

BTS K-Flex offers 34,540 sq m of industrial space suitable for light production, logistic, and e-commerce activities. It is located in Wielenin-Kolonia, in the province of Łódź, central Poland, which, together with the surrounding localities, is the third largest warehouse market in Poland.

↑ **KONIN**
57 km, 40 min

↓ **ŁÓDŹ**
85 km, 70 min



LOCATION IS KEY

● INDUSTRIAL SPACE

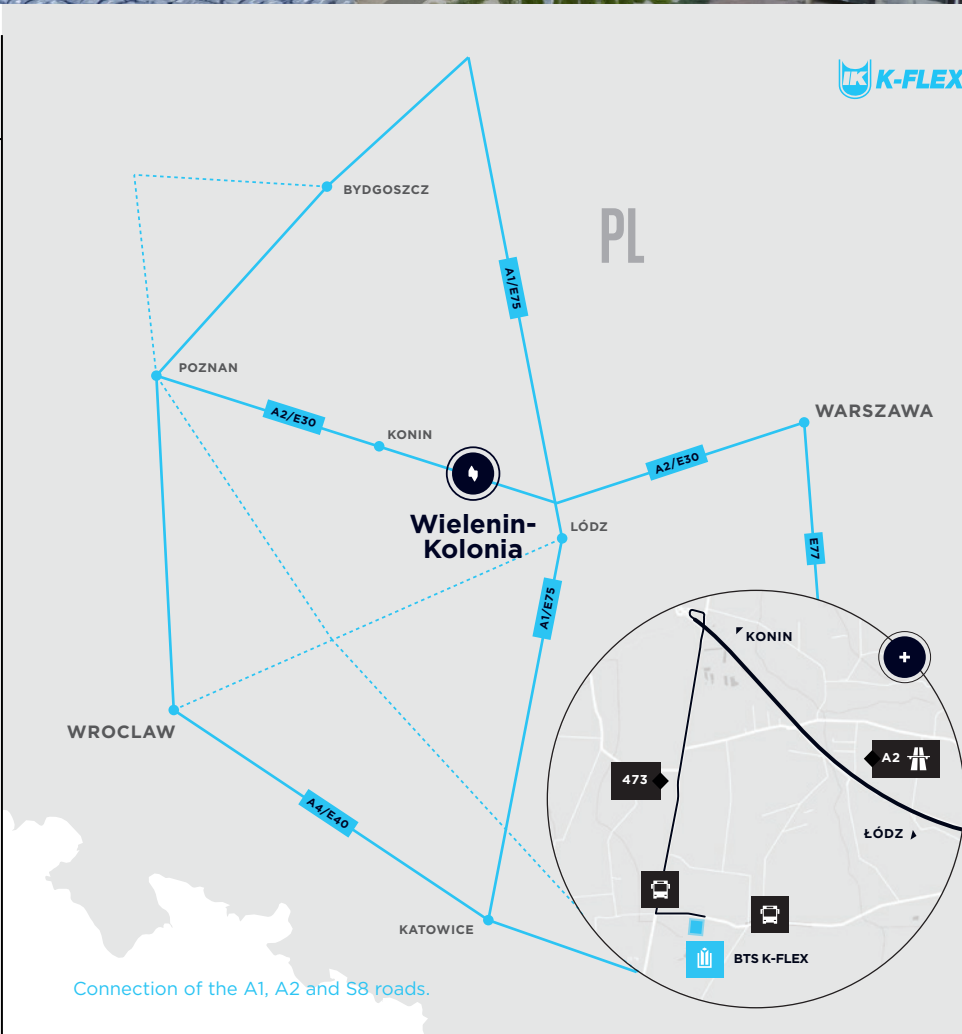
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● ACCESS

This location in the heart of Poland has a very good road thanks to the connection of the A1, A2 and S8 roads.

● PUBLIC TRANSPORT

Public transport 1km from the Park ensures easy commuting for employees.



BUILDING INFORMATION

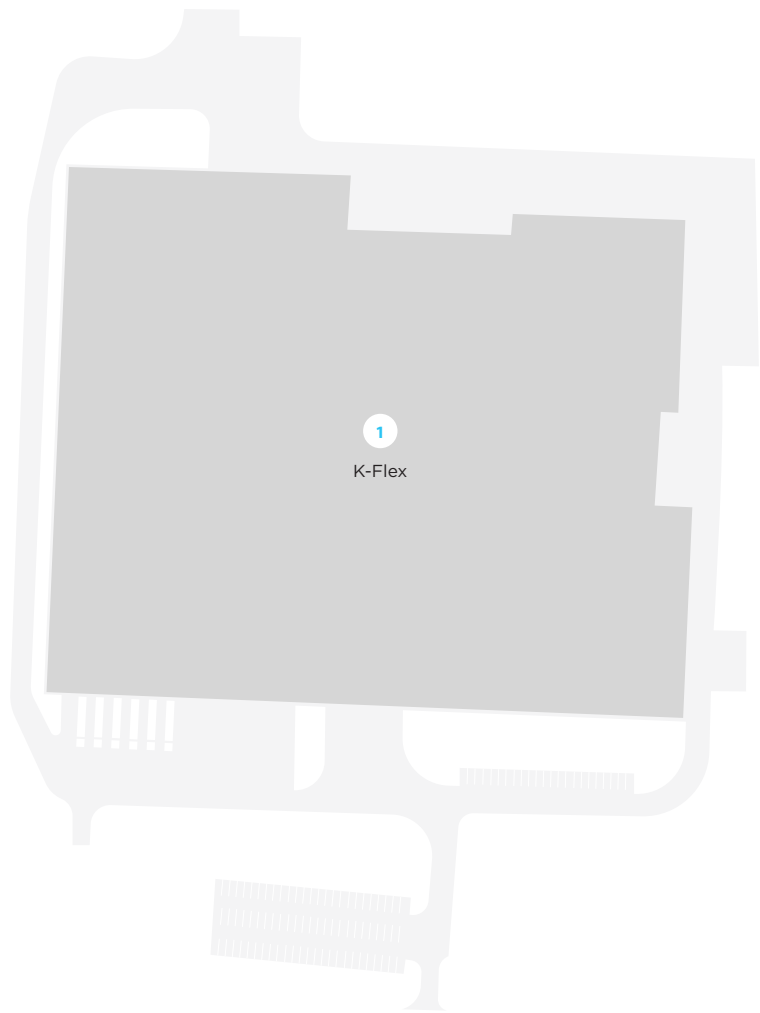
Building 1 34,540 sq m

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 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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