



Modern warehouse space market in Lublin

**December 2018**

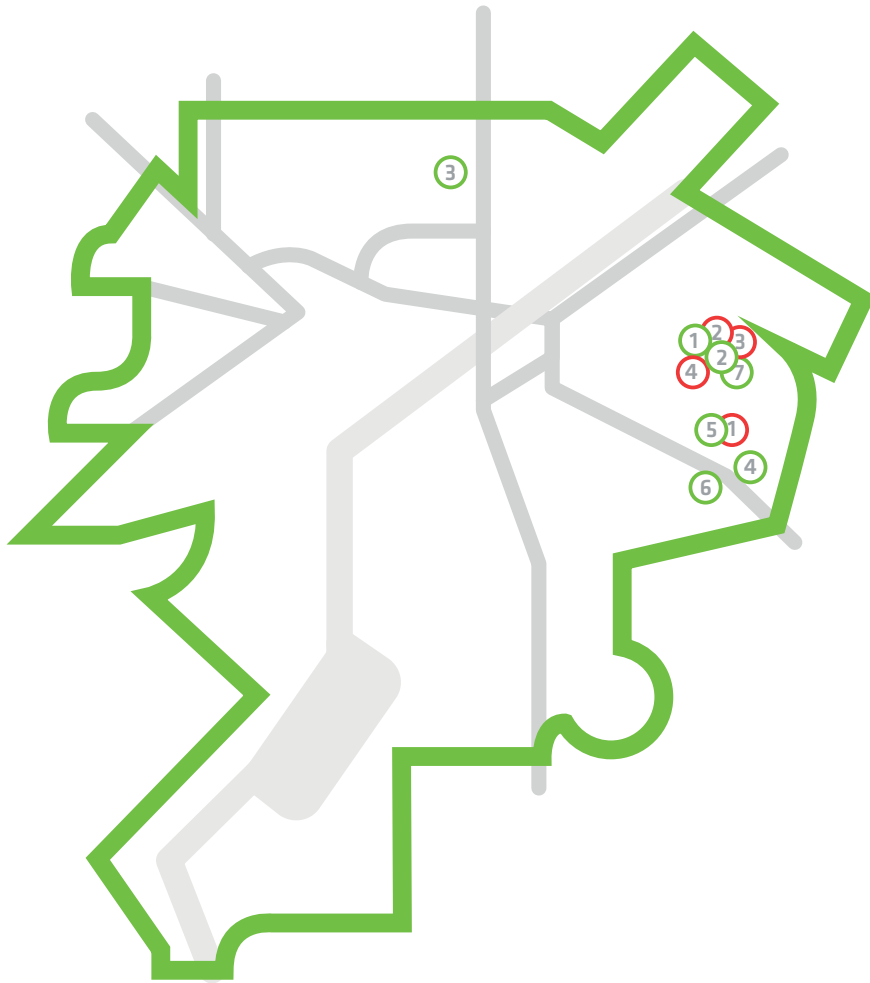
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# Lublin

## 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. RABEN LOGISTICS POLSKA

### Warehouse space under construction

1. MLP LUBLIN
2. ORION MEŁGIEWSKA
3. METALURGICZNA BUSINESS PARK
4. TBV LOGISTIC PARK



7

Number of existing modern warehouse parks



172 819 m<sup>2</sup>

Existing modern warehouse space



93 000 m<sup>2</sup>

Warehouse space under construction and in preparation



2,5-4,0 €/m<sup>2</sup>/month

The asking rate for warehouse space

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## **EXISTING WAREHOUSE SPACE**



## 1.1. 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

Małgorzata Pietraś-Kobus

✉ biuro@clm.lublin.pl

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☎ +48 81710 02 20

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., PT Makaruk 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>. Property is fully rented.



## 1.2. 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 tenants .....	<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.



### 1.3. 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>0</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 tenants .....	<b>Lemonex S.A., Łmeat-Łuków S.A., Alinox Sp. z o.o.</b> <b>PolBioEco Polska Sp. z o.o., Auto Euro S.A.,</b> <b>Avello Group Sp. j.</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>. Property is fully rented.





## 1.4. 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>Protector S.A.</b>

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





## 1.5. MLP LUBLIN

Location .....	<b>Lublin, E. Plewińskiego 18 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>10</b>
Purpose .....	<b>warehouse and production</b>
Contact .....	<b>MLP GROUP S.A.</b> 3 Maja 8 St., 05-800 Pruszków Tomasz Pietrzak ✉ t.pietrzak@mlp.pl ☎ +48 607 370 475
Main tenants .....	<b>ABM Greiffenberger Sp. z o.o., Stokrotka Sp. z o.o.</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 48 000 m<sup>2</sup>. Until now there are 2 modules: the first with 18 000 m<sup>2</sup> of space - rented by the company ABM Greiffenberger and the second with approx. 12 000 m<sup>2</sup> in which the Stokrotka company has got its head office.

**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.



## 1.6. PANATTONI PARK LUBLIN

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

Total warehouse space in m<sup>2</sup>..... 69 619

Available warehouse space in m<sup>2</sup> ..... approx. 9 000

The class of object..... A

Object height in m..... 10 m net inside the hall

Purpose ..... high storage, light production

Contact ..... Panattoni Europe

Dorota Jagodzińska-Sasson

Managing Director

✉ djagodzinska@panattoni.com

☎ +48 600 026 910

Main tenants ..... Spiżarnia Sp.J., Cega Sp. z o.o., ROHLIG SUUS

Logistics S.A., Inter Cars S.A., Eurocash Serwis

Sp. z o.o., Ruch S.A., Fibrain Sp. z o.o.,

Farutex Sp. z o.o., FedEx Express Polska Sp. z o.o.,

Iglotex S.A., D.D. Pack Sp. z o.o., Miracle Art,

Tedi Dystrybucja

**Additional information:** Panattoni Park Lublin is located in Special Economic Zone Euro-Park Mielec Lublin Subzone. Park consists of 4 halls with a total area of approx. 70 000 m<sup>2</sup> in the highest A class standard. The minimum space for rent is 1 635 m<sup>2</sup>.



## 1.7. RABEN LOGISTICS POLSKA

Location .....	Lublin, Metalurgiczna 34 St.
Total warehouse space in m <sup>2</sup> .....	12 500
Available warehouse space in m <sup>2</sup> .....	6 500
The class of object.....	A
Object height in m.....	12
Purpose .....	high storage, cross docking, additional warehouse services (coopacking)
Contact .....	Andrzej Bekierski Business Development Manager ☎ +48 607 248 921

**Additional information:** 12,500 sq m of high-storage warehouse, 4,500 sq m of cross-dock storage, 22 loading ramps, 2 ramps from the "0" level, sprinkler system according to NFPA13, consolidation point for supply logistics, optimal storage costs, competitive delivery times



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**WAREHOUSE SPACE  
UNDER CONSTRUCTION  
AND IN PREPARATION**



## 2.1. MLP LUBLIN

Location .....	<b>Lublin, E. Plewińskiego 18 St.</b>
Warehouse space under construction in m <sup>2</sup> ....	<b>18 000</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 Tomasz Pietrzak ✉ t.pietrzak@mlp.pl ☎ +48 607 370 475
Main tenants .....	<b>Stokrotka Sp. z o.o., Turck Sp. z o.o.</b>

**Additional information:** Property is fully rented.





## 2.2. ORION MEŁGIEWSKA

Location .....	<b>Lublin, Mełgiewska 80 St.</b>
Warehouse space under construction in m <sup>2</sup> ....	<b>10 000</b>
The class of object.....	<b>A</b>
Object height in m.....	<b>10</b>
Purpose .....	<b>warehouse and production</b>
Contact .....	<b>ORION S.A.</b> Mełgiewska 80 St., 20-234 Lublin ✉ info@orion.lublin.pl ☎ +48 81745 04 38



## 2.3. METALURGIczNA BUSINESS PARK

Location .....	Lublin, Metalurgiczna 76-90 St.
Warehouse space under construction in m <sup>2</sup> ....	25 000
The class of object.....	A
Purpose .....	warehouse, service, production
Contact .....	JJK Logistic Park Lublin ☎ +48 513 104 179





## 2.4. TBV LOGISTIC PARK

Location .....	Lublin, Tyszowiecka St.
Warehouse space under construction in m <sup>2</sup> ....	40 000
The class of object.....	A
Object height in m.....	10
Purpose .....	warehouse and production
Contact .....	TBV Sp. z o.o.
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