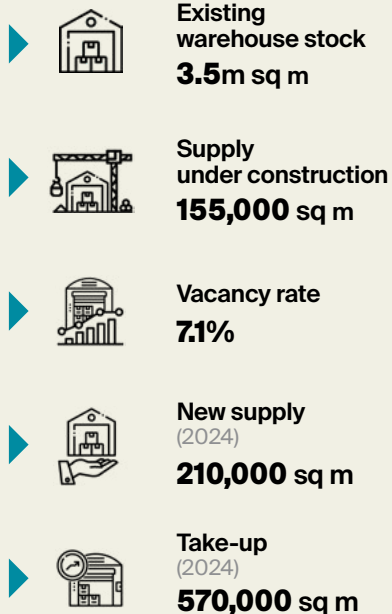
knightfrank.com.pl/en/research

A collage of seven images showing the interior of a large warehouse. The images focus on the structural elements, including the steel truss system and the corrugated metal roof. The central image is a large, teal-tinted photo of the roof structure with the word "Wielkopolska" overlaid in white. The other six images are smaller, arranged in a grid-like fashion around the central image, showing different angles and details of the warehouse's interior structure.

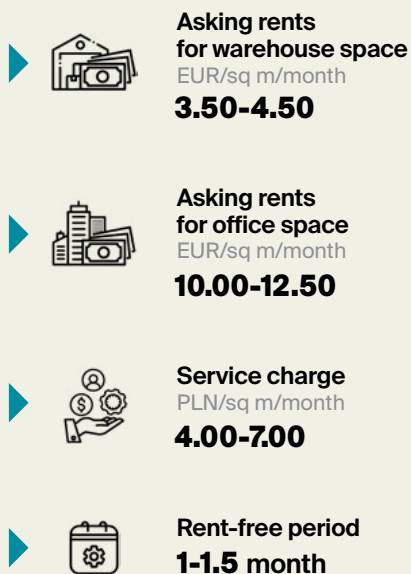
Wielkopolska

Wielkopolska

Q4 2024



Standard lease terms in warehouse buildings



Wielkopolska, due to its convenient location and developed road infrastructure, is the fifth-largest region in Poland in terms of the concentration of modern warehouse space. The region is gaining attractiveness due to its proximity to the German market, access to the A2 motorway, a favorable labor market structure, and the growing trend of relocating processes from Western Europe to Poland. Wielkopolska is particularly favored by companies in the automotive and logistics sectors. Key locations in the region include Swarzędz, Tarnowo Podgórne, Gądk, and Komorniki.

In Q4 2024, warehouse stock in the region reached 3.5m sq m, accounting for 10.1% of the country's total warehouse space. The warehouse space in Wielkopolska expanded by 6.0% over the year, though the growth rate slowed noticeably.

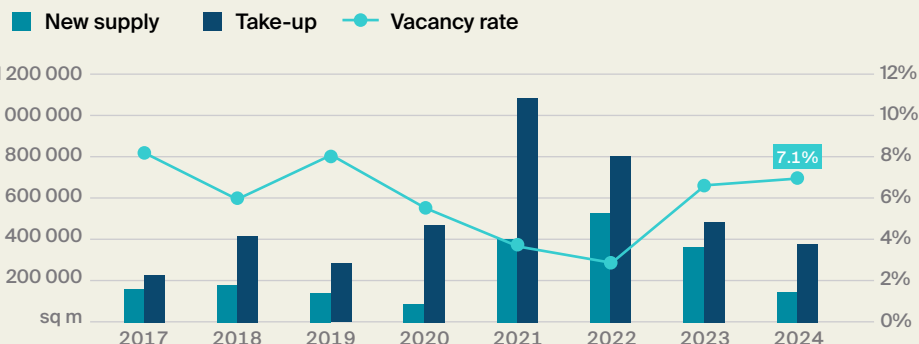
In 2024, 210,000 sq m of modern warehouse space was delivered to the market, reflecting a 42% decline from the previous year and falling significantly below the five-year average annual supply. The largest completed developments are Panattoni Park Poznań A2 (60,000 sq m), City Logistics Poznań III (44,000 sq m), and P3 Poznań III (28,300 sq m).

Warehouse space under construction is also declining. By the end of 2024, 155,000 sq m of warehouse space was under development, marking a 25% decrease compared to Q4 2023. The largest ongoing project is a 53,700 sq m hall at Hillwood Poznań-Czempin, scheduled for completion in 2025. In the last three months of 2024, construction began on three projects totaling 63,200 sq m. Notably, over 40% of the total space under construction has already been secured through lease agreements.

Take-up for warehouse space in the region is growing – in 2024, agreements for over 570,000 sq m. On a quarterly basis, warehouse space leased in Q4 2024 grew both relative to the previous quarter and the same period in 2023, rising by 21%. The largest transactions included: a new agreement at Panattoni Park Poznań A2 (60,000 sq m), Panattoni Park Poznań West Gate II (49,800 sq m), and Segro Logistics Park Poznań (32,000 sq m).

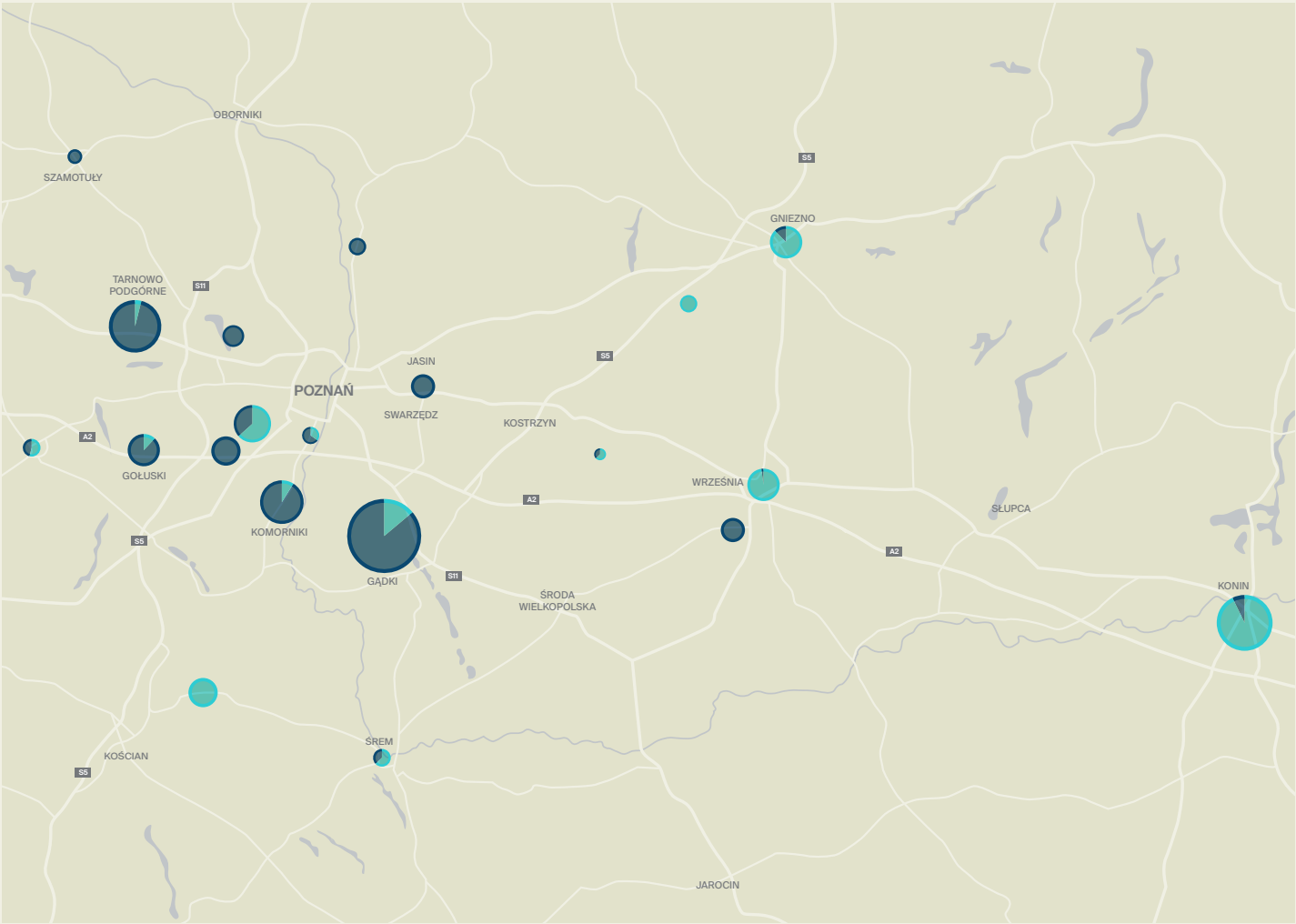
At the end of 2024, the vacancy rate stood at 7.1%, staying near the previous quarter's level and rising by 0.5 pp year-over-year. Asking rents in the Wielkopolska region remained stable compared to the previous quarter.

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. Gądk
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
(12.2024, STATISTICS POLAND)



Unemployment rate
3.0%



Average monthly salary
(enterprise sector)
PLN 7,785 (gross)



Average monthly salary
(transportation and storage sector)
PLN 8,090 (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

CAPITAL MARKETS

Krzysztof Cipiur
krzysztof.cipiur@pl.knightfrank.com

INDUSTRIAL AGENCY

Przemysław Jankowski
przemyslaw.jankowski@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



© Knight Frank Sp. z o.o. 2025

This report is published for general information only and not to be relied upon in any way. Although high standards have been used in the preparation of the information, analysis, views and projections presented in this report, no responsibility or liability whatsoever can be accepted by Knight Frank for any loss or damage resultant from any use of, reliance on or reference to the contents of this document. As a general report, this material does not necessarily represent the view of Knight Frank in relation to particular properties or projects. Reproduction of this report in whole or in part is not allowed without prior written approval of Knight Frank to the form and content within which it appears

Substantive preparation: Szymon Sobiecki / Research / Knight Frank

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