



# Lublin Warehouse Market

August 2023

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# »» Lublin warehouse market



## Existing halls:

1. Logistics Centre Mełgiewska
2. GLP Lublin Logistics Centre
3. Lublin Logistics Centre Go East
4. Vetterów Logistics Centre
5. MLP Lublin
6. Panattoni Park Lublin I
7. Raben Logistics Poland
8. Zadębie Logistics Center
9. Panattoni Park Lublin III
10. 7R Park Lublin
11. 64 Metalurgiczna

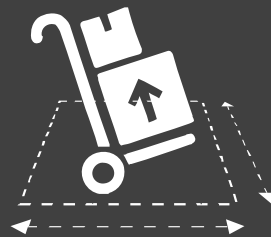
## Halls under construction and in preparation:

1. 7R Park Lublin
2. Banacha



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Number of modern warehouse facilities



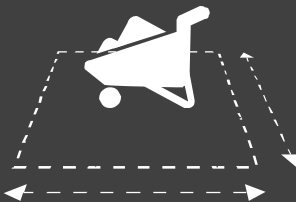
270,274 sq m

Existing warehouse space



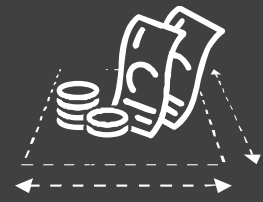
2.44 %

Vacancy rate



70,800 sq m

Warehouse space under construction and in preparation



EUR 3.77-6.65/sq m/month

The asking rate for warehouse space

1 EUR = 4.47 PLN

Exchange rate as of 30.08.2023

# Existing warehouse space





**Location** | 30F Mełgiewska St.



**Building class** | A



**Total warehouse space in sq m** | 17,500



**Existing warehouse space in sq m** | 15,000



**Available warehouse space in sq m** | 0



**Building height in m** | 10



**Purpose** | Warehouses, light production



**Main tenants** |

GLS Sp. z o.o., MM Lublin Sp. z o.o., Plastic Omnium Auto Inergy Sp. z o.o., PT Makaruk Sp. z o.o. , Sun Fee Sp. z o.o., DSV Road Sp. z o.o. O.Lublin



Existing warehouse space



**Location** | 62 Metalurgiczna St.



**Building class** | A



**Total warehouse space in sq m** | 32,700



**Available warehouse space in sq m** | 0



**Purpose** | Warehouse



**Main tenant** | Stock Polska Sp. z o.o.



Existing warehouse space



**Location** | 5 Do Dysa St.



**Building class** | A



**Total warehouse space in sq m** | ca. 6,400



**Available warehouse space in sq m** | 0



**Building height in m** | 8



**Purpose** | Warehouse and office



**Main tenants** |

Łmeat-Łuków S.A., Auto Euro S.A., Avello Group Sp. j.,  
Diamond Clothes, DTS Transport, Texom, CDO Provega  
Sp. z o.o.



Existing warehouse space



**Location** | 24A and B Vetterów St.



**Building class** | A



**Total warehouse space in sq m** | 6,500



**Available warehouse space in sq m** | 0



**Building height in m** | 12



**Purpose** | Light production



**Main tenants** | Protektor S.A.



The property is covered by Euro-Park Mielec Special Economic Zone Lublin Subzone.





**Location** | 18 E. Plewińskiego St.



**Building class** | A



**Total warehouse space in sq m** | 44,867



**Available warehouse space in sq m** | 0



**Building height in m** | 10



**Purpose** | Warehouse and production



**Main tenants** | ABM Greiffenberger Sp. z o.o., Stokrotka Sp. z o.o., Turck Sp. z o.o.



The property is covered by Euro-Park Mielec Special Economic Zone Lublin Subzone.



Existing warehouse space



**Location** | 12, 14, 16 J. Franczaka ps. „Lalka” St.



**Building class** | A



**Total warehouse space in sq m** | 73,000



**Available warehouse space in sq m** | 0



**Building height in m** | 10 m net inside the hall



**Purpose** | High storage, light production



**Main tenants** | Spiżarnia Sp.J., ROHLIG SUUS Logistics S.A., Inter Cars S.A., Farutex Sp. z o.o., FedEx Express Polska Sp. z o.o., Iglotex S.A., Miracle Art, Tedi Dystrybucja, Laboratoria Natury, Data Modul Sp. z o.o., Specjał, Vosti Sp. z o.o., Visgrana Sp. z o.o., PPH „Parys” Sp. z o.o., Dexpro S.C.



The property is covered by Euro-Park Mielec Special Economic Zone Lublin Subzone.

Existing warehouse space



 **Location** | 34 Metalurgiczna St.

 **Building class** | A

 **Total warehouse space in sq m** | 12,500

 **Available warehouse space in sq m** | Subject to individual negotiation and pricing

 **Building height in m** | 12

 **Purpose** | High storage, cross docking, additional warehouse services (co-packing)



**Location** | 65 Zadębie St.



**Building class** | A



**Total warehouse space in sq m** | 6,850



**Existing warehouse space in sq m** | 6,850



**Available space to rent in sq m** | 0



**Purpose** | High storage, services, production



**Investor** | Ter-Bud



**Main tenants** | Kolporter, BIMS Plus, Ter-Bud, HTI, JFG Composites



**Location** | Mełgiewska/Tyszowiecka St.



**Building class** | A



**Existing warehouse space in sq m** | 32,775



**Occupied warehouse space in sq m** | 32,775



**Available space to rent in sq m** | 0



**Purpose** | High storage, light production



**Investor** | Panattoni Europe



**Main tenants** | PEKAES Sp. z o.o., InPost S.A., Edu-Książka, Euro Opony Sp. z o.o., RUCH, Intrograf



**Location** | 18 Mełgiewska St.



**Building class** | A



**Total planned warehouse space GLA in sq m** | 108,122 (halls 1 – 5)



**Existing warehouse space in sq m** | 33,600 (halls 4a and 5)



**Available warehouse space to rent in sq m** | 5,700 (hall 5)



**Purpose** | Warehouses, services, production



**Investor** | 7R S.A.



**Main tenants** | EURO-NET, Nagel, LAV-MAG, Spizarnia



**Location** | 64 Metalurgiczna St.



**Building class** | A



**Total existing space in sq m** | 6,082



**Occupied warehouse space in sq m** | ca. 5,100



**Available warehouse space to rent in sq m** | ca. 900 (hall G), from 09.2023 : ca. 900 (hall E) and ca. 900 (hall F)



**Purpose** | Warehouses, services, production

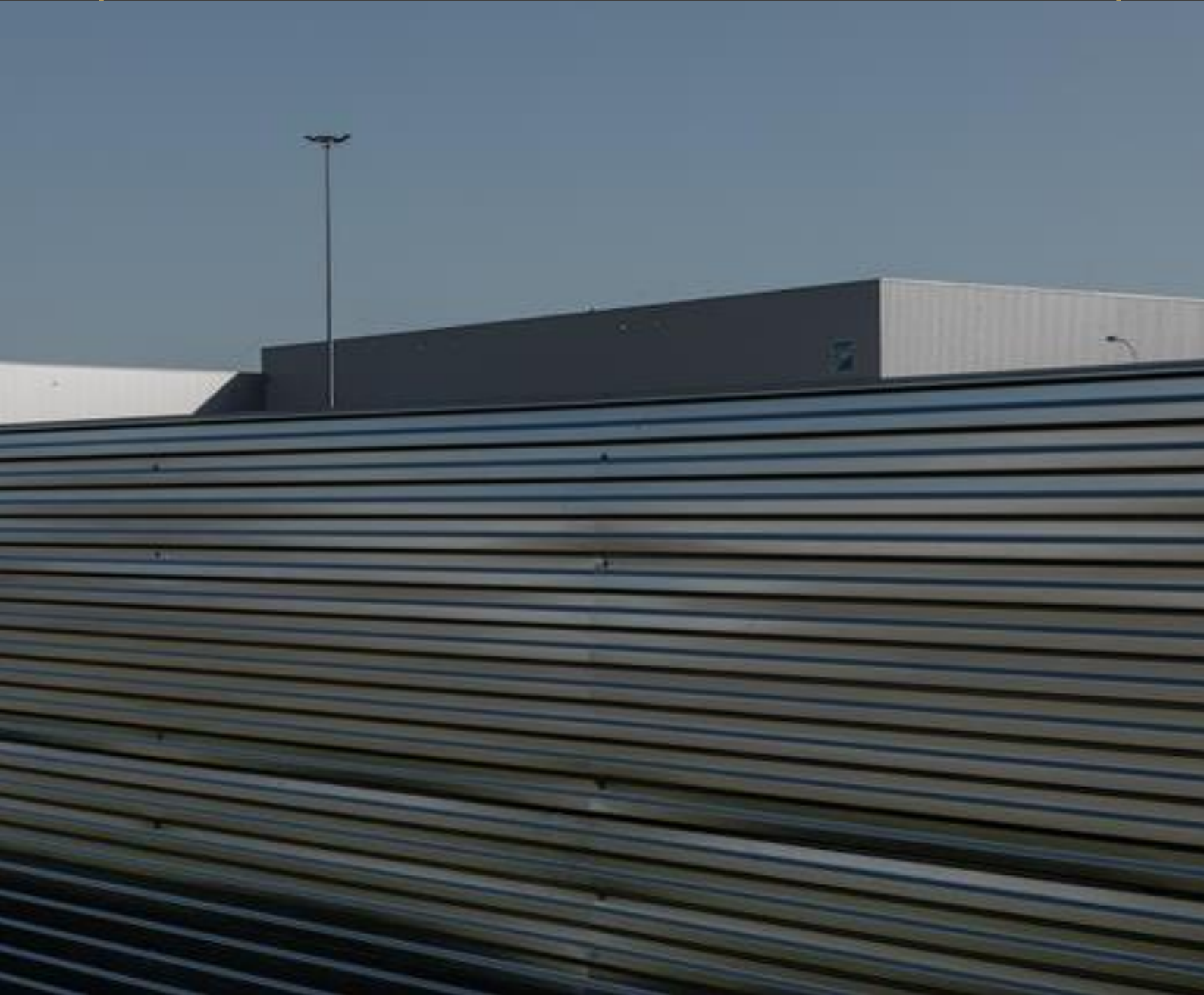


**Investor** | JS Budownictwo



**Main tenants** | 3D-Path Precision Engineering Sp. z o.o., PAK-PCE POLSKI AUTOBUS WODOROWY Sp. z o.o., ALIPLAST Sp. z o.o., PZ Cormay

# Warehouse space under construction and in preparation







**Location** | 18 Mełgiewska St.



**Building class** | A



**Total planned warehouse space GLA in sq m** | 108,122 (halls 1 - 5)



**Warehouse space in construction and preparation in sq m** | 67,300 (halls 1 - 4b)



**Available warehouse space to rent in sq m** | 65,200 (halls 1,2,3,4b,5)



**Planned date of completion** | 10.2023: hall 4b, 03.2024: hall 3, 10 months from the signing of the lease agreement: hall 2, 12 months from the signing of the lease agreement: hall 1



**Purpose** | Warehouses, services, production



**Investor** | 7R S.A.



Warehouse space in preparation



**Location** | Banacha St.



**Building class** | A



**Total planned warehouse space in sq m** | ~3,500



**Warehouse space in preparation in sq m** | ~3,500



**Planned year of completion** | Q3 2024



**Purpose** | Warehouse and transshipment hall with social and office space



**Investor** | Strefa 1 Sp. z o.o.

Lublin City Hall

2 Spokojna St.

20-074 Lublin

[invest-in-lublin.com](http://invest-in-lublin.com)



## Igor Niewiadomski

Director of Investor Relations Office

email [igor.niewiadomski@lublin.eu](mailto:igor.niewiadomski@lublin.eu)

phone +48 (81) 466 25 43

mob. +48 601 341 767

 [linkedin.com/in/igor-niewiadomski](https://www.linkedin.com/in/igor-niewiadomski)

## Barbara Sokolnicka

Investor Relations Specialist

email [barbara.sokolnicka@lublin.eu](mailto:barbara.sokolnicka@lublin.eu)

phone +48 (81) 466 25 43

mob. +48 512 233 846

 [linkedin.com/in/barbara-sokolnicka](https://www.linkedin.com/in/barbara-sokolnicka)

