

Park Lublin IV offers 53,900 sq m of industrial space suitable for light production, logistic and e-commerce activities. Lublin Park is located in the Special Economic Zone EURO-PARK MIELEC which proves Park's location high investment attractiveness.

←	<b>LUBLIN AIRPORT</b> 5 km, 10 min	→	<b>LUBLIN CITY CENTRE</b> 9 km, 15 min	→	<b>KRAKÓW</b> 347 km, 210 min
	<b>UKRAINE BORDERS</b> 90 km, 90 min		<b>ŚWIDNIK AIRPORT</b> 2 km, 5 min		<b>RZESZÓW</b> 189 km, 120 min
					<b>WARSAW</b> 185 km, 120 min



## LOCATION IS KEY

### DEVELOPMENT SPACE

Park Lublin IV offers 53,900 sq m of industrial space suitable for light production, logistic and e-commerce activities.

### ACCESS

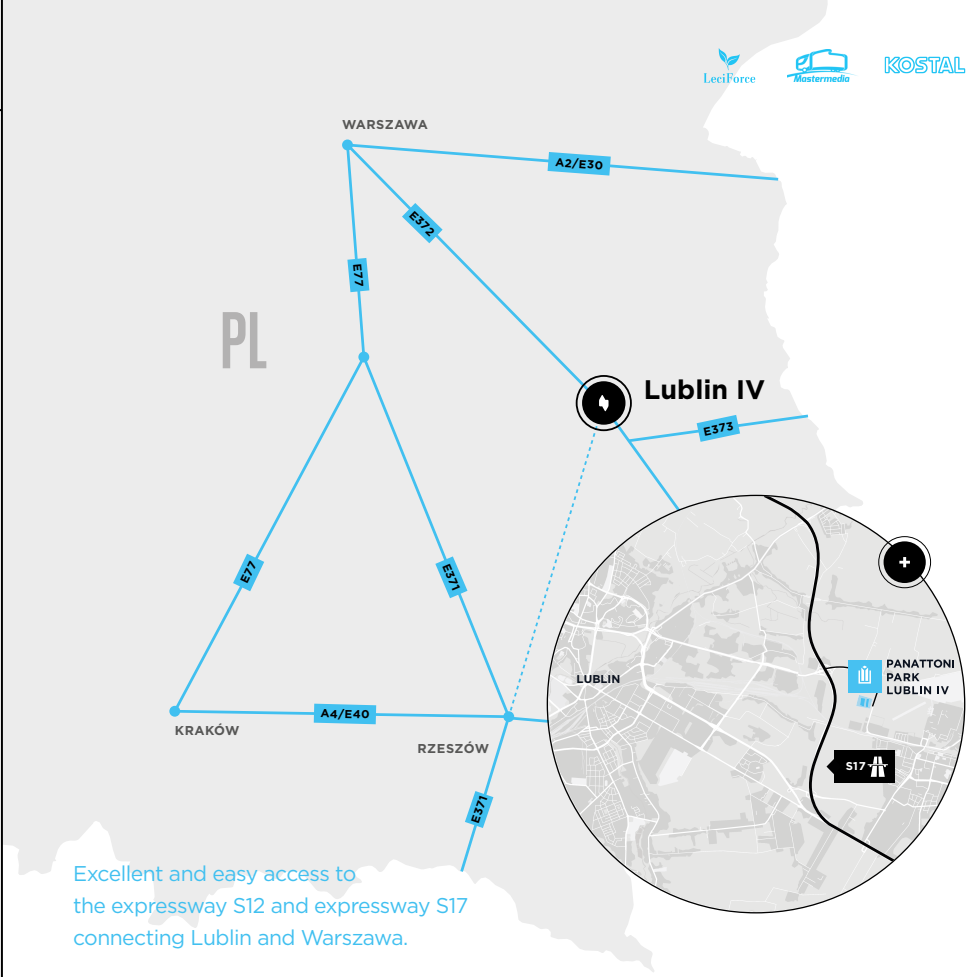
Excellent and easy access to the expressway S12 and expressway S17 connecting Lublin and Warszawa.

### PUBLIC TRANSPORT

The Park is 6.7 km from the railway station Lublin Północny.

### LABOR FORCE

Available resources of qualified personnel because in a central part of Lublin agglomeration lives approx. 650 thousand inhabitants. In the area is also 9 universities what confirms its high scientific potential and proves an important role of Lublin on a national level.



Excellent and easy access to the expressway S12 and expressway S17 connecting Lublin and Warszawa.

# BUILDING INFORMATION

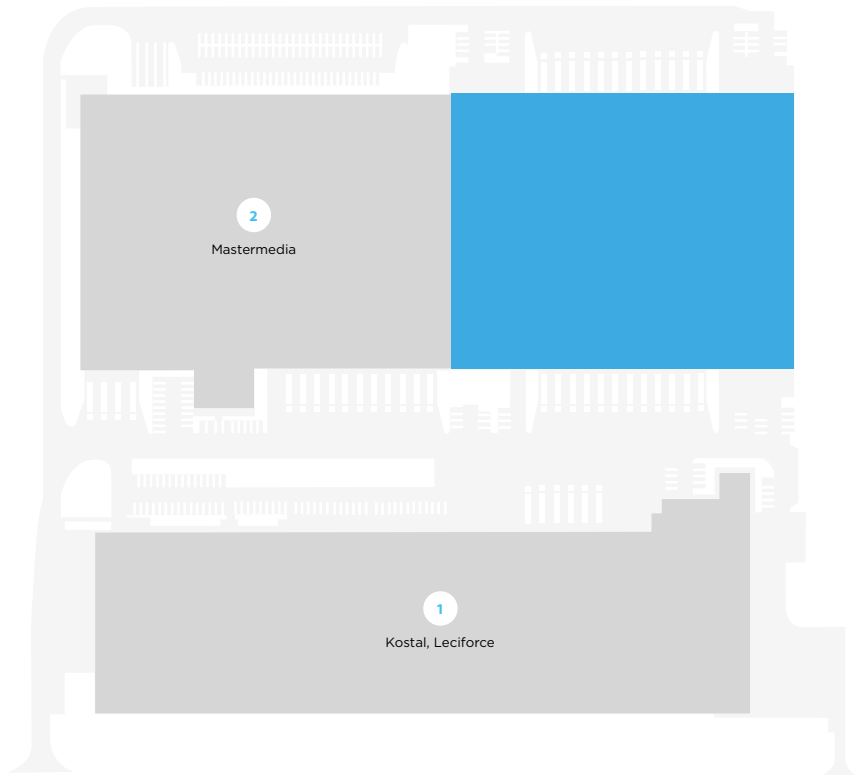
Building 1 20,560 sq m  
Building 2 33,339 sq m

# WAREHOUSE

Column grid 12 m × 22.5 m  
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 2.7 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)

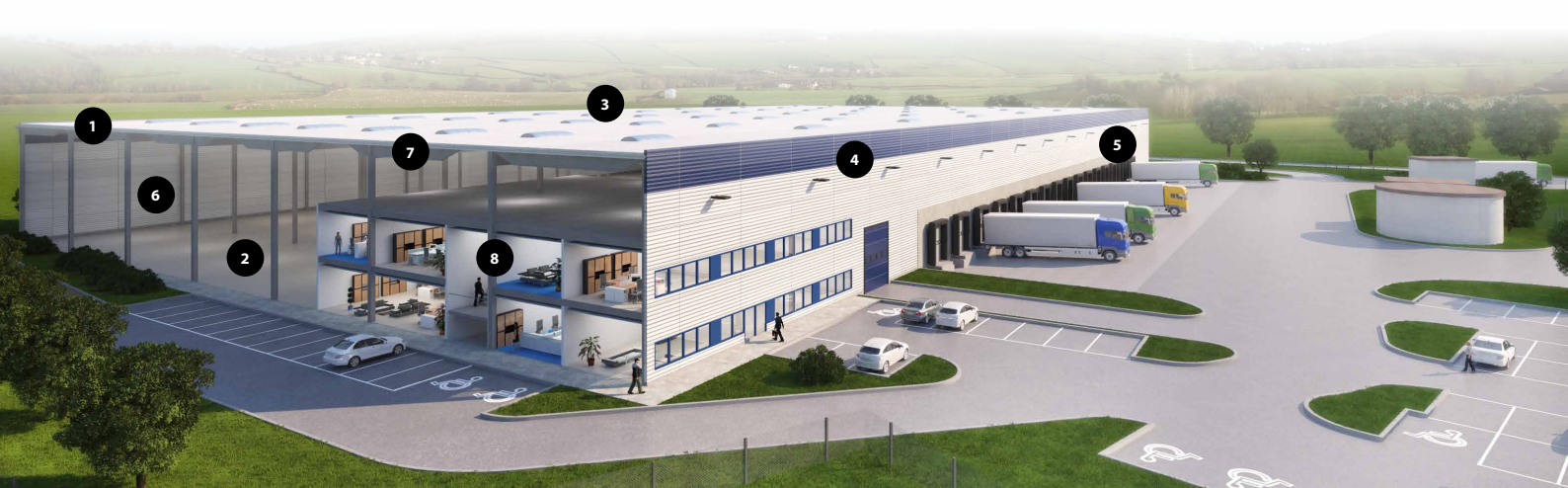
Increased façade and roof insulation.

## 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.



Accolade Holding, a. s.

Czech Republic

Sokolovská 394/17  
186 00 Prague 8

info@accolade.eu  
+420 220 303 019  
www.accolade.eu

Poland

Warsaw Financial Center (29<sup>th</sup> floor)  
Emilii Plater 53  
00-113 Warszawa

poland@accolade.eu  
+48 504 424 504  
www.accolade.eu/pl

Spain

Avda. Aragón 30  
46021 Valencia

spain@accolade.eu  
www.accolade.eu/en

