

# PARK LEGNICA

PLANNED AREA:  
**119,944 sq m**



Park Legnica offers 119,944 sq m of industrial space suitable for light production, logistic and e-commerce activities.

**LEGNICA CITY CENTER**  
7 km, 10 min  
**BERLIN**  
132 km, 150 min

**PRAGUE**  
247 km, 180 min  
**KATOWICE**  
250 km, 150 min

**WROCLAW**  
74 km, 60 min  
**DRESDEN**  
200 km, 130 min



## LOCATION IS KEY

### DEVELOPMENT SPACE

Park Legnica offers 119,944 sq m of industrial space suitable for light production, logistic and e-commerce activities.

### ACCESS

Excellent and easy access to expressway S3 (Szczecin-Legnica-Prague), and highway A4 (Śląsk-Wrocław-Dresden).

### LOCATION

The Park is located in one of the most industrialized and urbanized regions in Central and Eastern Europe.

### LABOR FORCE

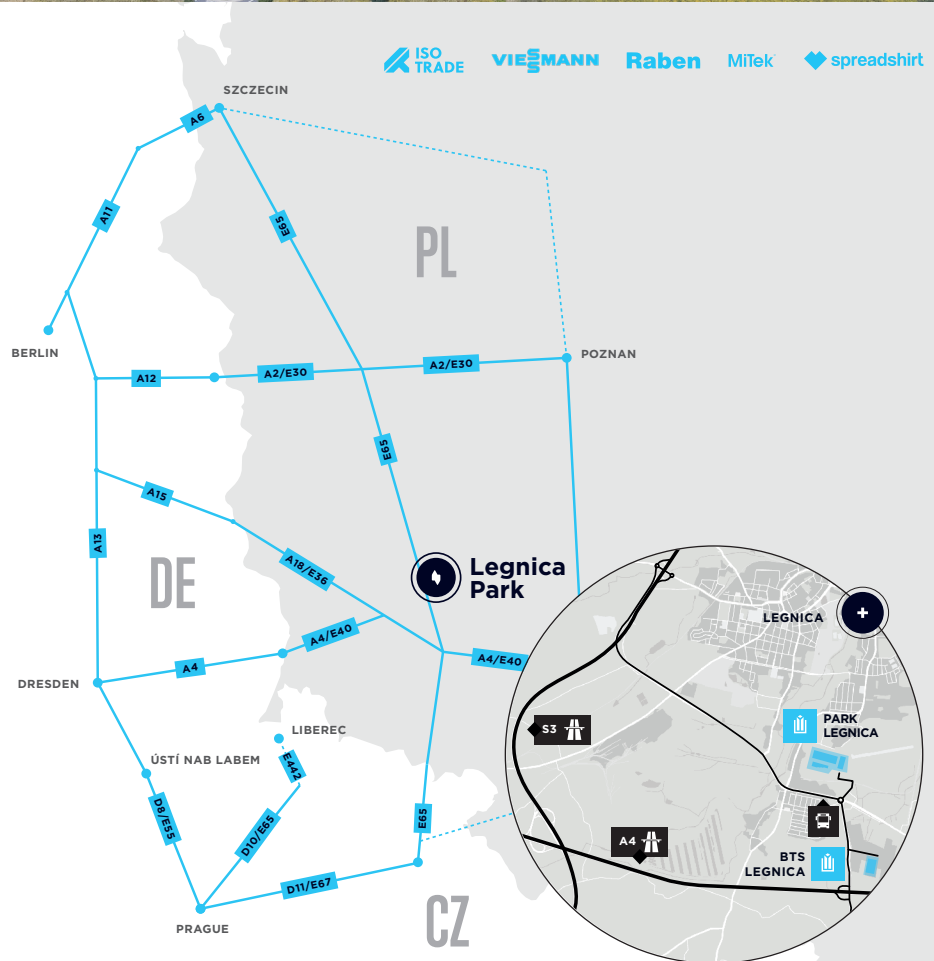
Available resources of qualified personnel with a total population of 2.9 million inhabitants and 39 higher education institutions in the Voivodship educating over 120,000 students per year.

### PUBLIC TRANSPORT

Existing bus stop is 50m from the Park.

### OTHER PARK ADVANTAGES

The Park is about 58 km away from PCC Brzeg Dolny terminal that handles goods flowing into and out of the Lower Silesia region. And 75 km away from RAIL POLSKA Siechnice container.



Excellent and easy access to the expressway S3 connecting Szczecin, Legnica and Prague.

# BUILDING INFORMATION

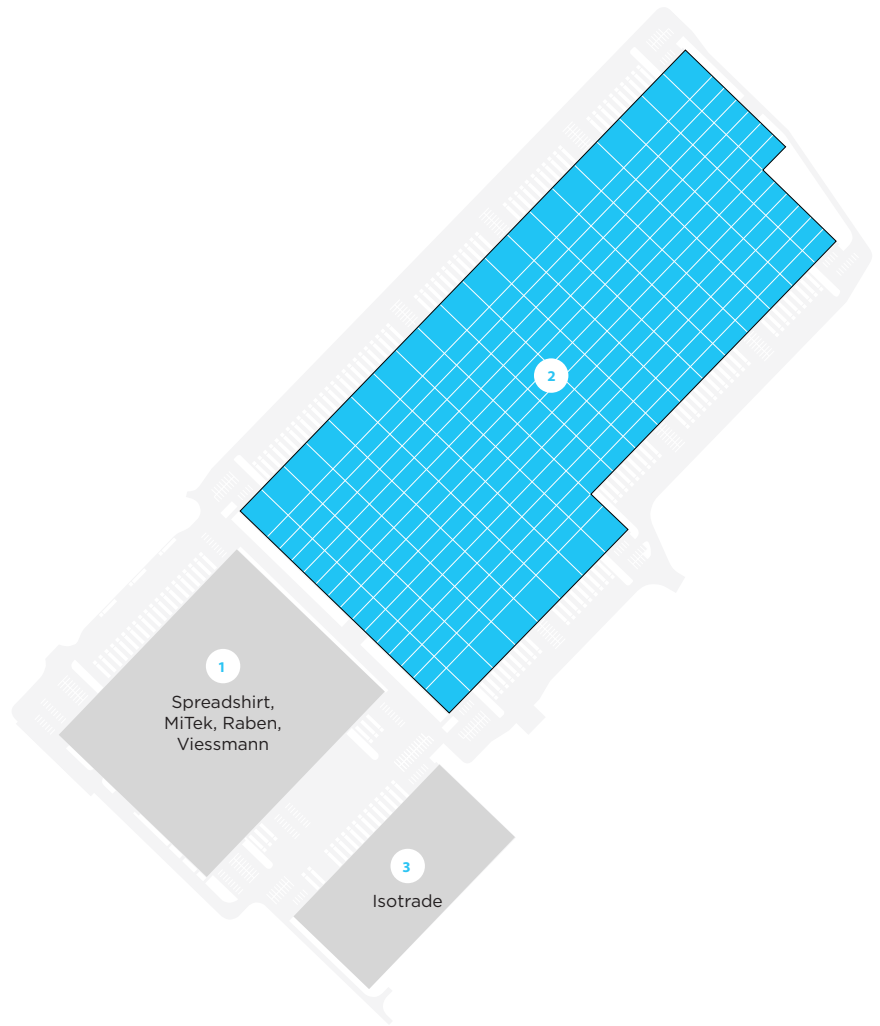
Building 1	27,027 sq m
<b>Building 2</b>	<b>81,926 sq m</b>
Building 3	10,991 sq m

# WAREHOUSE

Column grid 12 × 22.5  
 Clear height 10 m  
 ESFR sprinkler system  
 Light intensity in the hall 200 lux  
 Skylights min 2%  
 Floor loading 5 t/sq m

# OFFICE PREMISES

Clear height 3 m  
 Light intensity 500 lux  
 Built-to-suit solution



# STANDARD TECHNICAL SPECIFICATION

## 1 SUPPORTING STRUCTURE

Pad or pilot foundations, insulated plinth panels up to 30 cm above floor.

## 2 FLOOR

Fibre reinforced concrete floor, PE membrane, cut joints, 18 cm thick, surface treated with hardener.

## 3 ROOF

Corrugated steel sheets, mineral wool insulation, PVC membrane.

## 4 FAÇADE

Horizontal sandwich panels with mineral wool insulation.

## 5 DOCKS

1x electrically operated 3 × 3.2 m dock for each 1,000 sq m of hall.

## 6 HALL INSTALLATIONS

Gas Sahara heaters or infrared gas radiators, heating according to norms for warehousing.

## 7 PRODUCTION UPGRADE (OPTIONAL)

Increased façade and roof insulation.

## 8 OFFICES

2 level custom designed in-built, incl. offices, socials, locker rooms, day room, excl. furniture and appliance.

## 9 OUTSIDE AREAS

Hard areas from concrete pavers, sloped for drainage.



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