

Building for good

July 2025

mDC²



building for good

About MDC²

MDC² is a warehouse developer operating on the Polish market since February 2021.

Its sustainable distribution centres are changing the Polish market as they are the first buildings designed to be **built for good**.

The recently completed MDC² Park Gliwice is amongst the greenest buildings ever built in Europe.



→ **230 000 m²**

Developed in 2024

→ **10 000 000 m²**

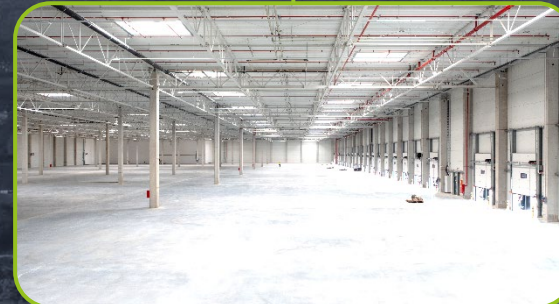
Built and leased space completed by our professionals

→ **1 000 000 m²**

In the pipeline

→ **Over 20 years**

Experience in logistics and industrial property



MDC² Portfolio





MDC² Park Łódź South

81,000 sq m



MDC² Park Gliwice

59,000 sq m



MDC² Park Kraków South

82,200 sq m



MDC² Park Gdańsk East

84,000 sq m



MDC² Park Gliwice

mDC² Park Gliwice



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Distance to major spots

	Katowice	24 km	20 min
	Kraków	106 km	1 H, 30 min
	Warszawa	310 km	3H, 10 min
	Wrocław	177 km	2 H
	Łódź	219 km	2H, 14 min



50 m



50 km



7 km



7 km



50 m



MDC² Park Gliwice is a state of the art distribution and logistics park located at the junction of the two most important motorways in Poland, A1 and A4. MDC² Park Gliwice has achieved one of the highest scores in Poland, receiving the prestigious BREEAM Outstanding New Construction certification. With a score of 92.6%, it proudly sits amongst the top ten certified industrial buildings in Europe.

The total lettable space of the project is 59,000 m².

Total space		For lease
Buidling A	7 427 m ²	7427 m ²
Building B	25 356 m ²	4 900 m ²
Building C	24 625 m ²	8 100 m ²
Total	57 408 m ²	













MDC² Park Łódź South

mDC² Park Łódź South



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Distance to major spots



Gdańsk	351 km	3 H, 30 min
Katowice	172 km	2 H, 20 min
Warszawa	150 km	1H, 30 min
Łódź	30 km	30 min
Poznań	245 km	2H, 26 min



0,3 km



55 km



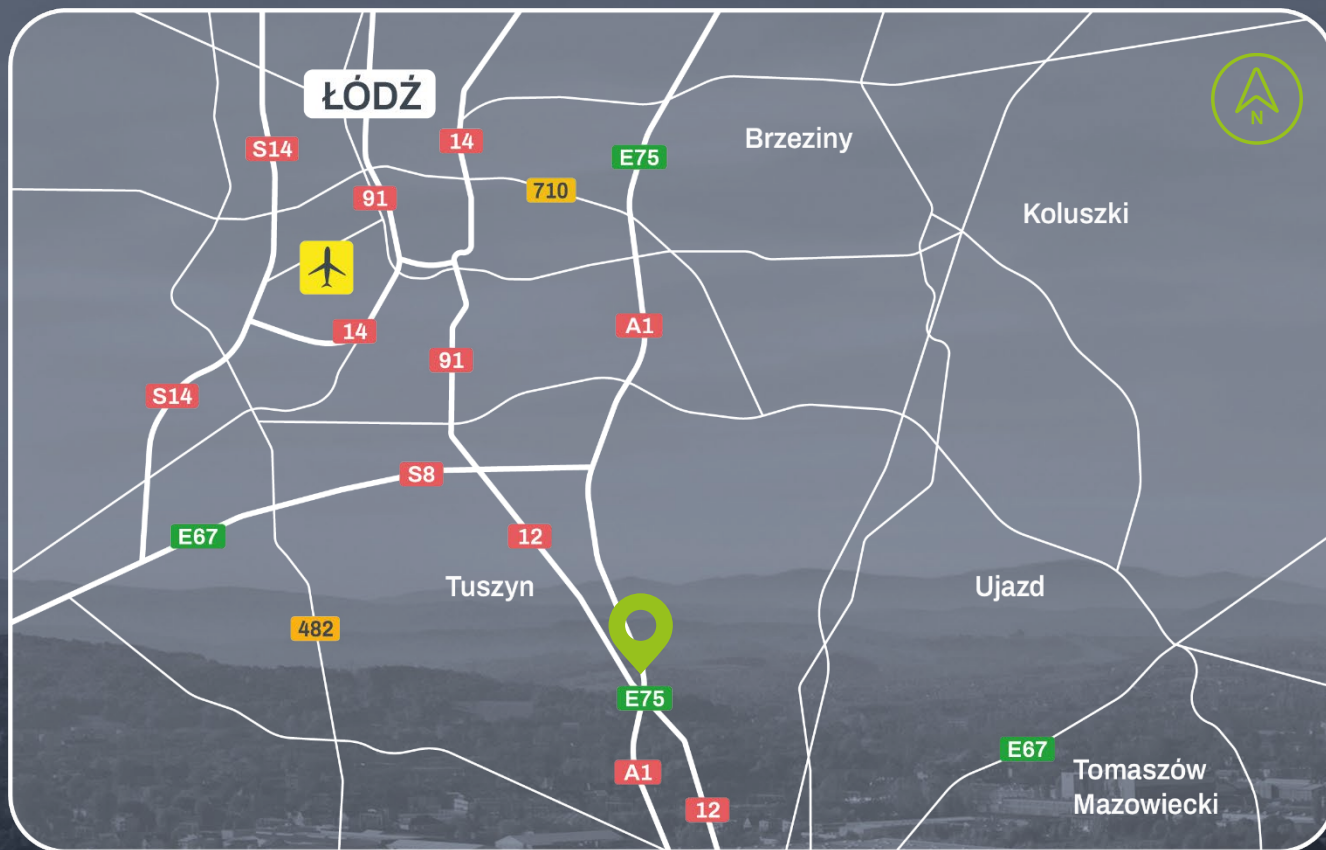
10 km



23 km

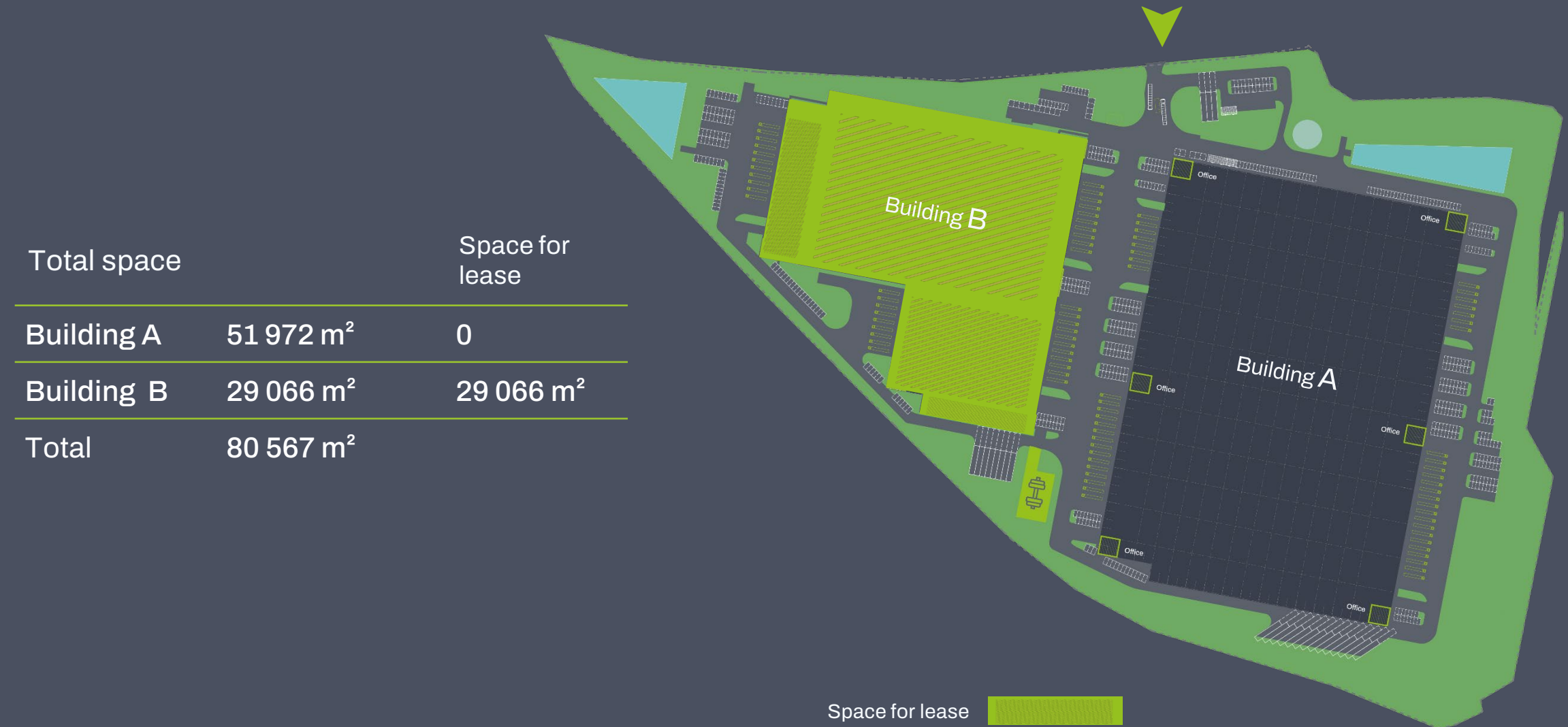


7,4 km



MDC² Park Łódź South is a strategically located warehouse park in Central Poland. It is a modern and sustainable warehouse park located right next to the A1 motorway south of Łódź. The facility has a total of 81,000 sq. m. of space.

The investment was developed on the basis of the principle of sustainable development and is certified BREEAM New Construction – Excellent.







MDC² Park Kraków South

mDC² Park Kraków South



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Distance to major spots



Kraków	13 km	10 min
Katowice	84 km	1 H, 10 min
Gliwice	110 km	1H, 20 min
Rzeszów	167 km	1 H, 30 min
Warszawa	295 km	3H, 47 min



1,2 km



14 km



10 km



20 km



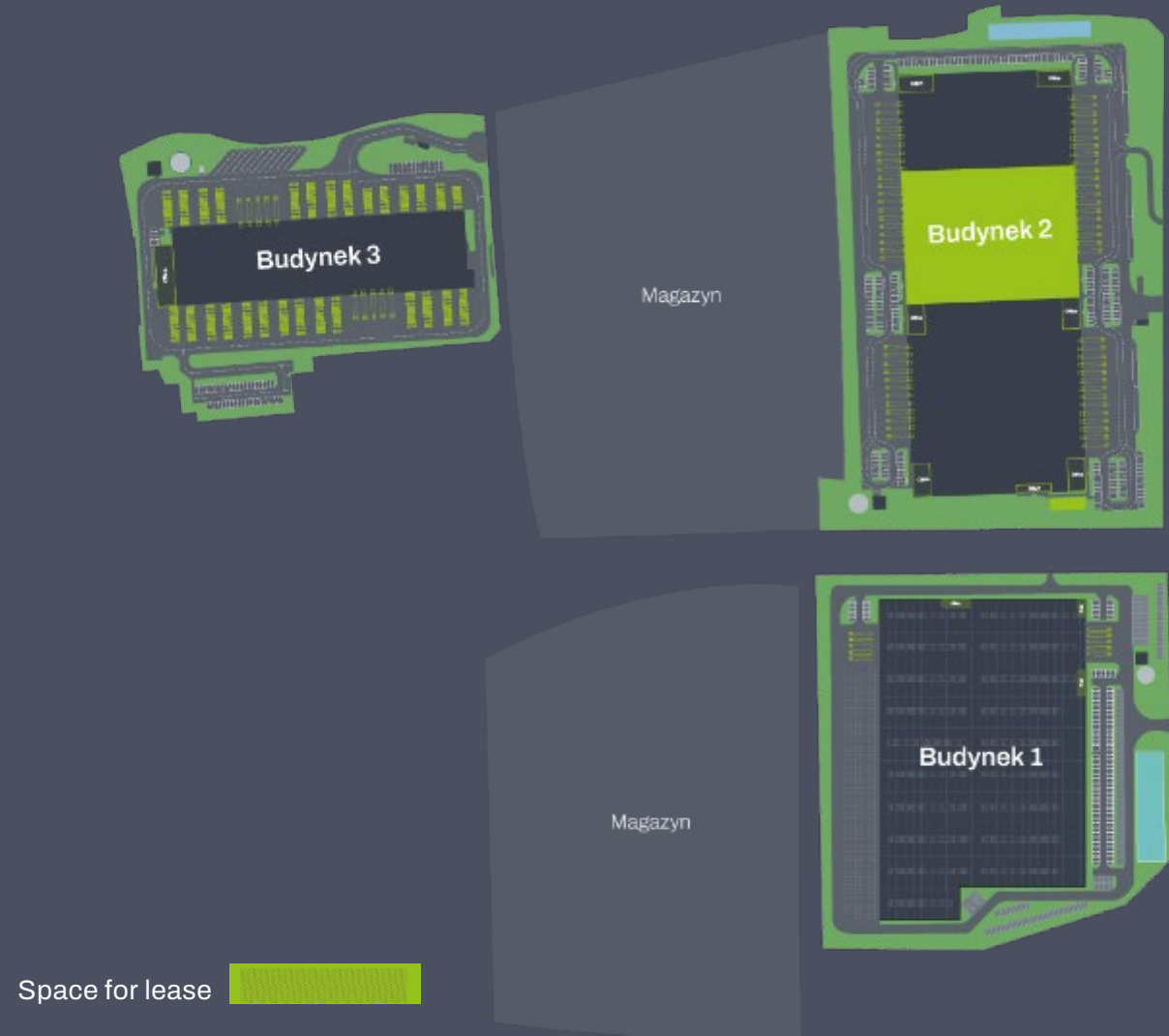
890 m



MDC² Park Kraków South is a 3-building distribution and logistics development with a total GLA of 82 200 sqm. 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.

First two buildings are certified with BREEAM New Construction Excellent and the third building, currently under construction, is aiming at Outstanding rating.

Total space		Available for lease
Building 1	30 414 m ²	0
Building 2	35 596 m ²	11 000 m ²
Building 3	15 901 m ²	0
Total	90 341 m ²	









MDC² Park Gdańsk East

mDC² Park Gdańsk East



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Distances from major cities:



Gdańsk	16 km	16 min
Poznań	318 km	3 h 57 min
Szczecin	384 km	4 h 49 min
Berlin	520 km	6 h 23 min
Warsaw	320 km	3 h 23 min



800 m



32 km



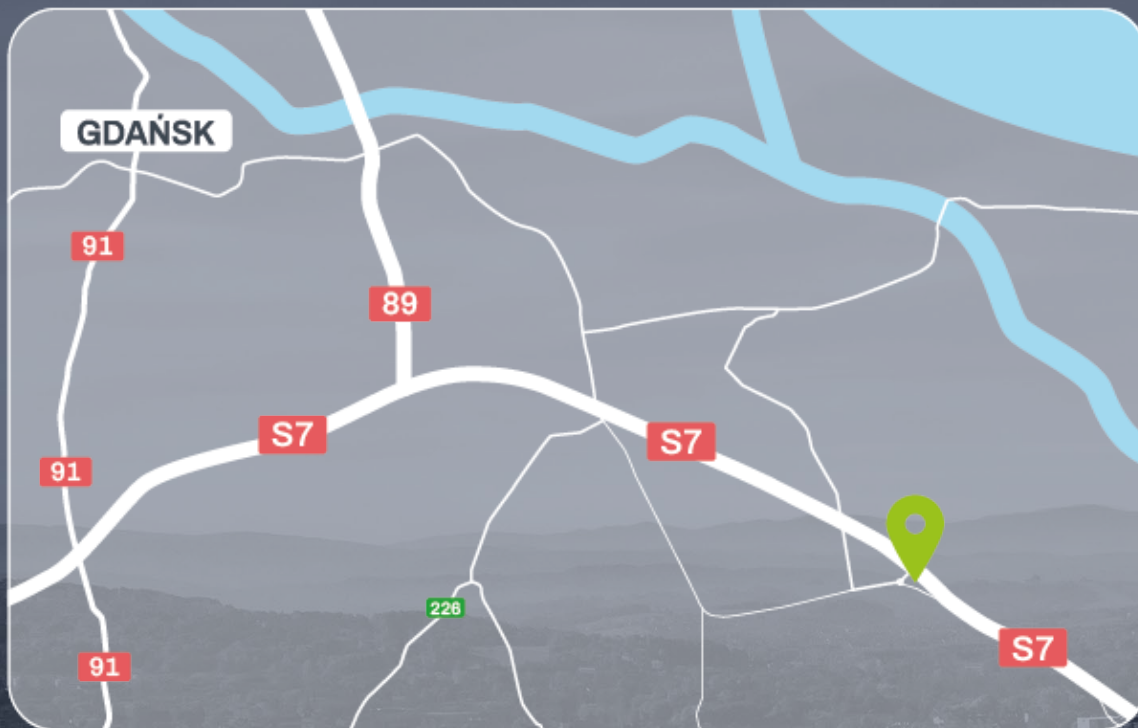
12 km



15 km

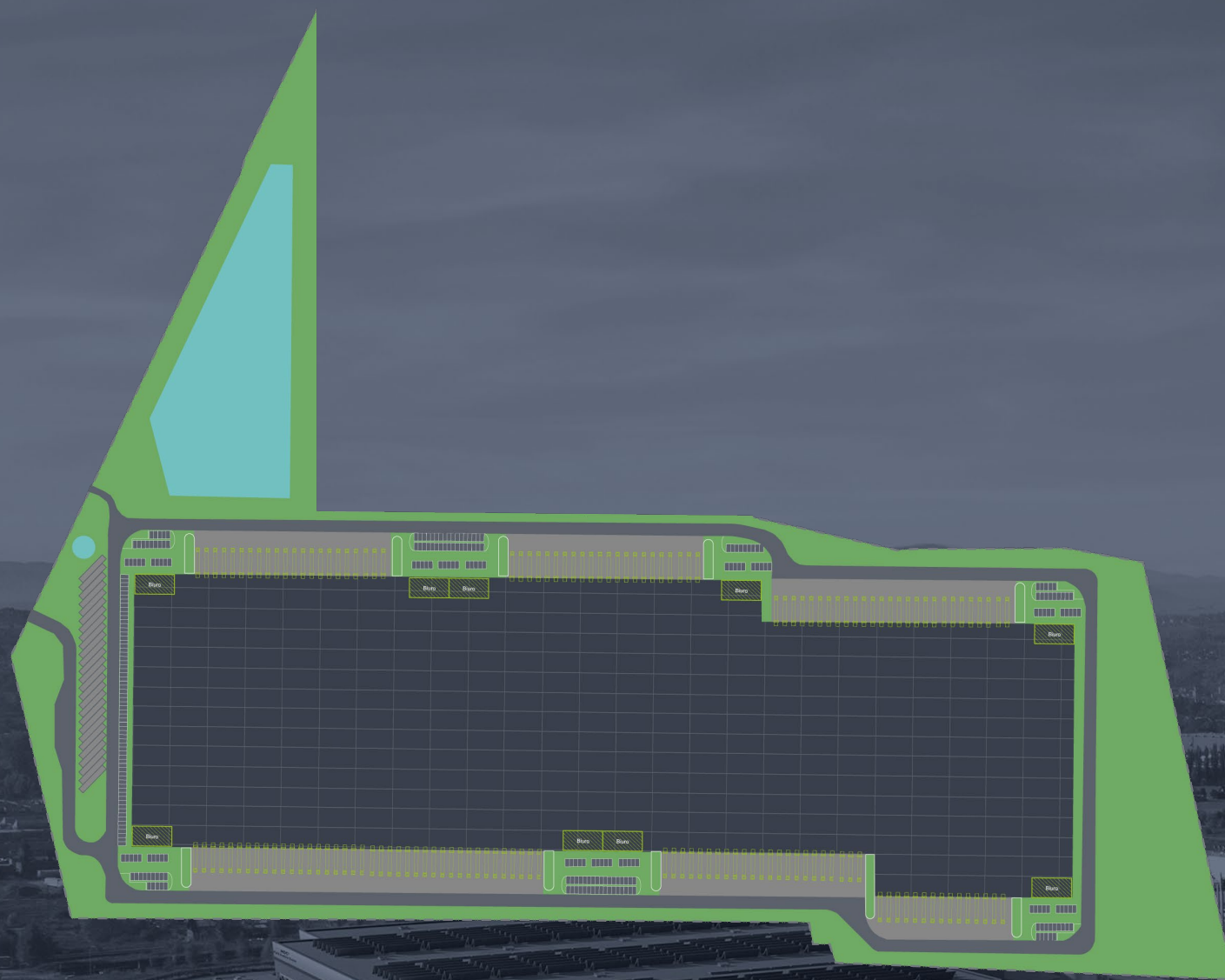


1 km



MDC² Park Gdańsk East will be located 16 kilometres from the centre of Gdańsk, near the Żuławy Zachód junction with the S7 expressway, which is an excellent location for connecting the logistics centre with the Baltic Hub container terminal and the entire Tri-City.

It is an ideal warehousing location for logistics, commercial, distribution and manufacturing companies looking to capitalize on the business opportunities of the Tricity region.



Land area
17 ha



Build up space
84 000 m²

Sustainable Technical Specification





12 meters
clear height



Fire load above
4000 MJ/m²



LED Lighting - increased
to 300 lux in docks' aisles



Sustainable
HVAC system



Smart media
metering system



Column grid
22,5m x 12m



Floor load capacity
7 tons/m²





Recycleable building insulation (mineral wool)



Access to warehouse and security 24/7



Biodiversed green landscaping



Rest&Move wellness & sport areas



Increased natural light



PV ready roof



Wildflowers meadows



EV Chargers



Insect house



Roofed bicycle shelter



Rainwater retention within green areas



Beehives



Green Walls

Focus on ESG





Environment



Social



Governance

Care of Environment

→ We build for the good of the Environment

We developed one of the highest scoring buildings ever built in Europe – MDC2 Park Gliwice, **BREEAM New Construction Outstanding**

Our sustainable technical standards in our buildings:



Solar



Insect Houses



Mineral Wool



Biodiversed landscaping



Bicycle shelter



Green Walls



Beehives



Rainwater retention



Wildflower meadows



EV Chargers



Social Awareness

→ We build for the good of the Community

Since 2022 we have raised over **500 000 PLN** for **11 different charities** helping close to **1000** people and **financing a 5.5 hectares forest**.

→ We build for the good of the Tenants

We offer our tenants the ability to retain and attract some of the best employees in the industry by giving them designer **outdoor gyms**, **multiple sports courts** and providing a **proper landscaped surrounding** to work in.





Ukraine Relief the charity association established by MDC2 employees after the escalation of the Russia-Ukraine conflict. The organization help Ukrainian families living in Poland as well as Polish families who help the Ukrainian refugees.



For each developed project we sponsor a similar space of forest in Poland which is in danger of being cut. MDC² started a cooperation with the **Forest Forever Foundation** in early 2022



Children Orphanage in Szczutowo: since 2021 our company team members are taking active part in giving their time and good to the children living in the orphanage. Except for Christmas presents for them we also fund an additional need of the children during a year, i.e. a summer camp or a playground.



At MDC², we know how important family is, therefore, on the occasion of the completion of the MDC² Park Kraków South project, we decided to financially support the **Imagine Foundation from Skawina**, which supports parents and children in the fight against addiction to computer games.



While implementing the MDC² Park Gliwice project, we got involved in supporting the **Gliwice Home for Mothers with Minor Children and Pregnant Women** and a hostel for people in crisis, including those experiencing violence. Our help includes funding for therapies that reduce stress and tension, and lead to regaining balance.



Twice a year, our team participates in the **"Active" challenge**, which combines sports activity with charity. During the six editions, we raised money for the Foundation working for children with cancer, for the treatment of little Zoja, to support the Animal Welfare Society in Opole, and to help Miłosz with cerebral palsy.



Launching MDC² Park Gliwice, we decided to get involved in supporting local initiatives in Gliwice. In October 2023, we decided to **sponsor the Table Tennis Club – KTS Gliwice** – and became the official sponsor of the team. As part of this cooperation, the team adopted the official name **KTS MDC² Park Gliwice**.



At MDC², we collaborate with **the Truckers Life Foundation** to design and implement outdoor gyms. However, Rest&Move zones are more than that - they are a sports space with a gym and a multifunctional pitch, as well as a recreational area with a barbecue area for truck drivers, park employees and other visitors.



Rest
& Move

Trustworthy Governance

→ We build for the good of the Investors

We provide a different level of transparency and governance through our board that has not been seen in Poland before.



MDC² Sp. z o. o.
ul. Królewska 18
00-103, Warsaw



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