



Lublin Modern Warehouse and Production Space Market

AUGUST 2024

INVEST IN
Lublin

lublin ®
CITY OF INSPIRATION

Table of contents

Warehouse space market	3
Existing warehouse and production facilities with space for lease	4
7R Park Lublin	5
Logistics Centre Mełgiewska	6
Metalurgiczna	7
Panattoni Park Lublin I	8
Panattoni Park Lublin II	9
Panattoni Park Lublin IV	10
Raben Logistics Polska	11
Z_55	12
Warehouse space under construction and in preparation	13
7R Park Lublin	14
Banacha	15
TATARY Warehouse Center	16
Niemce Warehouse	17
Existing warehouse and production facilities fully leased	18
Vetterów Logistics Centre	19
TATARY Warehouse Center	20
GLP Lublin Logistics Centre	21
Lublin Logistics Centre Go East	22
Metalurgiczna 64	23
MLP Lublin	24
Panattoni Park Lublin III	25
Zadębie 44	26
Zadębie Logistic Center	27
Investor Relations Office	28



Existing warehouse and production facilities with space for lease

1. 7R Park Lublin
2. Logistics Centre Mełgiewska
3. Metalurgiczna
4. Panattoni Park Lublin I
5. Panattoni Park Lublin II
6. Panattoni Park Lublin IV
7. Raben Logistics Polska
8. Z_55

Warehouse and production space in preparation and under construction

9. 7R Park Lublin
10. Banacha
11. TATARY Warehouse Center
12. Niemce Warehouse



19

Number of modern warehouse facilities



455 317 m²

Existing warehouse space



59 765 m²

Warehouse space for rent



13,13%

Vacancy rate



67 089 m²

Warehouse space under construction and in preparation



4,30

EUR/sq m/month
Base rent*

*Data: Cushman & Wakefield

Existing warehouse and production facilities with space for lease

Existing warehouse and production facilities with space for lease



Location | 18 Mełgiewska St.



Building class | A



Existing warehouse space in sq m | 59,500



Available warehouse space in sq m | 6,100

Purpose | Warehouse, service and production buildings



Investor | 7R S.A.



Main tenants | Spiżarnia, Specjał, Nagel Group, Media Expert, Euro RTV AGD



Existing warehouse and production facilities with space for lease



Location | 30F Mełgiewska St.



Building class | A



Existing warehouse space in sq m | 15,000



Available warehouse space in sq m | 1,200




Building height in m | 10

Purpose | Warehouses, light production



Investor | Logistics Centre Mełgiewska



 **Location** | 64H Metalurgiczna St.

 **Building class** | A

 **Existing warehouse space in sq m** | 3,800

 **Available warehouse space in sq m** | 3,800

Purpose | Warehouse hall with social and office part

 **Investor** | J. K. Property



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



Building class | A



Existing warehouse space in sq m | 77,526



Available warehouse space in sq m | 7,700



Building height in m | 10 (net height inside the hall)

Purpose | High storage, light production



Investor | Panattoni Europe



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



Existing warehouse and production facilities with space for lease



Location | Niemce



Building class | A



Existing warehouse space in sq m | 84,555



Available warehouse space in sq m | 18,320

Purpose | High storage, light production



Investor | Panattoni Europe



Main tenants | Stella Pack, Hovet Zoopers, Emergo, Plastic Lighting



Existing warehouse and production facilities with space for lease



Location | Świdnik



Building class | A



Existing warehouse space in sq m | 51,850



Available warehouse space in sq m | 13,725

Purpose | High storage, light production



Investor | Panattoni Europe



Main tenants | Kostal, Mastermedia, Leciforce, MM Group



Location | 34 Metalurgiczna St.



Building class | A



Existing warehouse space in sq m | 12,500



Available warehouse space in sq m | 5,000



Building height in m | 12

Purpose |

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

Existing warehouse and production facilities with space for lease

Existing warehouse and production facilities with space for lease



Location | 55 Zadbie St.



Existing warehouse space in sq m | 3,920



Available warehouse space in sq m | 3,920

Purpose | Warehouse hall with social and office part



Investor | JB Development

Warehouse and production space
in preparation and under construction



 **Location** | 18 Mełgiewska St.

 **Building class** | A

 **Planned area in sq m** | 51,480

Purpose | Warehouse, service and production buildings

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

 **Completion date** | 2025



 **Location** | Banacha St.

 **Building class** | A

 **Planned area in sq m** | 3,500

Purpose | Warehouse and transhipment hall
with social and office part

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

 **Completion date** | 2025



Location | 8a Zawieprzycka St.



Planned area in sq m | 4,409

Purpose | Warehouse hall with social and office part



Investor | Paweł Bartoszek



Completion date | Q4 2024



Location | Niemce, Przemysłowa St.



Planned area in sq m | 7,700



Building height in m | 10

Purpose | Warehouse function



Investor | Paweł Bartoszek



Completion date | 2025

Existing warehouse and production facilities fully leased

Existing warehouse and production facilities fully leased



Location | 24A, 24B Vetterów St.



Building class | A



Existing 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

Existing warehouse and production facilities fully leased



Location | 8a Zawieprzycka St.



Existing warehouse space in sq m | 3,200



Available warehouse space in sq m | 0



Building height in m | 8

Purpose | Warehouse function



Investor | Paweł Bartoszek



Main tenants | PGD Sp. z o.o.



Location | 62 Metalurgiczna St.



Building class | A



Existing 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.



Existing warehouse and production facilities fully leased



Location | 5 Do Dysa St.



Building class | A



Existing 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



Location | 64 Metalurgiczna St.



Building class | A



Existing warehouse space in sq m | 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 Wiesyk, INDYGO s.c

Existing warehouse and production facilities fully leased



Location | 18 E. Plewińskiego St.



Building class | A



Existing warehouse space in sq m | 44,867



Available warehouse space in sq m | 0



Building height in m | 10

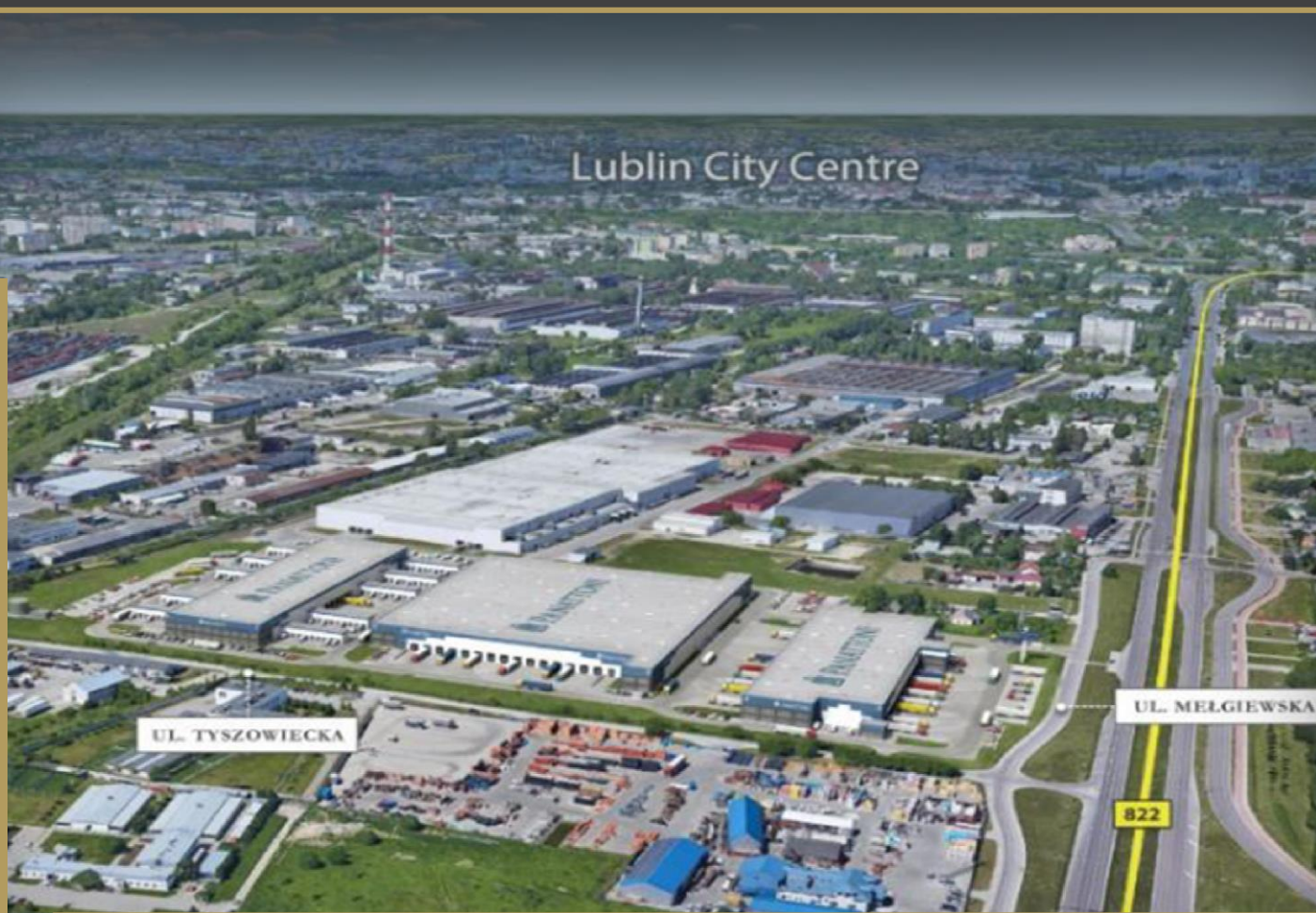
Purpose | Warehouse function and production



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 and production facilities fully leased



Location | Mełgiewska St. / Tyszowiecka St.



Building class | A



Existing warehouse space in sq m | 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

Existing warehouse and production facilities fully leased



Location | 44 Zadęcie St.



Building class | A



Existing warehouse space in sq m | 6,340



Available warehouse space in sq m | 0

Purpose | Warehouse, service and production buildings



Investor | Markartur Artur Czajkowski



Main tenants | Lovea, Forner, Markartur

Existing warehouse and production facilities fully leased



Location | 65 Zadebie St.



Building class | A



Existing 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

Investor Relations Office

Strategy and Investor Relations Department

Lublin City Hall

2 Spokojna St., 20-074 Lublin

+48 81 466 2513, 605 903 521

biznes@lublin.eu