



Modern warehouse space market in Lublin

August 2017

**Lublin**  
inspires business



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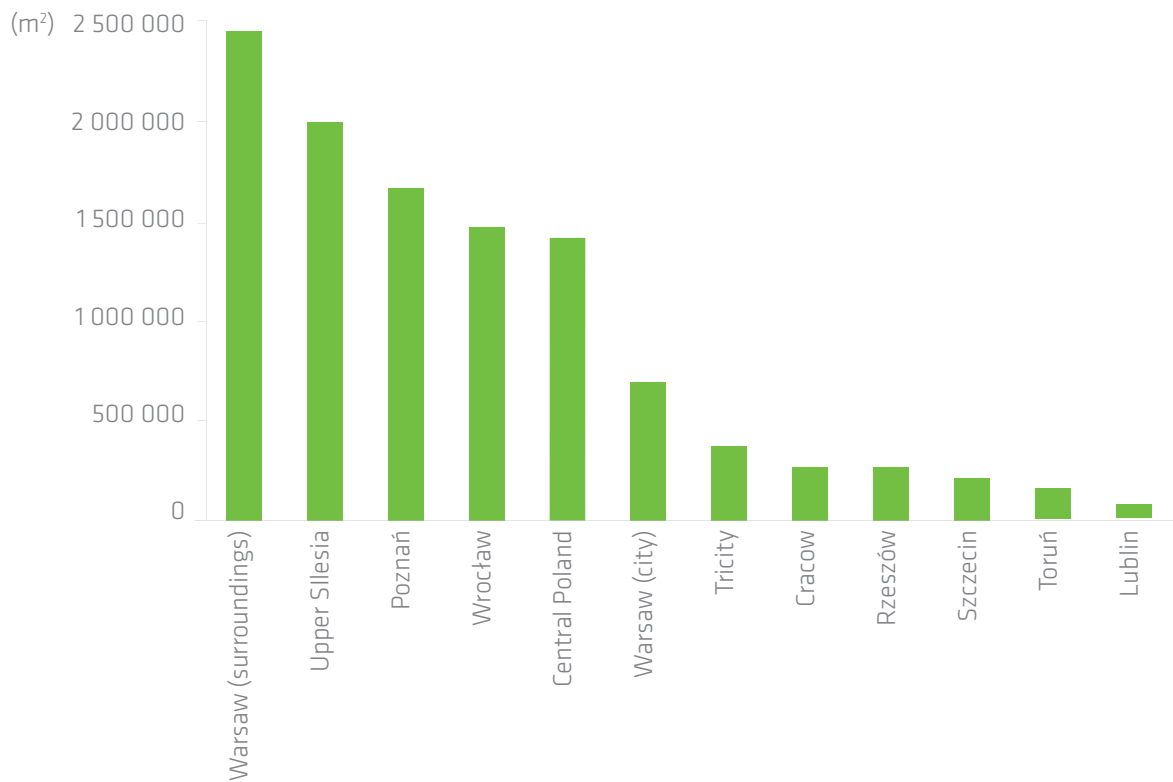
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Modern warehouse space market

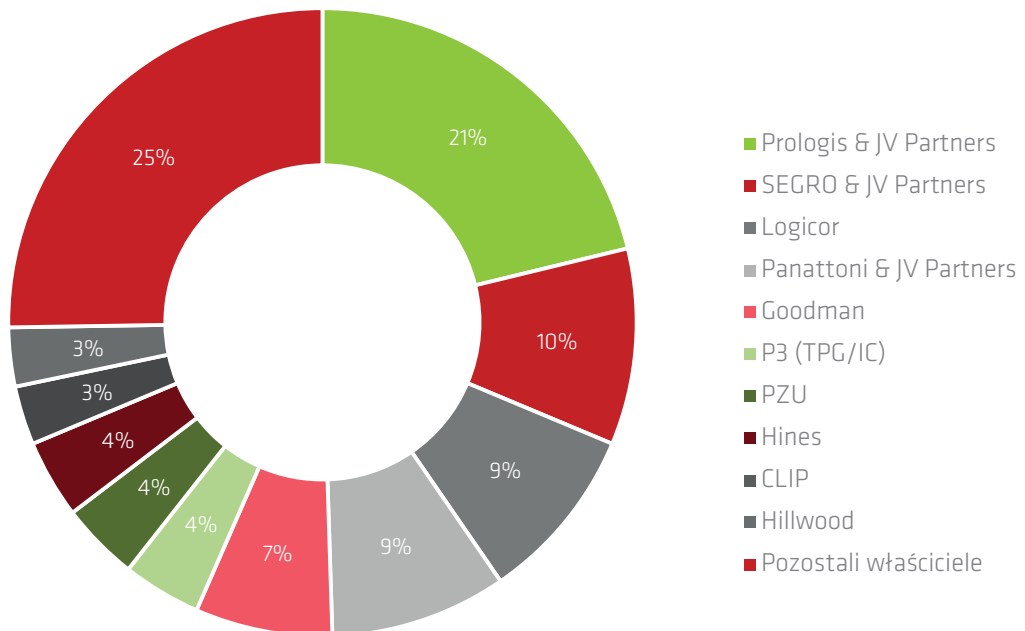
## **IN POLAND**

Chart 1: Supply of warehouse space in 3Q 2016



Source: Dział Wycen i Doradztwa Cushman&Wakefield, November 2016

Chart 2: Ownership structure of supply



Source: JLL, magazyny.pl, 1st half of 2016

Table 1: Rental rates

REGION	NOMINAL RATE €/m <sup>2</sup> /month	EFFECTIVE RATE €/m <sup>2</sup> /month
Warsaw (city)	4,00 - 5,25	3,20 - 4,50
Warsaw (surroundings)	2,50 - 3,80	1,90 - 3,20
Upper Silesia	2,90 - 3,60	2,20 - 3,10
Poznań	3,00 - 3,50	2,30 - 2,90
Central Poland	2,40 - 3,80	1,90 - 3,10
Wrocław	3,00 - 3,60	2,30 - 3,00
Tricity	2,80 - 3,20	2,50 - 2,80
Cracow	3,60 - 4,20	2,90 - 3,60
Szczecin	3,00 - 3,95	2,70 - 3,40
Toruń and Bydgoszcz	2,70 - 3,50	2,30 - 2,90
Rzeszów	approx. 3,50	approx. 2,95
Lublin	3,30 - 4,10	2,70 - 3,20

Source: Dział Wycen i Doradztwa Cushman&Wakefield, November 2016





7

Number of existing warehouse buildings



150 570 m<sup>2</sup>

Existing modern warehouse space



71 685 m<sup>2</sup>

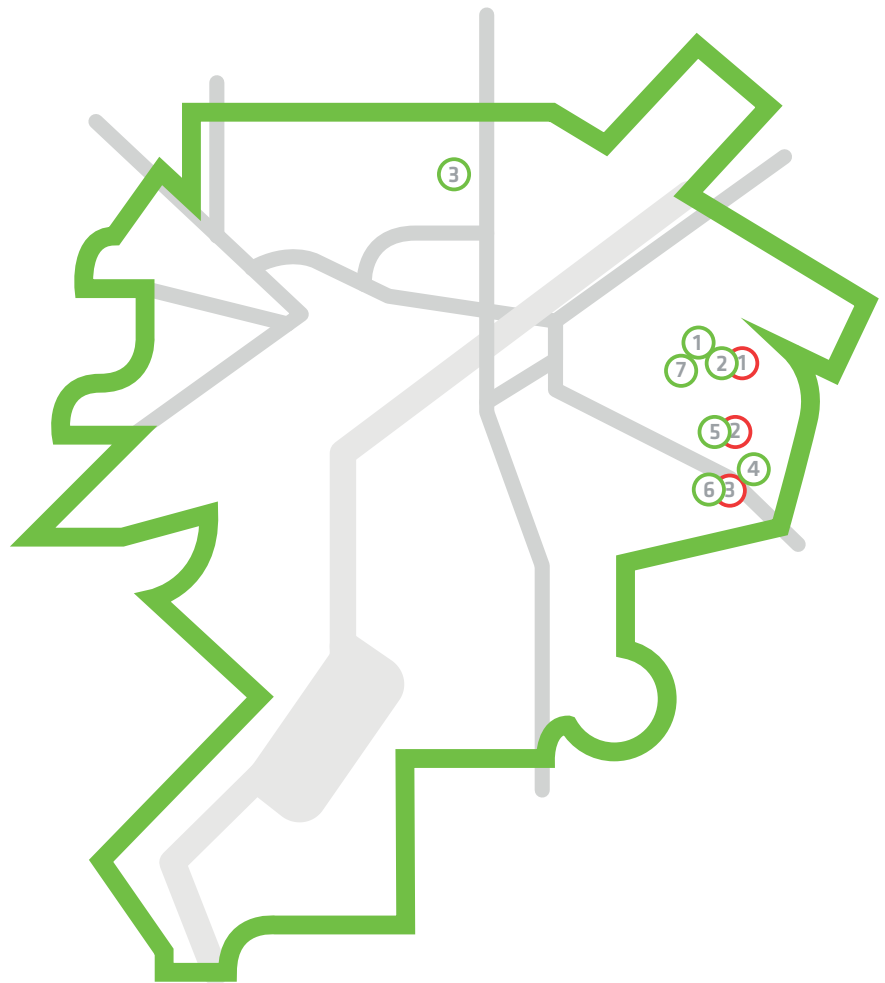
Warehouse space under construction and in preparation



2,4-4,1 €/m<sup>2</sup>/month

The asking rate for warehouse space

## Lublin Location of warehouse spaces



### Existing warehouse space

1. LOGISTIC CENTRE MEŁGIEWSKA
2. GOODMAN LUBLIN LOGISTIC CENTRE
3. LUBLIN LOGISTIC CENTRE GO EAST
4. VETTERÓW LOGISTIC CENTRE
5. MLP LUBLIN
6. PANATTONI PARK LUBLIN
7. LOGISTIC CENTRE MEŁGIEWSKA(TOKARSKA 2 ST.)

### Warehouse space under construction

1. GOODMAN LUBLIN LOGISTIC CENTRE
2. MLP LUBLIN
3. PANATTONI PARK LUBLIN

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## **EXISTING WAREHOUSE SPACE**



## 2.1. LOGISTIC CENTRE MEŁGIEWSKA

Location ..... **Lublin, Mełgiewska 30 F St.**

Total warehouse space in m<sup>2</sup> ..... **over 15 000**

Available warehouse space in m<sup>2</sup> ..... **0**

The class of object ..... **A**

Object height in m ..... **10**

Purpose ..... **warehouses, light production**

Contact ..... **Logistic Centre Mełgiewska**

Mełgiewska 30F St., 20-234 Lublin

✉ karol.kondrat@magazyny24.net

☎ +48 510 310 777

Main tenants ..... **GLS Sp. z o.o., Nagel Sp. z o.o., Lumotech Sp. z o.o.,  
Essentra Packaging Sp. z o.o., Plastic Omnium Auto  
Inergy Poland Sp. z o.o.**

**Technical specification:** dust-free floor with capacity of 10t/m<sup>2</sup>, 32 loading docks and 4 gates at level 0, accumulator rooms - approx. 50 m<sup>2</sup> for charging 10 battery-electric trucks, an opportunity to establish the tax warehouse with the separation and access control, room office and social area of 1 250 m<sup>2</sup> finished to a high standard and air conditioned, heating system is able to sustaine temperature of 16 degrees centigrade in the warehouse when outdoor temperatures reaches -20 degrees centigrade (in the area office of 20 degrees centigrade, sanitary facilities 18 degrees centigrade). Fire protection - ESFR sprinkler system according to the requirements, the system will detect fire and smoke as required. Lighting: 200 lux in the warehouse, 200 lux in technical rooms, 400 lux in offices, maneuvering roads and parking lots with an area of 5 500 m<sup>2</sup>.





## 2.2. GOODMAN LUBLIN LOGISTIC CENTRE

Location .....	<b>Lublin, Metalurgiczna 62 St.</b>
Total warehouse space in m <sup>2</sup> .....	<b>32 700</b>
Available warehouse space in m <sup>2</sup> .....	<b>0</b>
The class of object.....	<b>A</b>
Contact .....	<b>Goodman Lublin Logistic Centre</b> Metalurgiczna 62 St., 20-234 Lublin ✉ poland@goodman.com ☎ +48 22 222 21 00
Main tenant.....	<b>Stock Polska Sp. z o.o.</b>

**Additional information:** The investment was located very close to the node "Mełgiewska", which is an access road to the S17 expressway. Property is fully rented. There are plans to build another building with an area of approx. 17 000 m<sup>2</sup> with access through docks and gates from the level 0, gas heating, modern fire protection systems, Dust-free floor, column grid of 12 m x 24 m.





### 2.3. LUBLIN LOGISTIC CENTRE GO EAST

Location .....	<b>Lublin, Do Dysa 5 St.</b>
Total warehouse space in m <sup>2</sup> .....	<b>6 500</b>
Available warehouse space in m <sup>2</sup> .....	<b>1 130</b>
The class of object.....	<b>A</b>
Object height in m.....	<b>8</b>
Purpose .....	<b>warehouse and office space</b>
Contact .....	<b>Lubelskie Kopalnie Surowców Mineralnych Sp. z o.o.</b> Do Dysa 5 St., 20-149 Lublin ☎ +48 81 747 25 00 📠 +48 81 747 26 42
Main tenant.....	<b>Lemonex S.A., Łmeat-Łuków S.A., Alinox Sp. z o.o.</b>
Rent price .....	<b>4,24-5,18 EUR/m<sup>2</sup></b>

**Technical specification:** floor: 10 t/m<sup>2</sup> (100 kN/m<sup>2</sup>), dust-free, no internal columns, 6 docks fitted with homing ramps, 12 entries from level "0", fire resistance class E, the depth of maneuvering square; 59.7 x 50.6 m, the number of parking spaces: 90, including 6 for trucks with a capacity of min. 12 tonnes. Infrastructure: sprinkler system, skylights, heating, air conditioning in office and social space, natural ventilation in the parts warehouse, smoke detectors, telephone and other wires, temperature and humidity sensors, security system.

The minimum space for rent is 395 m<sup>2</sup>.



## 2.4. VETTERÓW LOGISTIC CENTRE

Location .....	<b>Lublin, Vetterów 24A &amp; B St.</b>
Total warehouse space in m <sup>2</sup> .....	<b>6 500</b>
Available warehouse space in m <sup>2</sup> .....	<b>0</b>
The class of object.....	<b>A</b>
Object height in m.....	<b>12</b>
Contact .....	<b>Max-Bud Grzegorz Pawłowski</b> Szerokie 119, 20-050 Lublin ✉ biuro@max-bud.pl ☎ +48 81 750 37 08
Main tenant.....	<b>Protektor S.A.</b>

**Additional information:** Logistic Centre Vetterów is located in Euro-Park Mielec Special Economic Zone Lublin Subzone. Property is fully rented.





## 2.5. MLP LUBLIN

Location .....	<b>Lublin, E. Plewińskiego 18 St.</b>
Total warehouse space in m <sup>2</sup> .....	<b>21 870</b>
Available warehouse space in m <sup>2</sup> .....	<b>0</b>
The class of object.....	<b>A</b>
Object height in m.....	<b>10</b>
Purpose .....	<b>warehouse and production</b>
Contact .....	<b>MLP GROUP S.A.</b> 3 Maja 8 St., 05-800 Pruszków Agnieszka Góźdz ✉ a.gozdz@mlp.pl ☎ +48 600 026 320
Main tenant.....	<b>ABM Greiffenberger Sp. z o.o., Stokrotka Sp. z o.o.</b>
Rent price .....	<b>from 2,50 EUR/m<sup>2</sup></b>

**Additional information:** MLP Lublin is located in Special Economic Zone Euro-Park Mielec Lublin Subzone. Park will consist of several buildings with a total area of 54 000 m<sup>2</sup>. Until now there are 2 modules: the first with 10 000 m<sup>2</sup> of space - rented by the company ABM Greiffenberger and the second with approx. 5 700 m<sup>2</sup> in which the Stokrotka company has got its head office. Currently, the ABM company is expanding its surface by another 5 700 m<sup>2</sup>. There are 20 000 m<sup>2</sup> of space left for rent in BTS system. The minimum space for rent is 3 240 m<sup>2</sup>.

**Technical specification:** floor: 60 kN/sq. m, number of docks and gates as client needs, gas heating, ESFR system - optional, there is a possibility to make additional agreements and infrastructure changes in accordance to investor requirements, office and social space as investor needs.





## 2.6. PANATTONI PARK LUBLIN

Location .....	<b>Lublin, Droga Męczenników Majdanka 90 St.</b>
Total warehouse space in m <sup>2</sup> .....	<b>30 000</b>
Available warehouse space in m <sup>2</sup> .....	<b>0</b>
The class of object.....	<b>A</b>
Object height in m.....	<b>12</b>
Purpose .....	<b>high storage, light production</b>
Contact .....	<b>Panattoni Europe</b> Dorota Jagodzińska Manager of Panattoni Park Lublin ✉ djagodzinska@panattoni.com ☎ +48 600 026 910
Main tenant.....	<b>Spiżarnia Sp.J., Cega Sp. z o.o., ROHLIG SUUS Logistics S.A., Inter Cars S.A., Nałęczowska Spółka Handlowa Sp. z o.o., Eurocash Serwis Sp. z o.o., Ruch S.A., Fibrain Sp. z o.o., Farutex Sp. z o.o.</b>
Rent price .....	<b>from 2,40 EUR/m<sup>2</sup></b>

**Additional information:** Panattoni Park Lublin is located in Special Economic Zone Euro-Park Mielec Lublin Subzone. Park will consist of 4 halls with a total area of approx. 71 000 m<sup>2</sup>, which will be in highest A class standard. So far there are completed two buildings with a total area of approx. 35 000 m<sup>2</sup>. The Panattoni has started work on building the third hall with an area of 20 000 m<sup>2</sup>. The minimum space for rent is 1 350 m<sup>2</sup>. All objects will have 12 meters height, but there is a possibility to increase height up to 16 meters.



## 2.7. LOGISTIC CENTRE MEŁGIEWSKA

Location ..... **Lublin, Tokarska 2 St.**

Total warehouse space in m<sup>2</sup>..... **approx. 28 000**

Object height in m..... **12**

Contact ..... **Logistic Centre Mełgiewska**  
Mełgiewska 30F St., 20-234 Lublin  
✉ karol.kondrat@magazyny24.net  
☎ +48 510 310 777

Main tenant..... **Perła S.A., Jeronimo Martins**

**Additional information:** The object will be equipped with the railway sidings. New squares and roads were made near this hall. Buildings are supplied with installations of heating water, gas, electricity, telecommunications, water and sewage, compressed air, storm drainage. Sanitary collectors and storm drainage. Sanitary collectors and storm drainage are incorporated into the municipal sewage network.

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**WAREHOUSE SPACE  
UNDER CONSTRUCTION**



### 3.1. GOODMAN LUBLIN LOGISTIC CENTRE

Location ..... **Lublin, Metalurgiczna 62 St.**  
Warehouse space under construction in m<sup>2</sup> .... **17 000**  
The class of object..... **A**  
Contact ..... **Goodman Lublin Logistic Centre**  
Metalurgiczna 62 St., 20-234 Lublin  
✉ [poland@goodman.com](mailto:poland@goodman.com)  
☎ +48 22 222 21 00





## 3.2. MLP LUBLIN

Location .....	<b>Lublin, E. Plewińskiego 18 St.</b>
Warehouse space under construction in m <sup>2</sup> ....	<b>22 685</b>
The class of object.....	<b>A</b>
Object height in m.....	<b>10</b>
Purpose .....	<b>warehouse and production</b>
Contact .....	<b>MLP GROUP S.A.</b> 3 Maja 8 St., 05-800 Pruszków Agnieszka Góźdz ✉ a.gozdz@mlp.pl ☎ +48 600 026 320
Rent price .....	<b>from 2,50 EUR/m<sup>2</sup></b>





### 3.3. PANATTONI PARK LUBLIN

Location .....	<b>Lublin, Droga Męczenników Majdanka 90 St.</b>
Warehouse space under construction in m <sup>2</sup> ....	<b>32 000</b>
The class of object.....	<b>A</b>
Object height in m.....	<b>12</b>
Purpose .....	<b>high storage, light production</b>
Contact .....	<b>Panattoni Europe</b> Dorota Jagodzińska Manager of Panattoni Park Lublin ✉ <a href="mailto:djagodzinska@panattoni.com">djagodzinska@panattoni.com</a> ☎ +48 600 026 910
Rent price .....	<b>from 2,40 EUR/m<sup>2</sup></b>

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