

Park Białystok II offers 36,746 sq m of industrial space suitable for light production, logistic and e-commerce activities. High dynamics of the city's development has been attracting new investors for many years.

← **WARSZAWA**  
187 km, 120 min

→ **BIAŁYSTOK CITY CENTER**  
14 km, 18 min



## LOCATION IS KEY

### DEVELOPMENT SPACE

Park Białystok II offers 36,746 sq m of industrial space suitable for light production, logistic and e-commerce activities.

### ACCESS

Excellent and easy access to expressway S8 connecting Białystok with Wrocław and European highway E67 which starts in Prague and ends in Helsinki.

### PUBLIC TRANSPORT

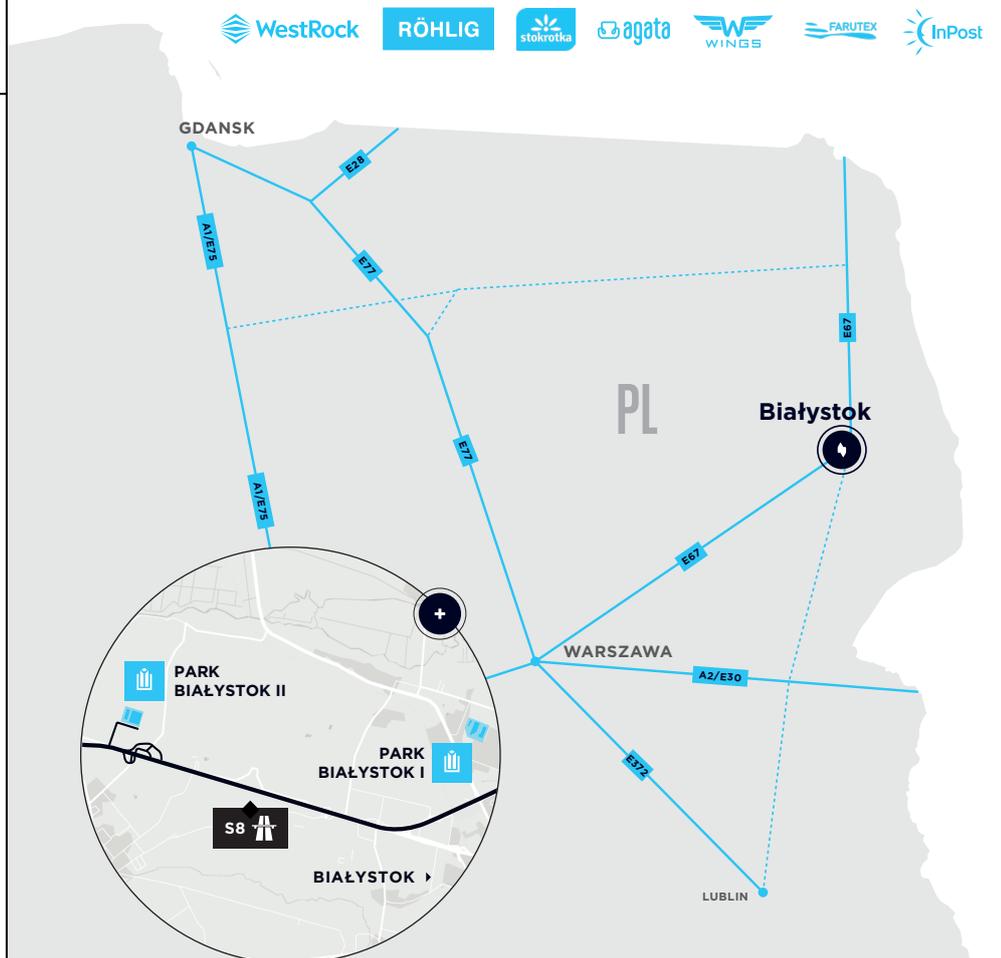
Existing bus stop 1 km from the Park is providing connection with 2 bus lines.

### LABOR FORCE

Available resources of qualified personnel with agglomeration of a nearly half million people. In the Voivodship there are 19 universities, which satisfy demand for qualified staff of the companies from electro-technical, machine and food industries.

### CONTAINER TERMINAL

The Park is about 45 minute away from eastern border of the Schengen area and 27 km from MLS Poland.



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# BUILDING INFORMATION

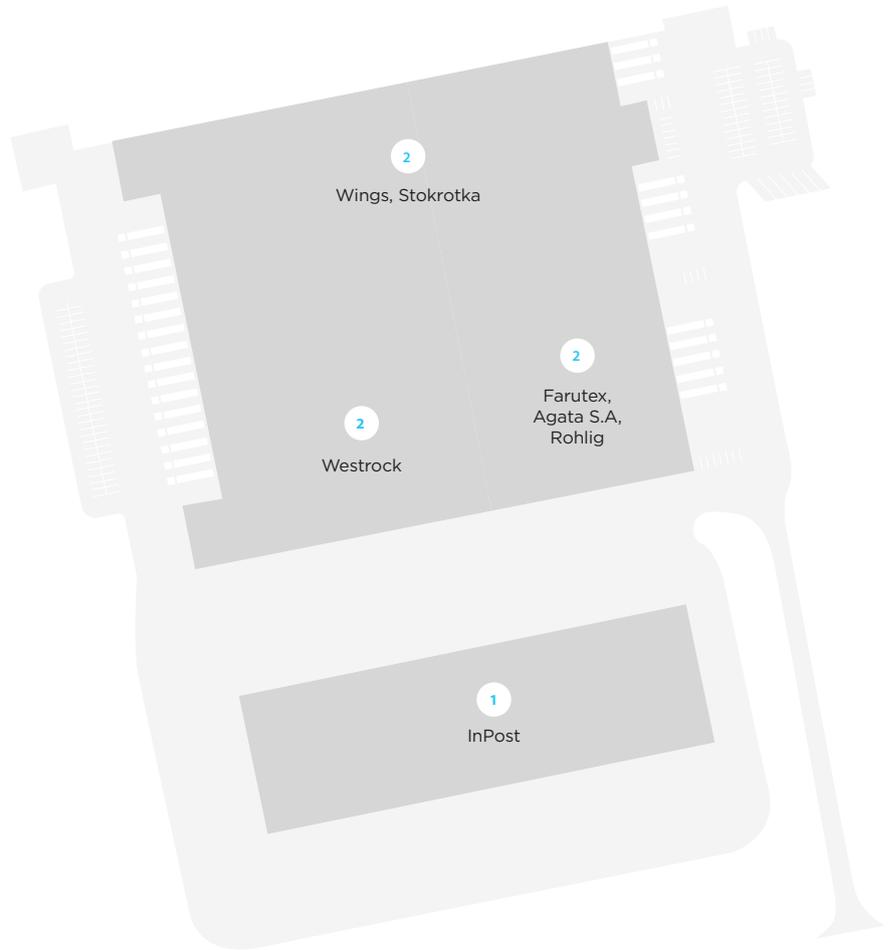
Building 1 8,497 sq m  
 Building 2 28,249 sq m

# WAREHOUSE

Column grid 12 m × 22.5 m  
 Clear height 10 m  
 ESFR sprinkler system  
 Light intensity in the hall 150–400 lux  
 Skylights min 2%  
 Floor loading 5 t/sq m

# OFFICE PREMISES

Clear height 3 m  
 Light intensity 500–700 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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