

Legnica Park 23,294 offers sq m of industrial space suitable for light production, logistic and e-commerce activities. The facility is built in the area of the Legnica Special Economic Zone.

← **WROCLAW**
70 km, 80 min
KATOWICE
250 km, 150 min

↓ **LEGNICA CITY CENTER**
9 km, 15 min

→ **DRESDEN**
200 km, 130 min
PRAGUE
247 km, 185 min
BERLIN
280 km, 200 min



LOCATION IS KEY

DEVELOPMENT SPACE

Legnica Park offers 23,294 sq m of industrial space suitable for light production, logistic and e-commerce activities.

ACCESS

Excellent and easy access to the expressway S3 connecting Szczecin, Legnica and Prague and highway A4 connecting Śląsk, Wrocław and Dresden.

PUBLIC TRANSPORT

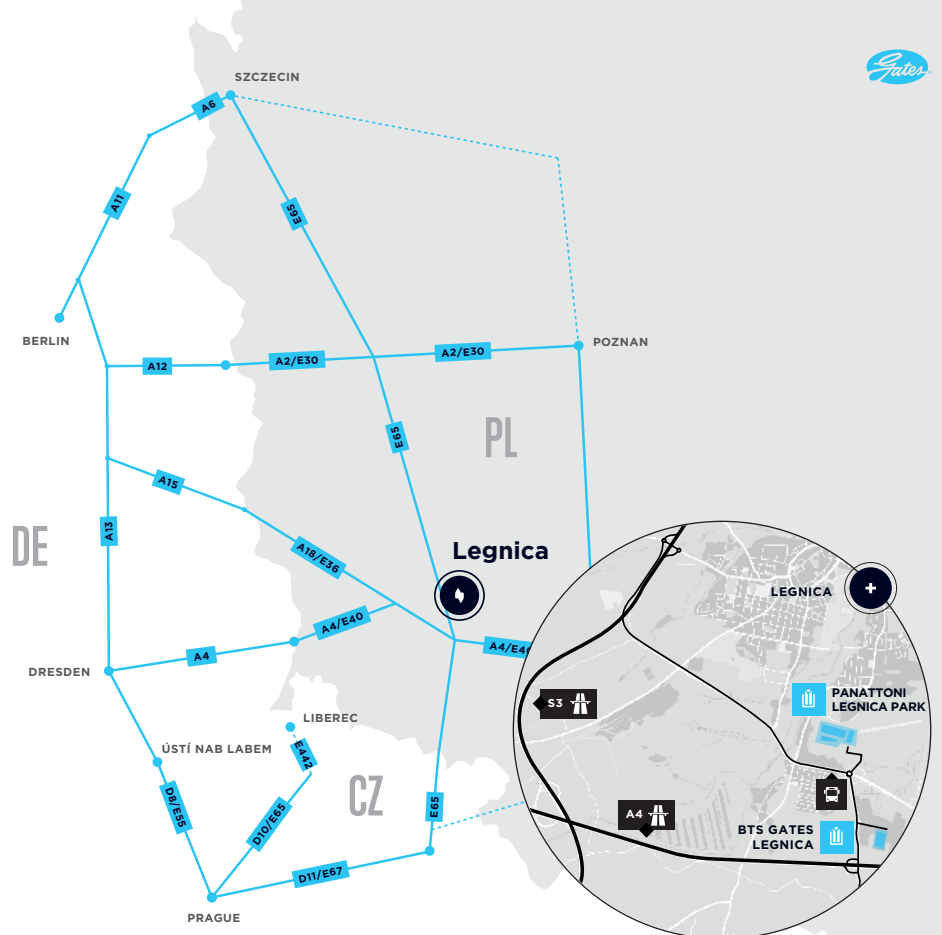
Existing bus stop is 50 m from the Park.

LABOR FORCE

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

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. It is located 75 km away from RAIL POLSKA Siechnice container.



Excellent and easy access to the expressway S3 and highway A4.



BUILDING INFORMATION

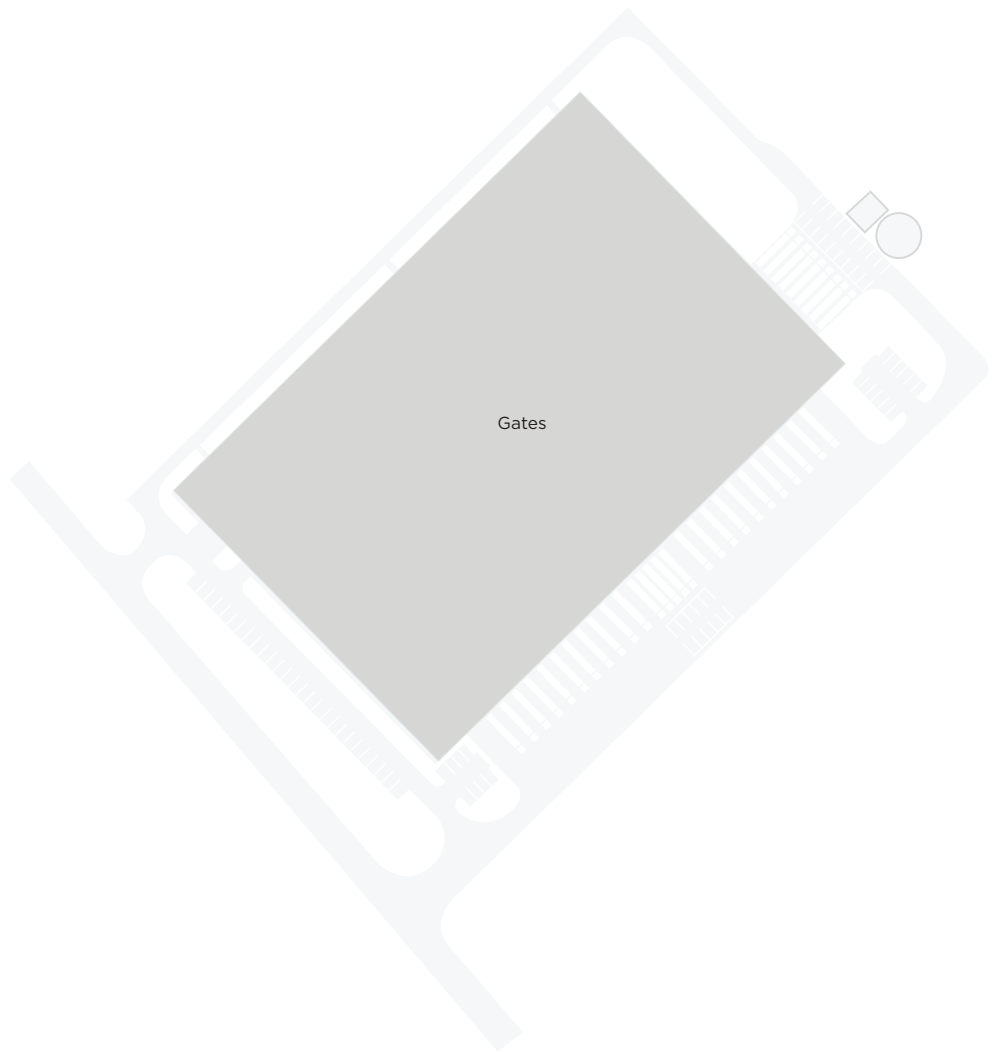
Building 1 23,294 sq m

WAREHOUSE

Column grid 12 x 22,5/24 x 22,5
Clear height 10 m
ESFR sprinkler system
Light intensity in the hall
Skylights min 2%
Floor loading 5 t/sq m

OFFICE PREMISES

Clear height 3m
Light intensity 500lx +
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.



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