

mDC²

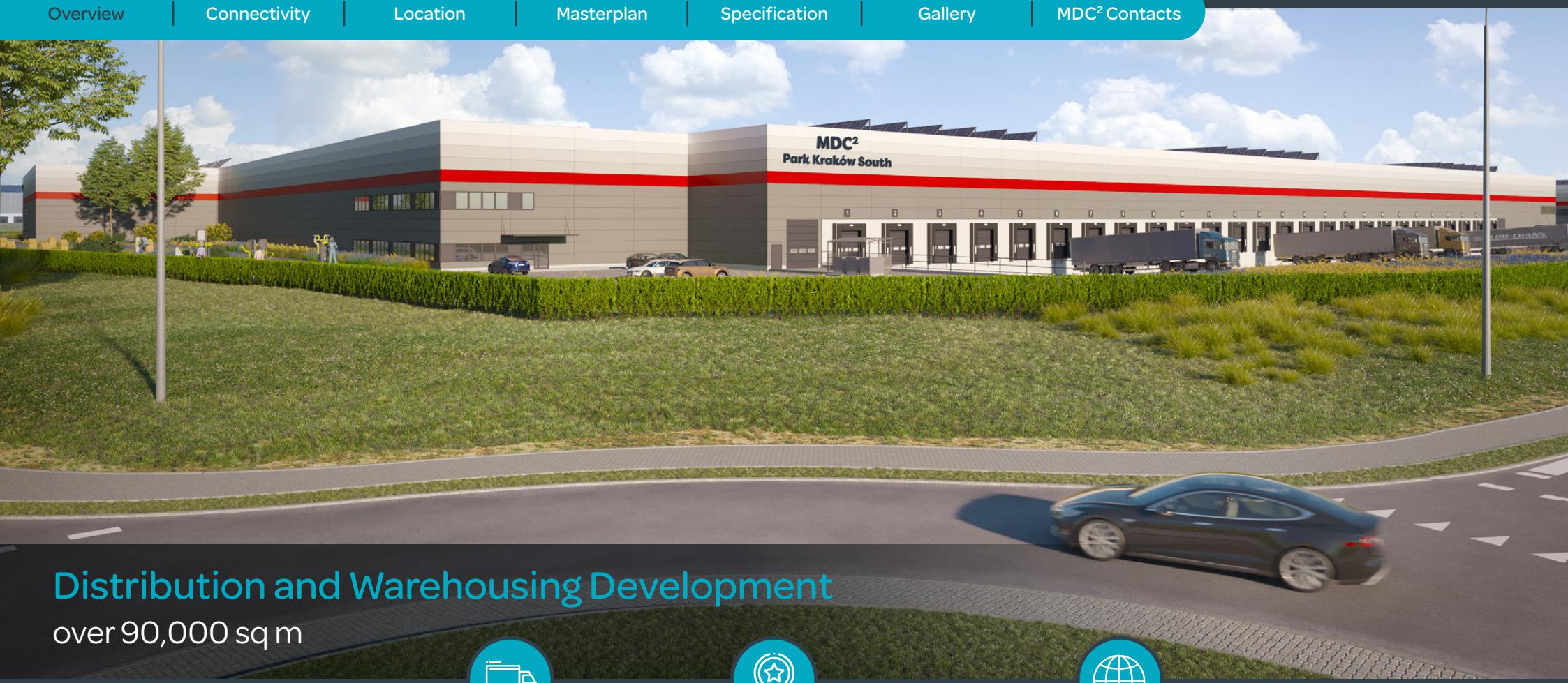
TO LEASE
Distribution and
Warehousing Development
over 90,000 sq m

MDC² PARK Kraków SOUTH

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



ENTER



Distribution and Warehousing Development

over 90,000 sq m

MDC² Park Kraków South is a master planned three building distribution and logistics development with a planned total GLA of ca. 90,341 sq m. MDC² 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.

MDC² Park Kraków South benefits from good exposure and superb connectivity.



Park Benefits

- Excellent road accessibility
- 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

- 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

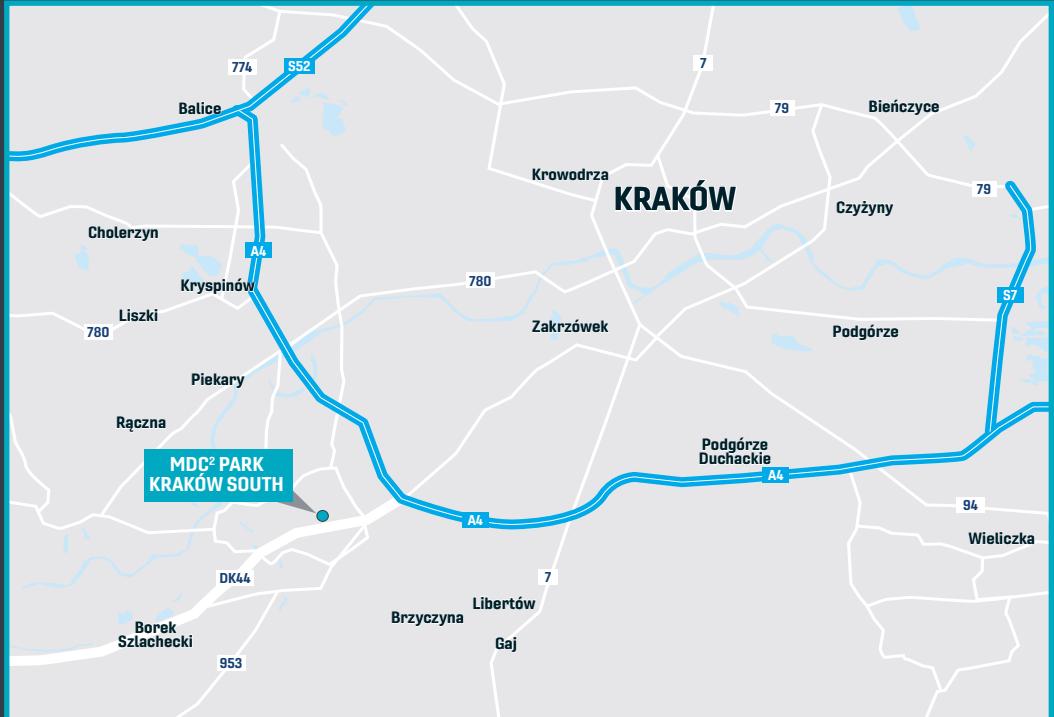
Connectivity

Location

Masterplan

Specification

Gallery

MDC² Contacts

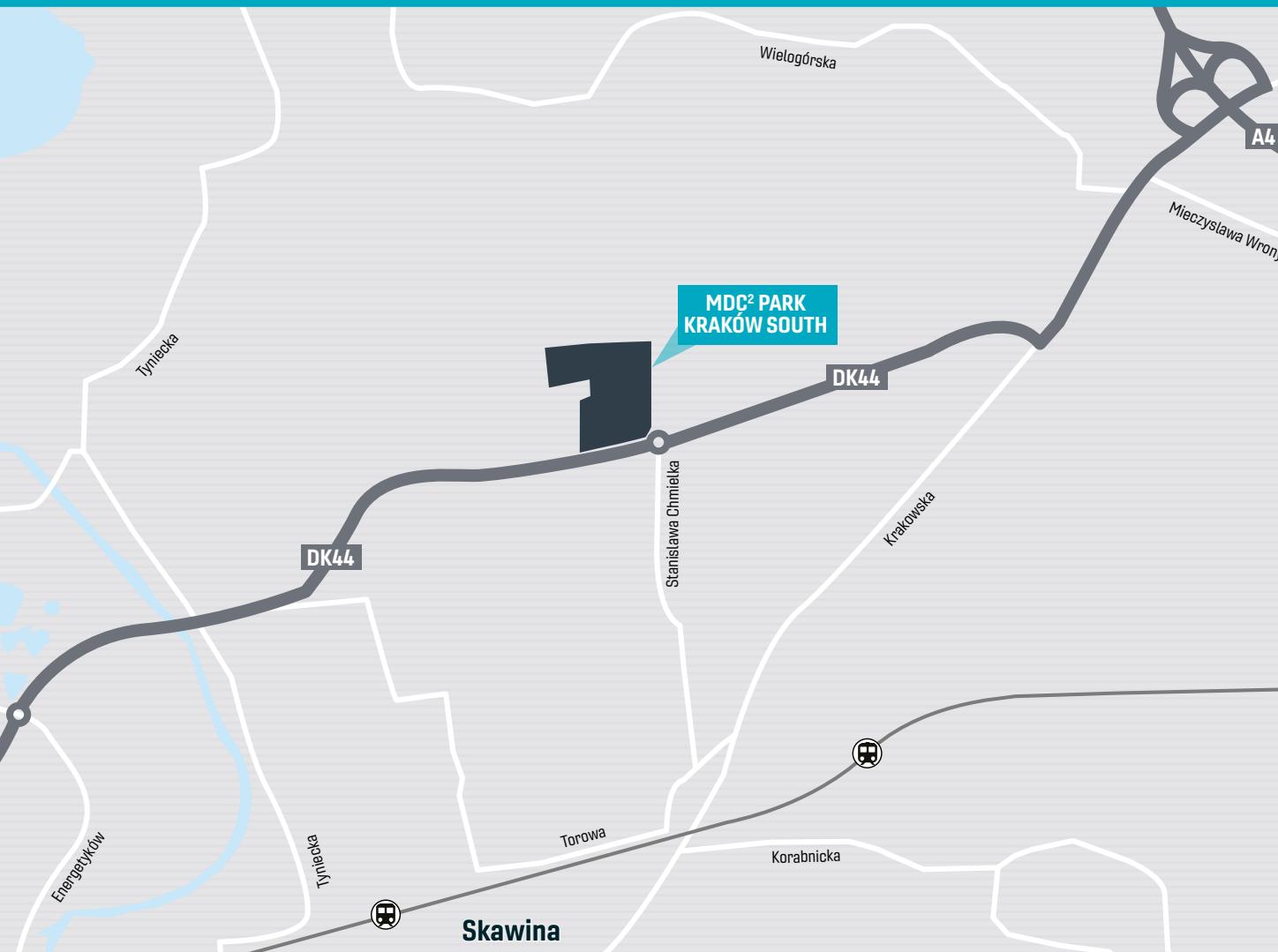
Connectivity

MDC² 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



MDC² 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[»]
LOGISTICS



LAFARGE
CEMENT

 Overview Connectivity Location Masterplan Specification Gallery MDC² Contacts

TO LEASE

Distribution and Warehousing Development

over 90,000 sq m



Overview

Connectivity

Location

Masterplan

Specification

Gallery

MDC² Contacts

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 systemMinimizing your carbon
footprintBuilding environmental
certification

Outdoor gyms

Technical Standards

Fire resistance above
4000 MJ/m²Floor load capacity
7 tons/m²Column grid
22.5m x 12m / 24m x 12m

Air conditioned offices

Storage height
12mIncreased 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 m²

BMS System

Overview

Connectivity

Location

Masterplan

Specification

Gallery

MDC² Contacts

Overview

Connectivity

Location

Masterplan

Specification

Gallery

MDC² Contacts

MDC² 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.



MDC² is a Poland-based logistics and warehousing space developer and management company established in 2021 by seasoned commercial property professionals. The MDC² team currently includes 18 team members. The assembled team of MDC² partners has built over 3 million m² 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

