



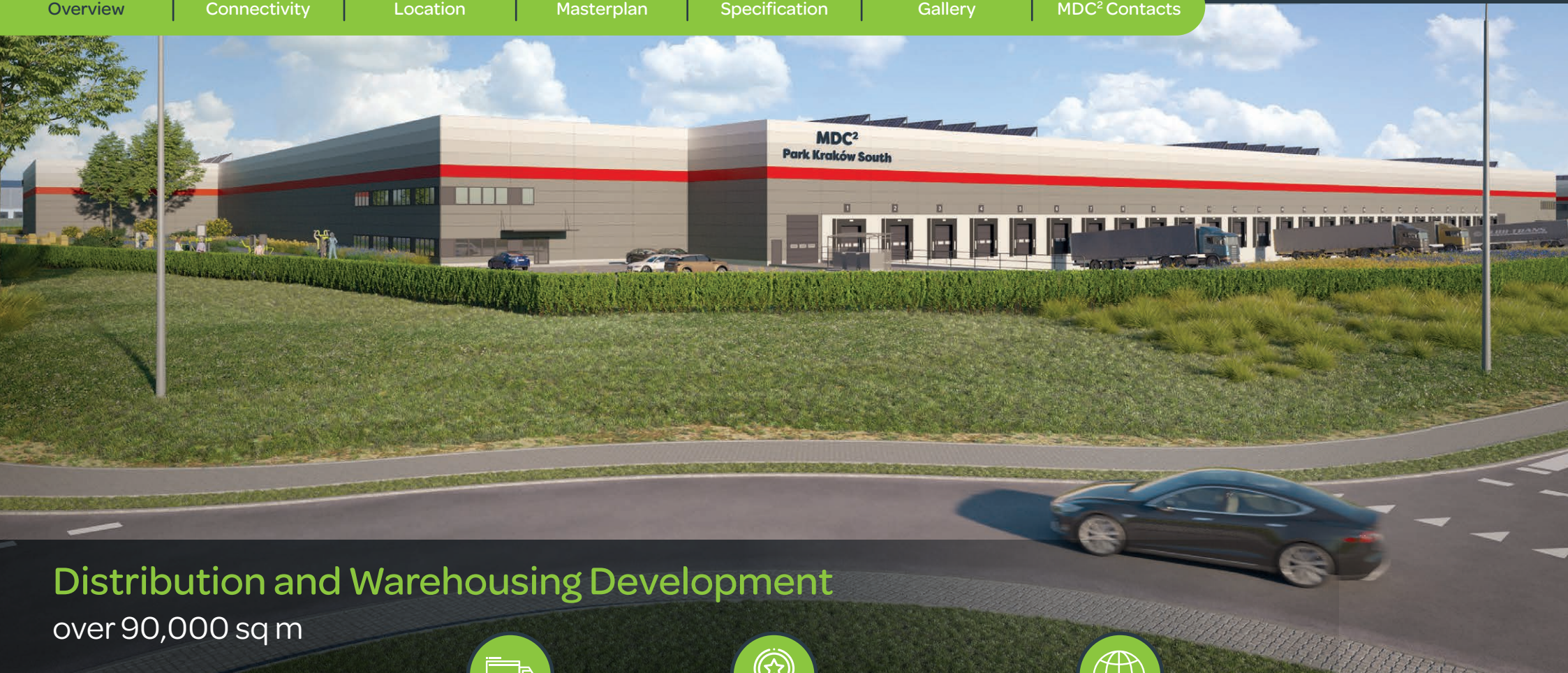
TO LEASE
Distribution and
Warehousing Development
over 90,000 sq m

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



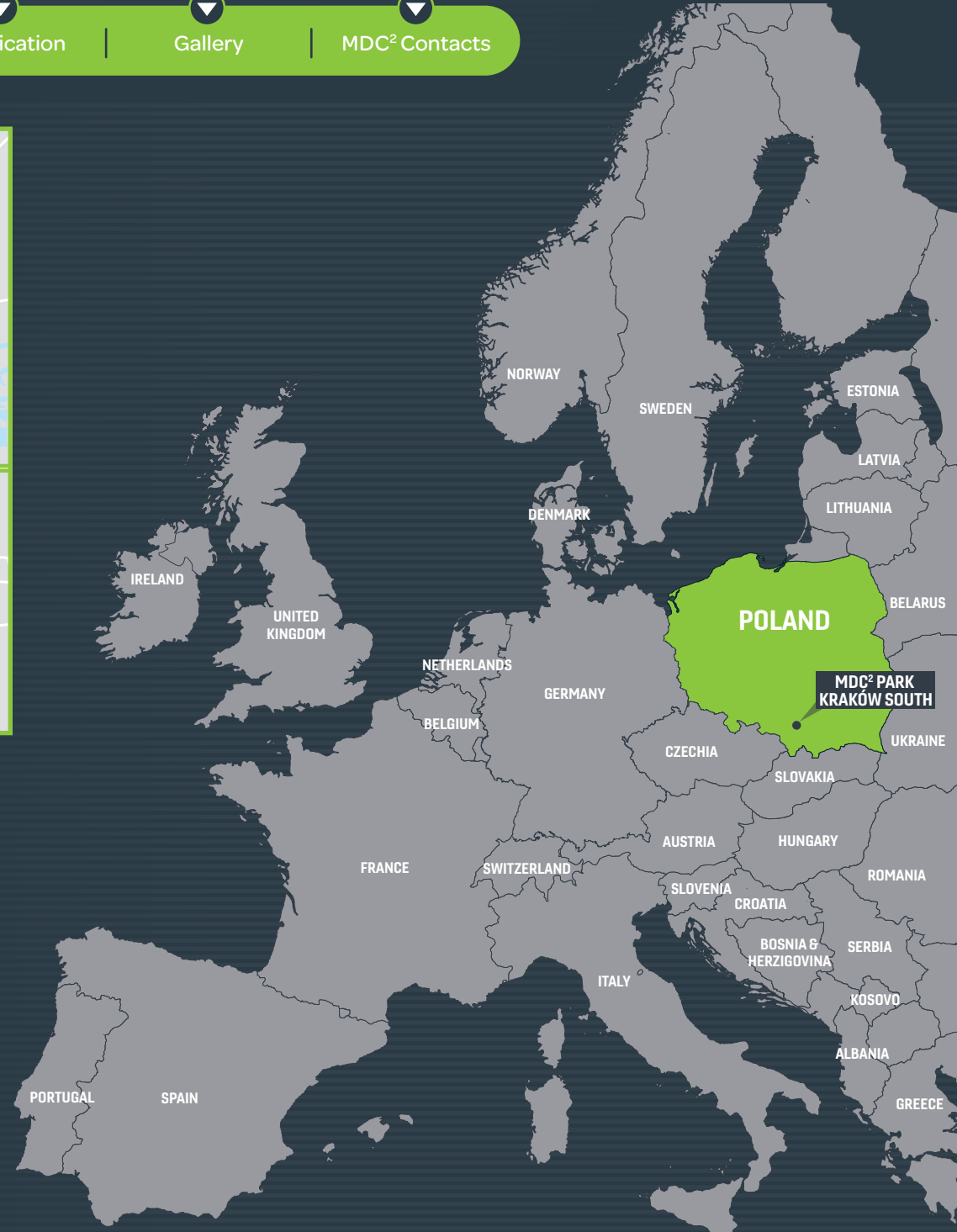
Connectivity

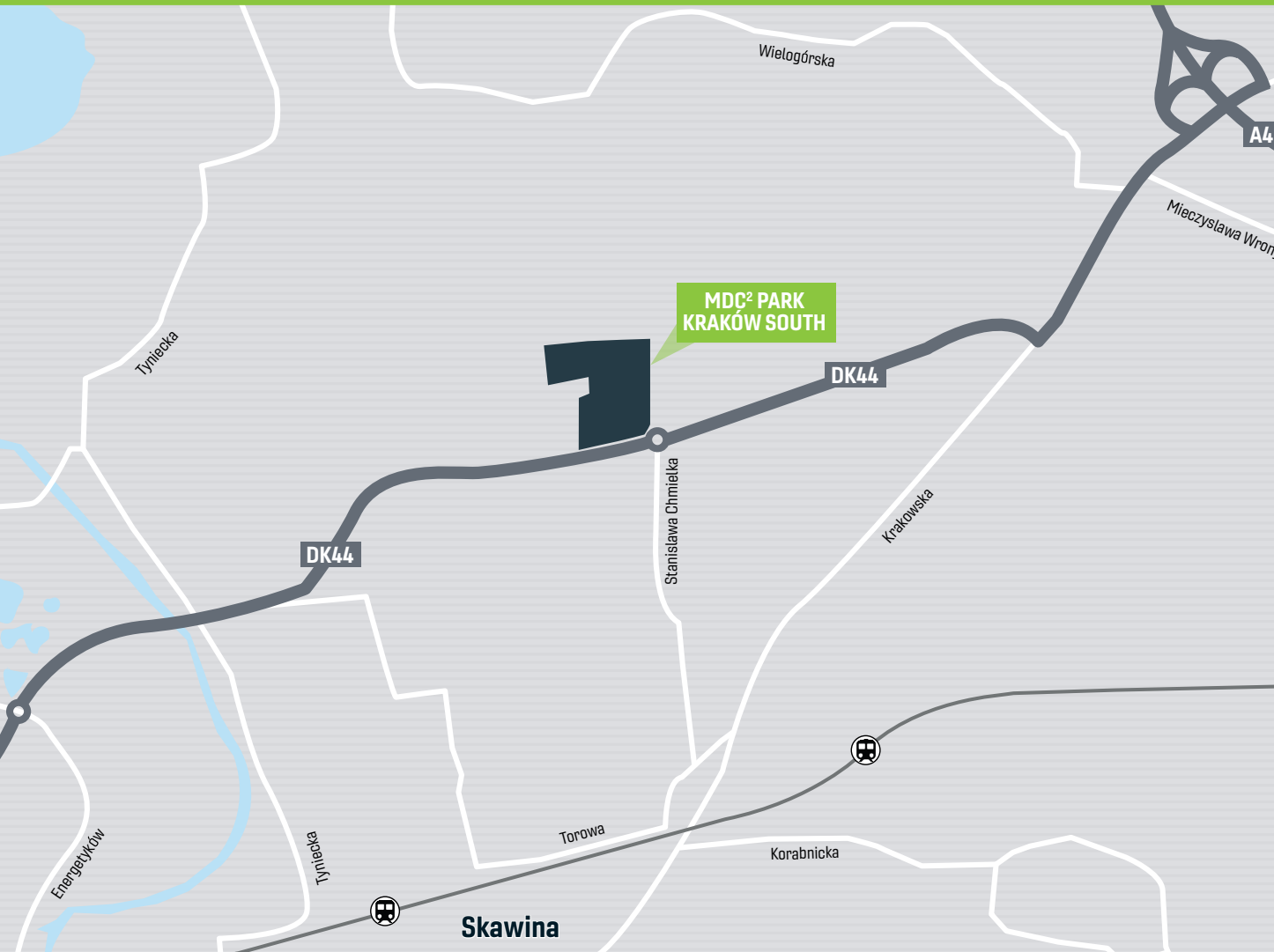
MDC² Park Kraków South occupies a prime industrial location in an established logistics hub in Southern Poland. It is located at National Road No. 44 near the intersection with the A4 Motorway, approximately 13.5 km south-west of the Old Town of Kraków.



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 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
INVESTORS
IN THE AREA
INCLUDE:



TO LEASE

Distribution and Warehousing Development
over 90,000 sq m



Accommodation Schedule

| BUILDING 1 | |
|---------------|------------|
| Site Area | 7,1927 ha |
| Total Space | 30,414 sqm |
| BUILDING 2 | |
| Site Area | 8,343 ha |
| Total Space | 35,596 sqm |
| BUILDING 3 | |
| Site Area | 3,7815 ha |
| Total Space | 15,901 sqm |
| OVERALL TOTAL | |
| Total Area | 19,3172 ha |
| Total Space | 90,341 sqm |

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/m²



Floor load capacity
7 tons/m²



Column grid
22.5m x 12m / 24m x 12m



Air conditioned offices



Storage height
12m



Increased building insulation.
Mineral wool panels,
U=0,25 W/m2K



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



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.



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