Warehouse market

H1 2026

The comprehensive guide to the warehouse market in Warsaw

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WARSAW

Warsaw

H1 2026

Existing warehouse stock
7.6m sq m (+7.2% YoY)

Take-up
(H1 2026)
560,000 sq m (+8.0% YoY)

New supply
(H1 2026)
390,000 sq m (+152.0% YoY)

Supply under construction
380,000 sq m (-12.2% YoY)

Vacancy rate
7.5% (+0.8% YoY)

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

Warsaw and its surrounding areas remain the largest warehouse market in Poland. At the end of Q2 2026, the agglomeration's total warehouse stock stood at 7.6m sq m, accounting for 20% of the country's total warehouse stock.

The market is characterized by a high degree of diversification in terms of location, quality and specifications of warehouse schemes. Two main concentration zones can be distinguished within the agglomeration:

Zone I, covering areas within a 12 km radius of Warsaw city centre, accounts for approximately 20% of the total stock and includes locations such as Okęcie, Służewiec Przemysłowy, Targówek and Żerań.

Zone II, located 12–50 km from the city centre, accounts for approximately 80% of the total stock. It primarily comprises locations along Warsaw's main arterial routes, including Błonie, Ożarów Mazowiecki, Piaseczno, Nadarzyn, Pruszków, Mszczonów, Teresin and Sochaczew. Large-scale logistics parks predominate in this zone, often offering potential for further expansion.

In H1 2026, more than 390,000 sq m of new warehouse space was delivered to the Warsaw market, representing a 2.5-fold increase compared with the corresponding period of 2025. In Q2 alone, new supply exceeded 250,000 sq m. The largest projects completed during the period included warehouse halls delivered as part of Hillwood S8 Warsaw South (58,000 sq m), CTPark Warsaw South (38,500 sq m) and CTPark Warsaw West (31,700 sq m).

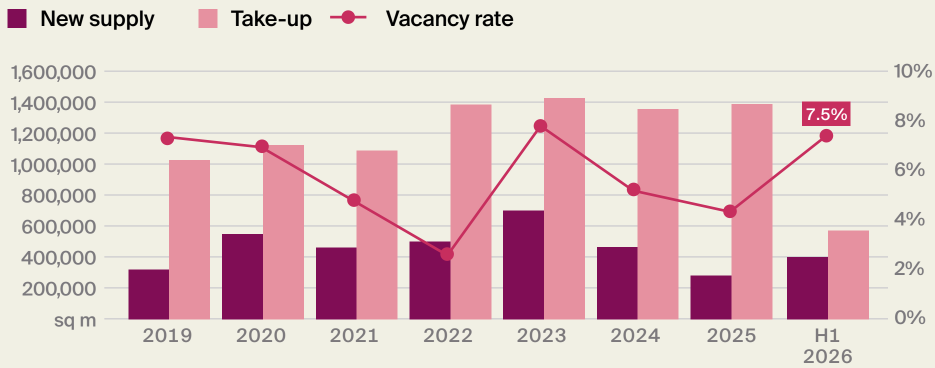
The substantial volume of new supply completed in recent quarters has translated into a more cautious approach to new development starts, resulting in lower construction activity. At the end of June 2026, approximately 380,000 sq m of warehouse space remained under construction, representing a decrease of nearly 30% quarter-on-quarter and more than 12% year-on-year. Nevertheless, Warsaw continued to lead all regional markets in terms of construction activity. At the same time, around half of the development pipeline remained speculative, underscoring developers' confidence in the region's long-term occupier demand. The largest project under construction is Panattoni Park Grodzisk VI, comprising two warehouse halls of 52,600 sq m and 29,000 sq m, with completion scheduled for the end of 2026.

In H1 2026, leasing transaction volume reached nearly 560,000 sq m, representing an 8% year-on-year increase. The largest transactions included a lease renewal combined with an expansion at Panattoni Park Warsaw North II (50,000 sq m), a new lease at Good Point Karczew (20,000 sq m), and a lease renewal at Mapletree Kalwaria II (16,800 sq m). Renegotiations dominated the demand structure, accounting for 61% of total take-up, while new leases represented 30% and expansions 9%.

At the end of Q2 2026, the vacancy rate in the Warsaw agglomeration stood at 7.5%, representing an increase of 0.8 pp year-on-year. The increase in available space was primarily driven by the high volume of new supply, some of which was delivered to the market before reaching full occupancy.

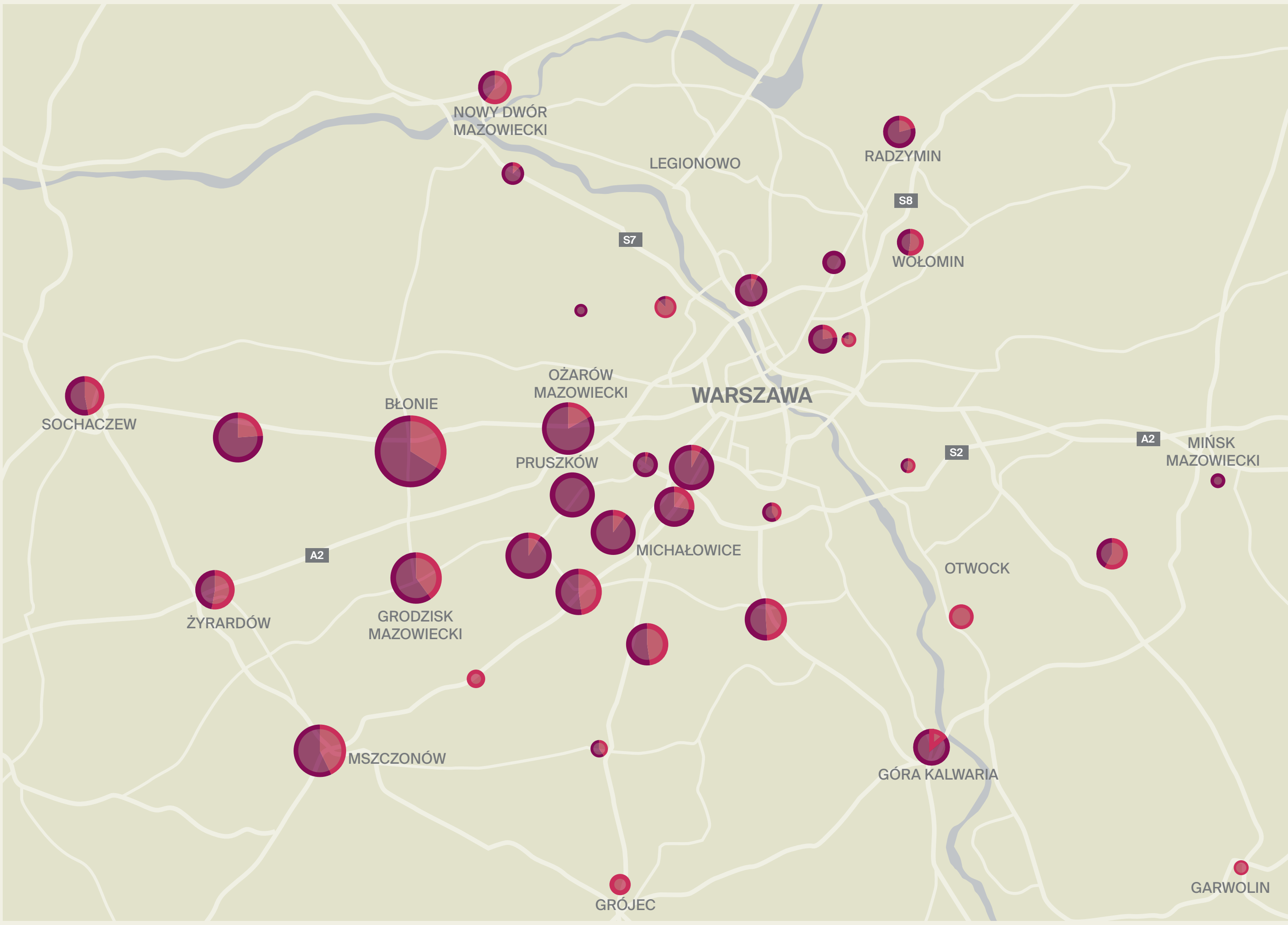
Asking rents remained stable quarter-on-quarter in Q2 2026.

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
850,000 sq m

2. Mszczonów
520,000 sq m

3. Ożarów Mazowiecki
475,000 sq m

4. Pruszków
440,000 sq m

5. Teresin
440,000 sq m

Mazowieckie Voivodeship

Population
5.5m

Voivodeship area
35,559 sq km

ECONOMIC DATA
(06.2026, STATISTICS POLAND)

Unemployment rate
4.4%

Average monthly salary
(enterprise sector)
PLN **10,800** (gross)

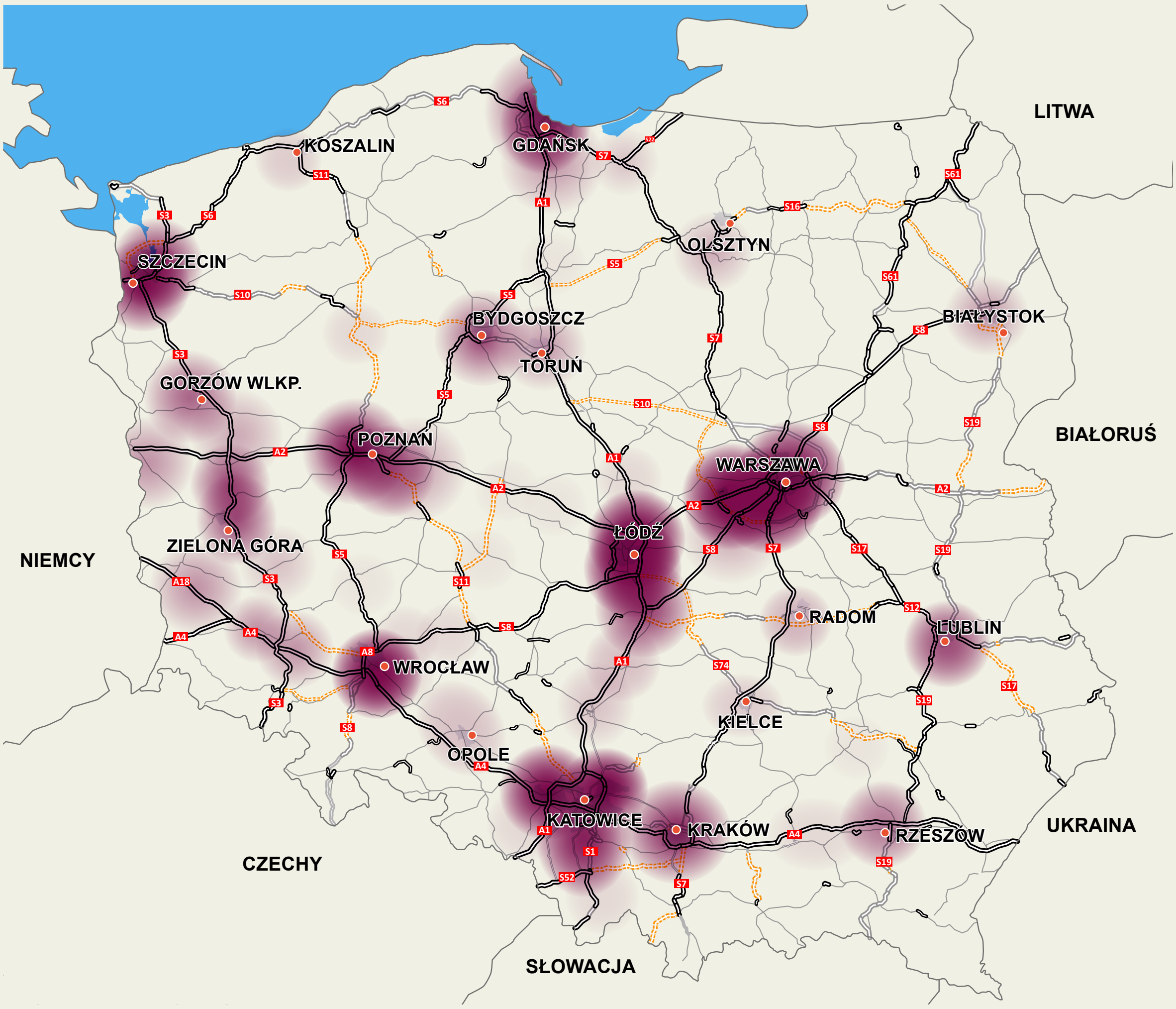
Average monthly salary
(transportation and storage sector)
PLN **9,200** (gross)

HIGH-SPEED ROADS

Highways
80 km
A2

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

Heat map of warehouse stock in Poland



Source: Knight Frank

High-speed roads
5,466 km

High-speed roads under construction
(Planned completion in 2026)
290 km

Intermodal terminals
45

Cargo ports
4

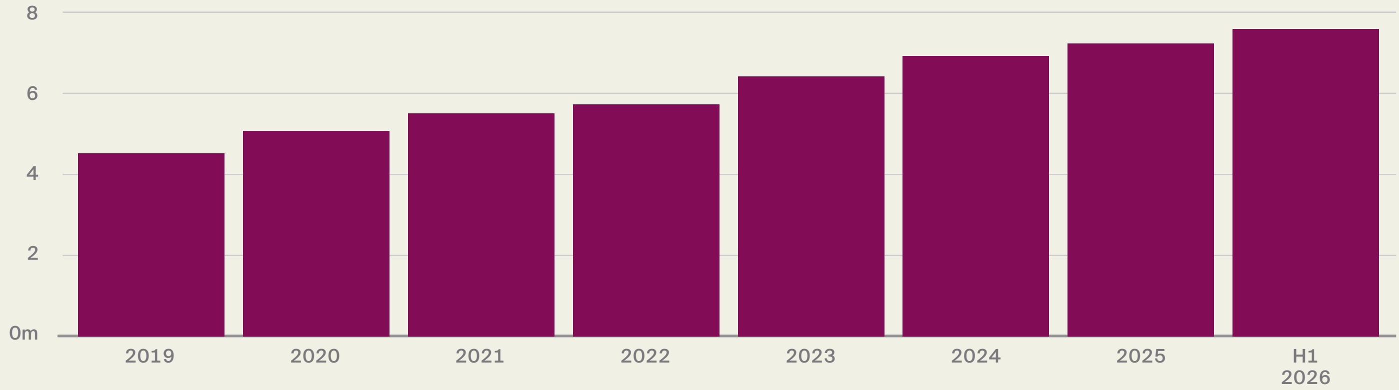
Cargo airports
7

Regional breakdown of Poland's warehouse market Q2 2026

Region	Existing stock (sq m)	Vacancy rate	New supply (sq m)	Under construction (sq m)	Take-up (sq m)	Asking rents (EUR/sq m/month)	Unemployment rate	Average monthly salaries in transport and warehouse sector (PLN)
Warsaw area	7,580,000	7.5%	255,000	380,000	240,000	3.8-7.5	4.4%	9,250
Upper Silesia	6,340,000	7.3%	40,000	320,000	450,000	4.0-6.0	4.8%	9,400
Central Poland	5,190,000	5.3%	60,000	160,000	340,000	3.8-4.5	6.5%	8,700
Wrocław region	4,700,000	5.3%	105 000	12,000	300,000	4.0-4.7	5.5%	8,660
Poznań region	3,765,000	6.1%	0	130,000	220,000	3.8-4.5	3.7%	9,100
Tricity region	1,960,000	6.5%	0	65,000	65,000	3.8-4.5	5.3%	10,500
Szczecin region	1,430,000	2.3%	60,000	42,000	9,000	3.8-4.5	7.7%	10,300
Krakow region	1,200,000	5.1%	0	40,000	90,000	4.0-6.0	4.9%	8,550
Poland	**38,000,000**	**6.6%**	**580,000**	**1,300,000**	**930,000**	**3.8-7.5**	**5.8%**	**9,100**

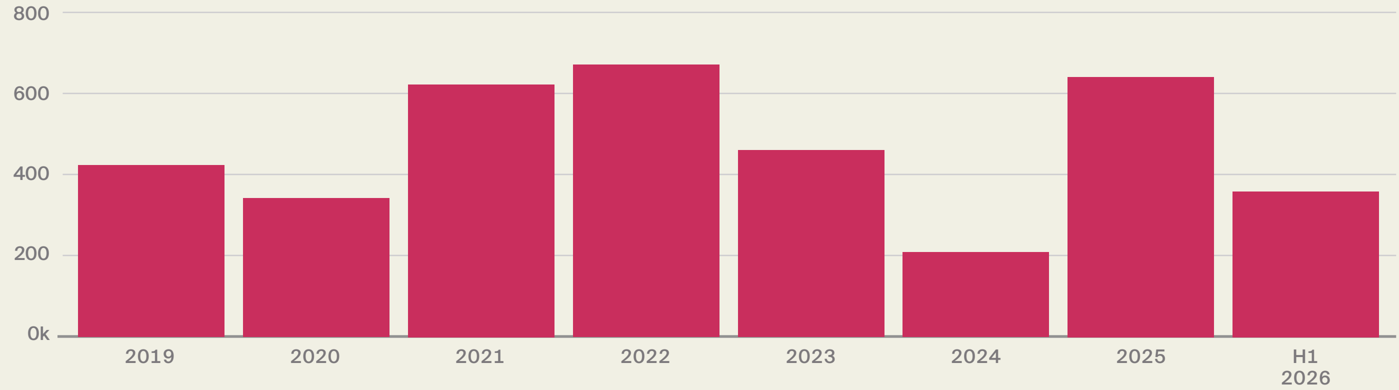
Nowoczesny rynek magazynowy w Polsce obejmuje osiem głównych obszarów koncentracji: Warszawę i okolice, Górny Śląsk, Polskę Centralną, Wielkopolskę, Dolny Śląsk, regiony Szczecina, Trójmiasta oraz Krakowa. Rozwijająca się infrastruktura transportowa oraz wymagający rynek pracy sprawiają, że w ostatnich latach deweloperzy coraz częściej wybierają lokalizacje poza głównymi hubami, np. w w zachodniej Polsce w pobliżu granicy z Niemcami, okolice Rzeszowa, Kielc czy Lublina, a także mniejsze rynki magazynowe, np. w regionie Kujaw.

Warehouse existing stock (sq m)



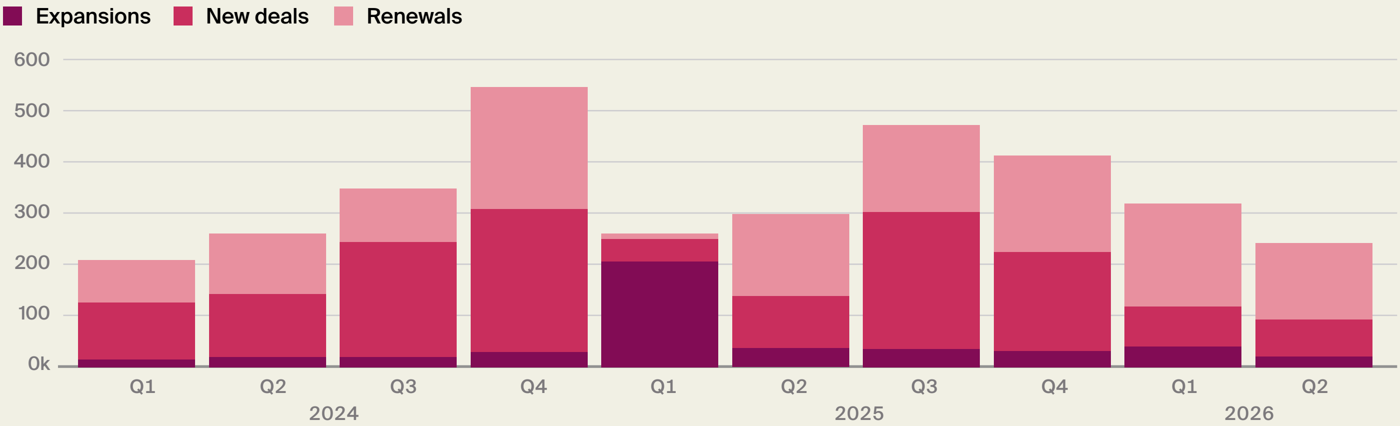
Source: Knight Frank

Supply under construction (sq m)



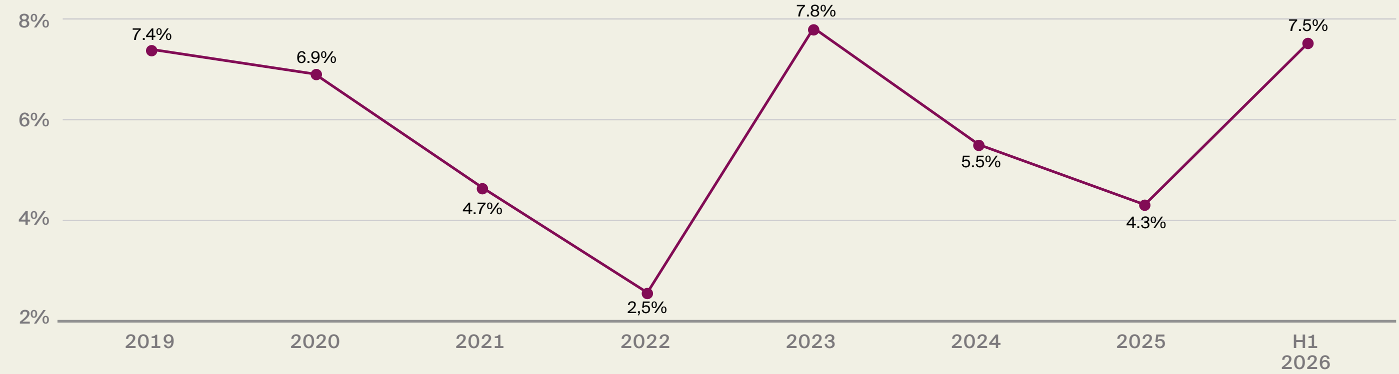
Source: Knight Frank

Take-up structure



Source: Knight Frank

Vacancy rate (%)



Source: Knight Frank

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