

Accolade Funds Park Zielona Góra offers 169,768 sq m of industrial space suitable for light production, logistic and e-commerce activities. The Park is connected directly with the adjacent scientific and technical campus of Zielona Góra university. Thanks to the available technically skilled employees it offers an ideal base for manufacturing companies as well as for the related logistics.

**ZIELONA GÓRA  
CITY CENTRE**  
220 km, 150 min

**WROCLAW**  
185 km, 150 min  
**PRAGUE**  
300 km, 225 min  
**CZECH BORDER**  
140 km, 105 min

**BERLIN**  
180 km, 130 min  
**SZCZECIN**  
215 km, 120 min  
**DRESDEN**  
240 km, 165 min  
**WARSAW**  
450 km, 270 min  
**GERMAN BORDER**  
100 km, 150 min



## LOCATION IS KEY

### DEVELOPMENT SPACE

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### ACCESS

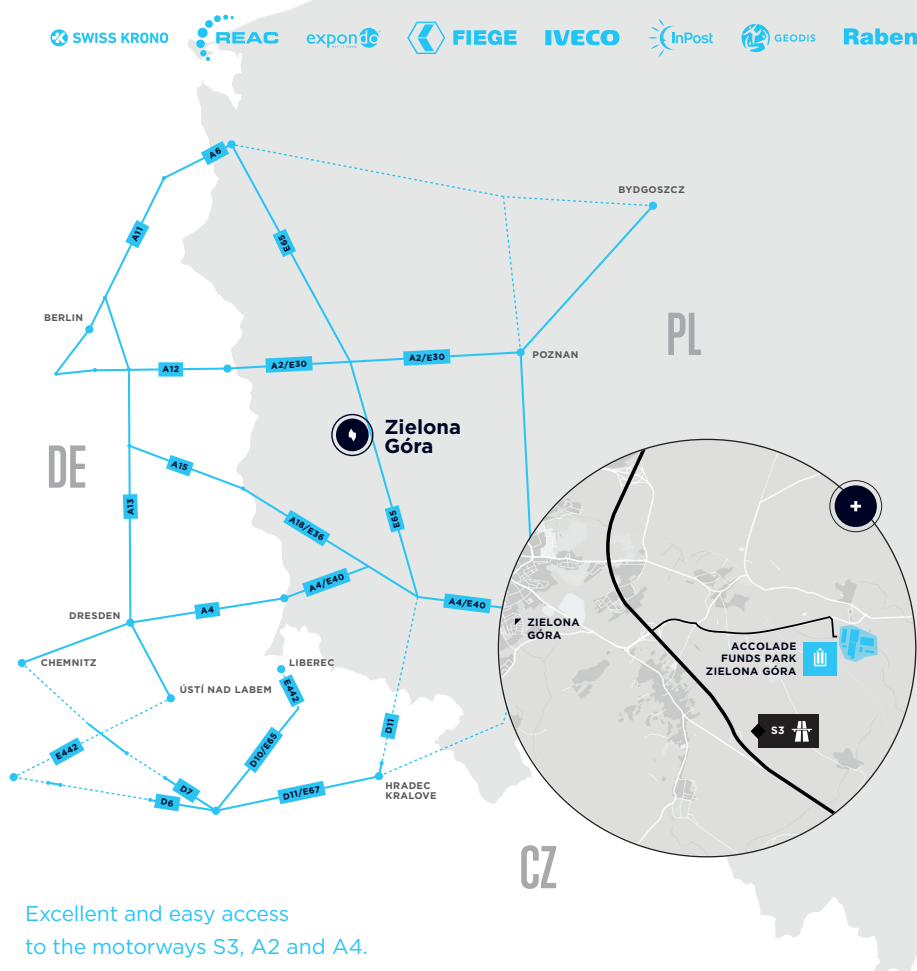
Excellent and easy access to the motorway S3 connecting the north and south of Poland, motorway A2 connecting the Park with Berlin and motorway A4 connecting the Park with Dresden.

### PUBLIC TRANSPORT

Existing bus stop is 500m from the Park is providing connection with 2 bus lines. In 10 km distance from Park by regional transport is also a railway station.

### LABOR FORCE

Available resources of qualified personnel with population of 140,000 inhabitants and two colleges with approximately 15,000 students. There are a number of IT companies in the city, and electrical engineering has also long tradition here.



# BUILDING INFORMATION

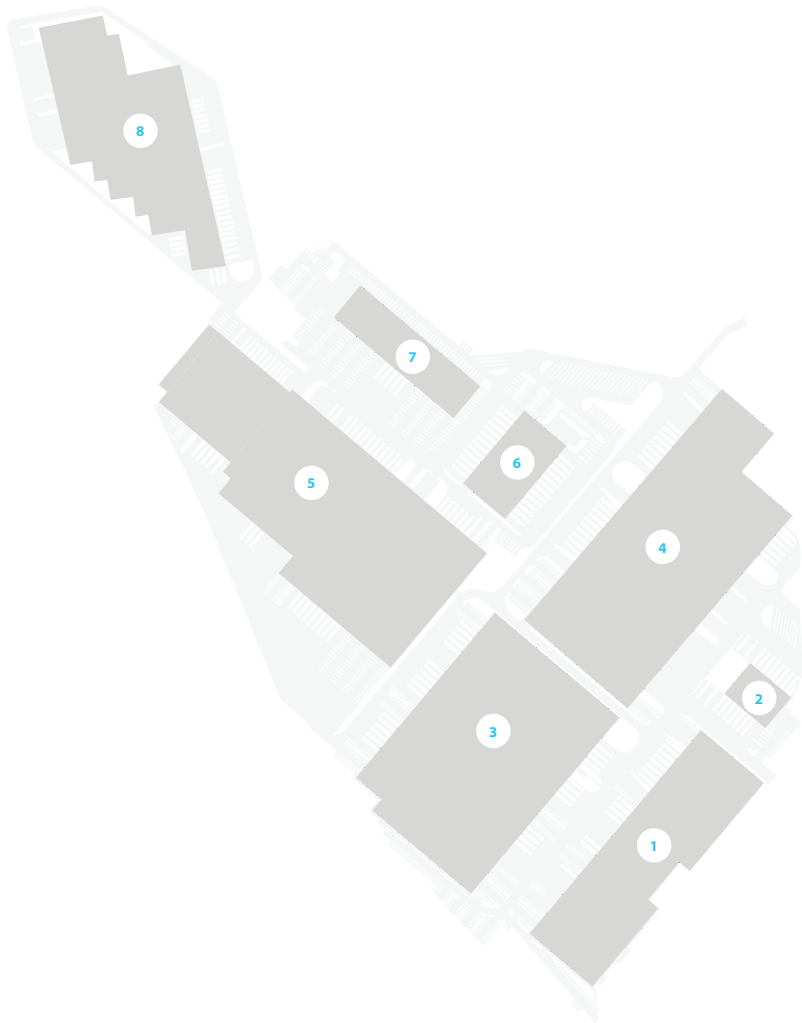
Building 1	17,682 sq m
Building 2	1,933 sq m
Building 3	30,297 sq m
Building 4	31,198 sq m
Building 5	47,189 sq m
Building 6	4,832 sq m
Building 7	6,842 sq m
Building 8	29,795 sq m

# 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.

