

# PARK GORZÓW WIELKOPOLSKI II

PLANNED AREA:  
**72,267 sq m**



Park Gorzów Wielkopolski II offers 72,267 sq m of industrial space suitable for light production, logistic and e-commerce activities.

**GERMAN BORDER**  
44 km, 50 min  
**BERLIN**  
132 km, 150 min

**GORZÓW WLKP.  
CITY CENTER**  
7 km, 10 min  
**SZCZECIN**  
102 km, 60 min



## LOCATION IS KEY

### DEVELOPMENT SPACE

Park Gorzów Wielkopolski II offers 72,267 sq m of industrial space suitable for light production, logistic and e-commerce activities.

### ACCESS

Excellent and easy access to the expressway S3 connecting Szczecin, Legnica and Prague.

### LOCATION

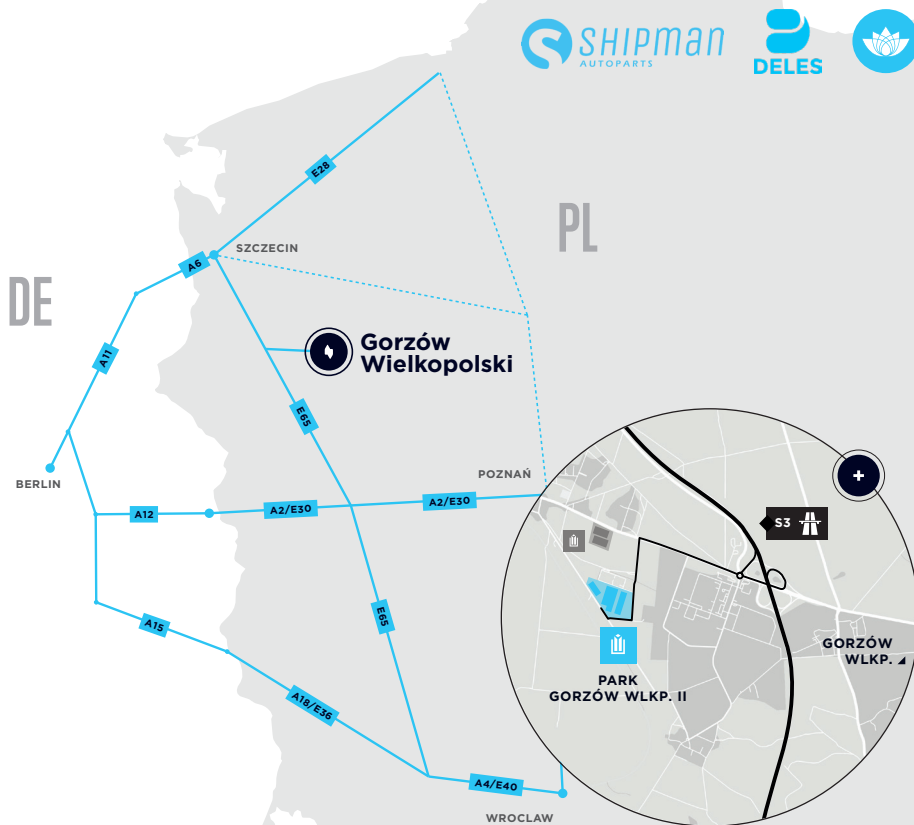
Perfect location close to the border for companies cooperating with Eastern Europe.

### LABOR FORCE

Available resources of qualified personnel with 4 universities and 125,00 inhabitants.

### OTHER PARK ADVANTAGES

The Park is 98 km from Szczecin Port, which is considered as one of the most important sea transshipment ports for the Czech Republic and Slovakia and 84 km from Tyluś container transport.



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## BUILDING INFORMATION

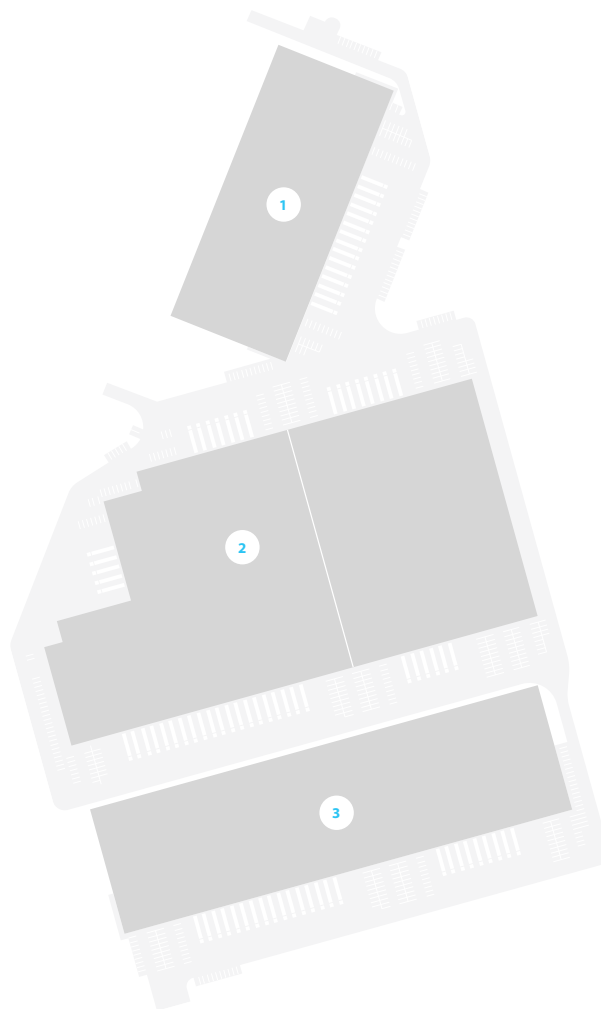
Building 1	13,062 sq m
Building 2	38,385 sq m
Building 3	20,820 sq m

## 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.

### 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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