

PARK GORZÓW WIELKOPOLSKI I

PLANNED AREA:
69,684 sq m



Park Gorzów Wielkopolski I offers 69,684 sq m of industrial space suitable for light production, logistic and e-commerce activities.

← **GORZÓW WLKP. CITY CENTER** 8 km, 10 min
POZNÁN 168 km, 160 min
SZCZECIN 102 km, 60 min
BERLIN 132 km, 150 min →



LOCATION IS KEY

DEVELOPMENT SPACE

Park Gorzów Wielkopolski I offers 69,684 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.

LOCATION

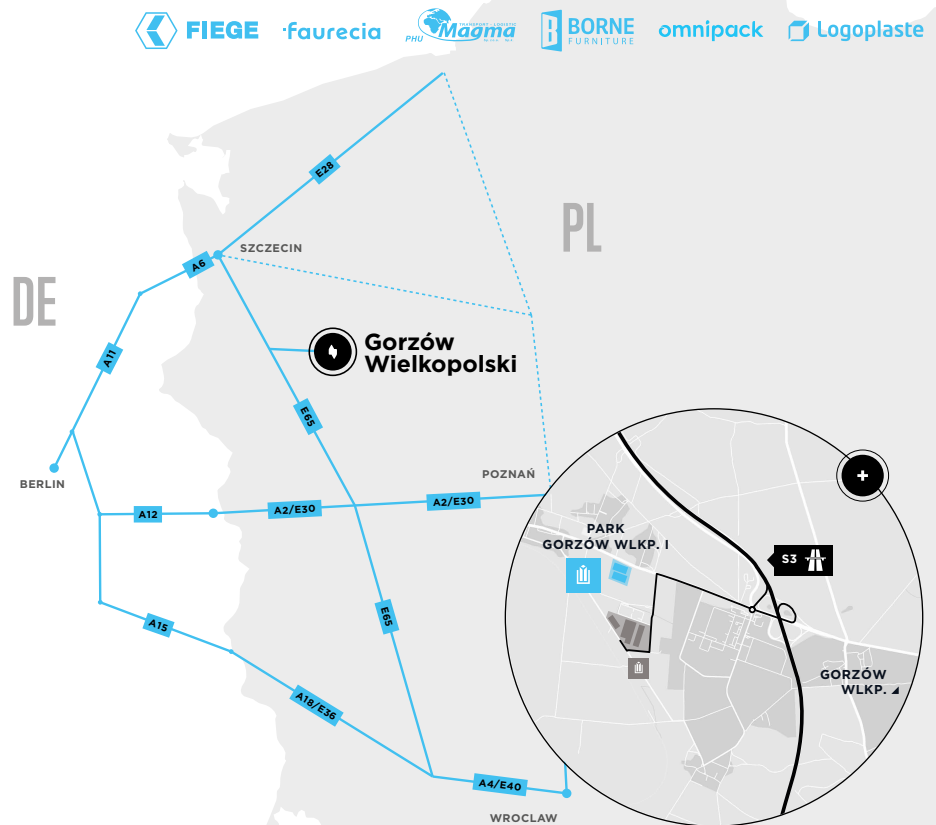
Perfect location close to the border for companies cooperating with Eastern Europe.

LABOR FORCE

Available resources of qualified personnel with 4 universities and 125,00 inhabitants.

OTHER PARK ADVANTAGES

The Park is 98 km from Szczecin Port, which is considered as one of the most important sea transshipment ports for the Czech Republic and Slovakia and 84km from Tyluś container transport.



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

BUILDING INFORMATION

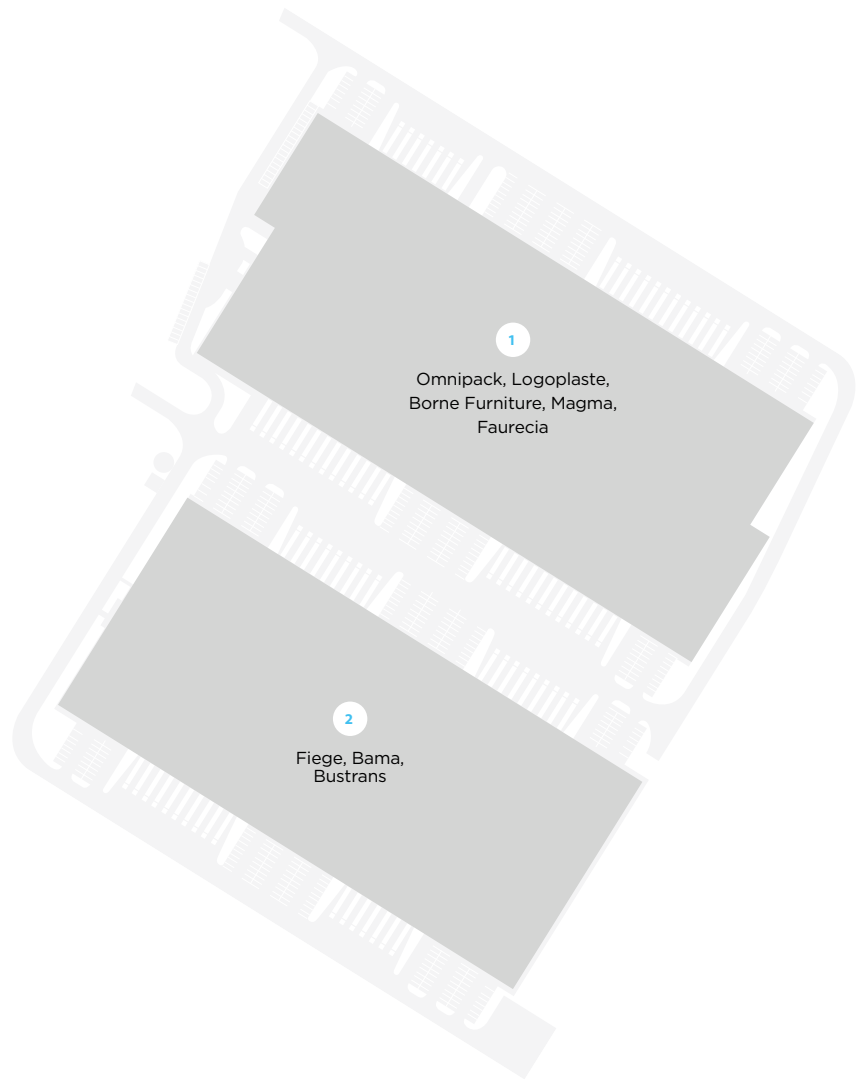
Building 1 37,662 sq m
Building 2 32,022 sq m

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)

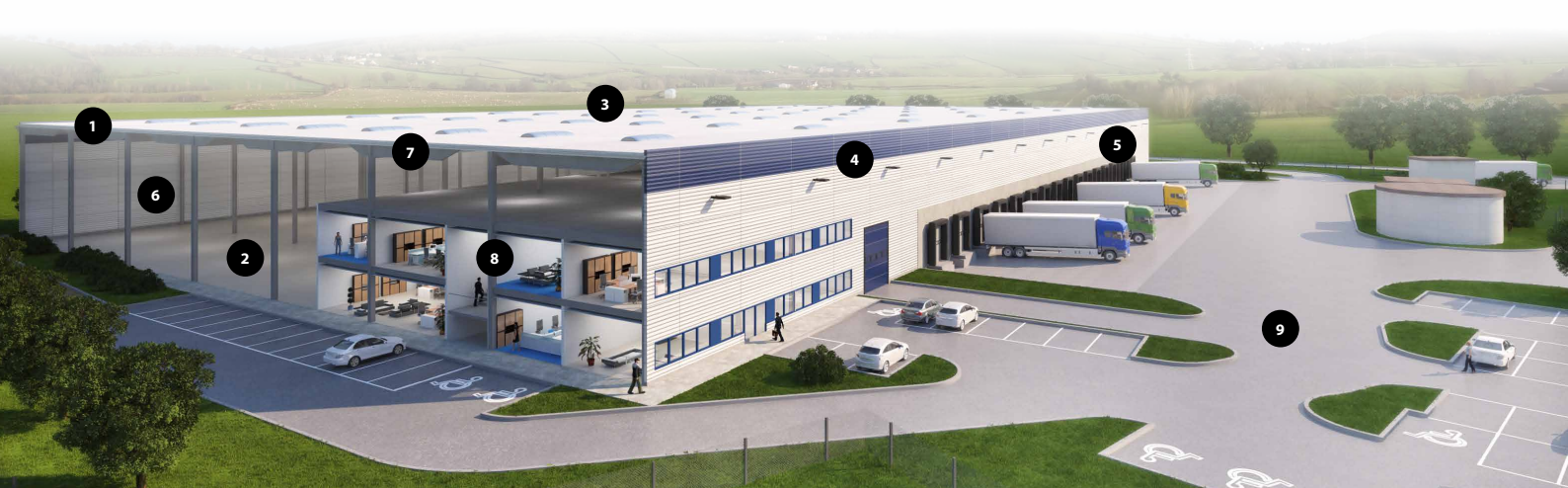
Increased façade and roof insulation.

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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