

**mDC<sup>2</sup>**

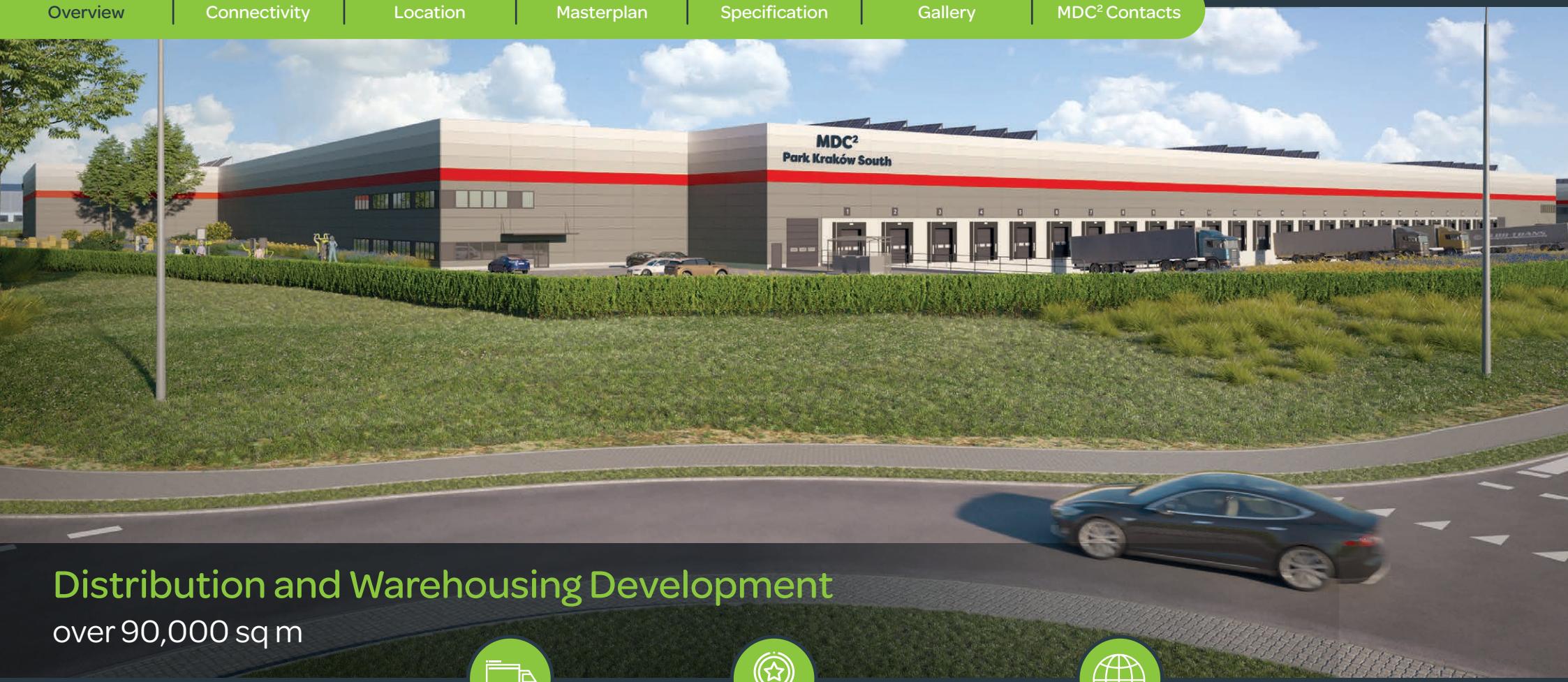
TO LEASE  
Distribution and  
Warehousing Development  
over 90,000 sq m

# MDC<sup>2</sup> PARK Kraków SOUTH

SKAWINA,  
SOUTHERN POLAND  
49°59'23.2"N 19°49'54.5"E



ENTER ▶

 Overview Connectivity Location Masterplan Specification Gallery MDC<sup>2</sup> Contacts

## Distribution and Warehousing Development

over 90,000 sq m

MDC<sup>2</sup> Park Kraków South is a master planned three building distribution and logistics development with a planned total GLA of ca. 90,341 sq m. MDC<sup>2</sup> Park Kraków South is strategically located in Skawina, south of Kraków, at National Road No. 44, less than 2 km from the junction with the A4 Motorway.

MDC<sup>2</sup> Park Kraków South benefits from good exposure and superb connectivity.



### Park Benefits

- Excellent road accessibility
- Park Management
- Landscaping
- Ample parking spaces



### MDC<sup>2</sup> Quality Standards

- BREEAM Excellent New Construction
- Facility managers on-site
- Leading sustainable developer in Poland
- Flexible, long-term lease options



### Regional Benefits

- Excellent connectivity in an industrialized neighbourhood with a good access to skilled labour
- Kraków - the second largest city in Poland with ca. 767,000 inhabitants (1.4 million within the agglomeration) and also the second largest academic centre
- The neighbourhood is dominated by other, established logistics and industrial properties

Overview

Connectivity

Location

Masterplan

Specification

Gallery

MDC<sup>2</sup> Contacts

## Connectivity

MDC<sup>2</sup> Park Kraków South occupies a prime industrial location in an established logistics hub in Southern Poland. It is located at National Road No. 44 near the intersection with the A4 Motorway, approximately 13.5 km south-west of the Old Town of Kraków.



## Drivetime & Distances

|          |         |           |
|----------|---------|-----------|
| Kraków   | 13,5 km | 21 min    |
| Katowice | 78 km   | 50 min    |
| Wrocław  | 270 km  | 2h 58 min |
| Dresden  | 520 km  | 4h 50 min |
| Warsaw   | 316 km  | 3h 32 min |





MDC<sup>2</sup> Park Kraków South has very good road access being located at the new section of the National Road No. 44 which constitutes a bypass of Skawina completed in 2020.

National Road No. 44 leads to the Kraków - Skawina Junction with the A4 Motorway, which constitutes the southern bypass of Kraków and is also the main East - West motorway in Southern Poland.



Skawina is a town located in the Kraków County, Małopolskie Province, several kilometers south-west of the center of Kraków.

It is one of the urban centers of the Kraków agglomeration.

As at the end of 2019, the city had 24,000 inhabitants, while the area of the entire commune had 43,500 inhabitants.

MAJOR  
INVESTORS  
IN THE AREA  
INCLUDE:



dpd



Valeo

Bahlsen

VelvetCARE

RÖHLIG SUUS<sup>»</sup>  
LOGISTICS



LAFARGE  
CEMENT

Overview

Connectivity

Location

Masterplan

Specification

Gallery

 MDC<sup>2</sup> Contacts

TO LEASE

## Distribution and Warehousing Development

over 90,000 sq m



## Accommodation Schedule

| BUILDING 1    |            |
|---------------|------------|
| Site Area     | 7,1927 ha  |
| Total Space   | 30,414 sqm |
| BUILDING 2    |            |
| Site Area     | 8,343 ha   |
| Total Space   | 35,596 sqm |
| BUILDING 3    |            |
| Site Area     | 3,7815 ha  |
| Total Space   | 15,901 sqm |
| OVERALL TOTAL |            |
| Total Area    | 19,3172 ha |
| Total Space   | 90,341 sqm |

44

Cracov City Centre  
15 km

## Care for the environment

From the very beginning of the construction process, we provide in our facilities:

Market-leading environmentally friendly solutions, including:



PV ready roofs



Electric vehicle chargers



Rainwater recycling/  
retention system



Minimizing your carbon  
footprint



Building environmental  
certification



Outdoor gyms

## Technical Standards



Fire resistance above  
4000 MJ/m<sup>2</sup>



Floor load capacity  
7 tons/m<sup>2</sup>



Column grid  
22.5m x 12m / 24m x 12m



Air conditioned offices



Storage height  
12m



Increased building insulation.  
Mineral wool panels,  
 $U=0,25 \text{ W/m}^2\text{K}$



Parking



Security



Access to the warehouse  
24/7



LED Lighting



Dock/area ratio  
1/800 m<sup>2</sup>



BMS System

Overview

Connectivity

Location

Masterplan

Specification

Gallery

MDC<sup>2</sup> Contacts

MDC<sup>2</sup> specialises in developing, sustainable modern logistics facilities throughout Poland



Owner of the project: GENERALI REAL ESTATE

Generali Real Estate is one of the world's leading real estate asset managers, with around €38.3 bn of assets under management as of end of June 2022. It leverages on the expertise of more than 430 professionals, with operating units located in the main European cities.

The company's integrated business model covers the full scope of asset management activities and the entire real estate value chain. A series of cross-border investment vehicles, managed by the specialized asset manager GRE SGR, aims to create long-term value for investors with a core/core+ profile by investing in assets characterized by good locations, high liquidity and strong underlying leasing dynamics. The portfolio under management comprises a unique mix of historical and modern properties, ranging from landmark buildings to new architectural masterpieces, which has enabled the company to develop best-in-class skills in the fields of technological innovation, sustainability and urban development.

Generali Real Estate is part of the Generali Investments ecosystem of asset management firms.

MDC<sup>2</sup> is a Poland-based logistics and warehousing space developer and management company established in 2021 by seasoned commercial property professionals. The MDC<sup>2</sup> team currently includes 18 team members. The assembled team of MDC<sup>2</sup> partners has built over 3 million m<sup>2</sup> of warehouses over the last 15 years. The company develops and markets sustainable modern logistics buildings in Poland – the 2nd fastest growing logistics market in Europe.



### Contact Details:

For further information please contact:

**Katarzyna Dudzik**

Development Director

katarzyna.dudzik@mdc2.pl

+48 721 010 100

