

PARK JELENIA GÓRA

PLANNED AREA:
25,083 sq m

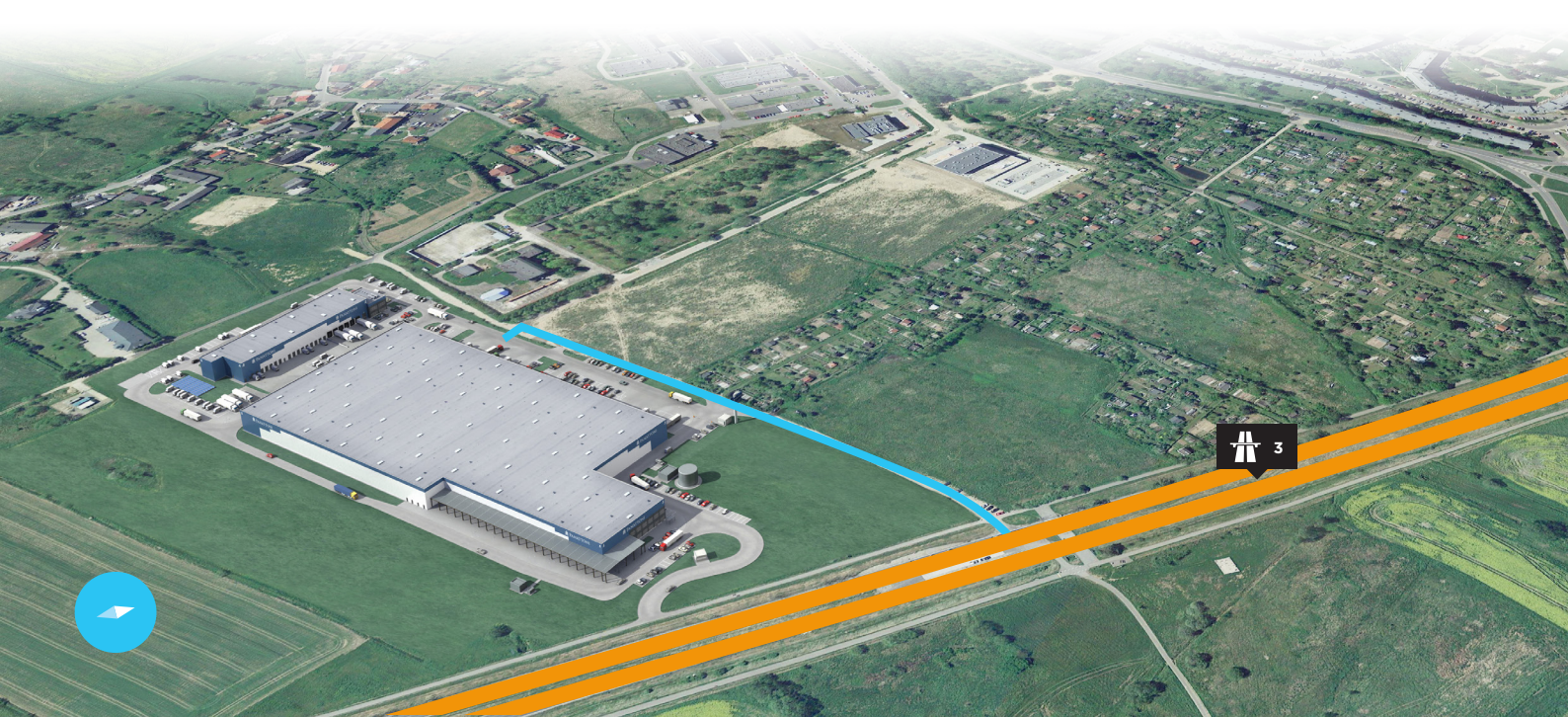


Park Jelenia Góra offers 25,083 sq m of industrial space suitable for light production, logistic and e-commerce activities.

↑ **ZIELONA GÓRA**
182 km, 110 min

↙ **CZECH BORDER**
37 km, 45 min

↗ **WROCLAW**
117 km, 100 min



LOCATION IS KEY

DEVELOPMENT SPACE

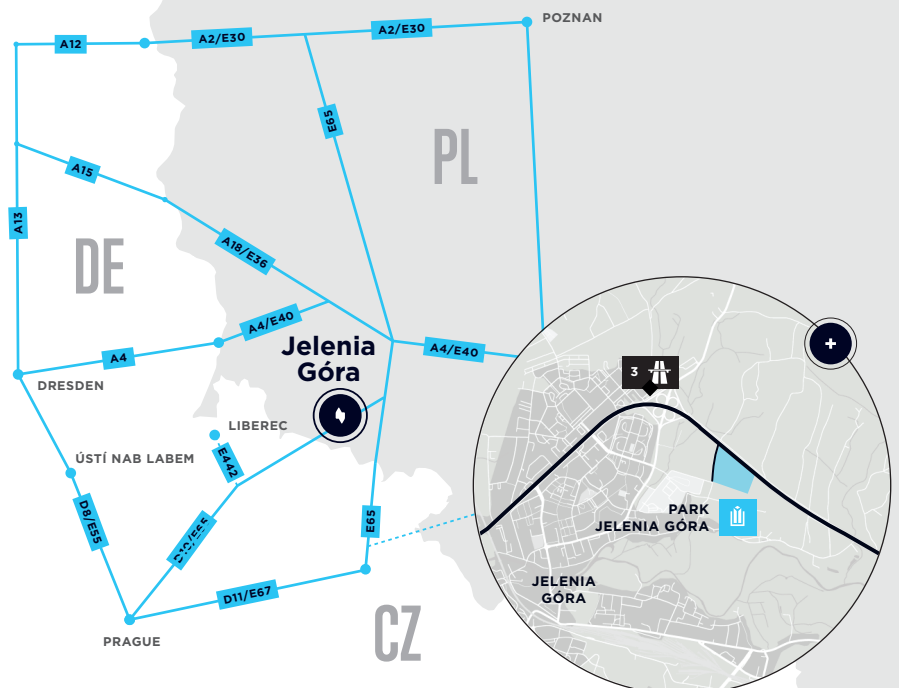
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ACCESS

The park is located along the national road 3 Świnoujście-Jakuszyce road, which connects Jelenia Góra with the Baltic Sea, and further with the Scandinavian countries.

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.



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BUILDING INFORMATION

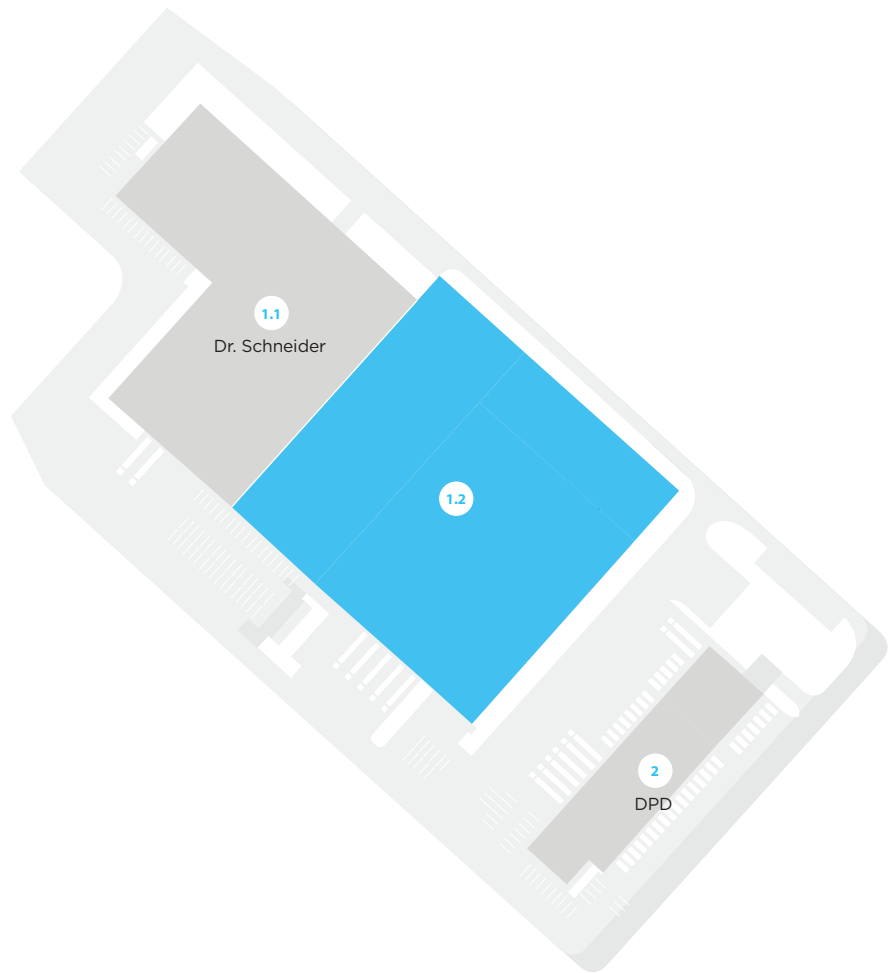
Building 1.1	7,977 sq m
Building 1.2	14,555 sq m
Building 2	2,530 sq m

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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