



GROMADKALP

UP TO 226.000 SQM OF
WAREHOUSE AREA



Voivodeship Lower Silesia,
Bolesławiec District,
Commune Gromadka.



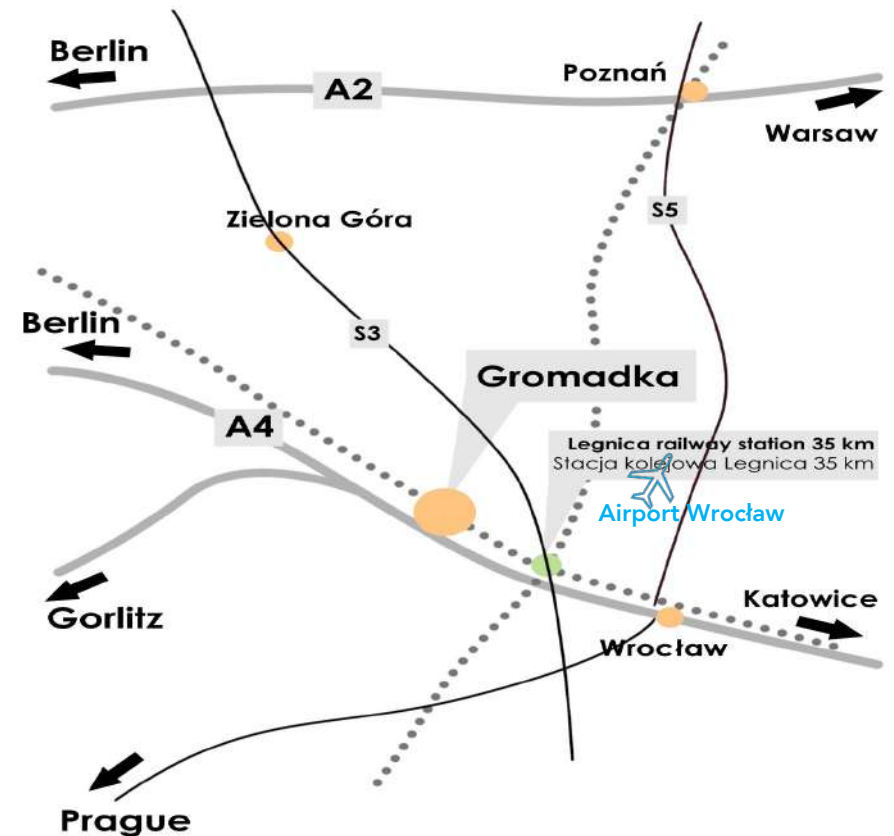
Gromadka Logistik Park

DISTANCE		
Legnica	36 km	0:28 h
Berlin	240 km	2:50 h
Dresden	165 km	1:50 h
Wroclaw	108 km	1:20 h
Katowice	280 km	3:10 h
Poznan	217 km	2:40 h
Cracow	360 km	4:00 h
Warsaw	460 km	4:54 h



The property is located in **LSSE Obszar Krzywa** in the municipality of Gromadka, in the District of Bolesławiec, in the Province of Lower Silesia.

The property is located close to a road junction on the highway A4 with direct exit and entrance in all directions.



MODERN LOGISTIC PARK



Leasable area approx. 223,000 m²



Storage height 10.40m - 34.12 feet



Column grid 12 m x 24 m



Floor load capacity 6T/m²



Fire load $Q < 4.000 \text{ MJ/m}^2$



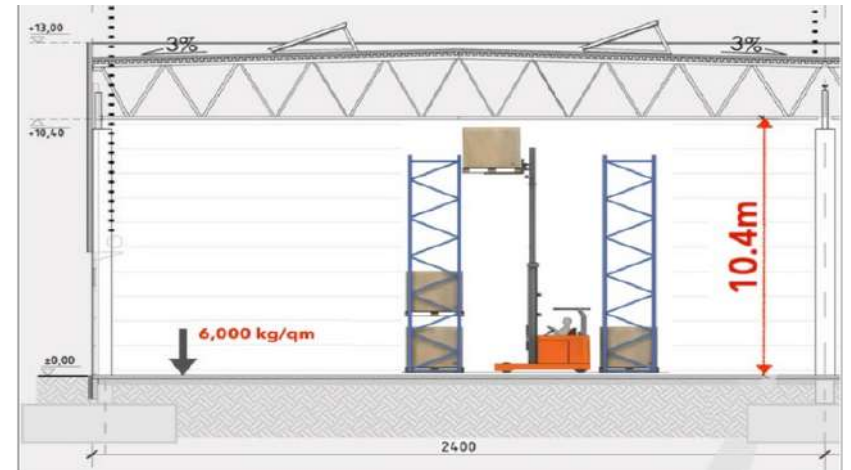
LED lighting

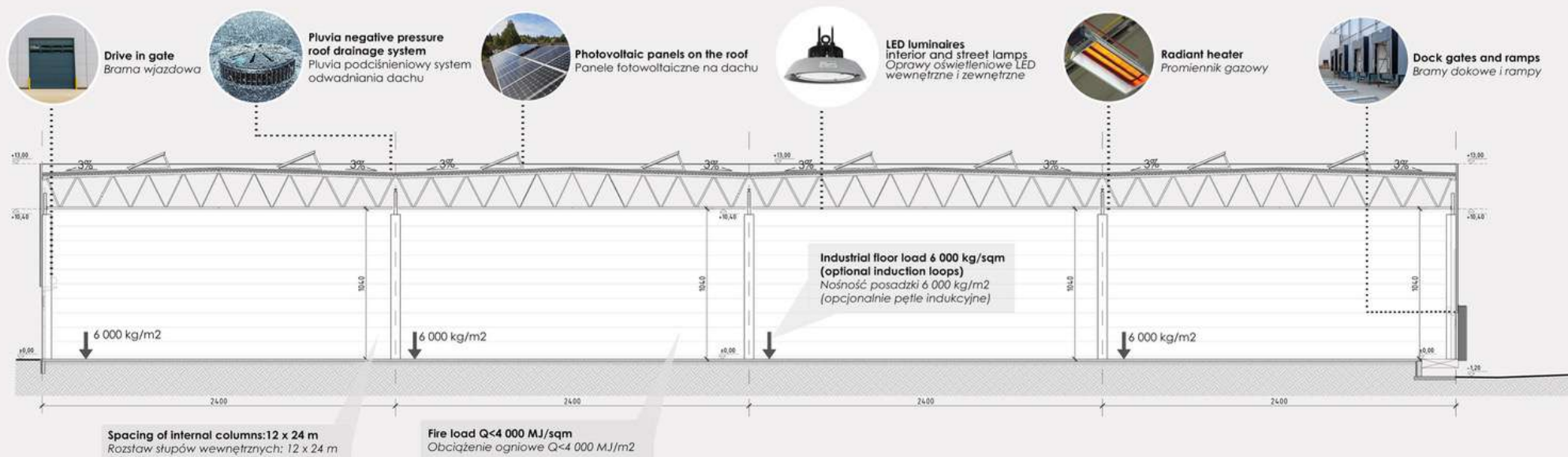


Innovative heating and cooling system by Viessmann

BTS

Warehouses and office space adapted to tenant requirements
BUILT TO SUIT





Clear height 10.40 m | Floor loading 6 T/sqm | Fire load 4,000 MJ/sqm

Site Plan - Variant 1

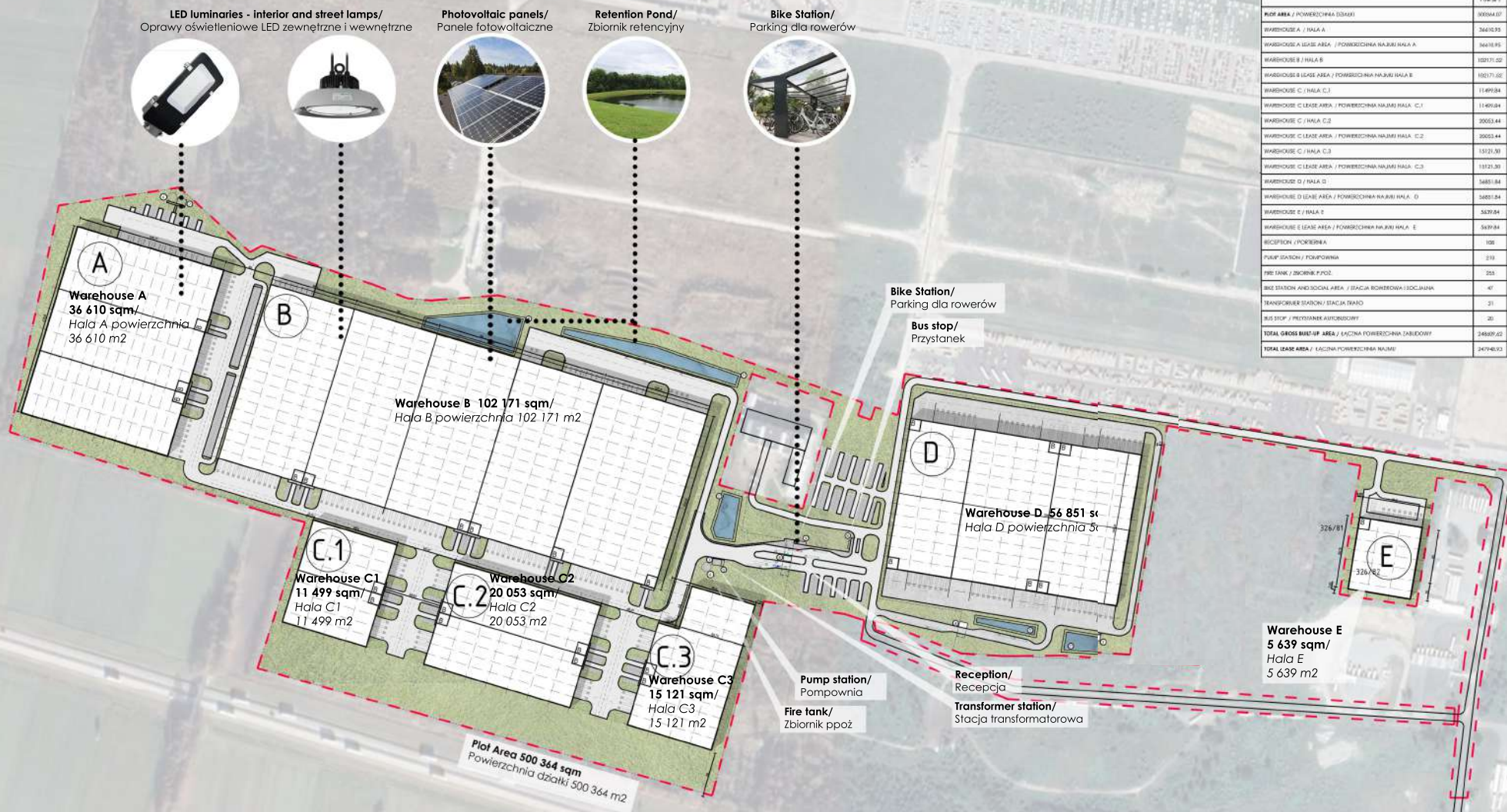


Site Plan and Area List – Variant 2

GROMADKA LOGISTIC PARK

DEVELOPMENT AND LEASE AREA / BILANS TERENU

AREA SHEET / ZESTAWIENIE POWIERZCHNI	AREA [sqm] PŁOCH [m²]	%
PLOT AREA / POWIERZCHNIA DZIAŁKI	500 364,00	
WAREHOUSE A / HALA A	36 610,99	
WAREHOUSE A LEASE AREA / POWIERZCHNIA NAJMU HALA A	36 610,99	
WAREHOUSE B / HALA B	102 171,00	
WAREHOUSE B LEASE AREA / POWIERZCHNIA NAJMU HALA B	102 171,00	
WAREHOUSE C / HALA C.1	11 499,84	
WAREHOUSE C LEASE AREA / POWIERZCHNIA NAJMU HALA C.1	11 499,84	
WAREHOUSE C / HALA C.2	20 053,44	
WAREHOUSE C LEASE AREA / POWIERZCHNIA NAJMU HALA C.2	20 053,44	
WAREHOUSE C / HALA C.3	15 121,50	
WAREHOUSE C LEASE AREA / POWIERZCHNIA NAJMU HALA C.3	15 121,50	
WAREHOUSE D / HALA D	56 851,84	
WAREHOUSE D LEASE AREA / POWIERZCHNIA NAJMU HALA D	56 851,84	
WAREHOUSE E / HALA E	5 639,84	
WAREHOUSE E LEASE AREA / POWIERZCHNIA NAJMU HALA E	5 639,84	
RECEPTION / PODRĘCZNA	100	
PUMP STATION / POMPOWNIA	219	
FIRE TANK / ZBIORNIK PPOŻ	253	
BIKE STATION AND SOCIAL AREA / STACJA BOKROWA I SOCJALNA	47	
TRANSFORMER STATION / STACJA TRANSFORMATOROWA	21	
BUS STOP / PRZYSTANEK AUTOBUSOWY	20	
TOTAL GROSS BUILD-UP AREA / ŁĄCZNA POWIERZCHNIA ZABUDOWY	245 807,22	49,29
TOTAL LEASE AREA / ŁĄCZNA POWIERZCHNIA NAJMU	247 946,93	



Plot area 453,055 sqm | Total gross built-up area 221,929 sqm

Site Plan 3D



Site Plan 3D

