

Park Białystok I offers 42,188 sq m of industrial space suitable for light production, logistic and e-commerce activities. High dynamics of the city's development has been attracting new investors for many years.

↑ **WARSZAWA**
196 km, 120 min

↓ **VILNIUS**
300 km, 240 min
BIAŁYSTOK
CITY CENTER
8 km, 15 min
MINSK
350 km, 260 min



LOCATION IS KEY

DEVELOPMENT SPACE

Park Białystok I offers 42,188 sq m of industrial space suitable for light production, logistic and e-commerce activities.

ACCESS

Excellent and easy access to expressway S8 connecting Białystok with Wrocław and European highway E67 which starts in Prague and ends in Helsinki.

PUBLIC TRANSPORT

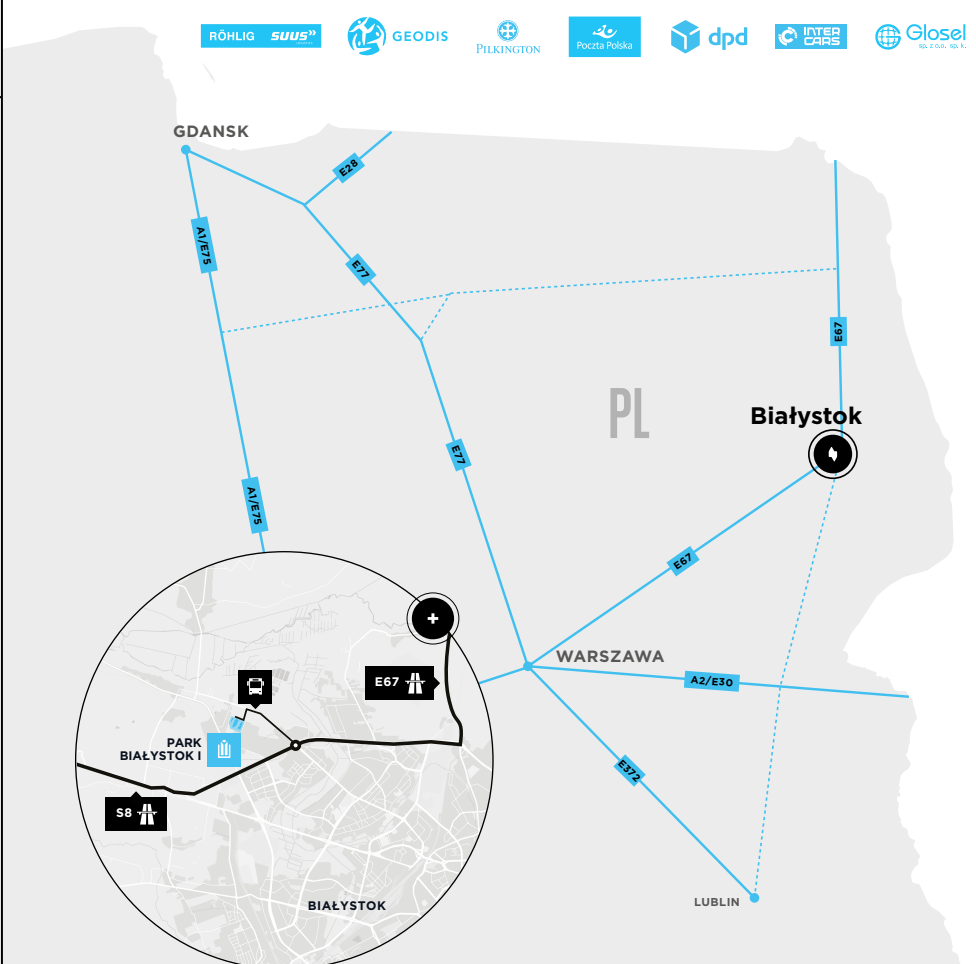
Existing bus stop is 500 m from the Park is providing connection with 2 bus lines.

LABOR FORCE

Available resources of qualified personnel with agglomeration of a nearly half million people. In the Voivodship there are 19 universities, which satisfy demand for qualified staff of the companies from electro-technical, machine and food industries.

CONTAINER TERMINAL

The Park is about 45 minutes away from eastern border of the Schengen area and 27 km from MLS Poland.



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BUILDING INFORMATION

Building 1	3,818 sq m
Building 2	22,858 sq m
Building 3	15,512 sq m

WAREHOUSE

Column grid 12 m × 22,5 m
 Clear height 10 m
 ESFR sprinkler system
 Light intensity in the hall 150–400 lux
 Skylights min 2%
 Floor loading 5 t/sq m

OFFICE PREMISES

Clear height 3 m
 Light intensity 500–700 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 x 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.

