

PARK RUDA ŚLĄSKA

PLANNED AREA:
67,031 sq m



Park Ruda Śląska offers 67,031 sq m of industrial space suitable for light production, logistic and e-commerce activities.

WARSAW
316 km, 210 min

**RUDA ŚLĄSKA
CITY CENTRE**
4.7 km, 5 min

GERMAN BORDER
332 km, 220 min
BERLIN
500 km, 360 min



LOCATION IS KEY

DEVELOPMENT SPACE

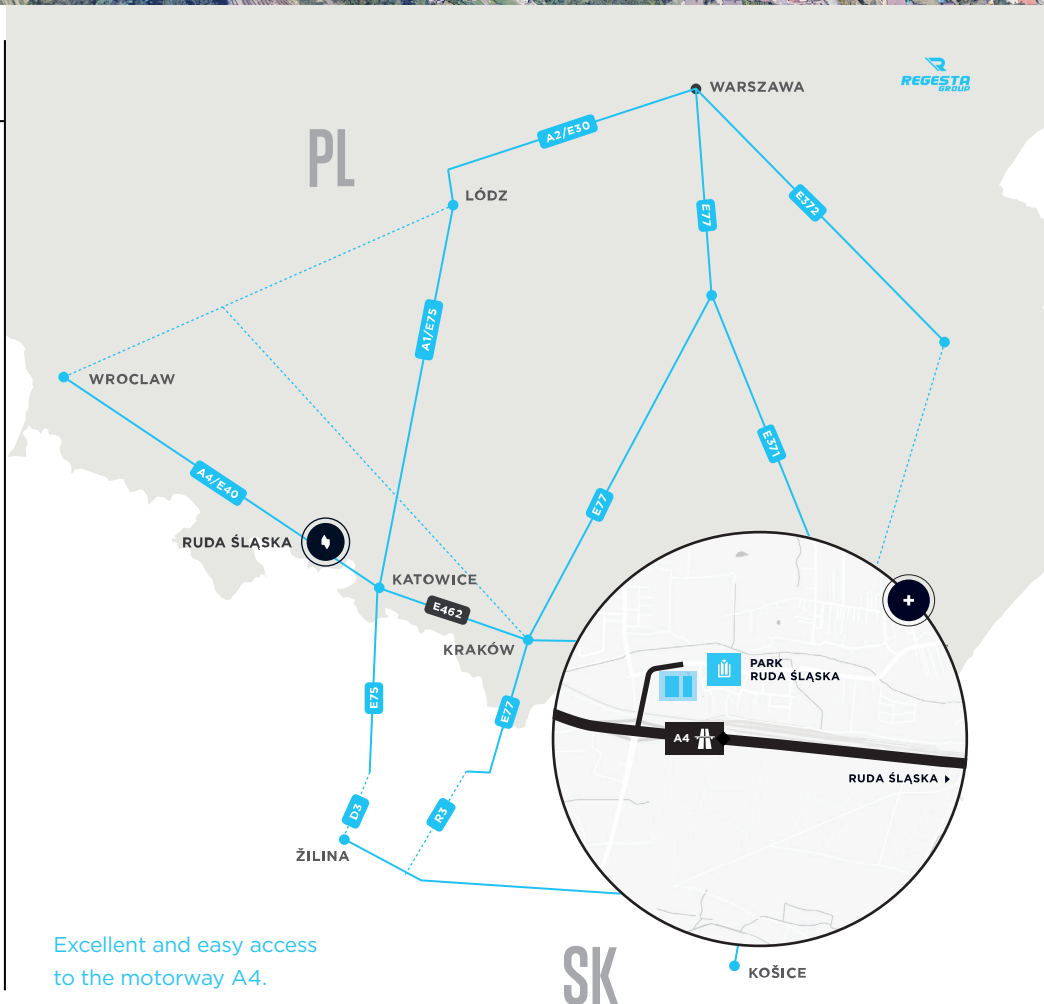
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ACCESS

The park is located along the A4 motorway.

LOCATION

The location is an excellent address for tenants who trade with Poland's western neighbors or have logistical connections with companies in Western markets.



Excellent and easy access
to the motorway A4.

BUILDING INFORMATION

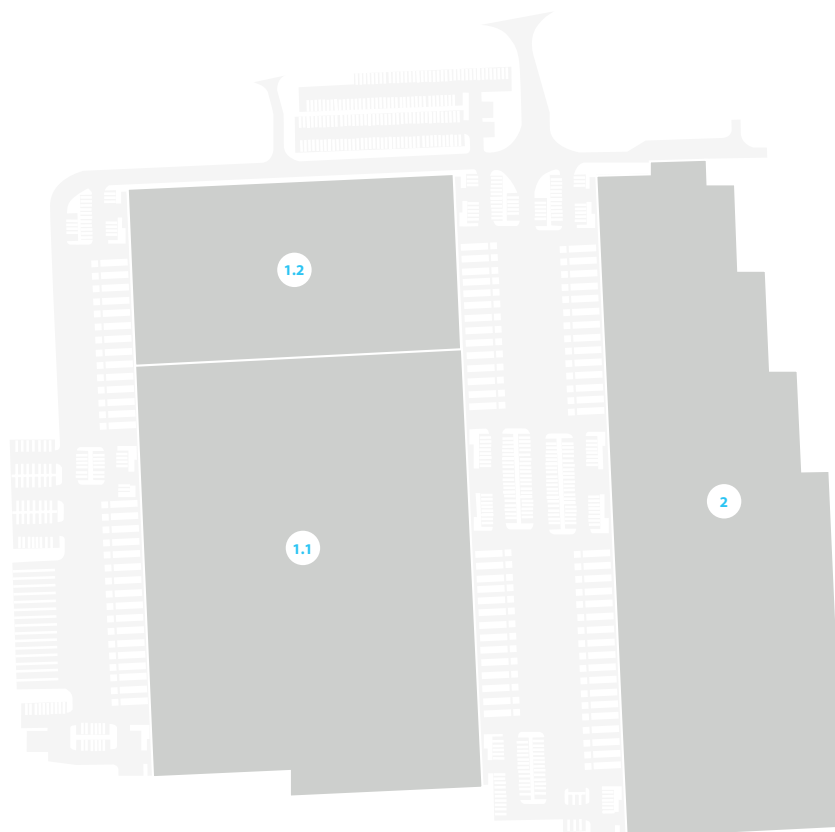
Building 1.1	33,399 sq m
Building 1.2	11,170 sq m
Building 2	22,462 sq m

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.



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