

Park Bydgoszcz I offers 50,109 sq m of industrial space suitable for light production, logistic and e-commerce activities. It is one of the largest industrial and technological parks in Poland.

← **BYDGOSZCZ CITY CENTRE** 5 km, 10 min  
**ŁÓDŹ** 230 km, 150 min  
**GDĄŃSK PORT** 180 km, 120 min →



## LOCATION IS KEY

### INDUSTRIAL SPACE

Park Bydgoszcz I offers 50,109 sq m of industrial space suitable for light production, logistic and e-commerce activities.

### ACCESS

Excellent and easy access to trunk road no. 5 (Gdańsk-Poznań), trunk road no. 25 (Konin-Koszalin) and trunk road no. 10 (Warsaw-Szczecin) and is also the Bydgoszcz ring road. Bydgoszcz is one of the 5 largest railroad-hubs in Poland due to the intersection of the line No 131 (N-S) and line 18 (E-W).

### PUBLIC TRANSPORT

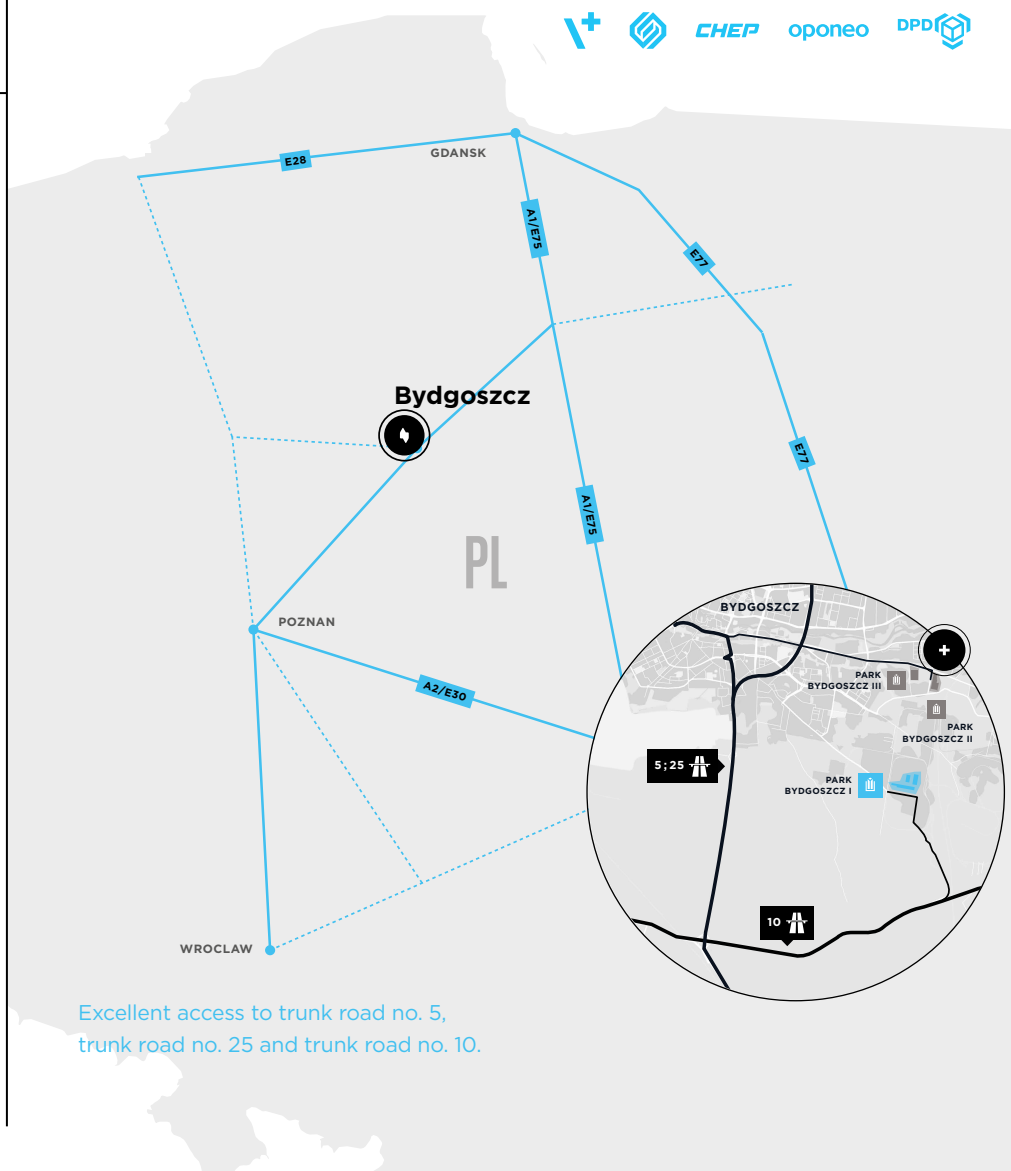
Bus stop 600 m from the Park providing connection with 2 bus lines. 10 km from the Park there is also a railway station.

### LABOR FORCE

Available resources of qualified personnel with a population of 2 million inhabitants and 16 universities with 45,000 students.

### NEARBY INLAND PORT

Bydgoszcz inland port, which is a part of International Water Tract No E70, connecting Antwerp and Lithuania, offers capacity of 2 mil. tons p.a. transport. There is also a railway station nearby.



Excellent access to trunk road no. 5, trunk road no. 25 and trunk road no. 10.

## BUILDING INFORMATION

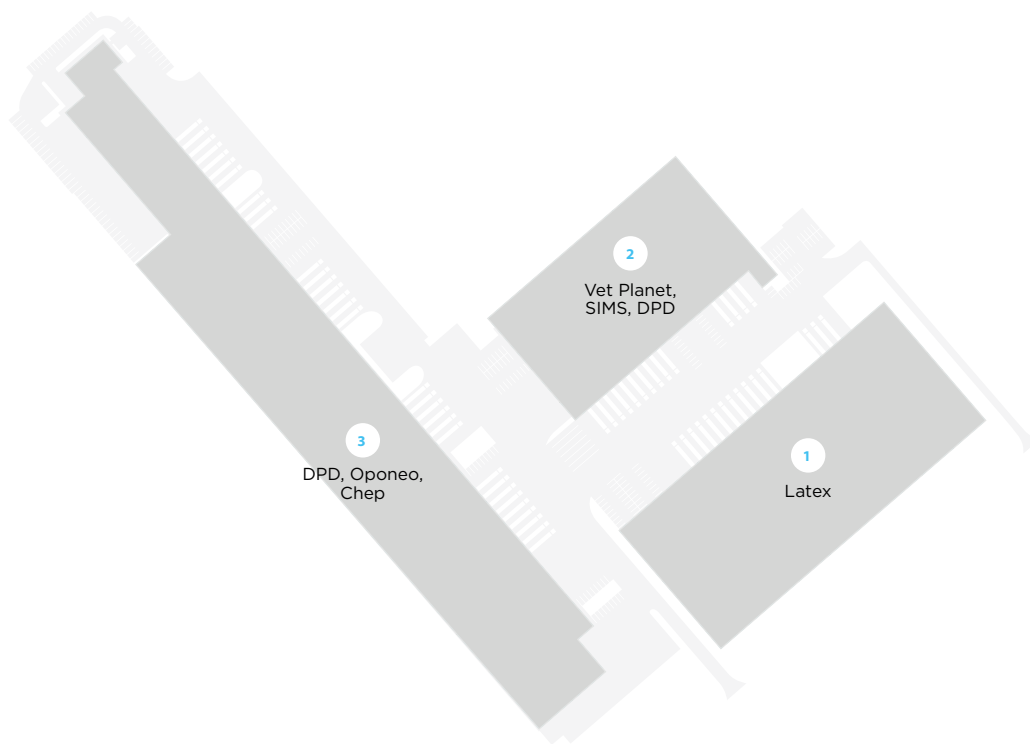
Building 1	16,539 sq m
Building 2	10,517 sq m
Building 3	23,053 sq m

## WAREHOUSE

Column grid standard  
Clear height 10 m  
ESFR sprinkler system  
Light intensity in the hall 150–250 lux  
Skylights min 2%  
Floor loading 5 t/sq m

## OFFICE PREMISES

Clear height 3 m  
Light intensity 400–600 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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