



ONE OF THE LEADING LOGISTICS PARKS IN POLAND.

140,000 sq m of modern logistics space in a prime location
A4 EXIT WROCLAW / PIETRZYKOWICE **WROCLAW, POLAND**





Logistics and supply chain efficiencies are all about location and Mountpark Wrocław is strategically located for that reason.



Directly located at exit Pietrzykowice on the A4 highway just south west of Wrocław. The proximity to the A4 and A8 make it one of Poland's premium logistics locations.



Mountpark Wrocław has been designed to an excellent specification which can be configured to meet your logistics requirements.

PROVEN

PROVEN.

Situated in the south west of Wrocław, the area is established as a premier distribution location, having attracted major occupiers across many sectors including retailers, producers and logistics.



Wroclaw is one of Poland's leading commercial, technology and cultural centres; it is also one of the most rapidly growing metropolitan areas. Numerous major Polish companies started here and Wroclaw is now regarded as one of Europe's most attractive investment locations.



8 UNIVERSITIES IN WROCLAW OFFER LOGISTICS MAJORS (OUT OF 29 PUBLIC AND PRIVATE UNIVERSITIES IN THE AREA)



60% OF THE POPULATION ARE OF WORKING AGE



674,100 RESIDENTIAL POPULATION



RANKED AS #1 MID-SIZED EUROPEAN CITIES OF THE FUTURE 2022/2023 – BUSINESS FRIENDLINESS*

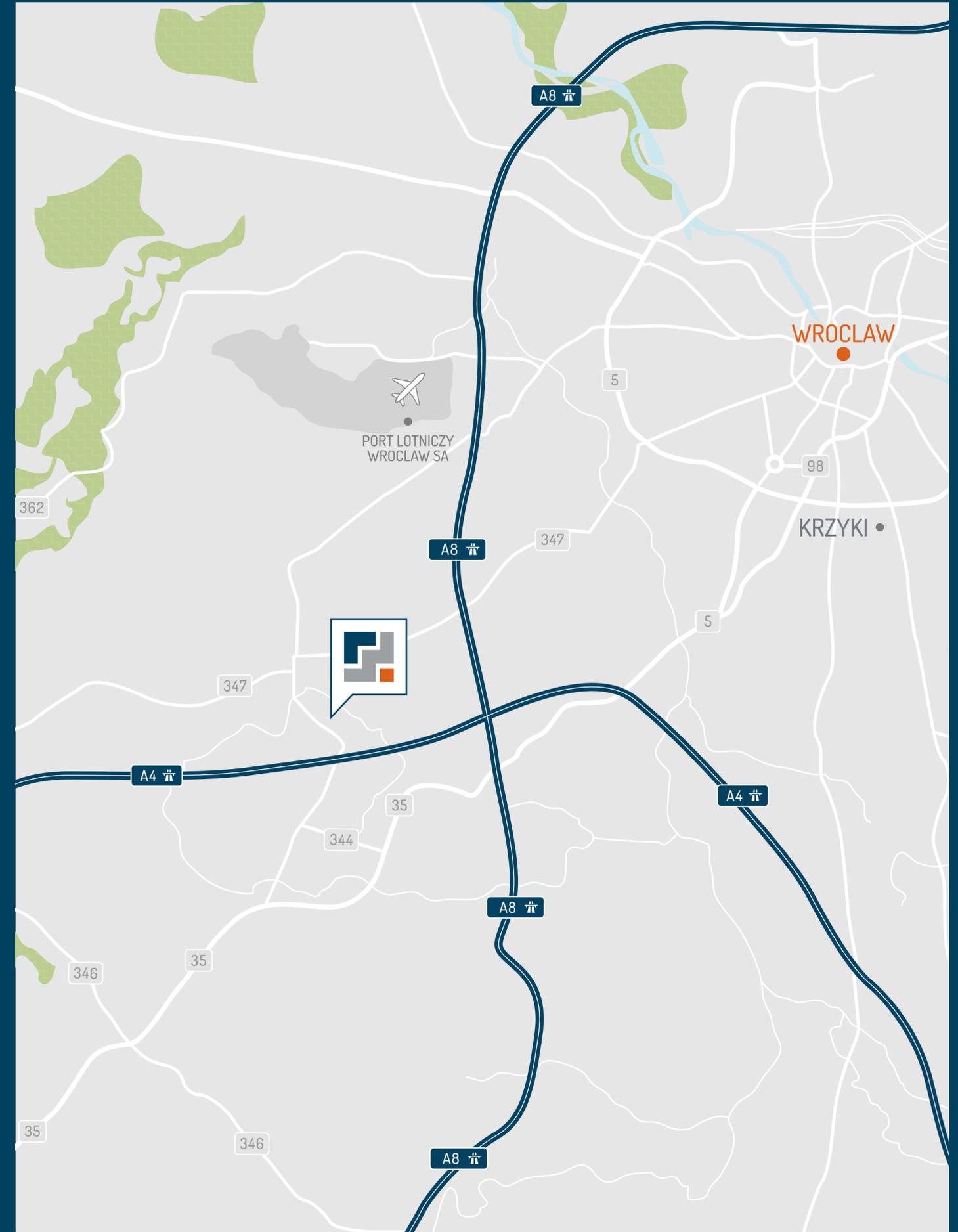
*Source: Report by fDi Magazine, February/March 2022



CONNECTED.

Mountpark Wrocław is close to the A4 highway, which provides excellent access to Wrocław City Centre, Krakow, Katowice and the German border, together with rapid connections to major transportation links in Central and Eastern Europe.

With the A8 Highway (Wrocław outer ring road), the site has excellent access to Wrocław airport and other parts of the city.



 **100** Metres to the A4 Highway

 **6** KM to the A8 Highway

 **16** KM to Wrocław Airport

 **25** KM to Wrocław City Centre

AREA MAP

CONNECTED.

Wroclaw is the capital and principal city of the Lower Silesia region. The city has a population of 674,100, while Lower Silesia contains a population of approximately 2,900,000 providing a strong labour pool. Wroclaw's transport infrastructure includes three international highways, two river ports and Wroclaw Copernicus Airport.

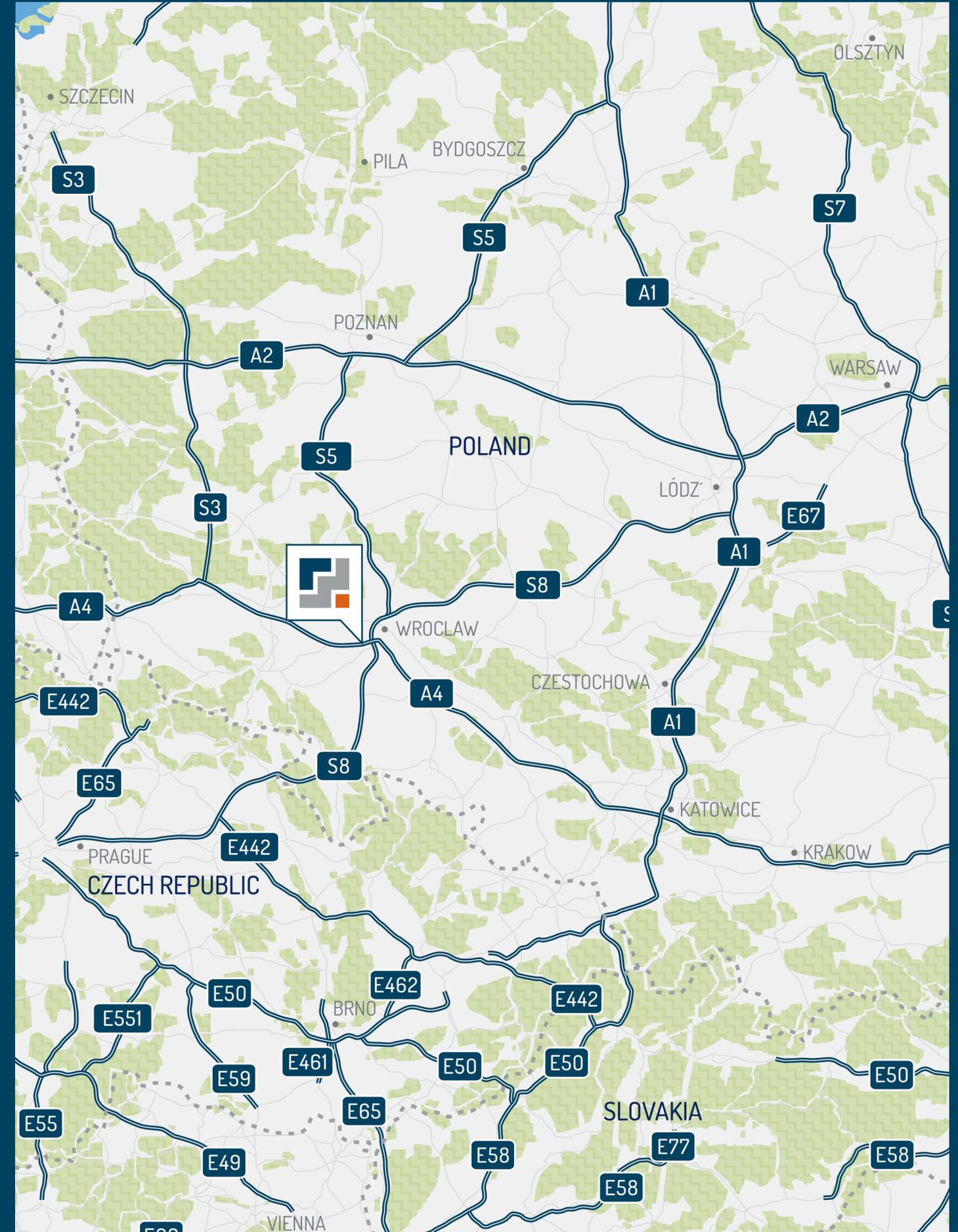
Over the past two decades the region has attracted many significant international and local investors and industries to establish their manufacturing and supply chain operations in and around Wroclaw.

 **159** KM to the German border

 **192** KM to Katowice

 **100** KM to Czech border

 **370** KM to Warsaw



SPECIFIED

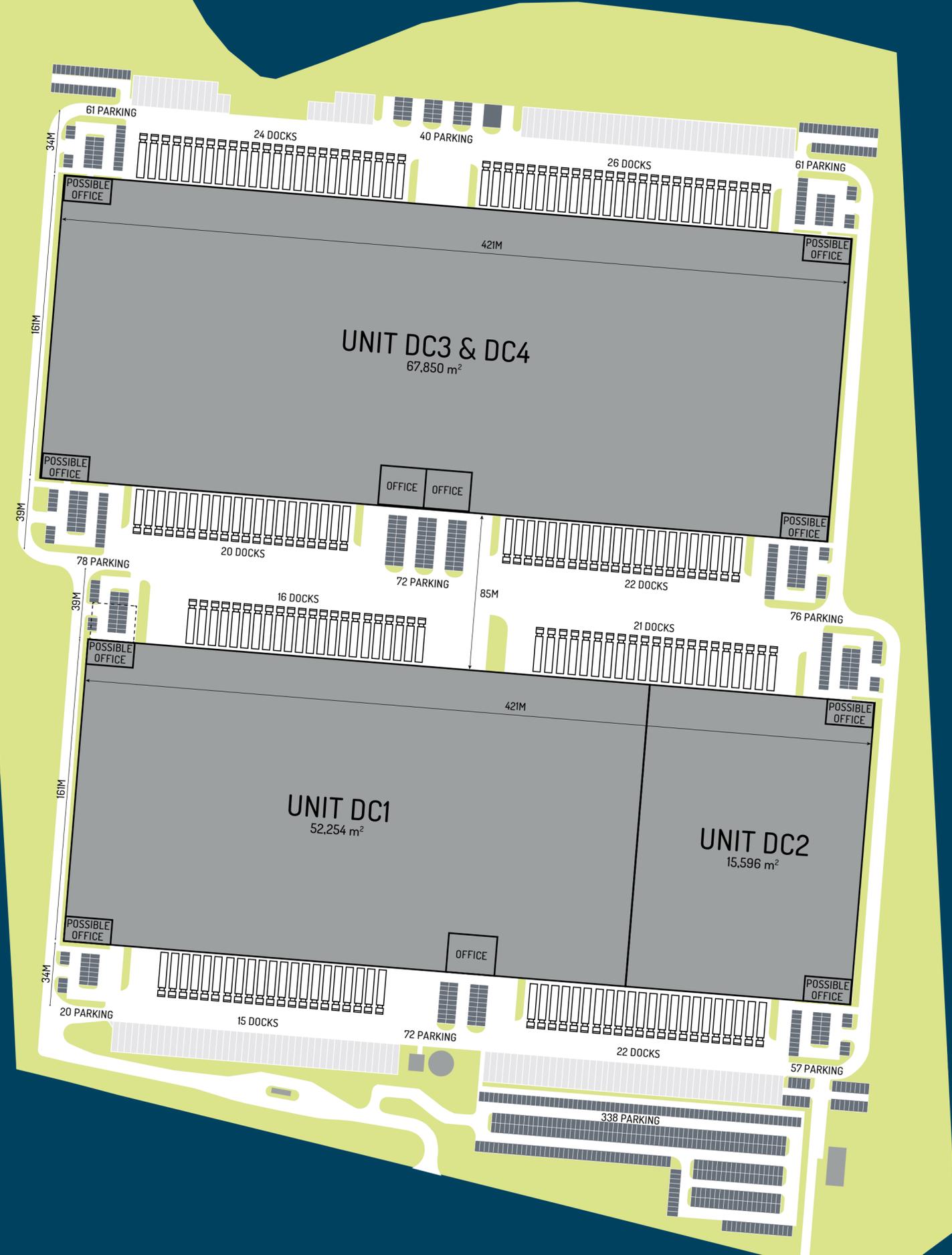
SPECIFIED.

Mountpark Wrocław provides the next generation of warehouse accommodation finished to an excellent specification. Units DC1, 3 & 4 have been successfully let to Shein and Geodis and the final unit DC2 of 15,596 sq m is available for occupation.

-  Bus stop is located close to the park offering employees a convenient commute to work
-  Public and private bus services are available
-  Relaxation zones
-  Unrivalled specification and high quality surroundings, offering superior occupier and employee amenities
-  Convenient internal road system
-  High number of parking places
-  Truck courts up to 57 m deep
-  DC1 & 2 BREEAM "VERY GOOD" Rating
DC3 & 4 BREEAM "EXCELLENT" Rating



REVIEW EACH UNIT
IN MORE DETAIL



UNIT DC1
& DC2

SPECIFIED.

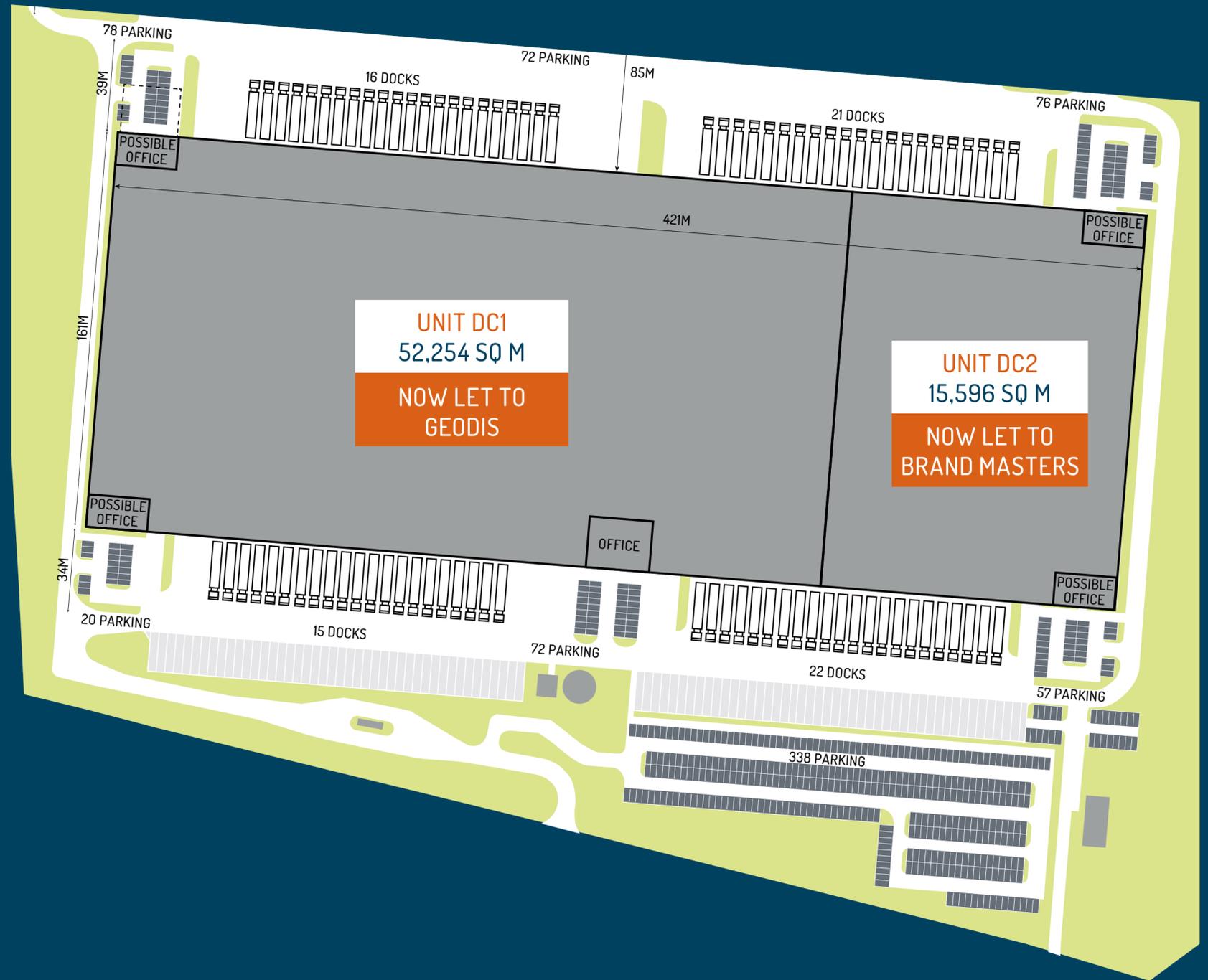
WAREHOUSE	OFFICES
65,786 sq m	4,128 sq m
TOTAL	
67,850 sq m	

Review each unit in more detail

UNIT DC1 & DC2

-  **YARD DEPTH**
41 m + 16 m. 85 m BETWEEN BUILDINGS
-  **CLEAR HEIGHT**
12 m
-  **DOCK LEVELLERS**
90
-  **LEVEL ACCESS DOORS**
8
-  **FLOOR LOADING**
70 KN/m²
-  **OFFICE TO SUIT OCCUPIER DESIGN**
✓

-  **BREEAM**
"VERY GOOD"
-  **ROOF LIGHTING**
2% (6,5% IN DOCK AREA)
-  **LANDSCAPED ENVIRONMENT**
✓
-  **SECURE YARD**
✓
-  **GLAZING ABOVE DOCK DOORS**
✓



UNIT DC3
& DC4

SPECIFIED.

WAREHOUSE

65,786 sq m

OFFICES

4,128 sq m

TOTAL

67,850 sq m

Review each unit in more detail

UNIT DC3 & DC4

 **YARD DEPTH**
40 m + 16 m. 85 m BETWEEN BUILDINGS

 **CLEAR HEIGHT**
12 m

 **DOCK LEVELLERS**
92

 **LEVEL ACCESS DOORS**
8

 **FLOOR LOADING**
70 KN/m²

 **OFFICE TO SUIT OCCUPIER DESIGN**
✓

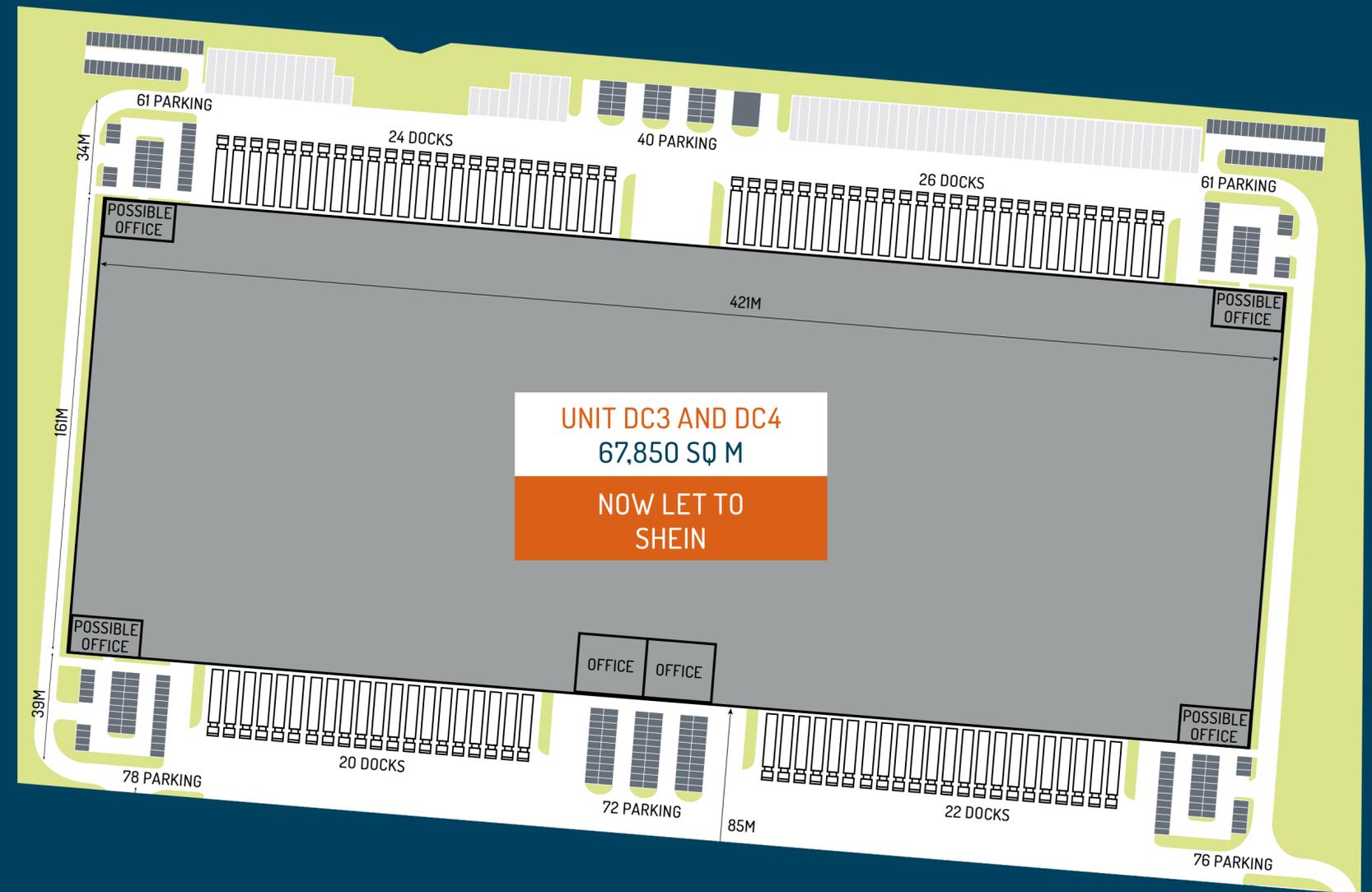
 **BREEAM**
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✓

 **SECURE YARD**
✓

 **GLAZING ABOVE DOCK DOORS**
✓



WELLBEING

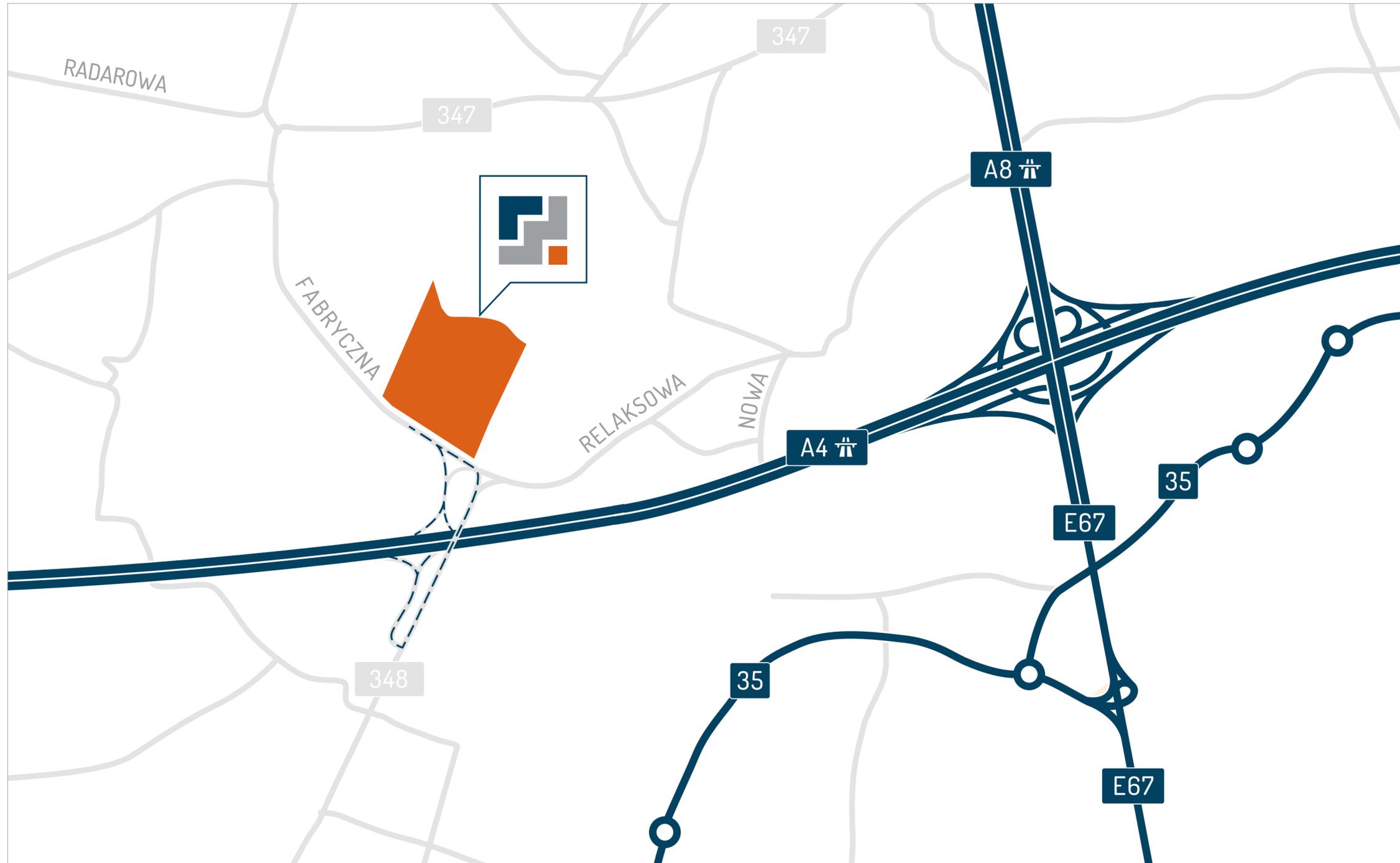


 BREEAM
"EXCELLENT" RATING

WELLBEING.

Mountpark Wrocław offers high quality, energy-efficient buildings with an unrivalled technical specification. We create an attractive environment with high standards of employee welfare, making our buildings great places to work.

MOUNTPARK WROCLAW | A4 EXIT | WROCLAW / PIETRZYKOWICE | WROCLAW, POLAND



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