

50°16'12.8"N 18°42'39.2"E

mDC² Park Gliwice

Pszczyńska 301 St., Gliwice

Industrial/Logistics Facility
58 408 sq m



building for good



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

- The buildings obtained one of the highest scores in Europe in the BREEAM New Construction certification system – Outstanding level
- Public transport near the site
- Park Management
- Landscaping
- Ample parking spaces

MDC² Quality Standard

- BREEAM New Construction Excellent certification as a minimum
- 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



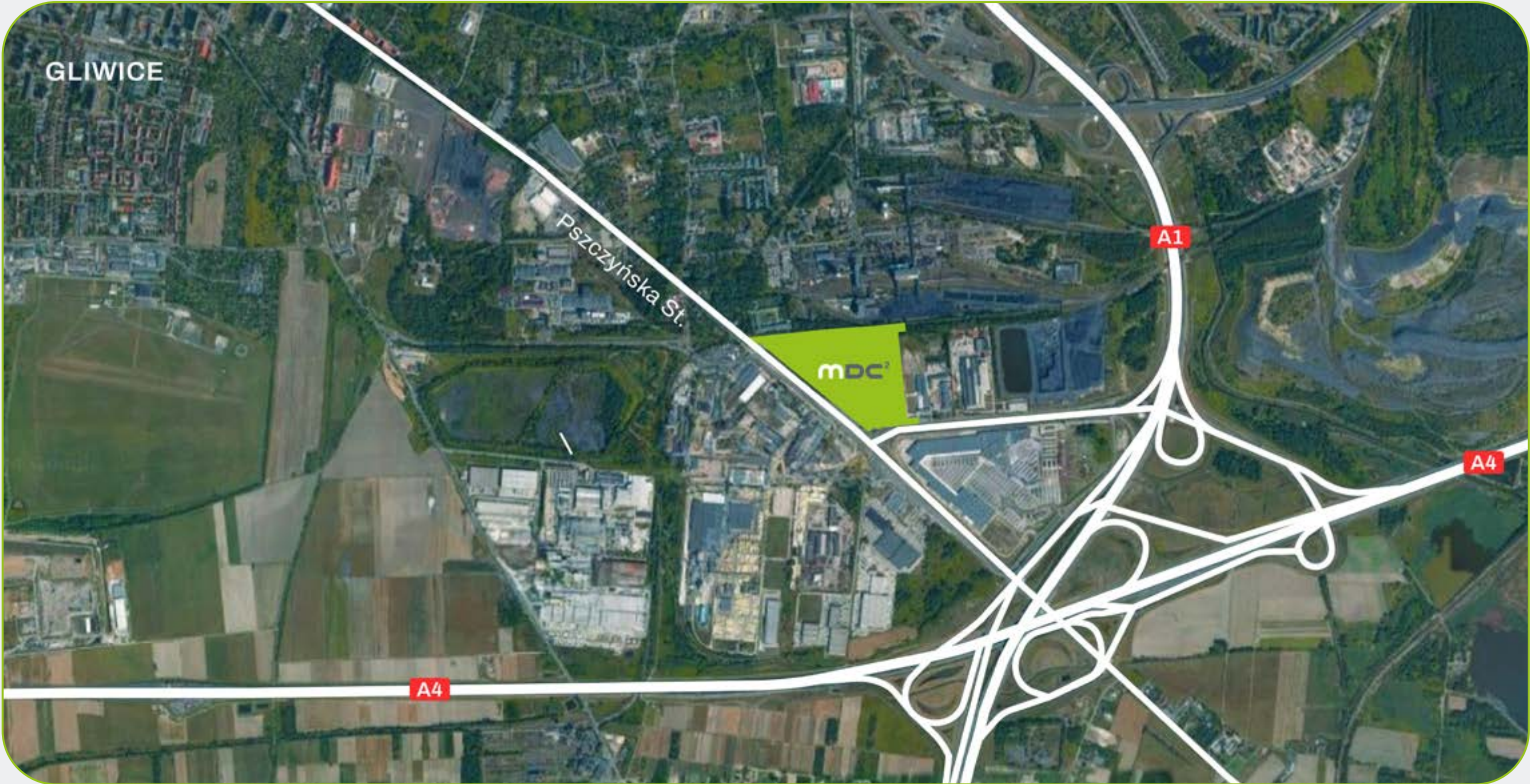
Connectivity

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.

Drivetime & Distances

Katowice	24 km	20 min
Łódź	212 km	2h 50 min
Warszawa	306 km	3h 28 min
Wiedeń	363 km	3h 40min
Praga	438 km	4h 14 min
Berlin	505 km	5h 20 min
Łódź	245 km	2h 20 min





Location

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:



Building area	Available space	
Building A	7,427 sq m	7,427 sq m
Building B	26 356 sq m	4 900 sq m
Building C	24 625 sq m	8 100 sq m
Total area		
Site area	13,5 ha	
Buildings area	58 408 sq m	

Available Space

Leased Space



Care for the environment

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

Market-leading environmentally friendly solutions, including:



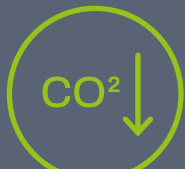
Certification BREEAM
New Construction
Outstanding



Electric vehicle
chargers



Rainwater recycling
/ retention system



Minimizing your
carbon footprint



PV ready roofs



Rest&Move
Zones

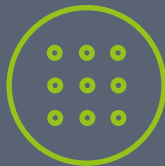
Technical Standards



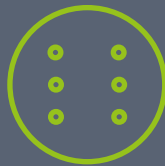
Fire resistance above
4000 MJ/sq m



Floor load capacity
7 tons/m²



Column grid
12m x 24m



Widened first nave
up to 24 m



Air conditioned
offices



Storage height
10 m



LED Lighting



Media
consumption
monitoring



Dock/area ratio
1/800 sq m



Access to the
warehouse
24/7







MDC² specialises in developing, sustainable modern logistics facilities throughout Poland

MDC² is a Poland-based logistics and warehousing space developer and managment 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 10 million m² warehouses over the last 20 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.

For further
information
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