



Prusice LOGISTIC PARK





Voivodeship Lower Silesia
Trzebnicki county
Commune Prusice

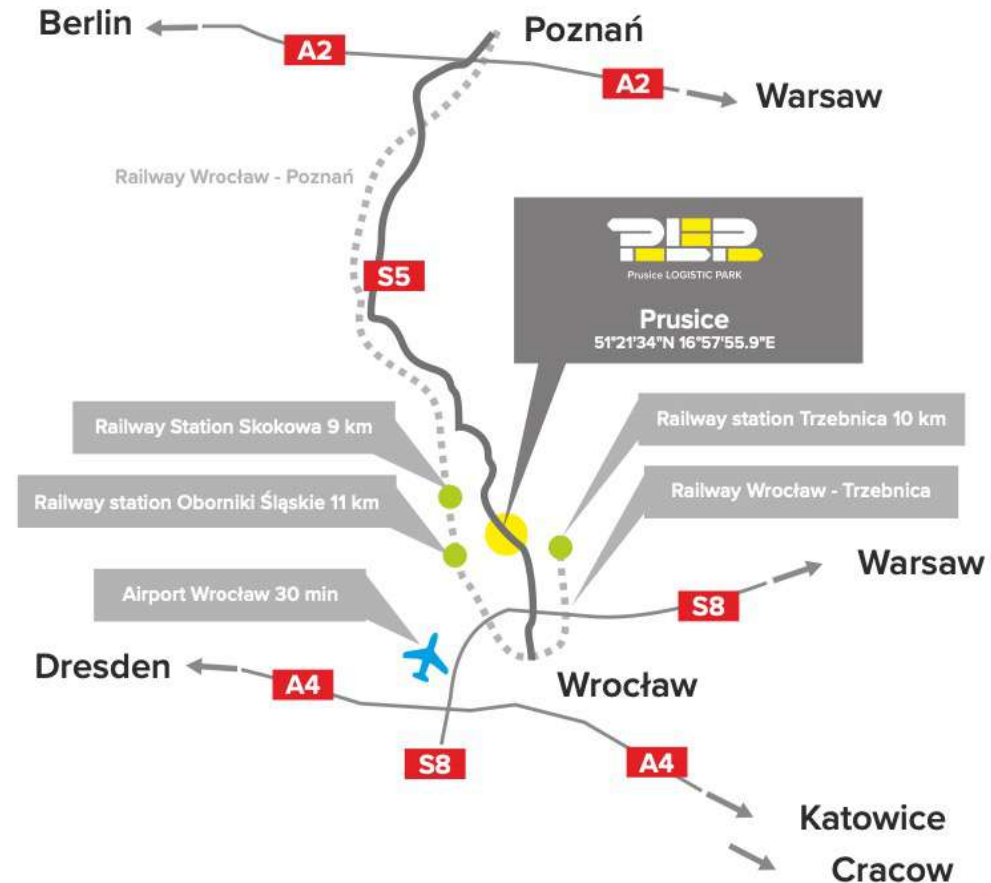


DISTANCE

Wrocław	23 km	0:20 h
Poznań	150 km	1:29 h
Katowice	230 km	2:19 h
Łódź	224 km	2:17 h
Kraków	309 km	3:21 h
Warszawa	356 km	3:54 h
Berlin	391 km	3:54 h

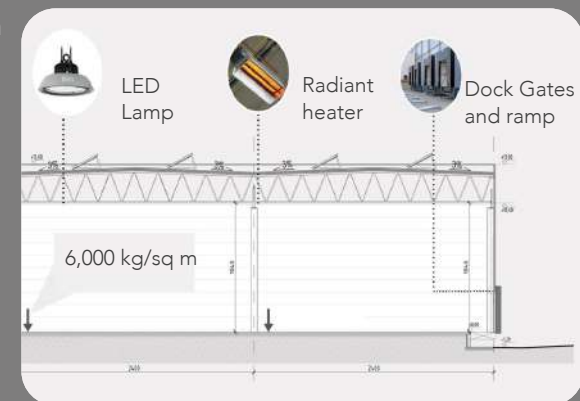


The property is located at Polna street in Prusice in the municipality of Prusice, in the District of Trzebnica, in the Province of Lower Silesia. The property is located close to the exit of the highway S5 around 23 km north of Wrocław.

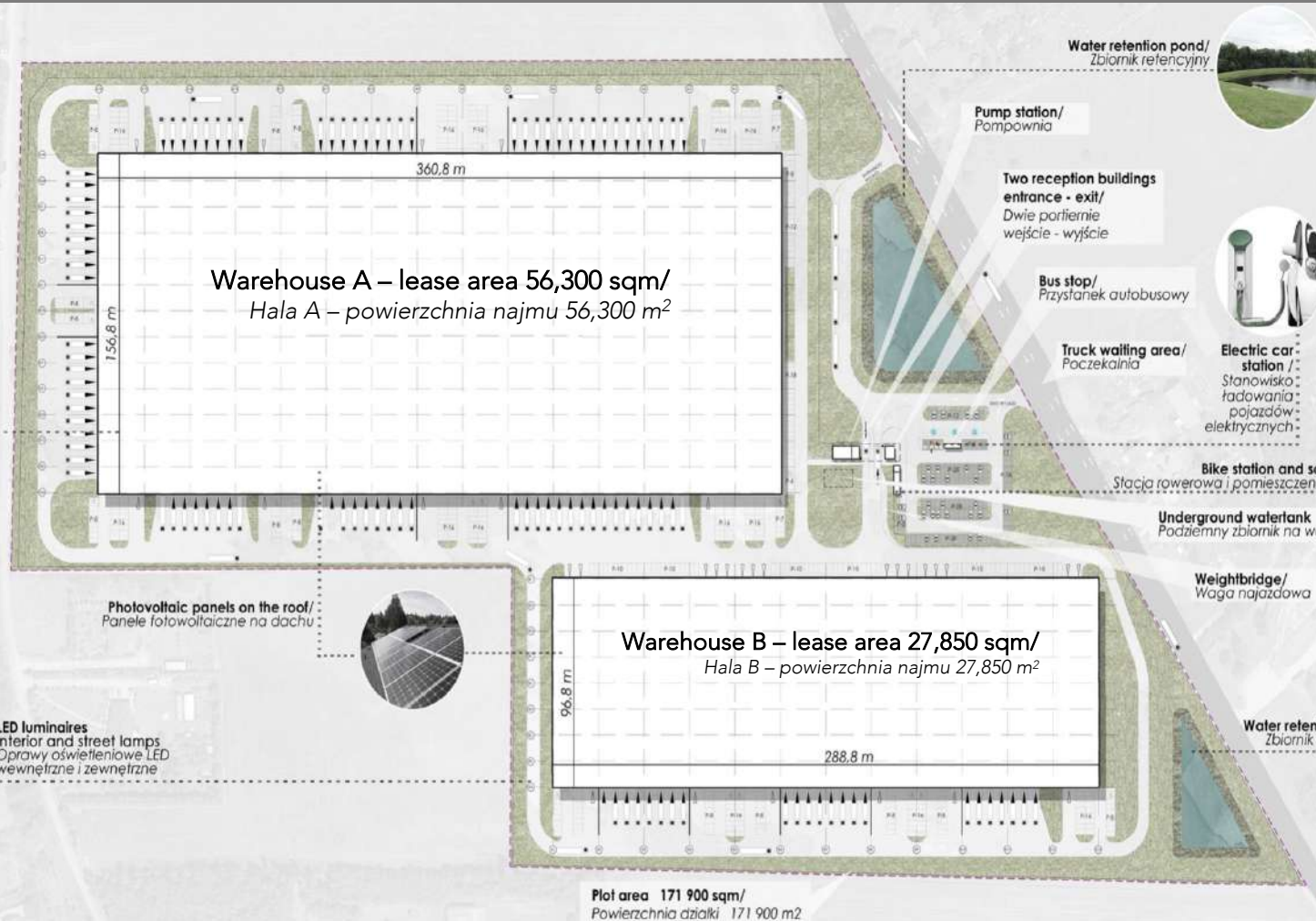




- Spacing of columns 12 x 24 m
- Fire load $Q < 4,000$ MJ/sq m
- Floor load 6,000 kg/sq m
- Dock gates and ramp
- Drive in gate
- Gates sealing flange
- Led luminaires
- Radiant heater
- Optimized heating and cooling ice-energy storage system



Site Plan and Lease Area List



AREA SCHEDULE / ZESTAWIENIE POWIERZCHNI

DEVELOPMENT AND LEASE AREA / BILANS TERENU

AREA SHEET / ZESTAWIENIE POWIERZCHNI	MEASURED POW. [m ²]	%	ACC. TO NADZIEJAN
Plot area / POWIERZCHNIA DZIAŁKI	171 900		
Plot area in 3 P.U. unit / POWIERZCHNIA DZIAŁKI W JEDNOSTCE 3 P.U.	149 380	100%	
Warehouse A / HALA A	56 374		
Warehouse A lease area / POWIERZCHNIA NAJMU HALA A	56 300		
Warehouse B / HALA B	27 955		
Warehouse B lease area / POWIERZCHNIA NAJMU HALA B	27 850		
Reception nr 1 / PORTIENIA NR 1	24		
Reception nr 2 / PORTIENIA NR 2	30		
Pump station / POMPOWNIA	40		
Bike station and social area / STACJA ROWEROWA I SOCJALNA	40		
TOTAL GROSS BUILD-UP AREA / ŁĄCZNA POWIERZCHNIA BUDOWY	84 435	50.0%	NAZ. BUD.
TOTAL LEASE AREA / ŁĄCZNA POWIERZCHNIA NAJMU	84 150		
Gravel / OPASKA ŻWIROWA	250		
Terrace / CHODNIK	1 615		
Internal road, parking / DROGI, PLACCE PARKINGU	49 200		
TOTAL ROADS AND PAVED AREA / ŁĄCZNE POWIERZCHNIA UTWARZONA	50 815		
GREEN AREA / POW. BIOCENOTY CZYNNA	33 880	20%	MIN. 20%
Parking spaces / Miejsca postojowe	549		544



PLP – Prusice Logistic Park



A modern logistics center with a total lease area of **84,150 sqm.**



Two halls, both equipped with docks and standard ramps.



Column grid (spacing of internal columns) 12 m x 24 m.



Built to suit



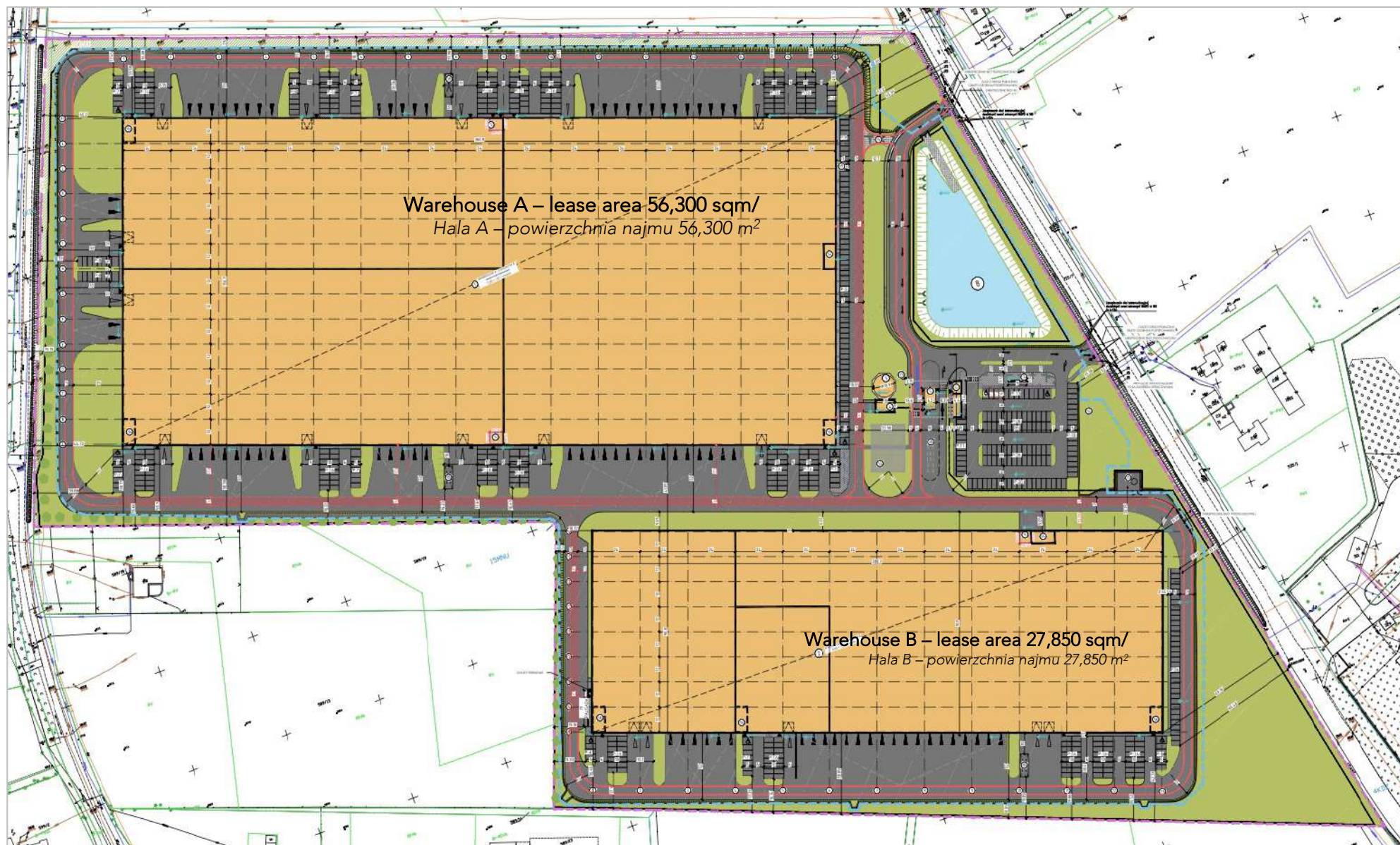
Industrial floor load 6,000 kg/sqm.



Direct exit to the highway no. S5

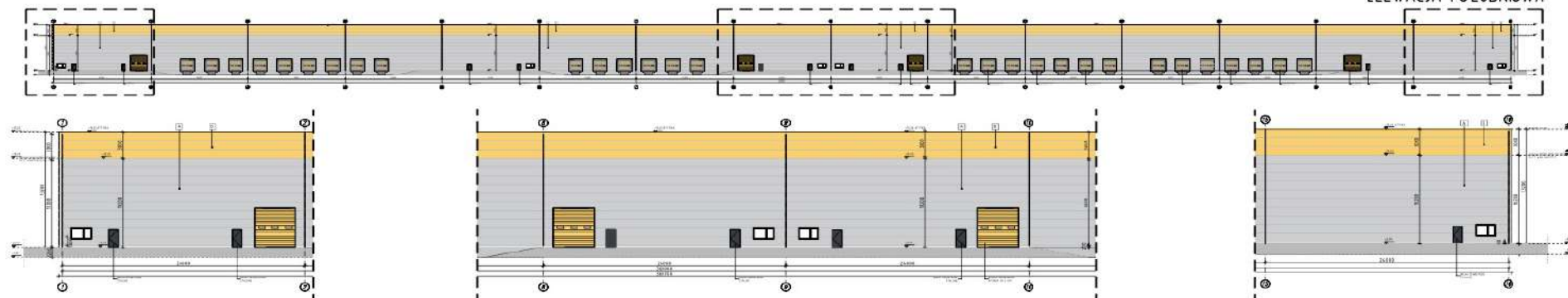


Development Plan

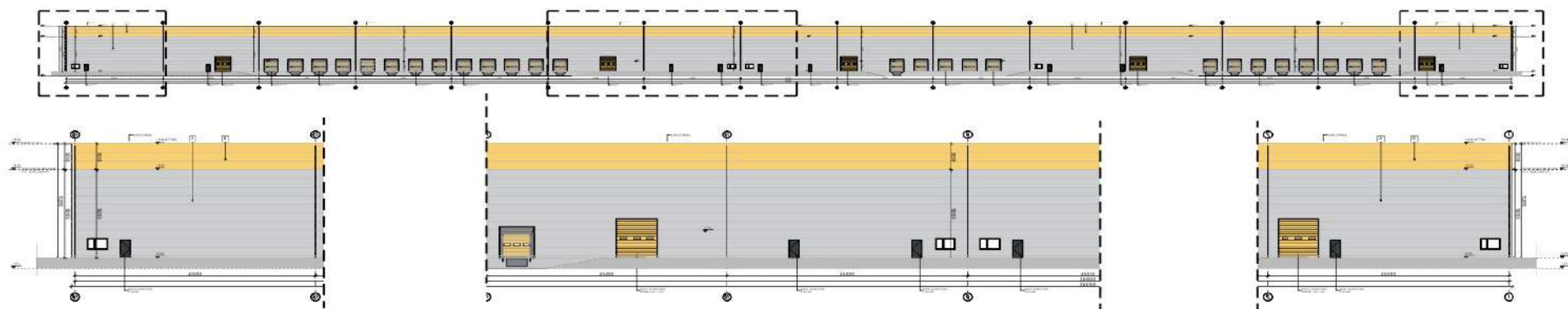


Development Plan

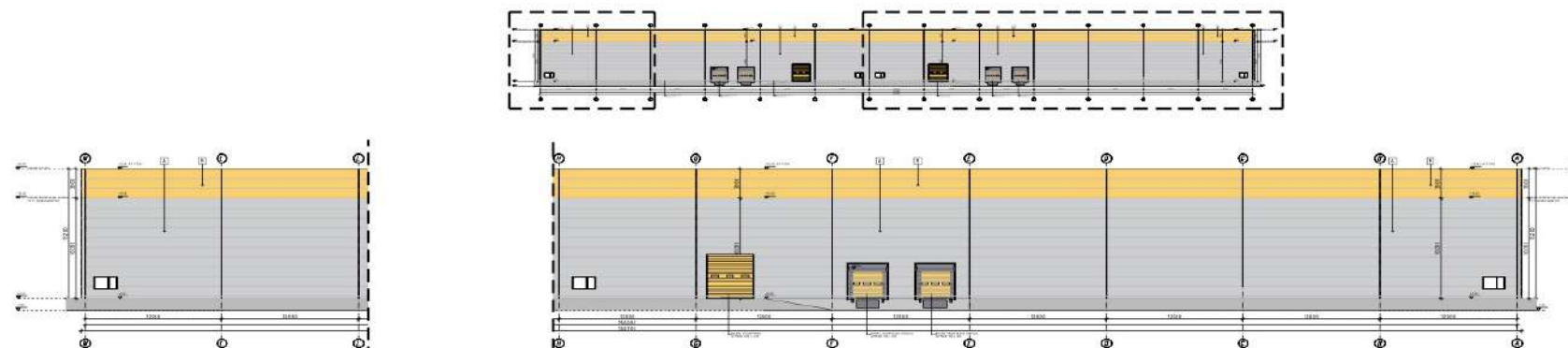
ELEWACJA POŁUDNIOWA



ELEWACJA PÓŁNOCNA



ELEWACJA ZACHODNIA



DESKA
PROJECT

Prace Projektowe i Inżynierskie
ul. Toruńska 10
80-200 Toruń
tel. 056 224 01 00
e-mail: biuro@deska-project.pl

PRACE
PROJEKT KONCEPCYJNY

ARCHITEKTURA

ELEWACJA HALA A

01.2021 100% 100% AI

D205234 A_11_201 00



Practical application

Ice-based Energy storage

- | Heat and cold accumulator
 - | Use of latent energy of a water to ice phase transfer
 - | Free cold when natural cooling is used
 - | Silent cooling system (without a compressor)
 - | Safe operation – stable and predictable plant operation
 - | Environmental protection – utilisation without impact on the environment
 - | Free source modification – Energy sources integrator
 - | Quick response to required modes of plant operation
 - | Wide range of applications (recovery of heat generated by ventilation, cold store, the sun, for example)
 - | The system can be built quickly
 - | No Energy transfer loss
 - | Further innovations such as PVT and additional Energy accumulation
- „PowerToEis”

INNOVATIVE HEATING AND COOLING SYSTEM THROUGH ICE STORAGE
TECHNOLOGY FROM VIESSMANN

COMPARISON OF USE COSTING USING THE MARKET
METHOD AND OUR METHOD

EXAMPLE - 100.000 SQM WAREHOUSE

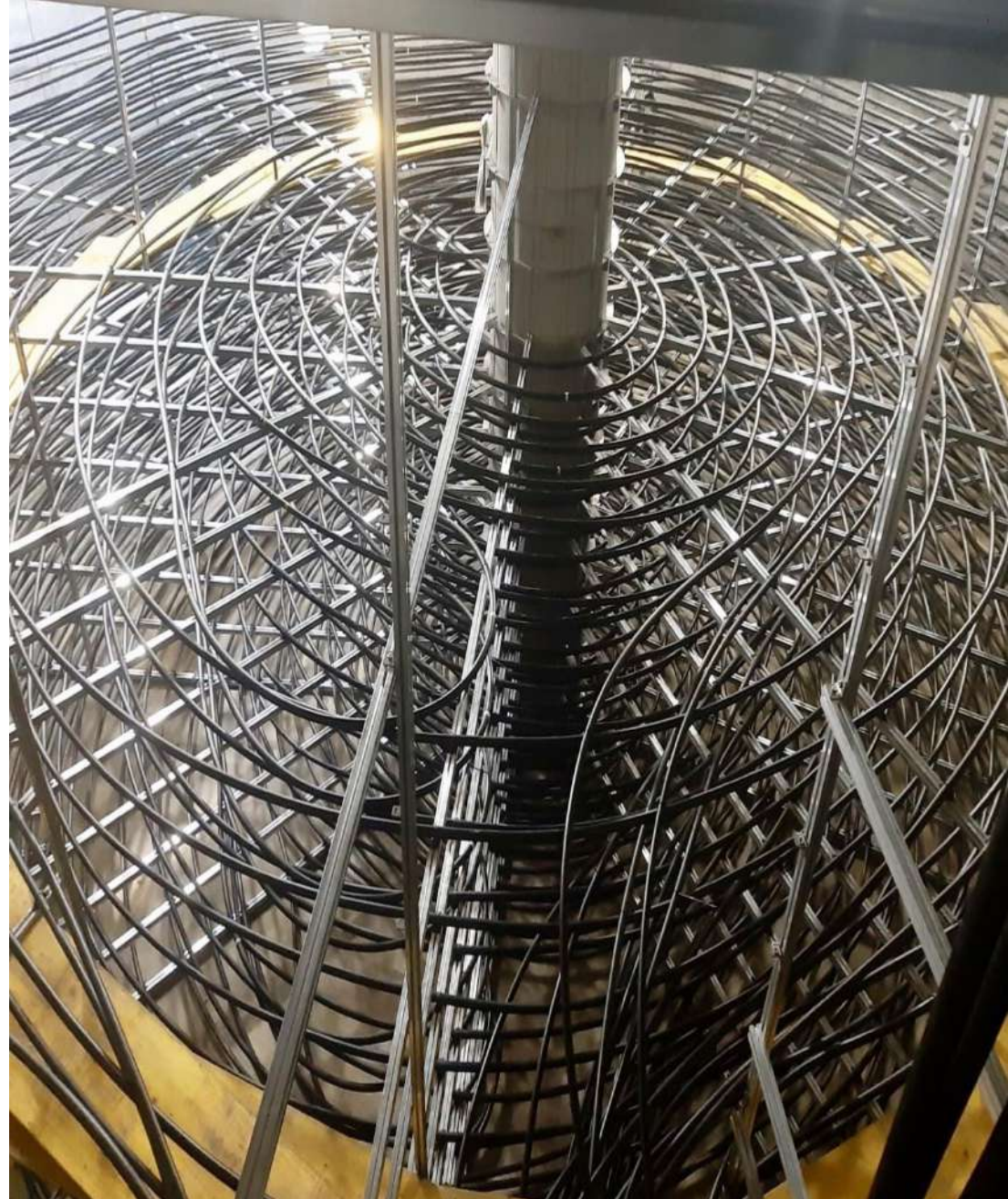
	METODA RYNKOWA / MARKET APPROACH CZYN SZ - MEDIA / Rent - UTILITIES	METODA PLP / PLP METHOD CZYN SZ - MEDIA / Rent - UTILITIES
Czynsz - Hala Magazynowa: <i>Rent - Warehouse:</i>	2,99 EUR/m ² /m - czynsz efektywny effective rent	3,80 EUR/m ² /m - czynsz stały PLP fixed rent PLP
Czynsz - Biura: <i>Rent - Office:</i>	9,50 EUR/m ² /m	9,50 EUR/m ² /m
Media: <i>Utilities:</i>	17,23 PLN/m ² /m - energia elektryczna, gaz electricity supply, gas	5,57 PLN/m ² /m - energia elektryczna, gaz, System Viessmann electricity supply, gas - System Viessmann
Czynsz + Media (Średnia stawka Hala + Biura): <i>Rent + Utilities:</i>	47,19 PLN/m ² /m - koszt całkowity po stronie najemcy total tenant's costs	33,03 PLN/m ² /m - koszt całkowity po stronie najemcy total tenant's costs
Oszczędności: <i>Costs savings:</i>	-----	14,15 PLN/m ² /m - oszczędności: Metoda PLP vs. Metoda Rynkowa costs savings: PLP Method vs. Market Approach
Powierzchnia magazynowa (Magazyn) : <i>Warehouse area (Warehouse):</i>	100 000,00 m ²	100 000,00 m ²
Powierzchnia biurowa (Biura): <i>Office area (Office):</i>	4 016,00 m ² 2 kondygnacje / storeys	4 016,00 m ² 2 kondygnacje / storeys

Practical application

Industrial solutions, Logistics centers
(such as IKEA – Vienna)

Customized Design

VIESMANN





Sustainable Energy Development



Prusice LOGISTIC PARK

+48 727 455 555
info@plp-prusice.pl

Prusice-Logistik-Park sp. z o.o.
Al. Jerozolimskie 93, 02-001 Warszawa

www.plp-prusice.pl