

Park Mińsk Mazowiecki offers 15,049 sq m perfect of industrial space suitable for light production, logistic and e-commerce activities. The region is the largest Polish logistics market where 35% of modern logistics facilities in Poland have been concentrated.

### MIŃSK MAZOWIECKI

8.5 km, 15 min

### WARSAW

50 km, 55 min

### CHOPIN WARSAW AIRPORT

55 km, 55 min

### BIELORUSSIAN BORDER

150 km, 150 min



## LOCATION IS KEY

### DEVELOPMENT SPACE

Park Mińsk Mazowiecki offers 15,049 sq m perfect for industrial space suitable for light production, logistic and e-commerce activities.

### ACCESS

Excellent and easy access to the motorway A2 connecting Poznań, Konin, Warszawa, Mińsk Mazowiecki.

### LOCATION

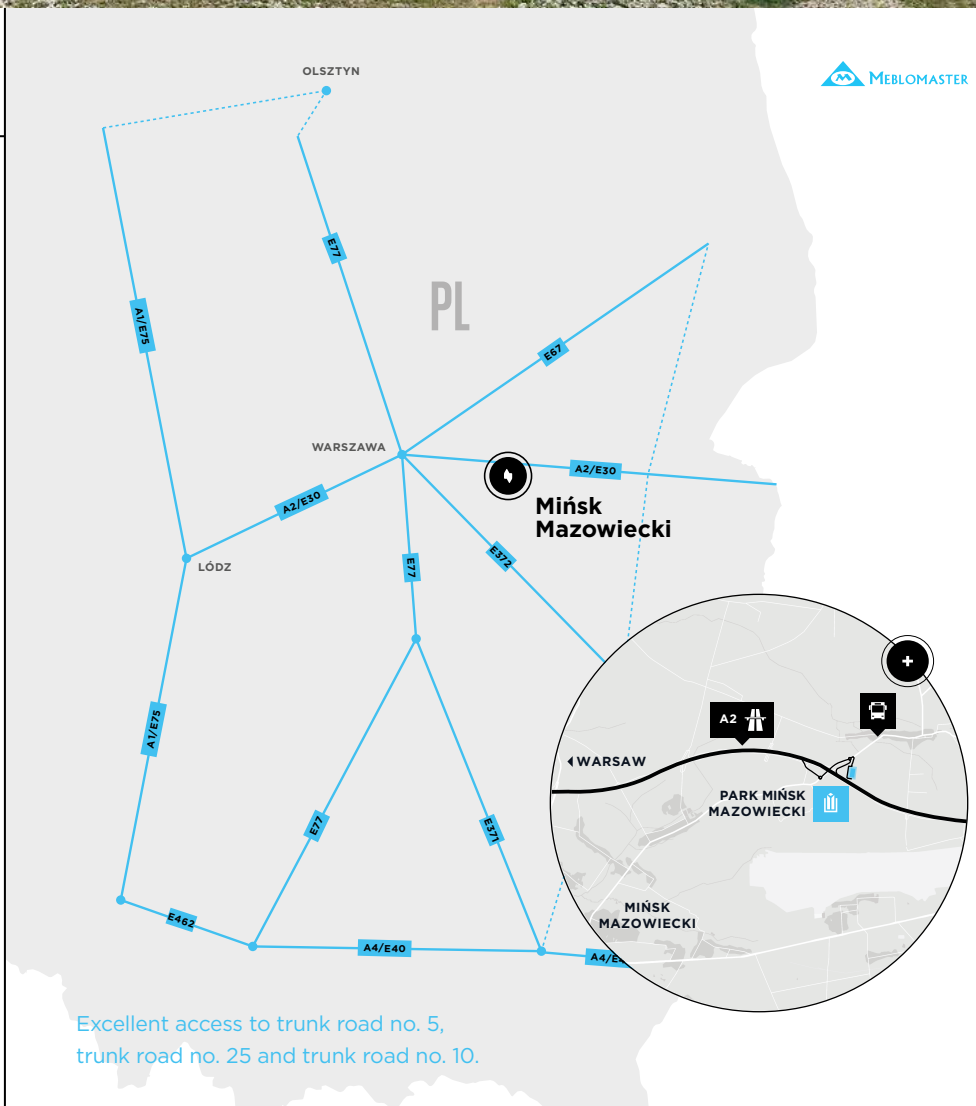
Perfect location close to the border for companies cooperating with Eastern Europe.

### LABOR FORCE

Available resources of qualified personnel due to total population of the 5.4 million inhabitants in the voivodship. There are also 75 higher education institutions in the voivodship, educating a quarter of million students. The region is the largest Polish logistics market where 35% of modern logistics facilities in Poland have been concentrated.

### PUBLIC TRANSPORT

Existing railway station is located 9 km and Warsaw airport 50 km from the Park.



Excellent access to trunk road no. 5, trunk road no. 25 and trunk road no. 10.

# BUILDING INFORMATION

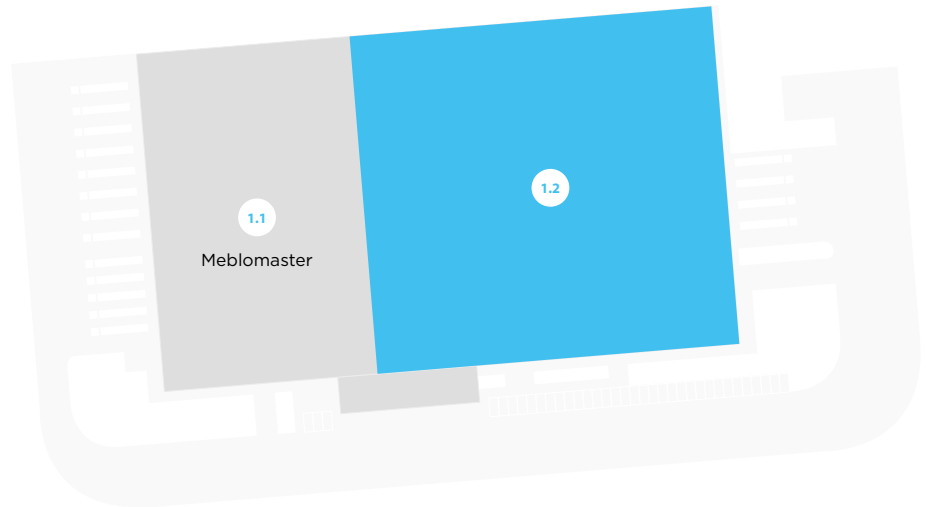
Building 1.1 6,588 sq m  
Building 1.2 8,461 sq m

## WAREHOUSE

Column grid 12 × 22,5 m  
Clear height 10 m  
ESFR sprinkler system  
Light intensity in the hall 200 lux  
(300 lx in production area)  
Skylights min 2% (up to 12.5%)  
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)

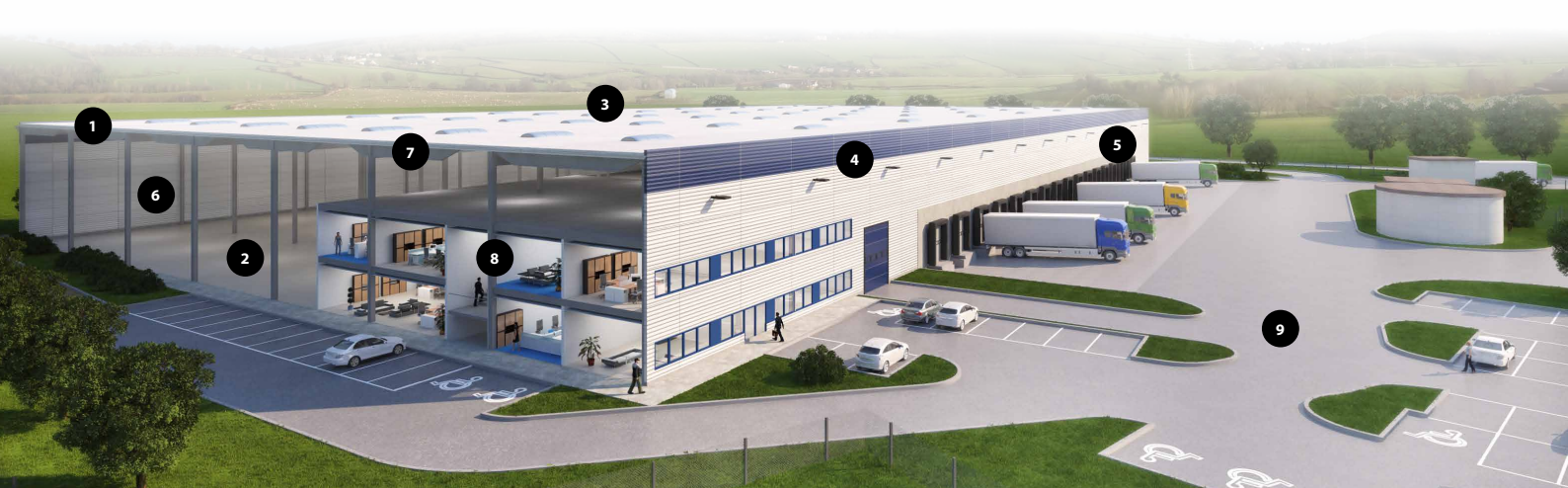
Increased façade and roof insulation.

### 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.



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