



# Lublin Modern Warehouse and Production Space Market

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INVEST IN  
**Lublin**

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### 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 III
7. Panattoni Park Lublin IV
8. Raben Logistics Polska
9. Z\_55

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

10. 7R Park Lublin
11. Banacha
12. TATARY Warehouse Center
13. Niemce Warehouse
14. Narzędziowa 5



**21**

Number of modern warehouse facilities



**451,589 sq m**

Existing warehouse space



**67,653 sq m**

Warehouse space for rent



**14,98%**

Vacancy rate



**78,849 sq m**

Warehouse space under construction and in preparation



**4,40**

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** | 55,160



**Available warehouse space in sq m** | 4,279

**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** | 64 A, B, C, D, E, F, G Metalurgiczna St.



**Building class** | A



**Existing warehouse space in sq m** | 6,082



**Available warehouse space in sq m** | 900 (available from August 2025)



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



**Investor** | SJ sp. jawna

**Main tenants** | SDM Polska, CORMAY, MEDICALSPORT, INDYGO, GALAAUTO



Existing warehouse and production facilities with space for lease



**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** | 8,309



**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., 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** | 30,320

**Purpose** | High storage, light production

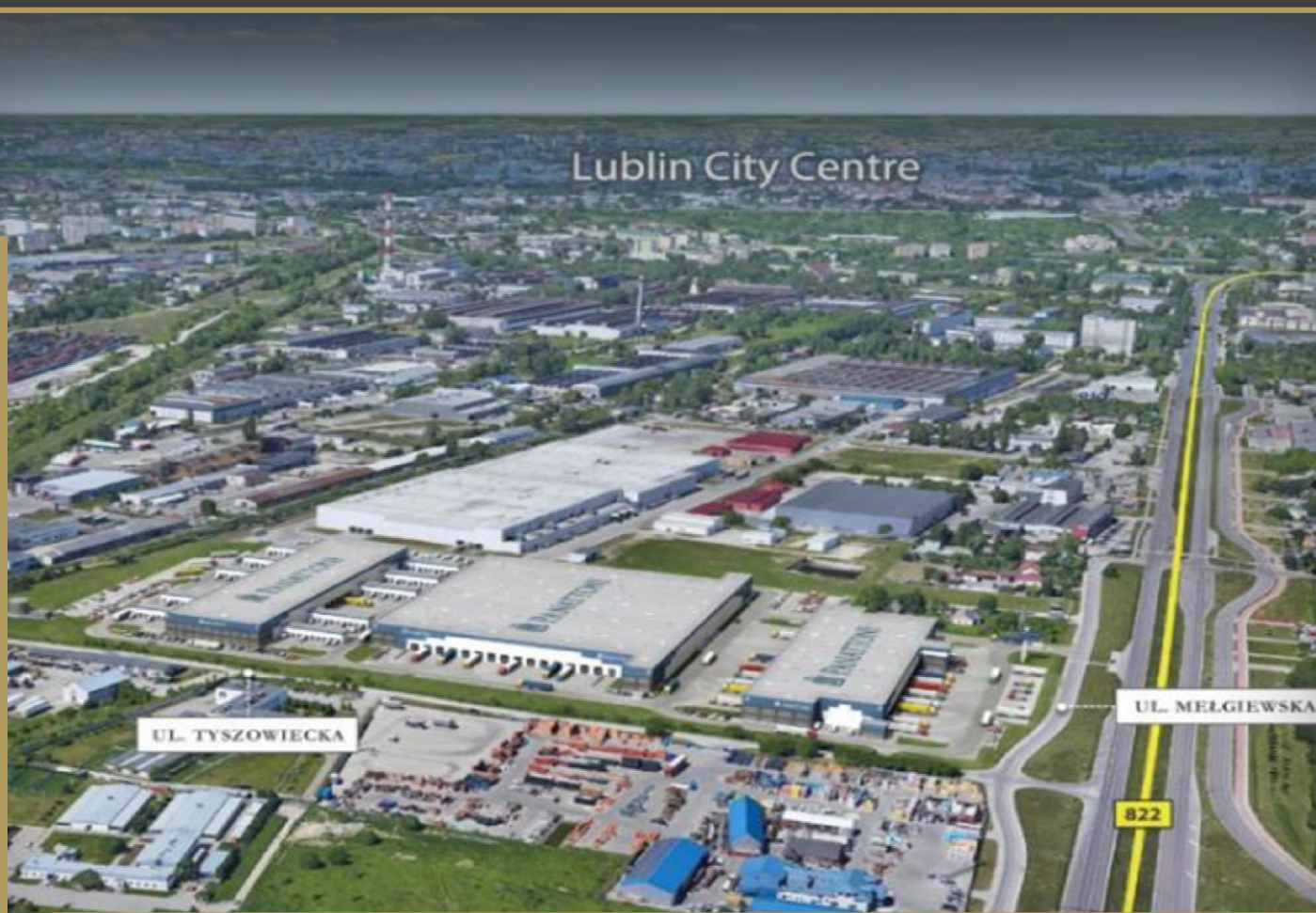


**Investor** | Panattoni Europe



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

Existing warehouse and production facilities with space for lease



**Location** | Mełgiewska St. / Tyszowiecka St.



**Building class** | A



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



**Available warehouse space in sq m** | 3,000

**Purpose** | High storage, light production



**Investor** | Panattoni Europe



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



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** | 2,000



**Building height in m** | 12

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

Existing warehouse and production facilities with space for lease



**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** | 55,850

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

 **Main tenants** | Stock Poland

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

 **Completion date** | 2025



 **Location** | Banacha St.

 **Building class** | A

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

**Purpose** | Warehouse and transshipment 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** | 2025



 **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



**Location** | 5 Narzedziowa St.



**Planned area in sq m** | 7,390

**Purpose** | warehouse hall with social and office area



**Investor** | Tarasola



**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.

Existing warehouse and production facilities fully leased



**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** | 64H Metalurgiczna St.



**Building class** | A



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



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



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



**Investor** | J. K. Property



**Main tenants** | Euro Opony Sp. z o.o., Noyen Sp. z o.o.



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** | 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



**Location** | 52 Zadębie St.



**Building class** | A



**Existing warehouse space in sq m** | 642



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

**Purpose** | Office and warehouse building



**Investor** | M-Invest



**Main tenants** | Piri Piri sp. z o.o.

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**

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