

49°59'23.2"N 19°49'54.5"E

mDC² Park Kraków South

Skawina, Southern Poland

Distribution and Warehousing
Development
82 800 sq m



building for good

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

- New Construction na poziomie Excellent
- 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

- 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



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 50min
Warszawa	316 km	3h 32 min





Location

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 Krakow - 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, Malopolskie 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.

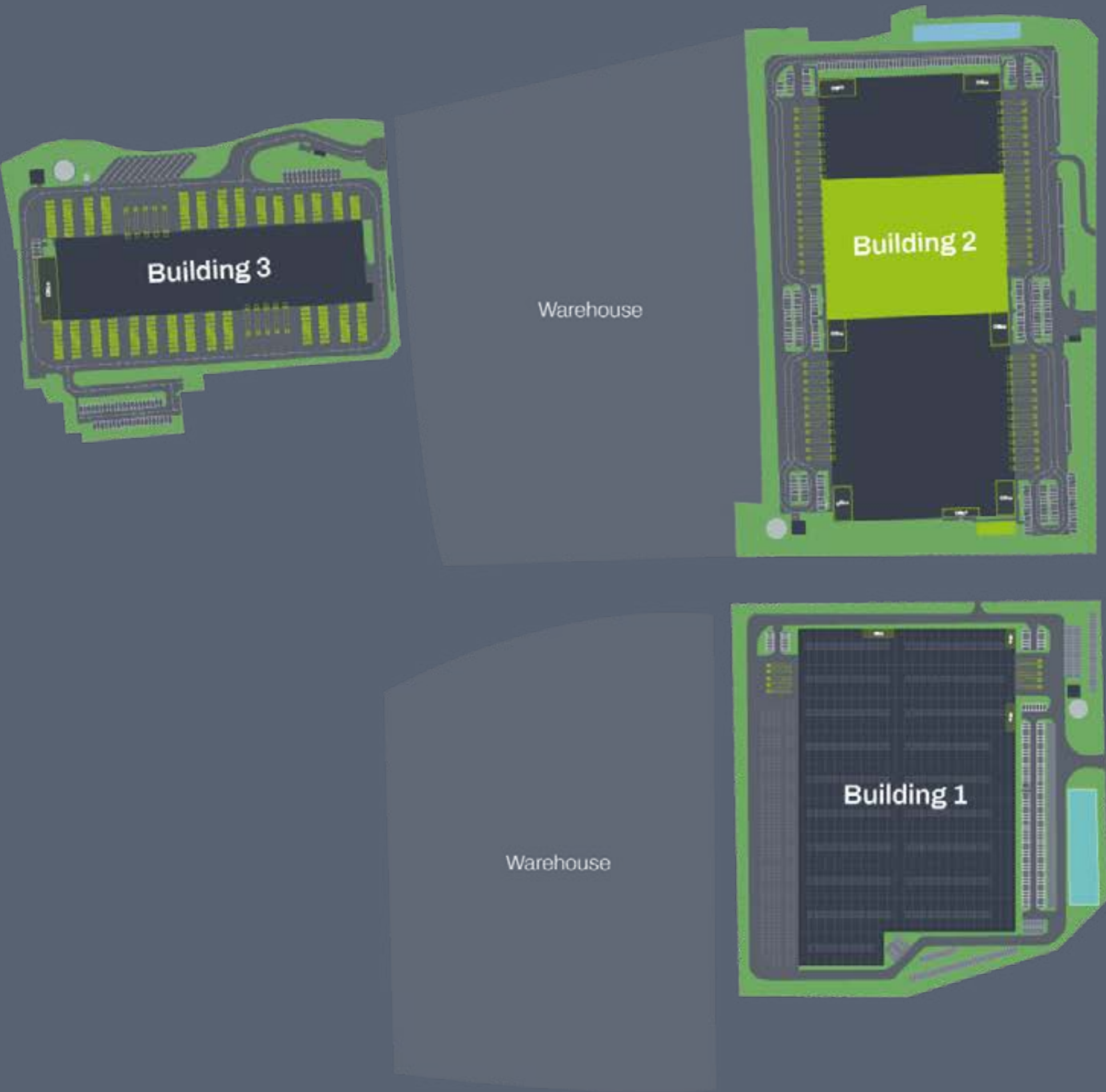
Major investor in the region:



Building area		Available space
Building 1	36 200 sq m	0 sq m
Building 2	35 600 sq m	18 300 sq m
Building 3	11 000 sq m	0 sq m
Total area		
Site area		19 ha
Buildings area		82 800 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:



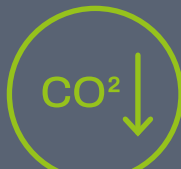
Certification BREEAM
New Construction
Outstanding



Electric vehicle
chargers



Rainwater recycling
/ retention system



Minimizing your
carbon footprint



PV ready roofs



Rest&Move
Zones

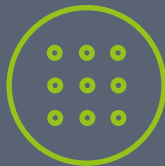
Technical Standards



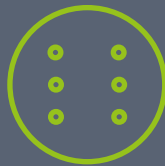
Fire resistance above
4000 MJ/sq m



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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Owner of the project:



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 assetmanagement activities and the entire real estate value chain. A series of crossborder 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.