

# PARK RUDA ŚLĄSKA

PLANNED AREA:  
**67,031 sq m**



Park Ruda Śląska offers 67,031 sq m of industrial space suitable for light production, logistic and e-commerce activities.

**WARSAW**  
316 km, 210 min

**RUDA ŚLĄSKA  
CITY CENTRE**  
4.7 km, 5 min

**GERMAN BORDER**  
332 km, 220 min  
**BERLIN**  
500 km, 360 min



## LOCATION IS KEY

### DEVELOPMENT SPACE

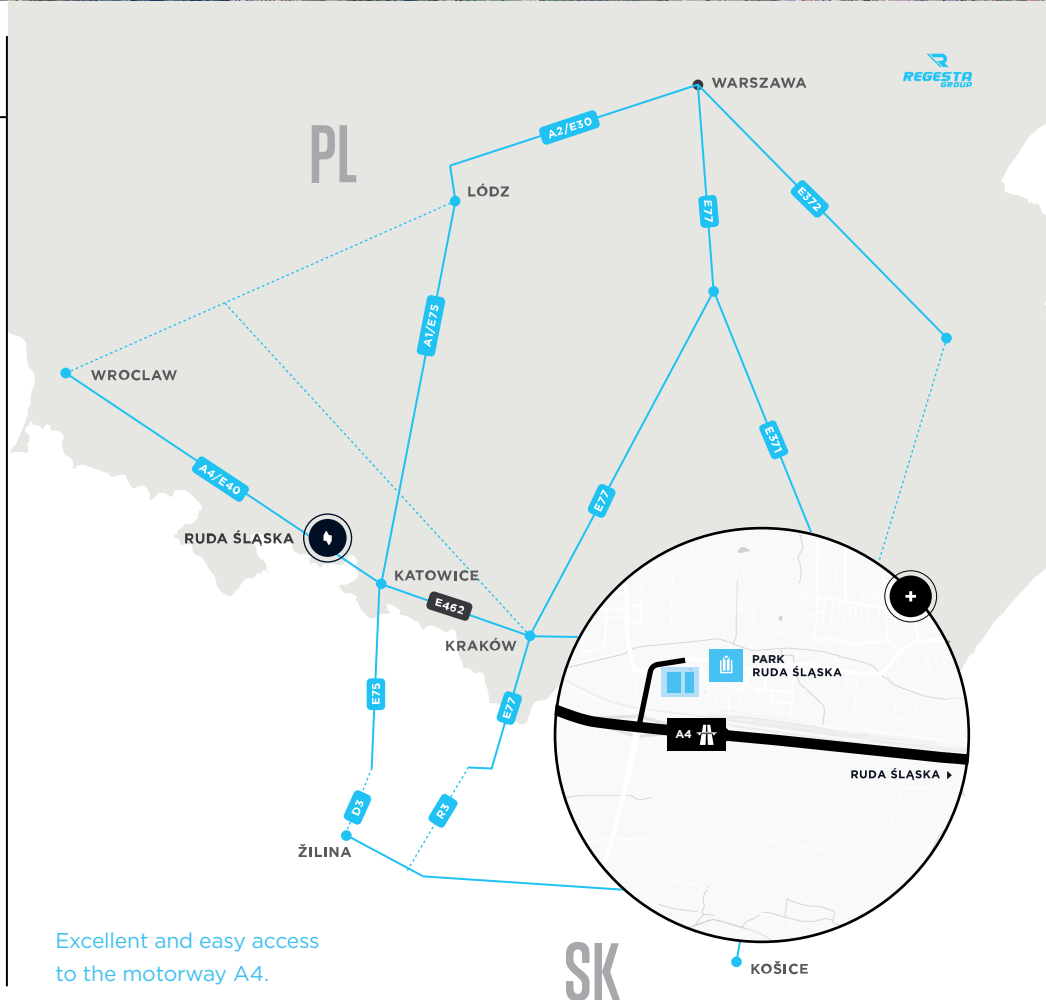
Park Ruda Śląska offers 67,031 sq m of industrial space suitable for light production, logistic and e-commerce activities.

### ACCESS

The park is located along the A4 motorway.

### LOCATION

The location is an excellent address for tenants who trade with Poland's western neighbors or have logistical connections with companies in Western markets.



Excellent and easy access  
to the motorway A4.

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# BUILDING INFORMATION

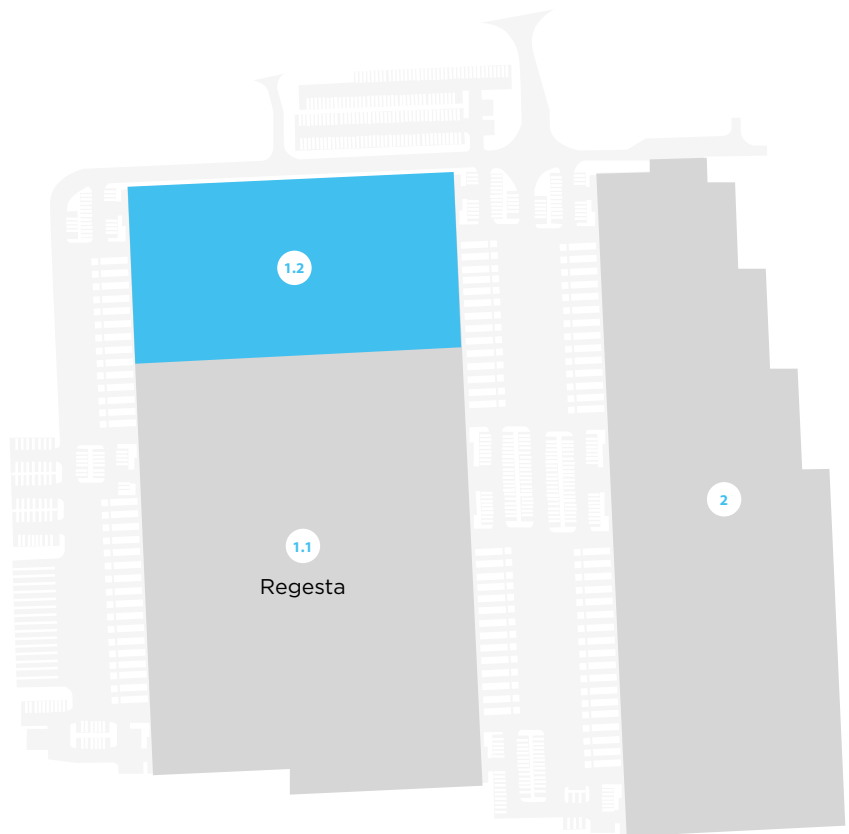
Building 1.1	33,399 sq m
<b>Building 1.2</b>	<b>11,170 sq m</b>
Building 2	22,462 sq m

# WAREHOUSE

Column grid 12 m × 22.5 m  
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 2.7 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)

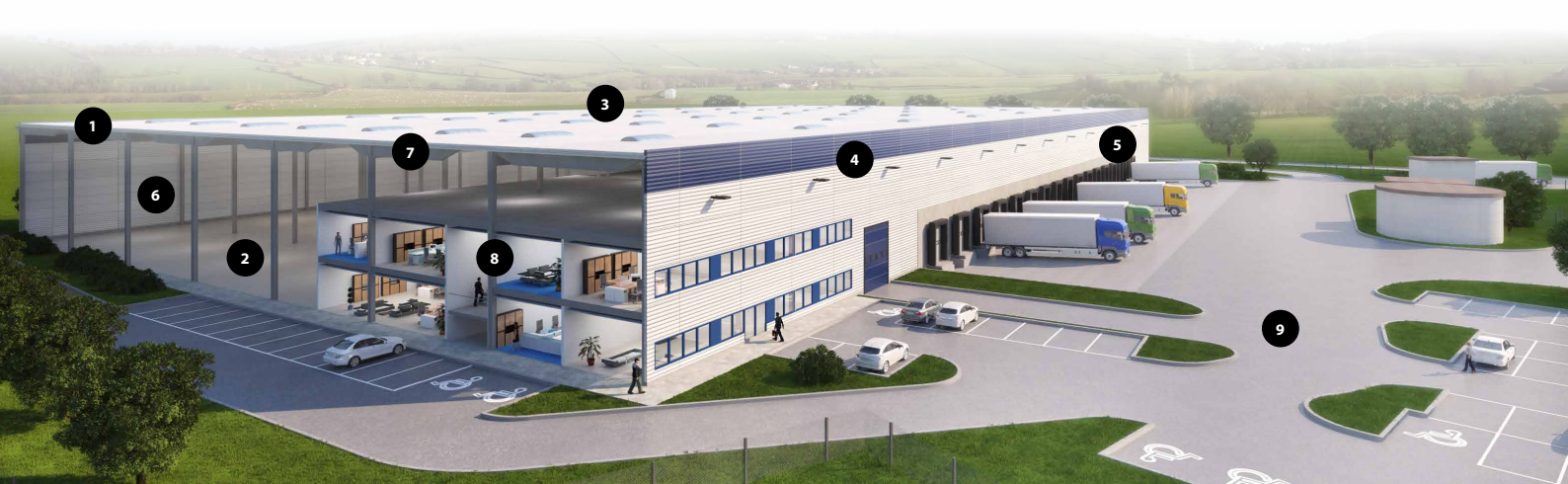
Increased façade and roof insulation.

## 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.



Accolade Holding, a.s.

Czech Republic

Sokolovská 394/17  
186 00 Prague 8

info@accolade.eu  
+420 220 303 019  
www.accolade.eu

Poland

Warsaw Financial Center (29<sup>th</sup> floor)  
Emilii Plater 53  
00-113 Warszawa

poland@accolade.eu  
+48 504 424 504  
www.accolade.eu/pl

Spain

Avda. Aragón 30  
46021 Valencia

spain@accolade.eu  
www.accolade.eu/en

