

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

TO LEASE

**Industrial/Logistics Facility**

up to 57,000 sq m

# MDC<sup>2</sup> PARK GLIWICE

UL. PSZCZYŃSKA  
GLIWICE

50°16'12.8"N 18°42'39.2"E





Overview

Connectivity

Location

Masterplan

Specification

Gallery

MDC² Contacts

## To Lease Industrial/Logistics Facility up to 57,000 sq m



### Park Benefits

- Public transport near the site
- Park Management
- 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

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.



Overview

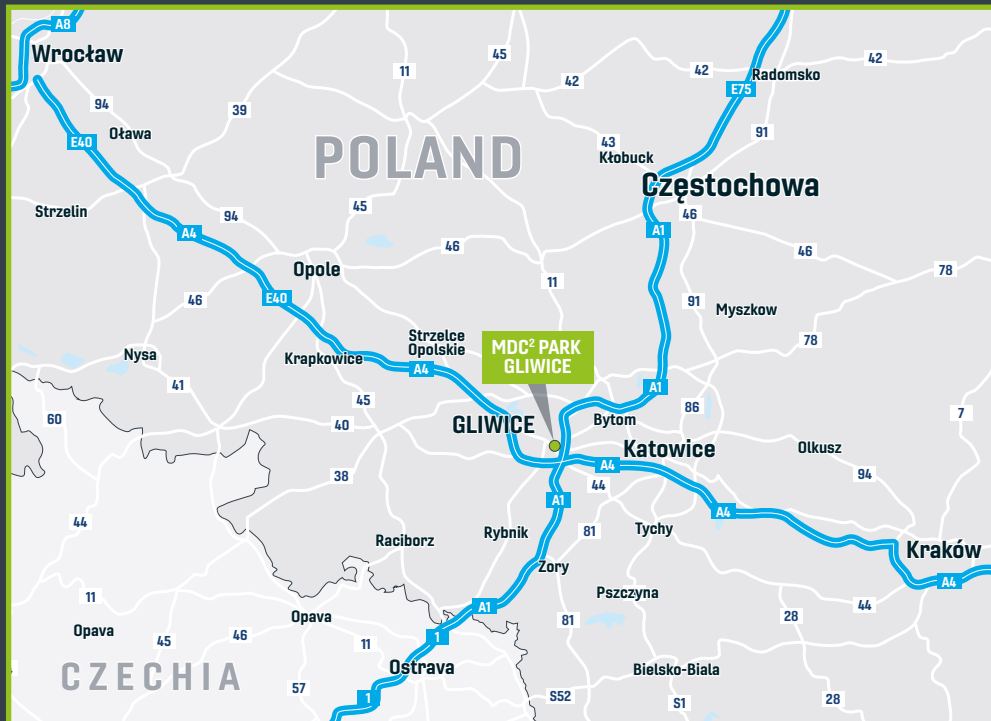
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## Connectivity

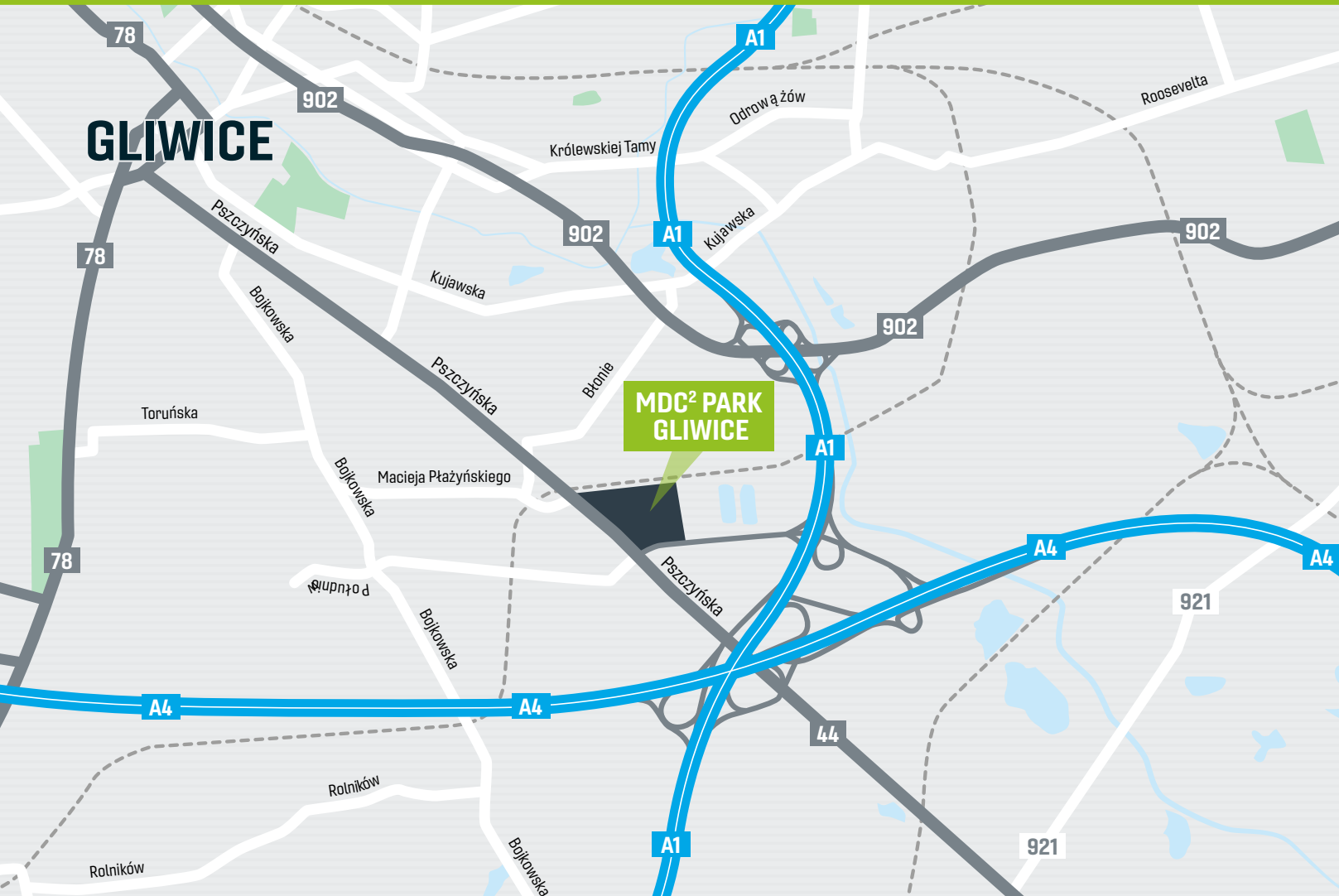
MDC<sup>2</sup> Park Gliwice is located at one of the largest highway junctions in Europe, Sośnica junction, connecting A1 and A4 highways and providing easy access to the cities in Upper Silesia agglomeration. The centre of Gliwice city is only 7 km away from the property.



## Drivetime & Distances

Katowice	24 km	20 min
Łódź	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





MDC<sup>2</sup> 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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## 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  
12m x 24m



Air conditioned offices



Storage height  
12m



Increased building insulation.  
Mineral wool panels,  
U=0,25 W/m<sup>2</sup>K



Parking



Security



Access to the warehouse  
24/7



LED Lighting



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



BMS System



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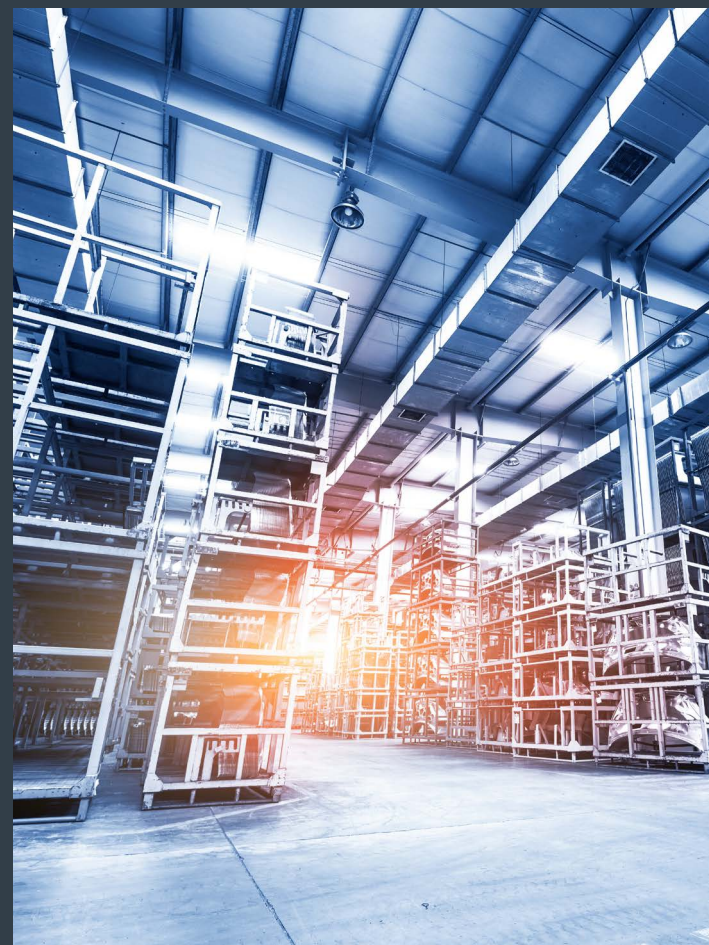
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MDC² specialises in developing,  
sustainable modern logistics  
facilities throughout Poland



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.



## Contact Details:

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