

PARK JELENIA GÓRA

PLANNED AREA:
25,083 sq m

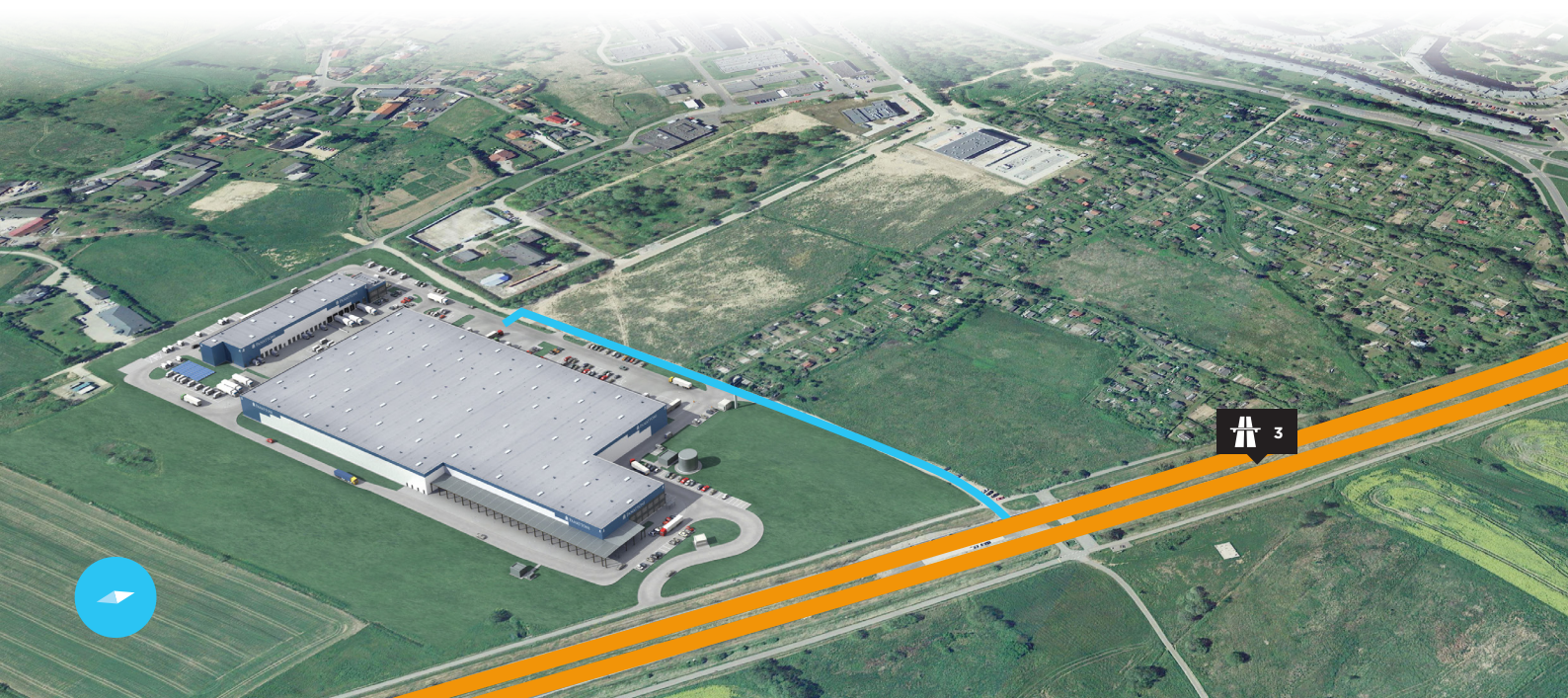


Park Jelenia Góra offers 25,083 sq m of industrial space suitable for light production, logistic and e-commerce activities.

↑ **ZIELONA GÓRA**
182 km, 110 min

↙ **CZECH BORDER**
37 km, 45 min

↗ **WROCŁAW**
117 km, 100 min



LOCATION IS KEY

● DEVELOPMENT SPACE

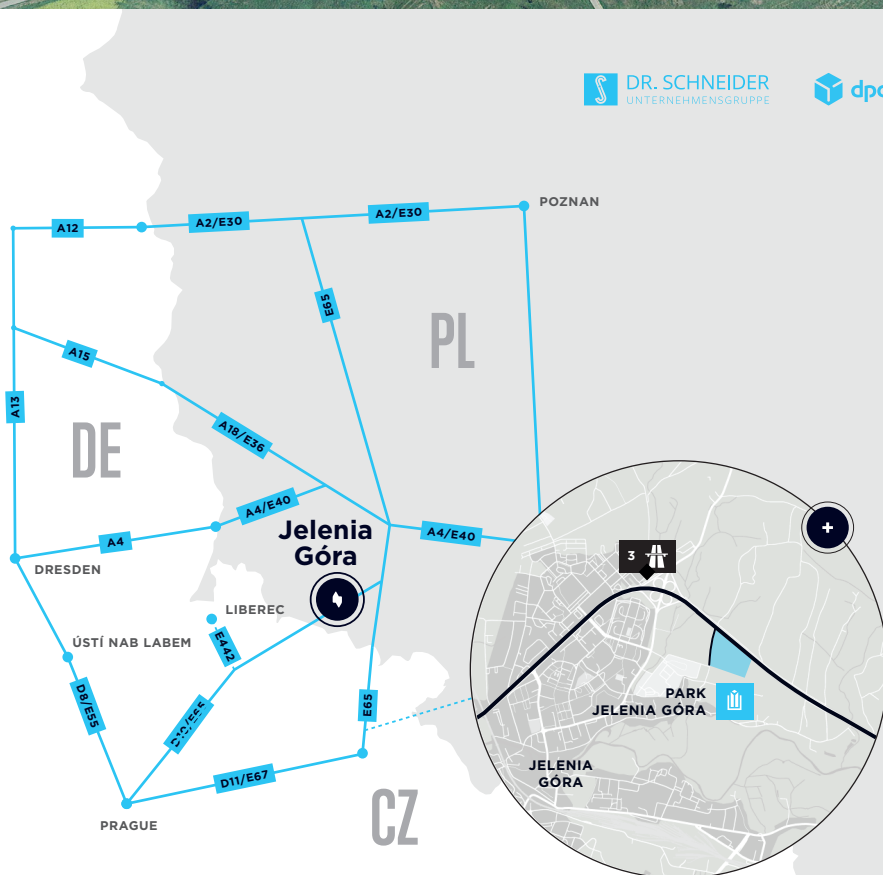
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● ACCESS

The park is located along the national road 3 Świnoujście-Jakuszyce road, which connects Jelenia Góra with the Baltic Sea, and further with the Scandinavian countries.

● 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.



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BUILDING INFORMATION

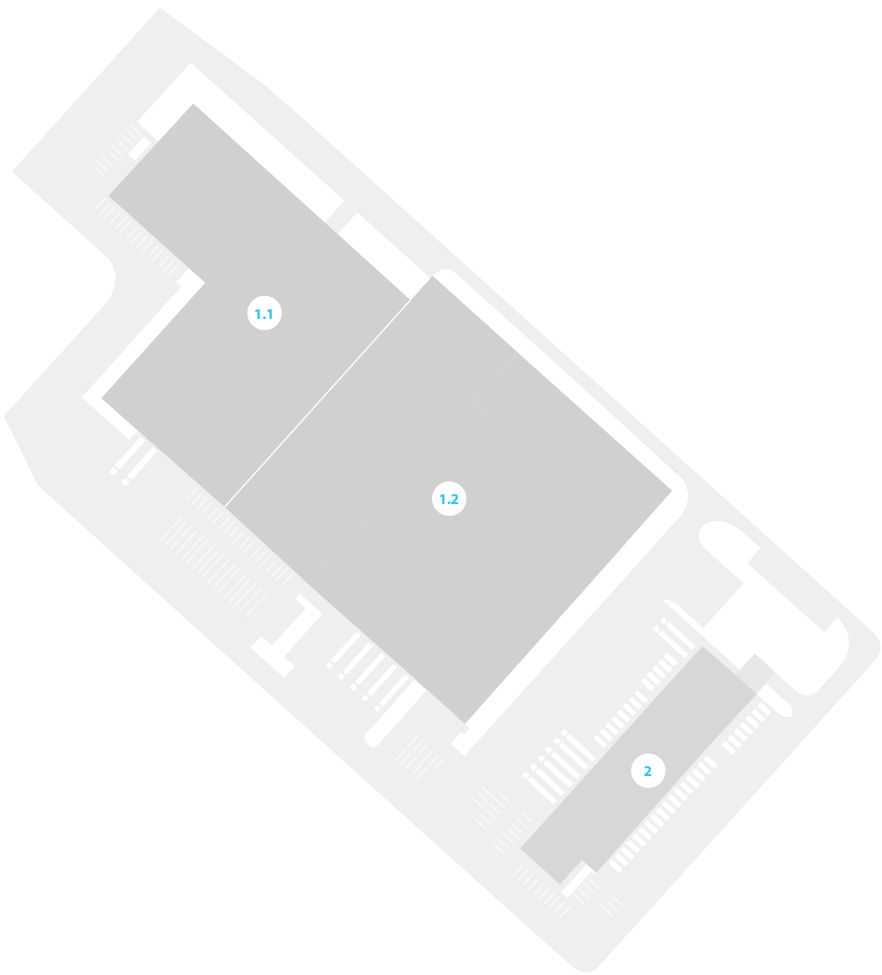
Building 1.1	7,977 sq m
Building 1.2	14,555 sq m
Building 2	2,530 sq m

WAREHOUSE

- Column grid 12 × 22.5
- 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 3 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.

6 HALL INSTALLATIONS
Gas Sahara heaters or infrared gas radiators, heating according to norms for warehousing.
- 2 FLOOR**
Fibre reinforced concrete floor, PE membrane, cut joints, 18 cm thick, surface treated with hardener.

7 PRODUCTION UPGRADE (OPTIONAL)
Increased façade and roof insulation.
- 3 ROOF**
Corrugated steel sheets, mineral wool insulation, PVC membrane.

8 OFFICES
2 level custom designed in-built, incl. offices, socials, locker rooms, day room, excl. furniture and appliance.
- 4 FAÇADE**
Horizontal sandwich panels with mineral wool insulation.

9 OUTSIDE AREAS
Hard areas from concrete pavers, sloped for drainage.
- 5 DOCKS**
1x electrically operated 3 × 3.2 m dock for each 1,000 sq m of hall.

