Poland Warehouse Market Report

H1 2026

Poland's warehouse market stabilises: record demand meets a sharp slowdown in new supply

Warsaw · Kraków · Wrocław · Tricity (Gdańsk) · Poznań · Katowice / Upper Silesia

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National overview — Poland Warehouse

Poland's modern industrial and logistics stock reached about 36.58 million m^2 at the end of 2025 (up 6% year-on-year), the largest in Central and Eastern Europe. Gross take-up hit roughly 6.64 million m^2 (up 14%), while net take-up was 3.18 million m^2, with renewals accounting for 52% of activity. New supply fell 35% to about 1.68 million m^2 and under-construction volume stood at 1.79 million m^2, only 39% of it speculative. The national vacancy rate eased to 7.4%. Prime big-box headline rents ran €4.40–5.75/m^2/month, with city-logistics/SBU space up to €8.25/m^2/month in Warsaw and the Tricity.

PRIME RENT CITED
€52.8–69/m^2/yr
Cushman & Wakefield · Q4 2025

PRIME YIELD CITED
6.25%
Cushman & Wakefield · H1 2025

VACANCY RATE CITED
7.4%
Cushman & Wakefield · Q4 2025

TAKE-UP CITED
6,637,700 m^2
Cushman & Wakefield · FY 2025

PIPELINE CITED
1,787,800 m^2
Cushman & Wakefield · Q4 2025

TOTAL STOCK CITED
36,581,100 m^2
Cushman & Wakefield · Q4 2025

PRIME RENT BY CITY (€/M^2/YR)

Warsaw	€63–99/m^2/yr
Kraków	€66–78/m^2/yr
Wrocław	€55.2–77.4/m^2/yr
Tricity (Gdańsk)	€69–99/m^2/yr
Poznań	€54–69/m^2/yr
Katowice / Upper Silesia	€62.4–78/m^2/yr

PRIME YIELD BY CITY (%)

Warsaw	6.25%
Kraków	6.25%
Wrocław	6.25%
Tricity (Gdańsk)	6.25%
Poznań	6.25%
Katowice / Upper Silesia	6.25%

Outlook. With speculative development restrained and the pipeline concentrated in core low-vacancy submarkets (Mazovia leads with 36% of construction), vacancy should stay contained and rents broadly firm, though high-vacancy regions like Lower Silesia offer tenants stronger incentives.

> Interest-rate cuts support financing. Investment volume rose 16% to €1.47 billion, with prime logistics yields stable around 6.25%.

Methodology & data provenance

Every figure in this report is attributed to named commercial real-estate research, marked as a labelled estimate, or shown as “not published”. Nothing is stated without provenance.

CITED FIGURES	LABELLED ESTIMATES	NOT PUBLISHED
30	**0**	**12**
from third-party research	interpolated, basis stated	no source this period

CITED

Sourced from research houses

Prime rent, yield, vacancy, take-up, pipeline and stock are drawn from published market reports by leading research houses such as JLL, CBRE, Cushman & Wakefield, Colliers, BNP Paribas Real Estate, Savills and Knight Frank. The specific sources used in this report are named on the Sources page. Where a house quotes a range (e.g. a prime-yield band), the range is shown. Each figure carries its source and as-of period.

- **Prime rent** — Top achievable rent, best-in-class space (€/m^2/yr).
- **Prime yield** — Net initial yield, prime fully-let asset (%).
- **Vacancy rate** — Vacant ÷ total stock (%).
- **Take-up** — Space leased in the period (m^2).
- **Pipeline** — Under construction / to be delivered (m^2).
- **Total stock** — Total modern stock (m^2).

ESTIMATE

Estimates & gaps

The major research houses cover capital cities and the primary axes closely, but publish little for smaller regional markets. Where no figure is published, we either show “not published” or a clearly-tagged estimate range with its basis stated on the figure (typically interpolation from the national prime and a regional discount). Estimates are our own and are never presented as third-party data.

Reporting periods differ by source (e.g. Q1 2026, H2 2025, FY 2025); each figure shows its own as-of date. Data compiled 2026-07-02, market data as of Q4 2025 – FY 2025 (latest published).

City markets

Warsaw

Warszawa · 4 of 6 metrics published

> C&W Q4 2025 = Mazovia (Warsaw agglomeration), Poland's largest and lowest-vacancy warehouse market. Prime big-box €5.25/m²/month, city-logistics/SBU up to €8.25/mo (×12). National prime logistics yield ~6.25%.

PRIME RENT	€63–99/m²/yr	CITED	Cushman & Wakefield · Q4 2025
PRIME YIELD	6.25%	CITED	Cushman & Wakefield · H1 2025
VACANCY RATE	4.5%	CITED	Cushman & Wakefield · Q4 2025
TAKE-UP	*not published*		
PIPELINE	*not published*		
TOTAL STOCK	7,343,700 m²	CITED	Cushman & Wakefield · Q4 2025

Kraków

4 of 6 metrics published

> C&W Q4 2025 = Lesser Poland (Małopolska). Very tight: vacancy 2.6%. Prime big-box €5.50/m²/month, city-logistics €6.50/mo (×12). National prime logistics yield ~6.25%.

PRIME RENT	€66–78/m²/yr	CITED	Cushman & Wakefield · Q4 2025
PRIME YIELD	6.25%	CITED	Cushman & Wakefield · H1 2025
VACANCY RATE	2.6%	CITED	Cushman & Wakefield · Q4 2025
TAKE-UP	*not published*		
PIPELINE	*not published*		
TOTAL STOCK	1,236,300 m²	CITED	Cushman & Wakefield · Q4 2025

City markets

Wrocław

4 of 6 metrics published

C&W Q4 2025 = Lower Silesia, 3rd-largest Polish warehouse region. Elevated vacancy 10.7%. Prime big-box €4.60/m²/month, city-logistics €6.45/mo (×12). National prime logistics yield ~6.25%.

PRIME RENT CITED
€55.2–77.4/m²/yr
Cushman & Wakefield · Q4 2025

PRIME YIELD CITED
6.25%
Cushman & Wakefield · H1 2025

VACANCY RATE CITED
10.7%
Cushman & Wakefield · Q4 2025

TAKE-UP
not published

PIPELINE
not published

TOTAL STOCK CITED
5,307,500 m²
Cushman & Wakefield · Q4 2025

Tricity (Gdańsk)

Trójmiasto · 4 of 6 metrics published

C&W Q4 2025 = Pomerania (Gdańsk/Tricity). Vacancy 6.7%; 2nd-largest national pipeline. Prime big-box €5.75/m²/month, city-logistics/SBU up to €8.25/mo (×12) — among the highest in Poland. National prime logistics yield ~6.25%.

PRIME RENT CITED
€69–99/m²/yr
Cushman & Wakefield · Q4 2025

PRIME YIELD CITED
6.25%
Cushman & Wakefield · H1 2025

VACANCY RATE CITED
6.7%
Cushman & Wakefield · Q4 2025

TAKE-UP
not published

PIPELINE
not published

TOTAL STOCK CITED
1,822,400 m²
Cushman & Wakefield · Q4 2025

City markets

Poznań

4 of 6 metrics published

> C&W Q4 2025 = Greater Poland (Wielkopolska). Vacancy 8.4%. Prime big-box €4.50/m²/month, city-logistics €5.75/mo (×12) — among the lowest big-box levels nationally. National prime logistics yield ~6.25%.

Metric	Status	Value	Source
PRIME RENT	CITED	€54–69/m²/yr	Cushman & Wakefield · Q4 2025
PRIME YIELD	CITED	6.25%	Cushman & Wakefield · H1 2025
VACANCY RATE	CITED	8.4%	Cushman & Wakefield · Q4 2025
TAKE-UP		*not published*	
PIPELINE		*not published*	
TOTAL STOCK	CITED	3,743,200 m²	Cushman & Wakefield · Q4 2025

Katowice / Upper Silesia

Katowice · 4 of 6 metrics published

> C&W Q4 2025 = Silesia (Upper Silesia), 2nd-largest Polish warehouse region. Vacancy 8.2%. Prime big-box €5.20/m²/month, city-logistics €6.50/mo (×12). National prime logistics yield ~6.25%.

Metric	Status	Value	Source
PRIME RENT	CITED	€62.4–78/m²/yr	Cushman & Wakefield · Q4 2025
PRIME YIELD	CITED	6.25%	Cushman & Wakefield · H1 2025
VACANCY RATE	CITED	8.2%	Cushman & Wakefield · Q4 2025
TAKE-UP		*not published*	
PIPELINE		*not published*	
TOTAL STOCK	CITED	6,185,600 m²	Cushman & Wakefield · Q4 2025

Sources & disclaimer

CITED THIRD-PARTY RESEARCH

- **Cushman & Wakefield** — Poland Industrial MarketBeat, Q4 2025 (Q4 2025). https://assets.cushmanwakefield.com/-/media/cw/marketbeat-pdfs/2025/q4/emea/poland_marketbeat_industrial_2025_q4_en_.pdf
- **Cushman & Wakefield** — Poland Industrial MarketBeat, Q2 2025 (Q2 2025). https://assets.cushmanwakefield.com/-/media/cw/marketbeat-pdfs/2025/q2/emea/poland_marketbeat_industrial_2025_q2_en.pdf

Disclaimer. Figures are attributed to the third-party research houses named above and reflect their respective definitions and reporting periods; WarehouseRentInfo does not warrant their accuracy. Figures tagged “estimate” are WarehouseRentInfo’s own labelled approximations for markets where no figure is published, and must not be read as third-party data. Reporting periods and market definitions differ between houses. This report is provided for information only and does not constitute investment, valuation or letting advice.