

TO LEASE Industrial/Logistics Facility up to 57,000 sq m

MDC² PARK GLIWICE

UL. PSZCZYŃSKA GLIWICE50°16′12.8″N 18°42′39.2″E





MDC² PARK GLIWICE

Overview

Connectivity

Location

Masterplan

Specification

Gallery

MDC² Contacts



MDC² Park Gliwice is a state of the art distribution park located at the junction of the two most important motorways in Poland, A1 and A4. The A4 runs East West through Poland starting in the Ukraine running west through Germany to Spain. The A1 runs North South connecting the Baltic Ports to the Mediterranean.

Park Benefits

- Public transport near the site
- ParkManagement
- Landscaping
- Ample parking spaces

MDC² Quality Standards

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

Regional Benefits

- Silesia region's population of 4.5m habitants
- Access to qualified workforce
- Gliwice is widely recognized as the best place to live and work in Upper Silesia
- Location at the main European road junctions connecting west with east and north with south





Connectivity

MDC² Park Gliwice is located at one of the largest highway junctions in Europe, Sośnica junction, connecting A1 and A4 highways and providing easy access to the cities in Upper Silesia agglomeration. The centre of Gliwice city is only 7 km away from the property.

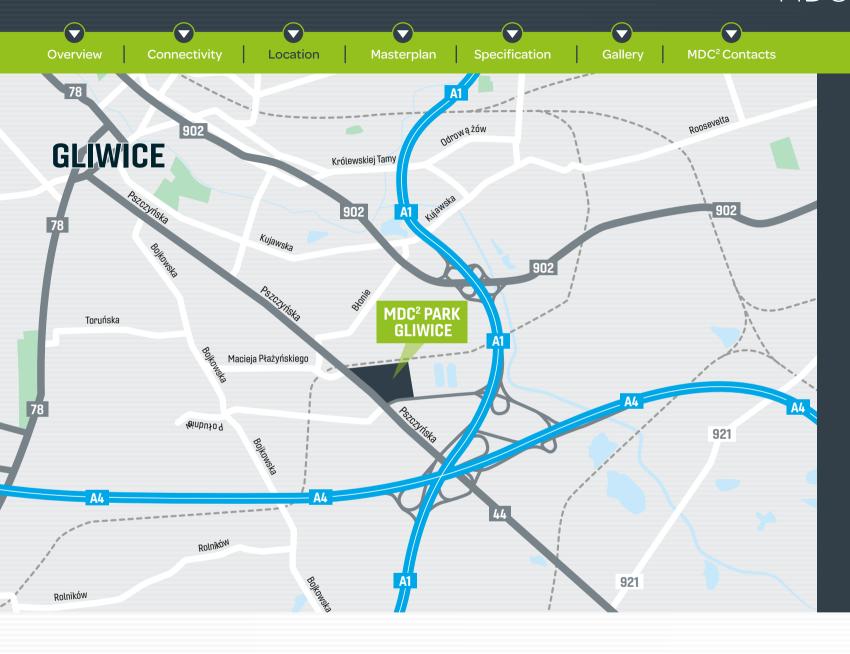
S52



Drivetime & Distances

| Katowice | 24 km | 20 min |
|----------|--------|-----------|
| Łódz | 212 km | 2h 50 min |
| Warszawa | 306 km | 3h 28 min |
| Vienna | 363 km | 3h 40 min |
| Prague | 438 km | 4h 14 min |
| Berlin | 505 km | 5h 20 min |







MDC² Park Gliwice is located at the heart of one of the largest industrial regions in Poland/Europe, which has repeatedly attracted billions of Euros in FDIs.

MAJOR INVESTORS IN THE AREA INCLUDE:





















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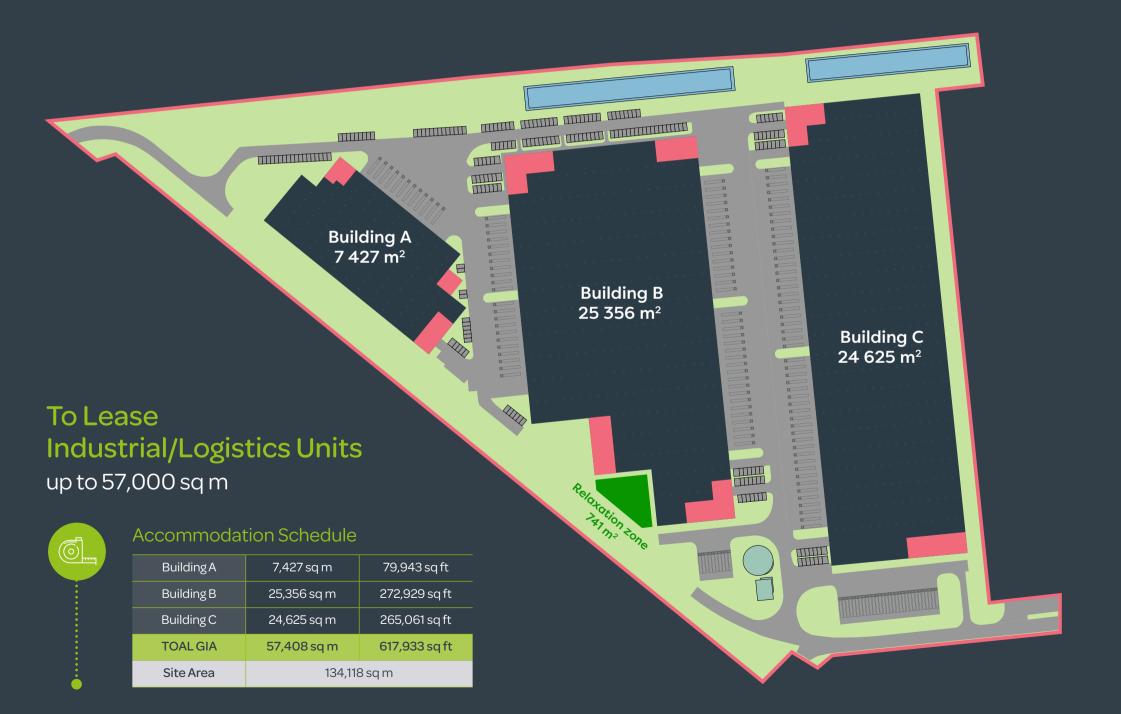
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Care for the environment

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/m²



Floor load capacity 5 tons/m²



Column grid 12m x 24m



Air conditioned offices



Storage height 10 m



Increased building insulation.

Mineral wool panels,

U=0,25 W/m2K



Parking



Security



Access to the warehouse 24/7



LED Lighting



Dock/area ratio 1/800 m²



BMS System



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MDC² is a Poland-based logistics and warehousing space developer and management company established in 2021 by seasoned commercial property professionals, Hadley Dean, Jeremy Cordery and Peter Love. The MDC² team currently includes 20 team members. The assembled team of MDC² partners has built over 3 million m² of warehouses over the last 15 years. The company develops, markets and manages sustainable modern logistics buildings in Poland – the 2nd fastest growing logistics market in Europe. MDC² focus is put on the Polish market, on single asset base as well as a strong team with the routes of building and marketing the logistics and warehouse projects for the last 20 years.



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