

Park Elbląg offers 19,511 sq m of industrial space suitable for light production, logistic and e-commerce activities.

← **GDAŃSK HARBOR**  
60 km, 35 min

→ **ELBLĄG CITY CENTRE**  
4 km, 8 min



## LOCATION IS KEY

### ● DEVELOPMENT SPACE

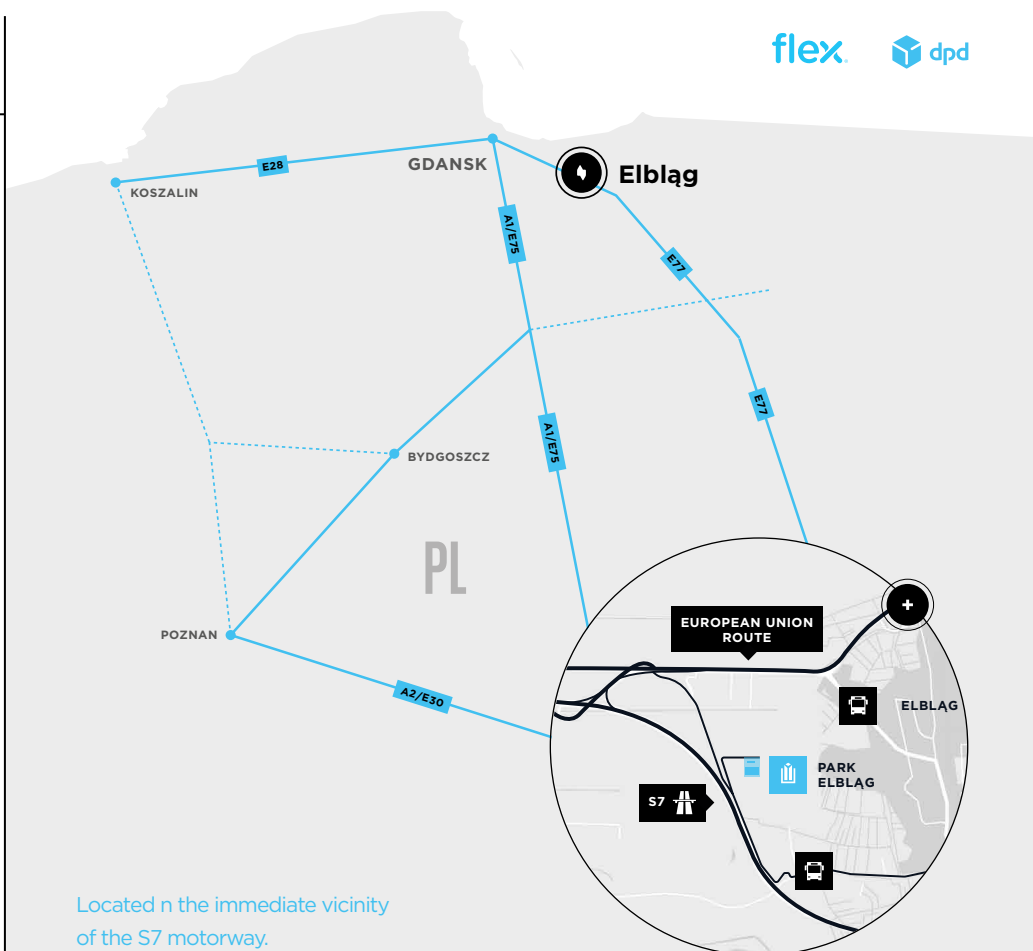
Park Elbląg offers 19,511 sq m of industrial space suitable for light production, logistic and e-commerce activities.

### ● ACCESS

Elbląg Park is located just 5 km from the city center, in the immediate vicinity of the S7 motorway and a 35-minute drive from Gdańsk Harbor.

### ● PUBLIC TRANSPORT

Bus stop 1,5 km from the Park. There is also a railway station 6,3 km from the Park.



Located in the immediate vicinity of the S7 motorway.

# BUILDING INFORMATION

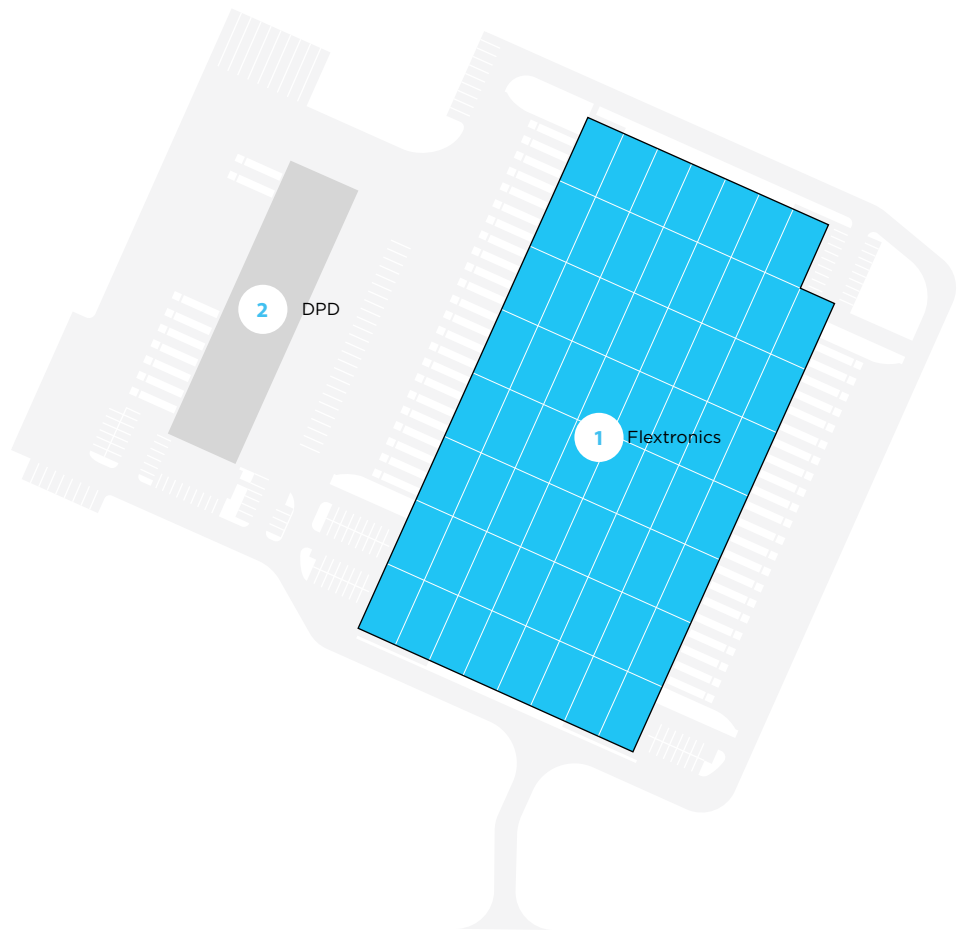
Building 1 17,066 sq m  
Building 2 2,445 sq m

# WAREHOUSE

Column grid  
Clear height 9.5 m  
ESFR sprinkler system  
Light intensity in the hall  
Skylights min 2%  
Floor loading 5 t/sq m

# OFFICE PREMISES

Clear height  
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 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)

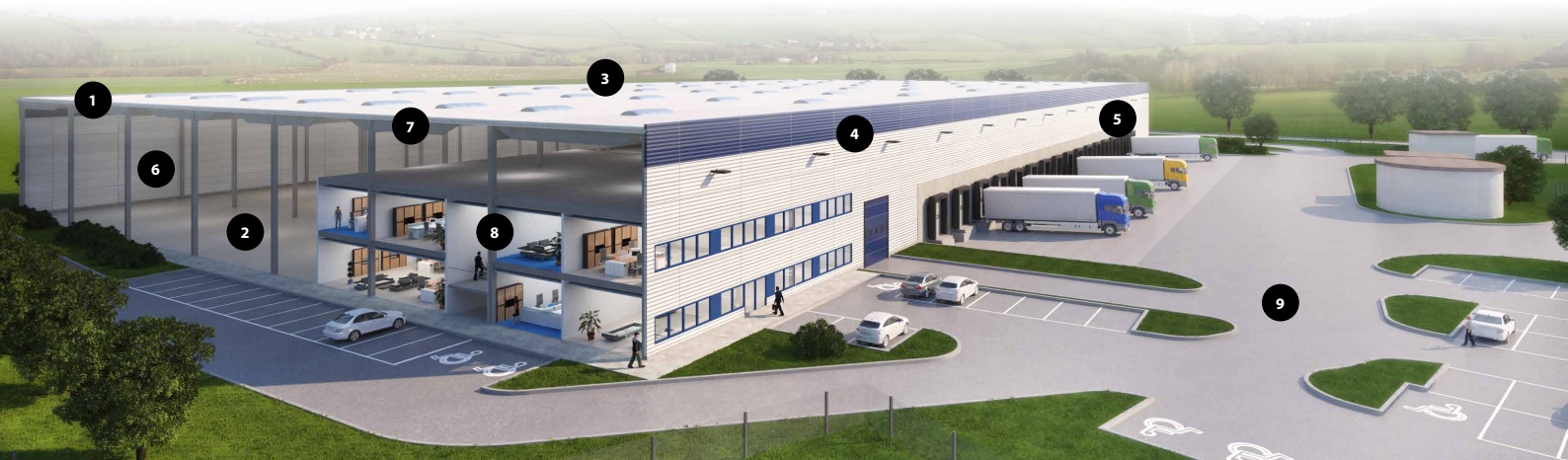
Increased façade and roof insulation.

## 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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