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**mDC<sup>2</sup>**

# Park Gdańsk East

Tri-City, Northern Poland

Industrial and logistics  
space to lease: 84 000 m<sup>2</sup>

building for good



MDC<sup>2</sup> Gdańsk East Park will be located just 6.5 km from the borders of Gdańsk and 16 km from the city center. The buildings will be built near the Żuławy Zachód junction, right next to the S7 expressway. The location facilitates seamless communication with the Baltic Hub container terminal, the entire Tri-City region, and Northern Europe.



MDC<sup>2</sup> Park Gliwice delivered in 2023





## Key advantages of the park

- Location near the Port of Gdańsk and the Tri-city agglomeration
- Direct access to the S7 expressway
- 84,000 sq m within a single building
- Access to the working population in the Tricity region, Elbląg, and Tczew

## MDC<sup>2</sup> quality standard

- Eco-certified buildings - BREEAM New Construction Excellent
- Many years of experience of the MDC<sup>2</sup> team, confirmed by numerous completed projects
- Reliability and transparency in actions and procedures
- Focus on implementing the ESG strategy in every aspect of operations

## Key benefits of the region

- Proximity to Tricity: easy access to a large market and human resources in Gdańsk, Gdynia and Sopot.
- Proximity to seaports: logistical advantages resulting from the proximity of the Port of Gdańsk and the Port of Gdynia, which supports export and import.
- Convenient road connections: road junction near the S7 expressway (connecting the north and south of Poland), which enables fast transport to central Poland and further south.
- Possibility of employing workers from the Tricity and smaller towns in the region, where there is a lower level of competition in the labor market.



# MDC<sup>2</sup> Park Gdańsk East



## Location

MDC<sup>2</sup> Park Gdańsk East is located 6.5 km from Gdańsk. The Baltic Hub port is located only 18 km from the project.

## Distances from cities

Gdańsk Centre	16 km	16 min
Bydgoszcz	197 km	2h 30 min
Warsaw	323 km	3h 30 min
Poznań	330 km	3h 30 min





## Location

MDC<sup>2</sup> Park Gdańsk East, located in Koszwały in the eastern part of the Tricity, offers a number of advantages in terms of warehousing, logistics and production.

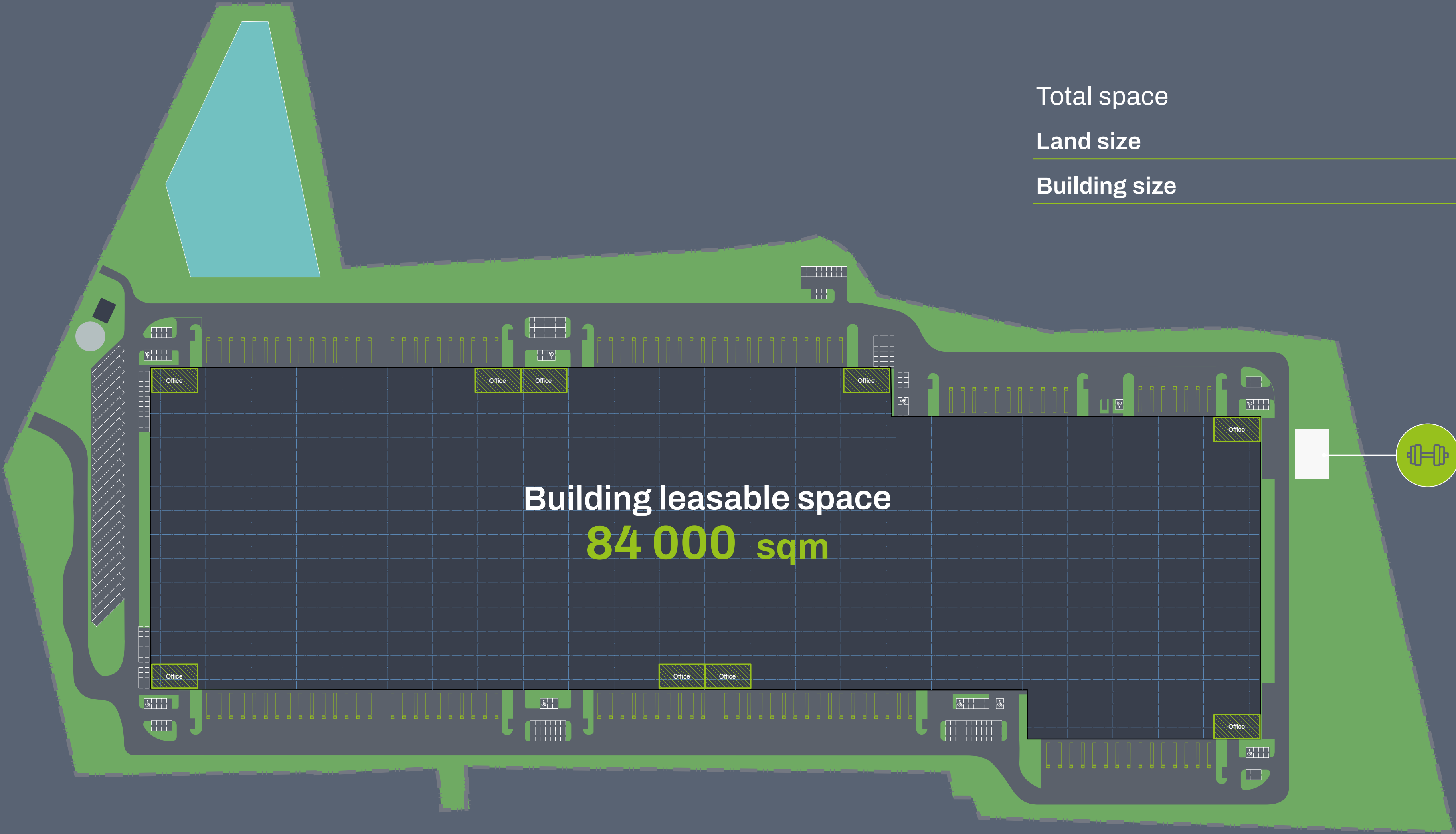
The proximity of the Tricity provides access to a developed urban infrastructure and seaports in Gdańsk and Gdynia, which facilitates international trade.

The nearby S7 expressway connects the region with Warsaw and southern Poland, and the A1 motorway enables fast transport to the south of the country. Investments in road and rail infrastructure in the region increase the efficiency of logistics operations.

Companies such as DHL Supply Chain, DB Schenker, FedEx, Raben Group, LPP, ZF Friedrichshafen, Flex, Żabka Polska, and Unilever Polska successfully operate in the region.

Major investors in the region:





Total space

Land size 17.24 ha

Building size 84 000 sqm

Building leasable space  
84 000 sqm

Care for the environment

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

Market-leading environmentally friendly solutions, including:



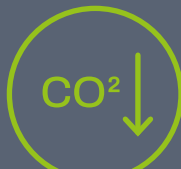
Certification BREEAM  
New Construction  
Outstanding



Electric vehicle  
chargers



Rainwater recycling  
/ retention system



Minimizing your  
carbon footprint



PV ready roofs



Rest&Move  
Zone

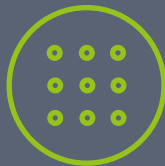
Technical Standards



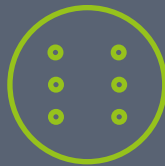
Fire resistance above  
4000 MJ/sq m



Floor load capacity  
7 tons/m<sup>2</sup>



Column grid  
12m x 24m



Widened first nave  
up to 24 m



Air conditioned  
offices



Storage height  
12 m



Mineral wool wall  
insulation



LED Lighting



Media  
consumption  
monitoring



Dock/area ratio  
1/800 sq m













## MDC<sup>2</sup> specialises in developing, sustainable modern logistics facilities throughout Poland

MDC<sup>2</sup> is a Poland-based logistics and warehousing space developer and management company established in 2021 by seasoned commercial property professionals, Hadley Dean, Jeremy Cordery and Peter Love. The MDC<sup>2</sup> team currently includes 20 team members. The assembled team of MDC<sup>2</sup> partners has built over 10 million m<sup>2</sup> 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. MDC<sup>2</sup> 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.



# Stay in touch



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