

PARK GORZÓW WIELKOPOLSKI II

PLANNED AREA:
66,658 sq m



Park Gorzów Wielkopolski II offers 66,658 sq m of industrial space suitable for light production, logistic and e-commerce activities.

GERMAN BORDER
44 km, 50 min
BERLIN
132 km, 150 min

GORZÓW WLKP.
CITY CENTER
7 km, 10 min
SZCZECIN
102 km, 60 min



LOCATION IS KEY

DEVELOPMENT SPACE

Park Gorzów Wielkopolski II offers 72,267 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

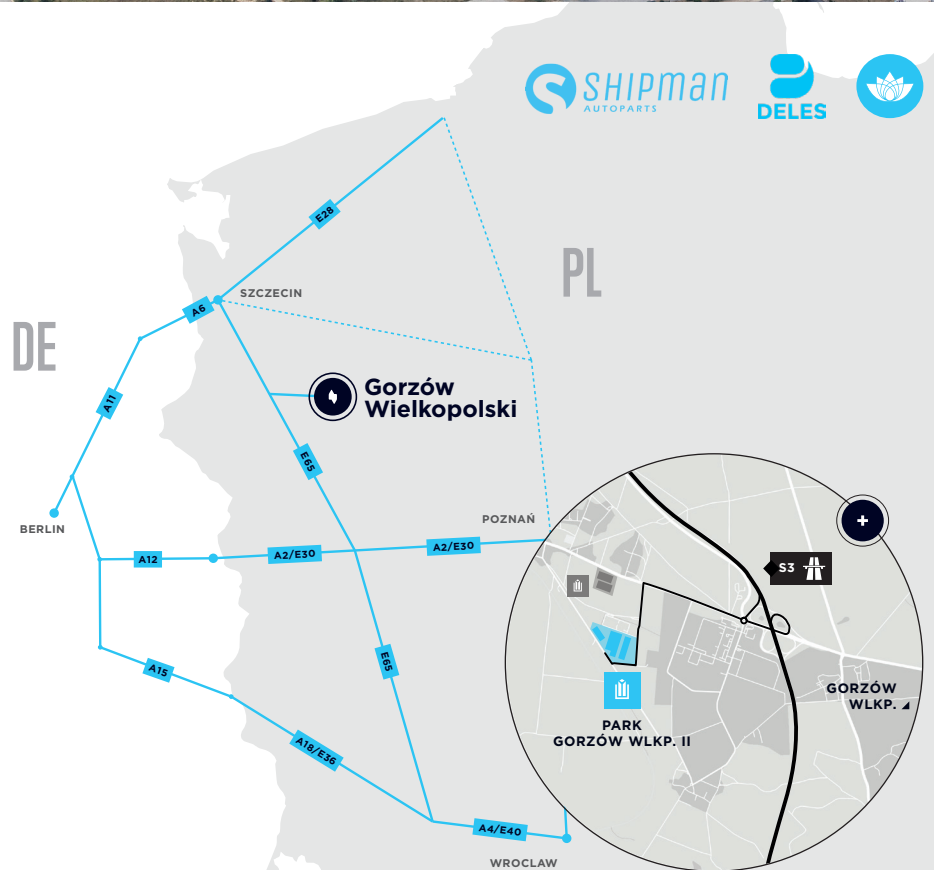
Perfect location close to the border for companies cooperating with Eastern Europe.

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 84 km from Tyluś container transport.



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BUILDING INFORMATION

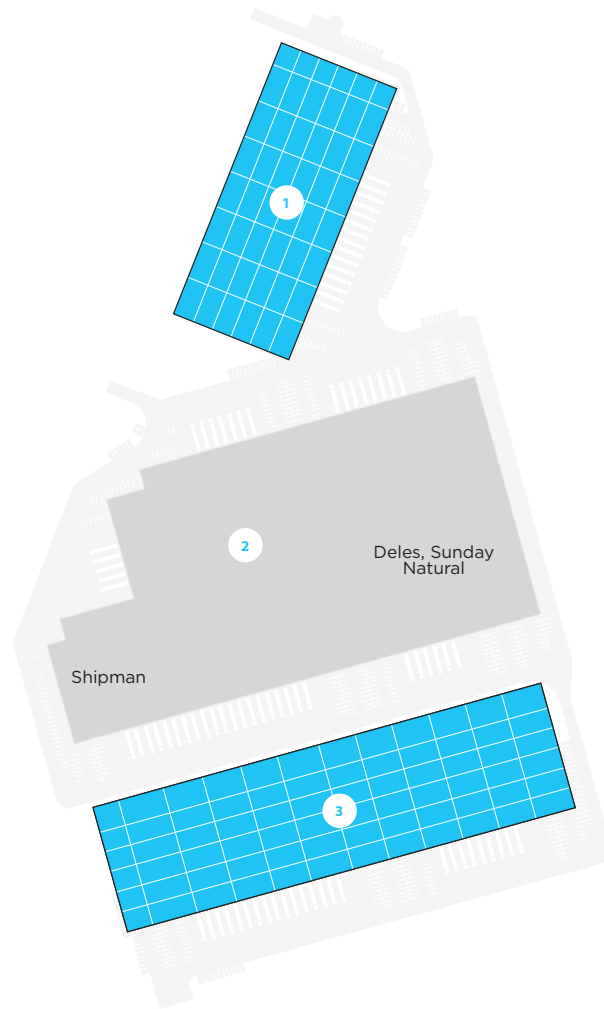
Building 1	12,435 sq m
Building 2	38,385 sq m
Building 3	17,388 sq m

WAREHOUSE

Column grid 12 x 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 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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