



Lublin Modern Warehouse and Production Space Market

FEBRUARY 2024

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Existing warehouse and production facilities with space for rent:

1. Mełgiewska Logistics Center
2. Raben Logistics Polska
3. 7R Park Lublin
4. 44 Ządęcie
5. Panattoni Park Lublin II
6. Panattoni Park Lublin IV

Warehouse and production facilities in preparation and under construction:

7. 7R Park Lublin
8. Metalurgiczna
9. Banacha

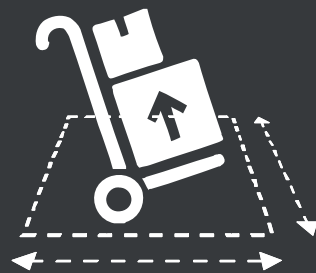
Existing warehouse and production facilities fully leased:

10. GLP Lublin Logistics Centre
11. Go East Logistics Center Lublin
12. Vetter Logistics Center
13. MLP Lublin
14. Panattoni Park Lublin I
15. Ządęcie Logistics Centre
16. Panattoni Park Lublin III
17. 64 Metalurgiczna



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Number of modern warehouse facilities



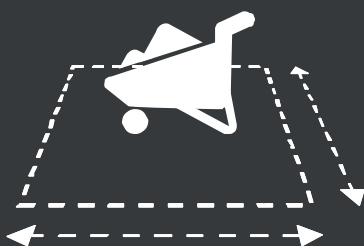
421 260 m²

Existing warehouse space



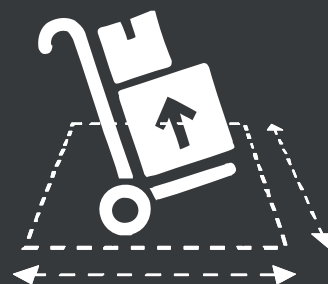
11,99 %

Vacancy rate



72 873 m²

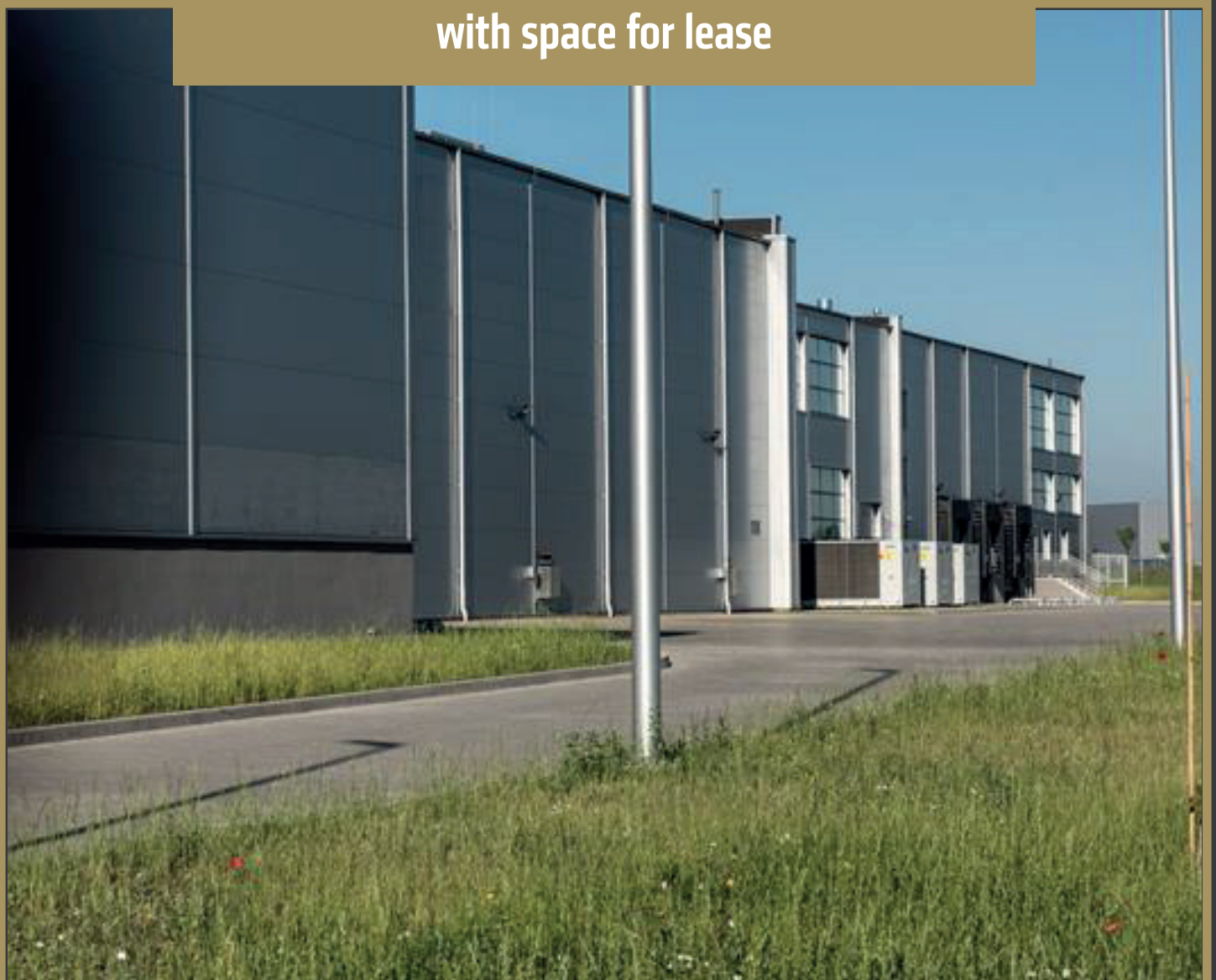
Warehouse space under construction and in preparation



50 518 m²

space for rent "off the shelf"

Existing warehouse and production facilities
with space for lease



Logistics Centre Mełgiewska



 Location | **30F Mełgiewska St.**


 Building class | **A**

 Total warehouse space in sq m | **15 000**

Available warehouse space in sq m | **2 300**

Building height in m | **10**

 Purpose | **Warehouses, light production**


 Main tenants | **GLS 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.**

Raben Logistics Poland



 Location | **34 Metalurgiczna St.**

 Building class | **A**

 Available warehouse space in sq m | **6 500**

Building height in m | **12**

 Purpose | **Warehouse function, high storage, additional storage services (co-packing)**

7R Park Lublin



 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 | **42 170 (halls 4 and 5)**

Available warehouse space in sq m | **7 373**

 Purpose | **Warehouse, service and production buildings**

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

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

44 Zadębie



 Location | **44 Zadębie St.**

 Building class | **A**

 Total warehouse space in sq m | **6 340**

Occupied area in sq m | **4 010**

Available warehouse space in sq m | **2 300**

 Purpose | **Warehouse, service and production buildings**

 Investor | **Markartur Artur Czajkowski**

 Main tenants | **Lovea, Forner, Markartur**

Panattoni Park Lublin II

LUBLIN, CITY CENTRE



Location | **Niemce**



Building class | **A**



Total warehouse space in sq m | **84 555**

Occupied area in sq m | **66 235**

Available warehouse space in sq m | **18 320**



Purpose | **High storage, light production**



Investor | **Panattoni Europe**



Main tenants | **Stella Pack, Hovet Zoopers, Emergo, Plastic Lightinn**

Panattoni Park Lublin IV



Location | **Świdnik**



Building class | **A**



Total warehouse space in sq m | **51 850**

Occupied area in sq m | **38 125**

Available warehouse space in sq m | **13 725**



Purpose | **High storage, light production**

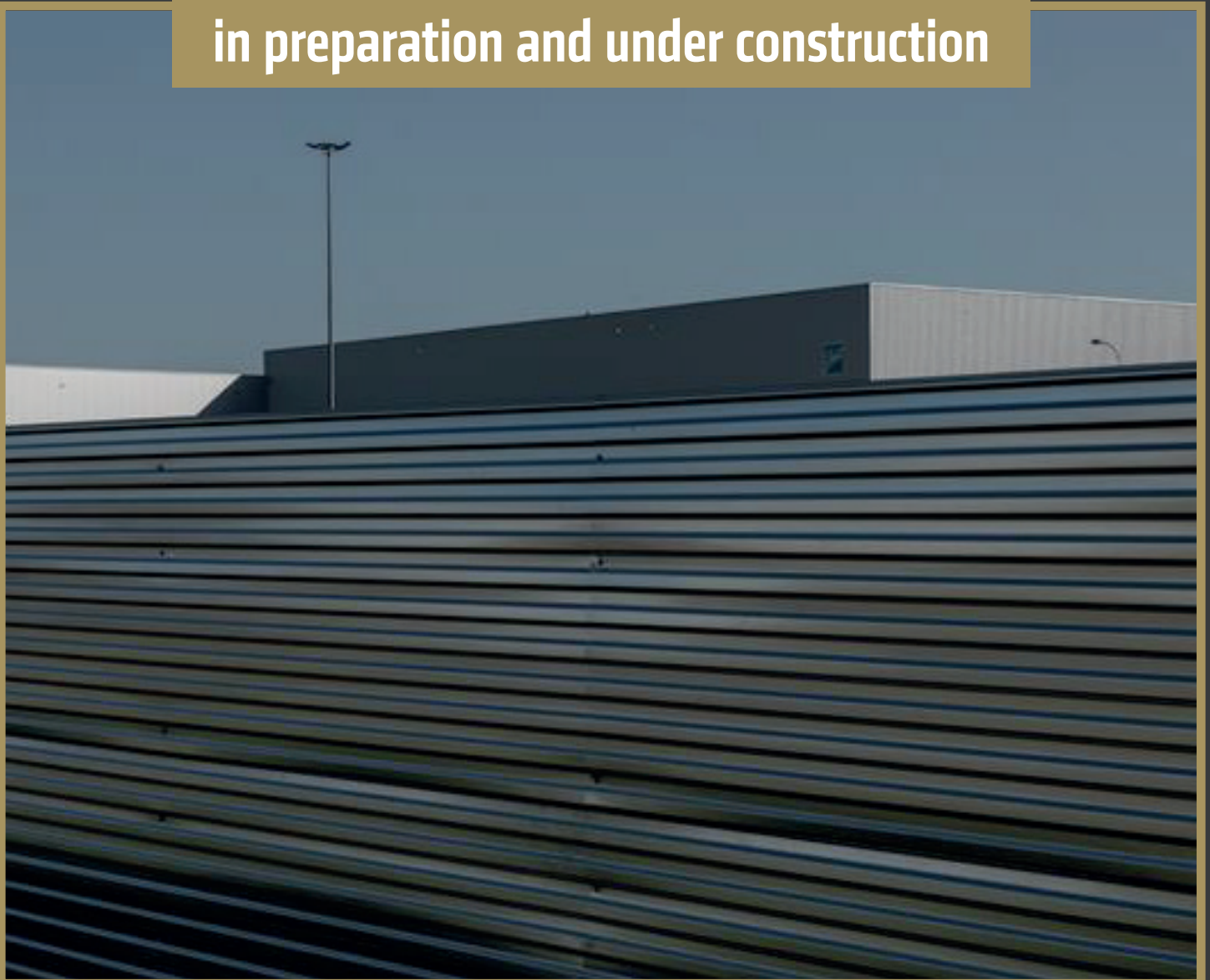


Investor | **Panattoni Europe**



Main tenants | **Kostal, Mastermedia, Leciforce, MM Group**

**Warehouse and production space
in preparation and under construction**



7R Park Lublin




 Location | **18 Mełgiewska St.**

 Building class | **A**

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

Warehouse space under development and construction in sq m | **65 607 (halls 1 – 3)**

Available warehouse space to rent in sq m | **67 104 (halls 1,2,3,4,5)**

 Completion date | **03.2024: hall 3, 10 mths from the signing of the lease agreement: hall 2, 12 months from the signing of the lease agreement: hall 1**

 Purpose | **Warehouse, service and production buildings**

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

Metalurgiczna



 Location | **Metalurgiczna St.**

 Building class | **A**

 Planned area in sq m | **3 766**

Available warehouse space in sq m | **3 766**

 Completion date | **Q1 2024**

 Purpose | **Warehouse hall with social and office part**

 Investor | **J.K. Property**

Banacha



 Location | **Banacha St.**

 Building class | **A**

 Planowana powierzchnia w m² | **~3 500**

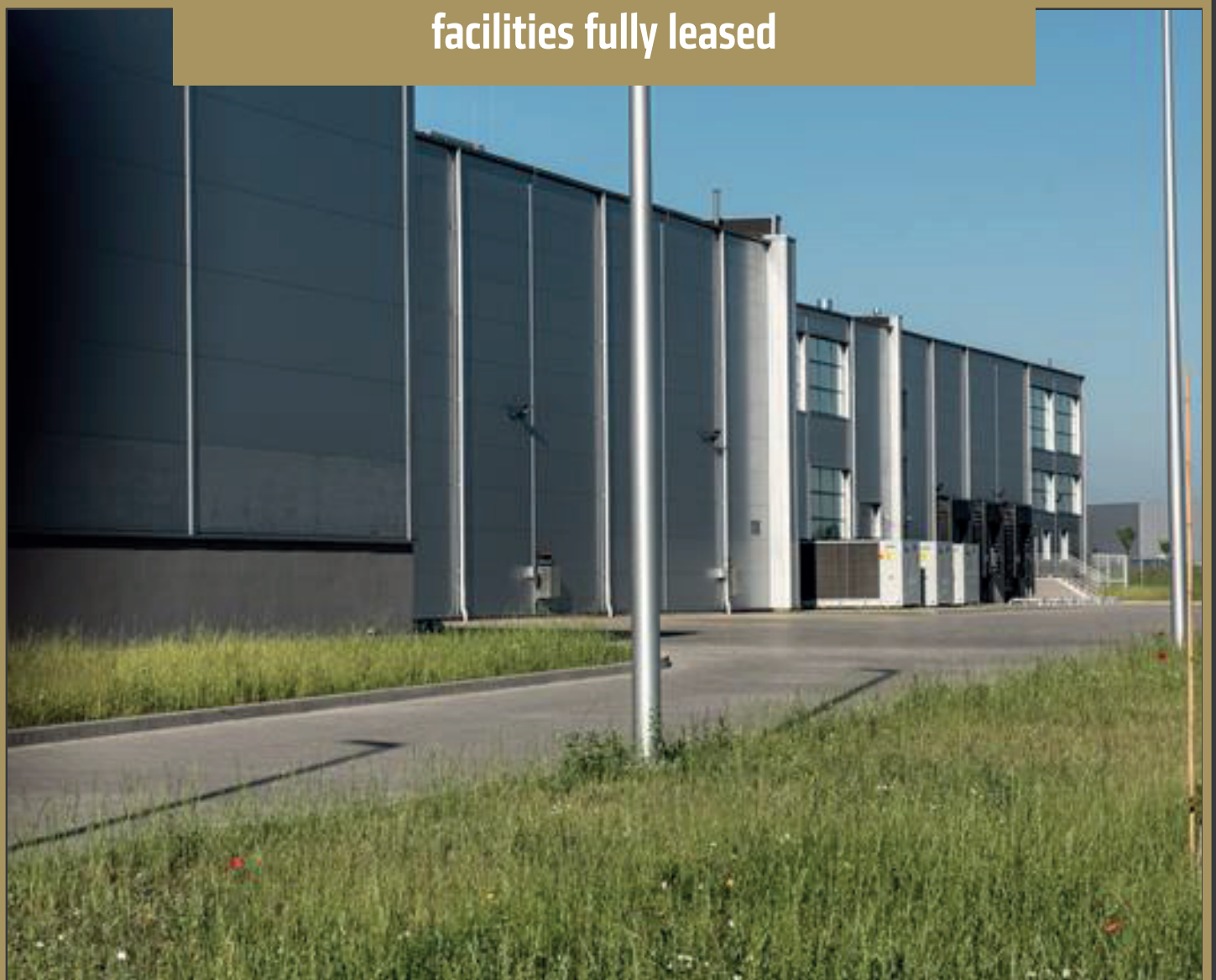
Available warehouse space in sq m | **~3 500**

 Termin realizacji | **Q4 2024**

 Purpose | **Warehouse and transhipment hall with social and office part**

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

Existing warehouse and production facilities fully leased



GLP Lublin Logistics Centre



 Location | **62 Metalurgiczna St.**

 Building class | **A**

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

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

 Purpose | **Warehouse function, light production**

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

Lublin Logistics Centre Go East



Location | **5 Do Dysa St.**



Building class | **A**



Total warehouse space in sq m | **7 352**

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

Building height in m | **8**



Purpose | **Warehouse and office**



Main tenants | **ZM Łuków S.A., Auto Euro S.A., Diamond Clothes,
DTS Transport, ARiMR**

Vetterów Logistics Centre



Location | **24A 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.

MLP Lublin



 Location | **18 E. Plewińskiego 18 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 function**

 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.**

Panattoni Park Lublin I



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



Building class | **A**



Total warehouse space in sq m | **77 719**

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

Building height in m | **10 wewnątrz hali netto**



Purpose | **High storage, light production**



Main tenants | **ROHLIG SUUS, Inter Cars S.A., Farutex Sp. z o.o., FedEx, Iglotex S.A., Miracle Art, Tedi, Laboratoria Natury, Data Modul Sp. z o.o., Vosti, Visgrana Sp. z o.o., Specjał Sp. z o.o., Parys, Dexpro S.C., DSV Solutions**

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

Zadębie Logistics Center



Location | **55 Zadębie 65 St.**



Building class | **A**



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

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



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



Investor | **Ter-bud**



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

Panattoni Park Lublin III



 Location | **Mełgiewska/Tyszowiecka St.**

 Building class | **A**

 Total warehouse space in sq m | **32 775**

Powierzchnia zajęta w m² | **32 775**

Available warehouse space 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**

64 Metalurgiczna



 Location | **64 Metalurgiczna 64 St.**

 Building class | **A**

 Total warehouse space in sq m | **6 082**

Powierzchnia zajęta w m² | **6 082**

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

 Purpose | **Warehouse, service and production buildings**

 Investor | **JS Budownictwo**

 Main tenants | **SDM Polska, GALAAUTO, 3D-PATH PRECISION ENGINEERING,
OPTIMAL-EUROPLAST Sławomir Więsyk, INDYGO s.c**



Lublin City Hall
Strategy and Investor Relations Department
Investor Relations Office
Spokojna St. 2, 20-074 Lublin
+48 81 466 25 13, 605 903 521
biznes@lublin.eu