

51°33'11.8"N 19°36'04.6"E

mDC²

Park Łódź South

Głuchów, Central Poland

↓
Distribution/
Logistics Development
81 000 m²



building for good

MDC² Park Łódź South is a master planned distribution and logistics development with a planned total GLA of ca. 81,000 sq m. MDC2 Łódź South is strategically located in Głuchów, south of Łódź, at the junction of A1 Motorway and the National Roads No. 91 and 12. MDC2 Łódź South benefits from superb exposure and connectivity.





Park Benefits

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

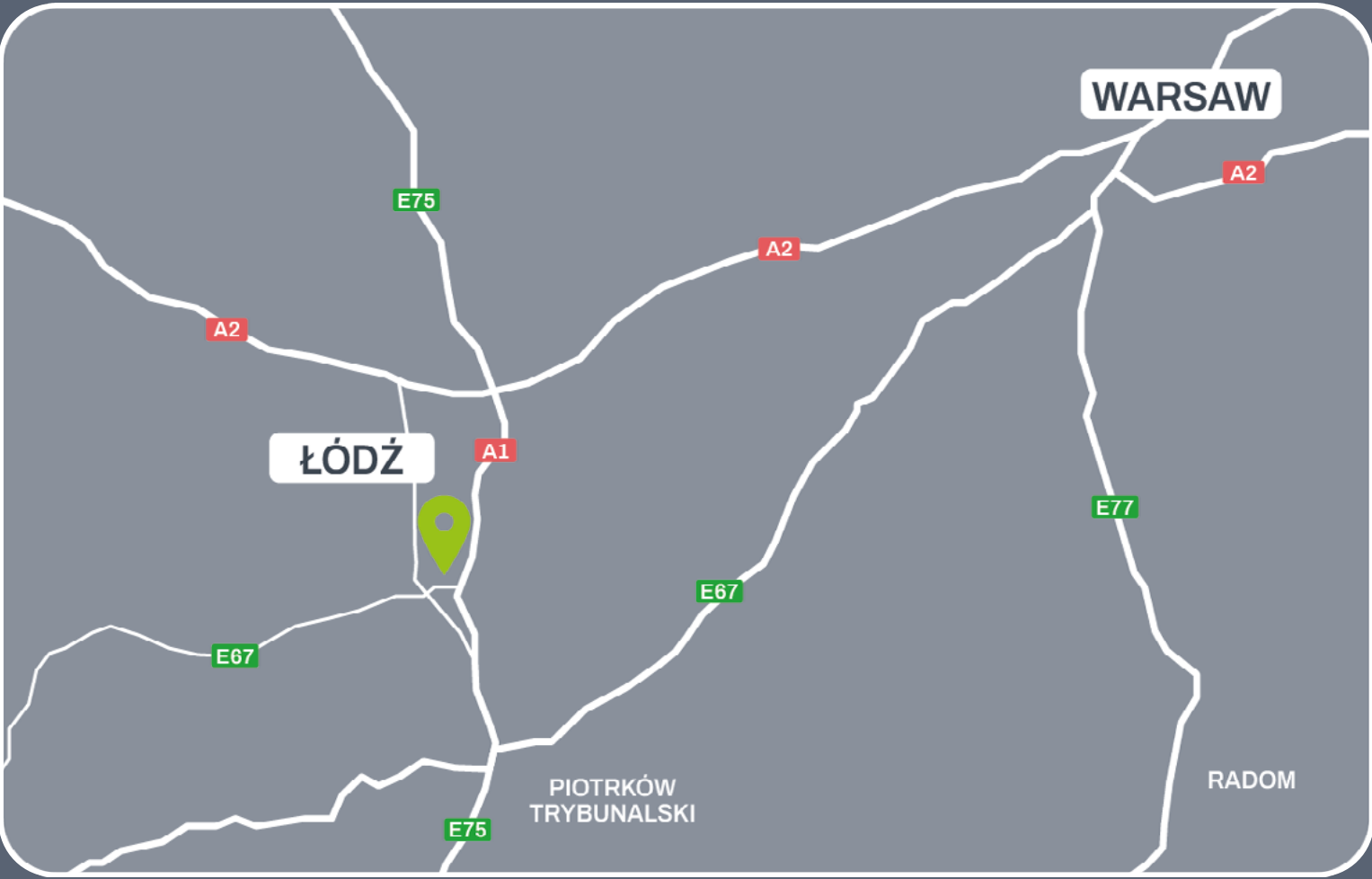
MDC² Quality Standard

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

Regional Benefits

- Proximity of Łódź - one of the key regional markets in Poland with ca. 672,000 inhabitants (1.1 million within the agglomeration)
- Location next to the Zalando Distribution Centre - a major e-commerce logistics centre that handles deliveries to customers from Poland, Czech Republic, Germany.
- Tuszyn and Gluchów are well known for large wholesale trade centres, operating along the National Road No. 91.

MDC² Park Łódź South

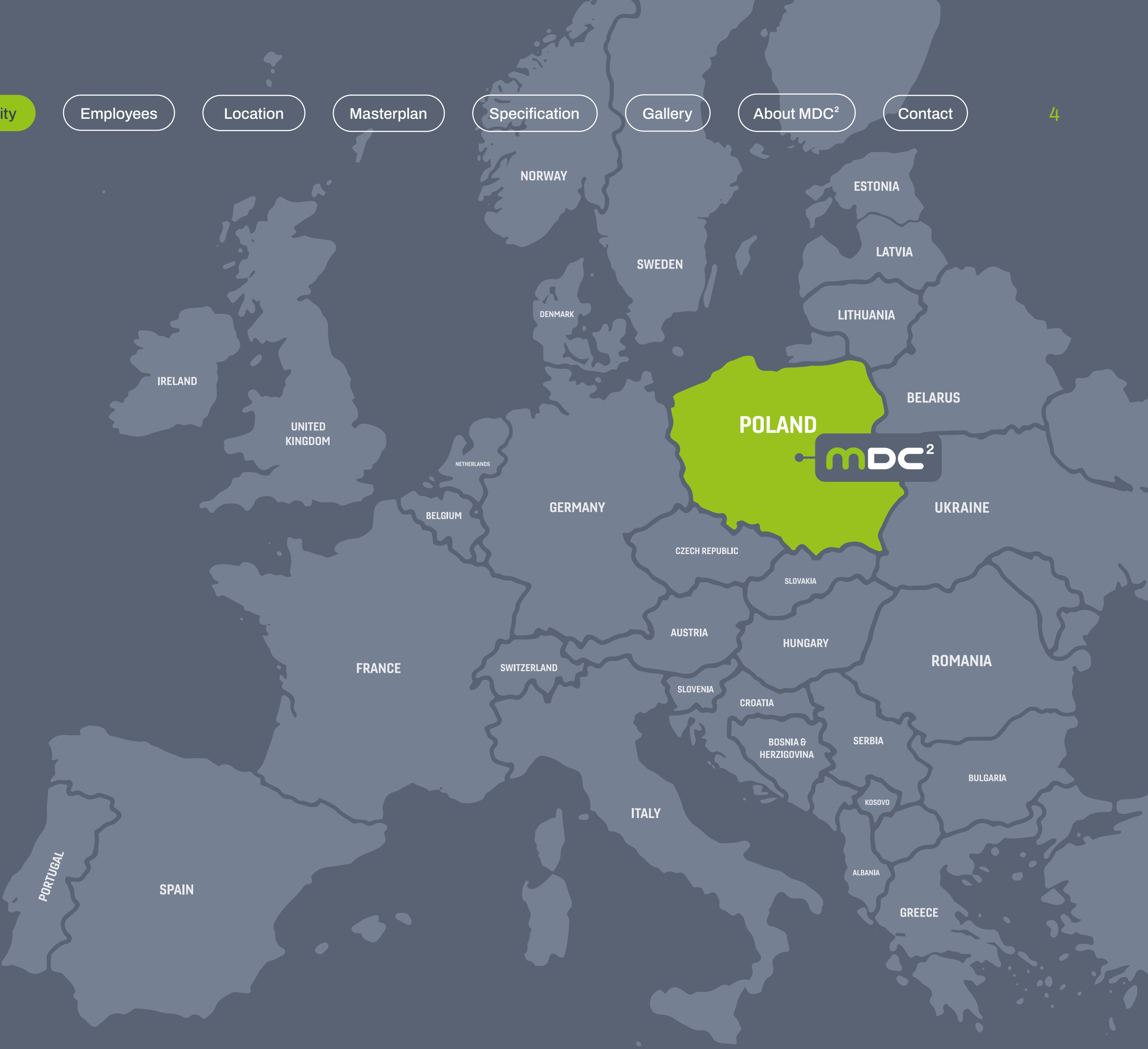


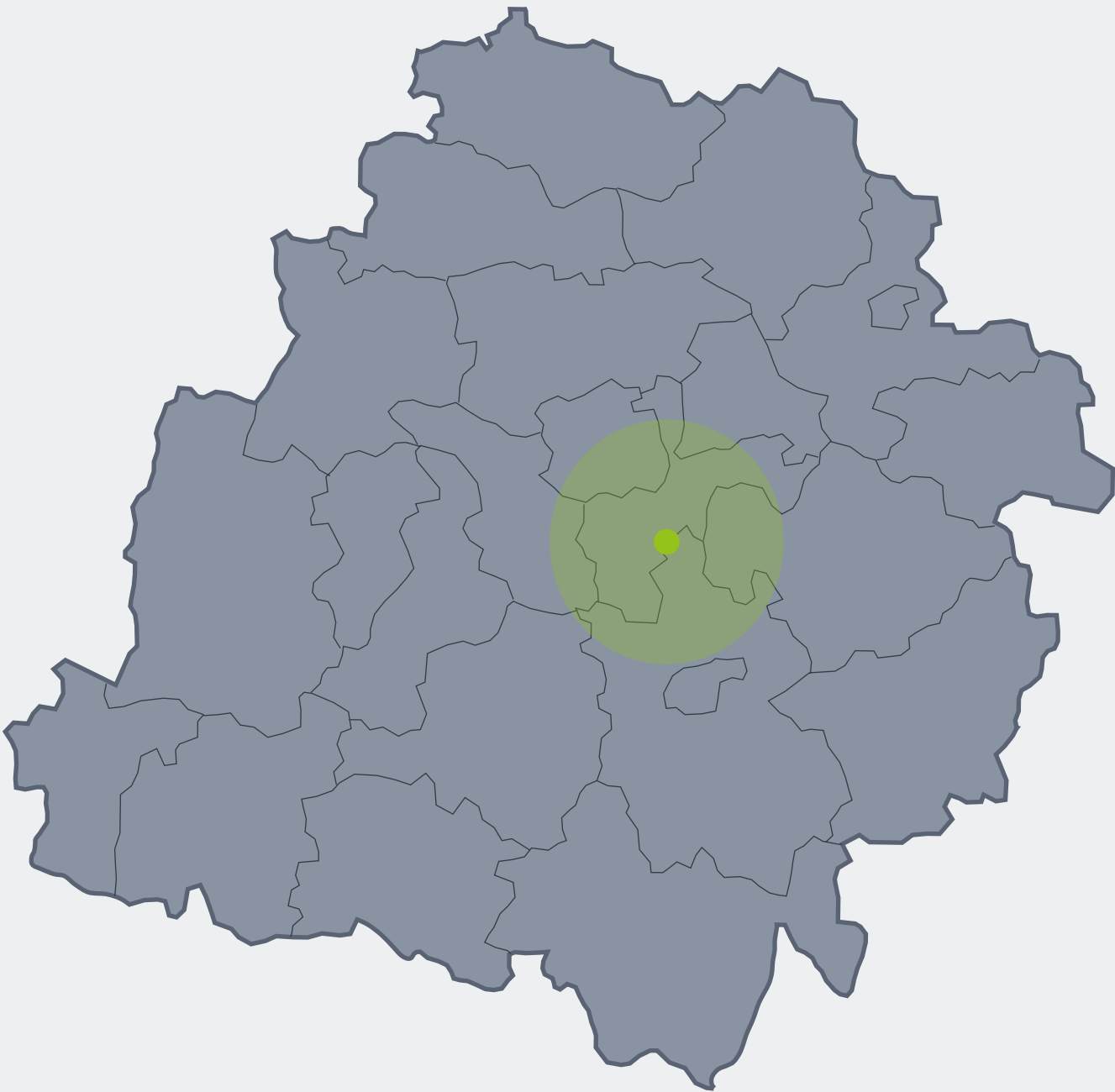
Connectivity

MDC² Park Łódź South is located in Central Poland (ca. 28 km from the city centre of Lodz), at the Tuszyn Junction of A1 Motorway and benefits from superb connectivity and good access to labour.

Drivetime & Distances

Łódź	28 km	34 min
Warszawa	151 km	1h 38 min
Katowice	172 km	2h 25 min
Berlin	509 km	5h 20 min
Wiedeń	545 km	6h 5 min
Praga	559 km	5h 15 min





The area of the Łódź province

Access to qualified labour force**



43 174
working age population

available in the nearest area (15 min drive)



895 759
working age population

available within an hour drive (60 min)

Dedicated shuttle bus for employees as an option

*source: Randstad, December 2023



Location

MDC² Park Łódź South has a prime location in Central Poland, at the intersection of the A1 Motorway with the National Road No. 91 (and No. 12), approximately 19 km south of the border of the city of Łódź.

Łódź is one of the key regional markets in Poland with ca. 672,000 inhabitants (1.1 million within the agglomeration) providing good access to qualified labour. It is also one of the largest academic centres in Poland, which provides access to a wide pool of talent every year (ca. 72,000 students and 20,000 of graduates).

MDC² Park Łódź South is situated next to Zalando Gluchow Distribution Centre and benefits from direct access to the ‘Tuszyn Junction’ of the A1 Motorway. Tuszyn Junction’ is the intersection of the A1 Motorway with the National Road No. 91 (and No. 12). Tuszyn Junction’ is the intersection of the A1 Motorway with the National Road No. 91 (and No. 12).

The A1 Motorway is the major North -South transportation route in Poland, located along the international route E75, running from TriCity, to the Polish-Czech border. At the Łódź North junction, north of Łódź, it crosses the A2 Motorway. At the Gliwice-Sosnica junction, it crosses the A4 Motorway, and at the Polish border near Wodzislaw Slaski and the Czech Bohumín it joins the Czech D1 Motorway. National Road No. 91 runs along a common corridor with National Road No. 12 on a section of 32 km from Piotrkow Trybunalski to Rzgów. National Road No. 12 runs latitudinally through Poland from the border with Germany to the border with Ukraine.

Building area	Available space	
Building A	51 972 sq m	0 sq m
Building B	29 066 sq m	29 066 sq m
Total area		
Site area	17,3 ha	
Buildings area	81 038 sq m	

Available Space

Leased Space



Care for the environment

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

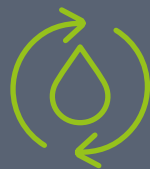
Market-leading environmentally friendly solutions, including:



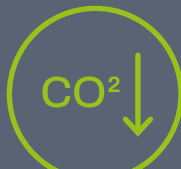
Certification BREEAM
New Construction
Outstanding



Electric vehicle
chargers



Rainwater recycling
/ retention system



Minimizing your
carbon footprint



PV ready roofs



Rest&Move
Zones

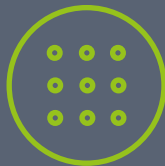
Technical Standards



Fire resistance above
4000 MJ/sq m



Floor load capacity
7 tons/m²



Column grid
12m x 24m



Access to the
warehouse
24/7



Air conditioned
offices



Storage height
10 m



LED Lighting

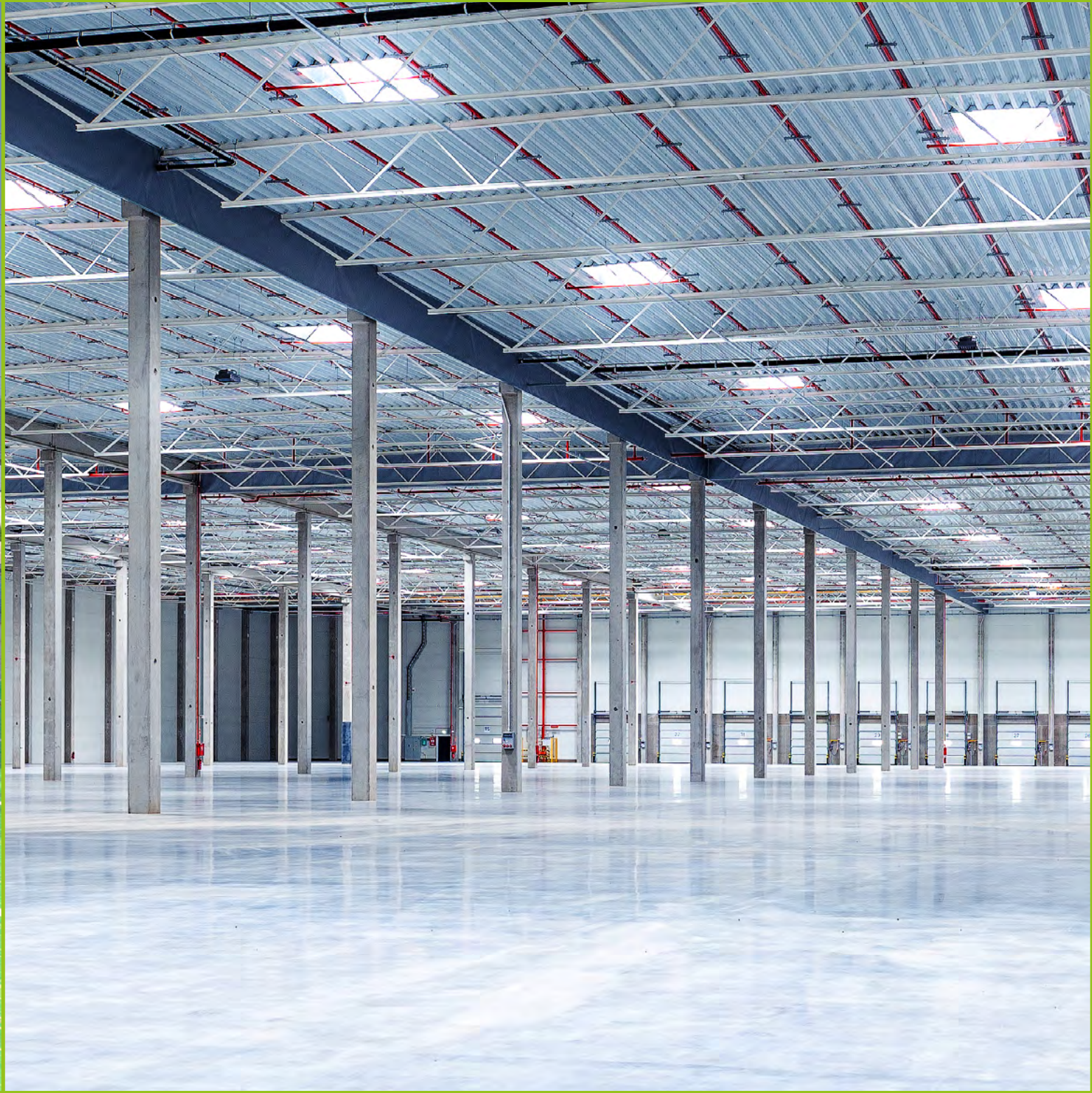


Media
consumption
monitoring



Dock/area ratio
1/800 sq m







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 3 million m² 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.

For further
information
please contact:



Adrian Winiarek

Development Director

adrian.winiarek@mdc2.pl
+ 48 785 010 800

Owner of the project:



Fortress REIT Limited (Fortress) is a JSE listed Real Estate Investment Trust (REIT) that owns, manages and creates commercial spaces that enable greater growth. We have built a dynamic portfolio through our innovative approach to property development and active asset management. We are currently the largest owner and developer of core, premium-grade logistics real estate in South Africa. In addition, we have European exposure to high-growth economies in the Central and Eastern European market through our investment in NEPI Rockcastle plc and our acquisitions of logistic parks in Poland and Romania. Our core logistics portfolio is complemented by a retail portfolio of over 50 commuter-oriented shopping centres (including co-owned properties).