

Accolade Funds Park Bydgoszcz III offers 44,342 sq m of industrial space suitable for light production, logistic, and e-commerce activities. The Park is part of the Bydgoszcz Industrial and Technology Park, which is one of the largest industrial zones in Poland.

← **BYDGOSZCZ CITY CENTRE**  
6 km, 10 min

↑ **GDAŃSK PORT**  
180 km, 120 min

↓ **ŁÓDŹ**  
230 km, 150 min



## LOCATION IS KEY

### ● INDUSTRIAL SPACE

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### ● ACCESS

Excellent and easy access to S25 expressway (Koszalin-Konin), S10 road (Szczecin-Warsaw) and S5 road (Poznań - Gdańsk). Bydgoszcz is one of the 5 largest railroad-hubs in Poland due to the intersection of the line No 131 (N-S) and line 18 (E-W).

### ● PUBLIC TRANSPORT

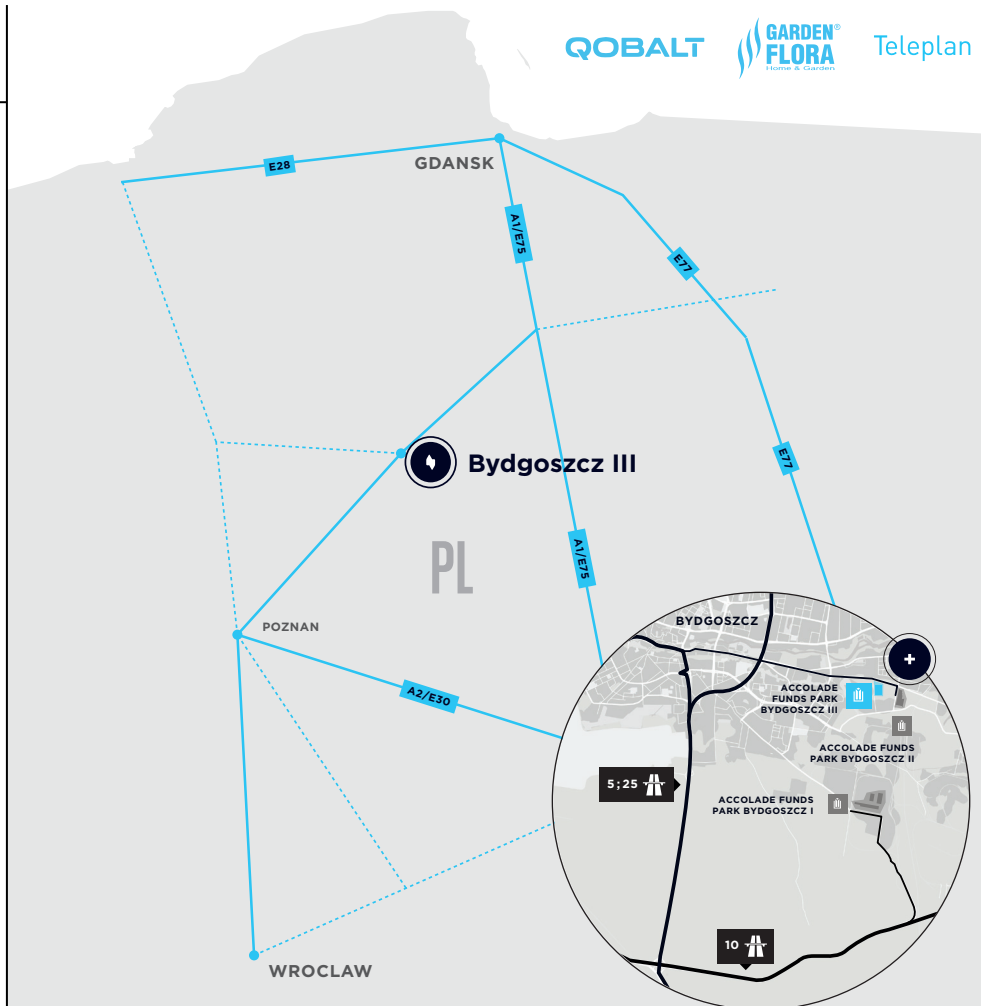
Public transport near the Park ensures easy commuting for employees. A railway station is located 10 km from the Park.

### ● LABOR FORCE

Available resources of qualified personnel with a population of 2 million inhabitants and 16 universities with 45,000 students.

### ● OTHER ADVANTAGES

Bydgoszcz inland port, which is a part of International Water Tract No E70, connecting Antwerp and Lithuania, offers a capacity of 2 mil. tons p.a. transport. There is also a railway station nearby.



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# BUILDING INFORMATION

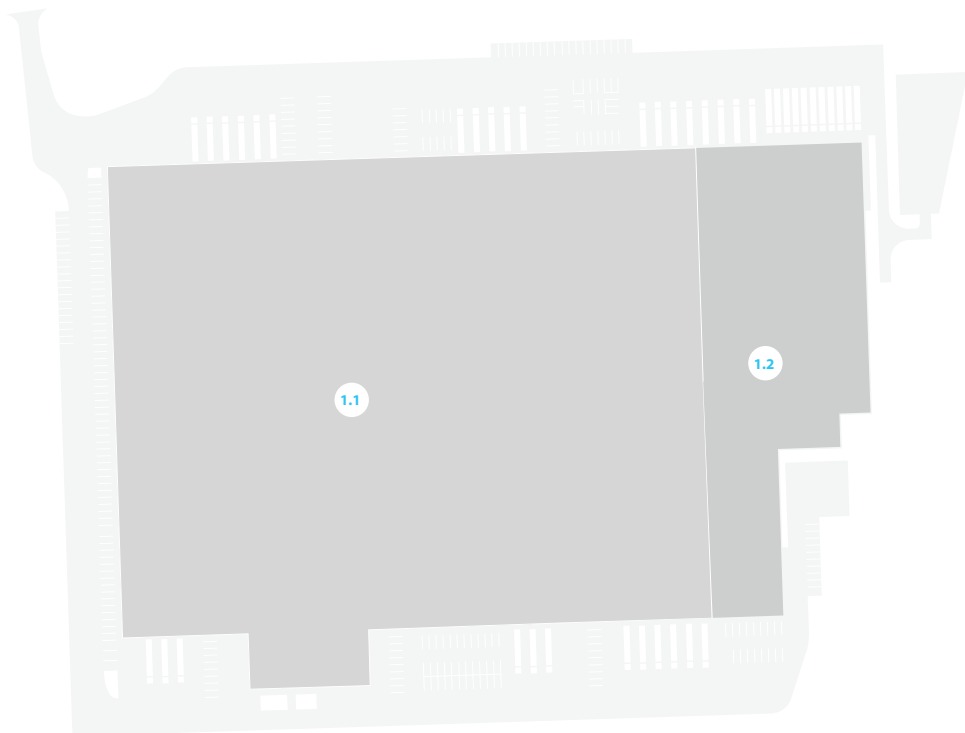
|              |             |
|--------------|-------------|
| Building 1.1 | 37,596 sq m |
| Building 1.2 | 6,746 sq m  |

# WAREHOUSE

- Column grid standard
- Clear height 10 m
- ESFR sprinkler system
- Light intensity in the hall 150–250 lux
- Skylights min 2%
- Floor loading 5 t/sq m

# OFFICE PREMISES

- Clear height 3 m
- Light intensity 400–600 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.

