INDUSTRIAL LAND GOES DIGITAL

Now in its fourth year, the global AI boom has accelerated the expansion of data centers worldwide, including in Poland. New facilities are being developed and planned with a mix of domestic funding and foreign direct investment. This is not a one-off trend, but part of a broader and expanding network of data centers that dates back at least to 2023.

BY SEAN REYNAUD

While major cities such as Warsaw, Kraków, and Poznań are key hubs, development is also spreading to smaller towns, former factory sites, and post-industrial land.

One of the most significant projects was announced in February, when Silesian developer DL Invest revealed plans for a billion-dollar investment in cooperation with U.S.-based technology partner Boosteroid. The Silesia-based project will have an initial capacity of over 50 MW, scalable to approximately 200 MW, with total capital expenditures of up to $1 billion. Construction is expected to be completed by 2028.

According to PropertyNews.pl, the data center will be built in Bielsko-Biała on the site of a former Fiat plant. The project is part of a broader transformation of post-industrial land into modern technology hubs. It will also include research and development facilities, along with supporting infrastructure designed to anchor a long-term innovation ecosystem.

“Our long-term strategy assumes further activity on both the development and acquisition sides. We focus on the warehouse and production segment and data centers, which we have been developing for two years, leveraging our experience and operational facilities. We have a solid project schedule for this year and next,” says Dominik Leszczyński, CEO and founder of DL Invest Group.

Further north, real estate investor Hillwood, a leading developer of warehouse, logistics, and industrial properties, is investing in a 130 MW data center campus in Reguły, southwest of Warsaw. The development will cover approximately 40 hectares, according to Data Center Dynamics.

Not all projects have proceeded without resistance. In Kajetany, a proposed 17.6 MW data center planned on a two-hectare site roughly 50 meters from single-family housing faced opposition from local residents.

Foreign capital is also active in the data center sector. In May last year, UK-based investment firm Greykite announced plans to convert a former logistics site near Warsaw into a 65 MW data center. Operator EdgeConneX signed a 15-year lease for the facility, according to Data Center Dynamics. In 2024, Greykite and White Star Real Estate launched a €300 million Polish logistics and data center joint venture, acquiring three sites in Warsaw, Gliwice, and Stryków.

Hyperscale cloud providers are expanding as well. In February last year, Microsoft announced a PLN 2.8 billion investment in cloud and AI infrastructure to expand its “Poland Central” Azure region, originally launched in 2023. The new investment extends Microsoft’s commitment to positioning Poland as a strategic hub for cloud and AI services in Europe.

Importantly, many of these data center and technology investments predate the current U.S. administration’s tariff policies and renewed European calls for “digital sovereignty.” Europe’s – and Poland’s – deep integration with U.S. technology firms means that capital commitments already delivered and underway continue to bind Poland to foreign direct investment flows, even as political tensions and debates about globalization intensify. ●