

50°15'49.8"N 18°55'40.7"E

mDC² **Park Ruda Śląska**

Ruda Śląska, Upper Silesia

Warehouse & Production Facility
48 000 sqm

building for good



MDC² Park Ruda Śląska is an ideal urban location for light production and warehousing operations.

Within a single building, tenants have access to 48,000 sq m of modern, certified space with a power capacity of 7 MW.

The building is located just 1.3 km from the A4 motorway (Chorzów Batory junction).





Park Benefits

- Location with direct access to public transport
- Access to a large pool of labor force living in Ruda Śląska and the surrounding areas
- Convenient location - just a 3-minute drive from the A4 motorway
- Secured power supply with a capacity of 7 MW
- Location in the heart of the Upper Silesian conurbation
- Easy access to the DTS (Drogowa Trasa Średnicowa) – the main carriageway ensuring efficient regional communication

MDC² Quality Standard

- Buildings with ecological certification – BREEAM New Construction at a minimum level of Excellent
- On-site building maintenance and technical support

- A leading Polish developer of sustainable warehouse properties
- Project financing secured prior to the commencement of construction

Regional Benefits

- Upper Silesia – one of the largest industrial and economic regions in Poland
- Access to the large population of the Upper Silesian conurbation – 3.5 million people
- Excellently developed road and rail infrastructure
- The metropolitan area generates approx. 8% of Poland's GDP, confirming its role as one of the country's key economic drivers

Connectivity

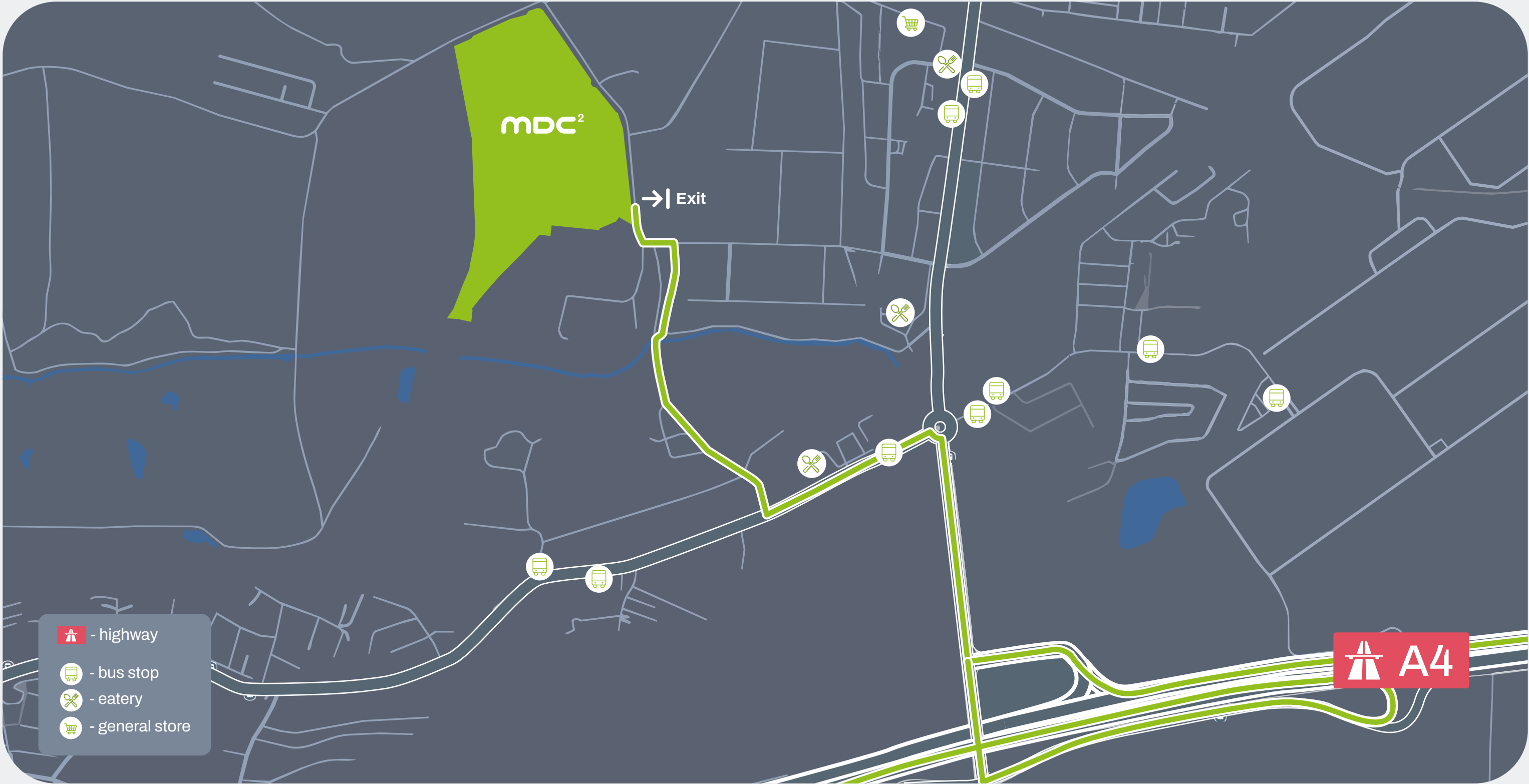
MDC² Park Ruda Śląska is located in Ruda Śląska city, in the central part of the Upper Silesian conurbation, between Gliwice and Katowice. This location stands out due to its direct proximity to the A4 motorway corridor – the key east-west transport routes in southern Poland – as well as its access to a broader network of regional roads, including the DTS (Drogowa Trasa Średnicowa), which connects the main urban centers of the Silesian agglomeration.

Ruda Śląska is recognized as a centrally located investment hub within the Upper Silesian Industrial Region, with both the A4 and the DTS serving as vital transport advantages for the city.

Drivetime & Distances

Ruda Śląska - centrum	9 km	14 min
Katowice	20 km	15 min
Gliwice	25 km	22 min
Ostrawa	87 km	59 min
Kraków	88 km	1h 5 min
Wrocław	187 km	2h 5 min
Berlin	449 km	4h 45 min





Location

MDC² Park Ruda Śląska is located near the A4 motorway (Chorzów Batory junction) and 9 km from the center of Ruda Śląska. The renovated Bałtycka Street leads directly to the A4 motorway.

Its close proximity to the DTS (Drogowa Trasa Średnicowa) allows for fast transport to Katowice, Gliwice, and other cities within the Upper Silesian conurbation. Ruda Śląska is one of the strongest hubs on the warehousing map of Upper Silesia – a region with a well-established position on the logistics and industrial map of Poland.

Interactive map



[View interactive map](#)



Total area



10.9 ha

Site area

48 000 m²

Building area

Parking spaces and docks



176

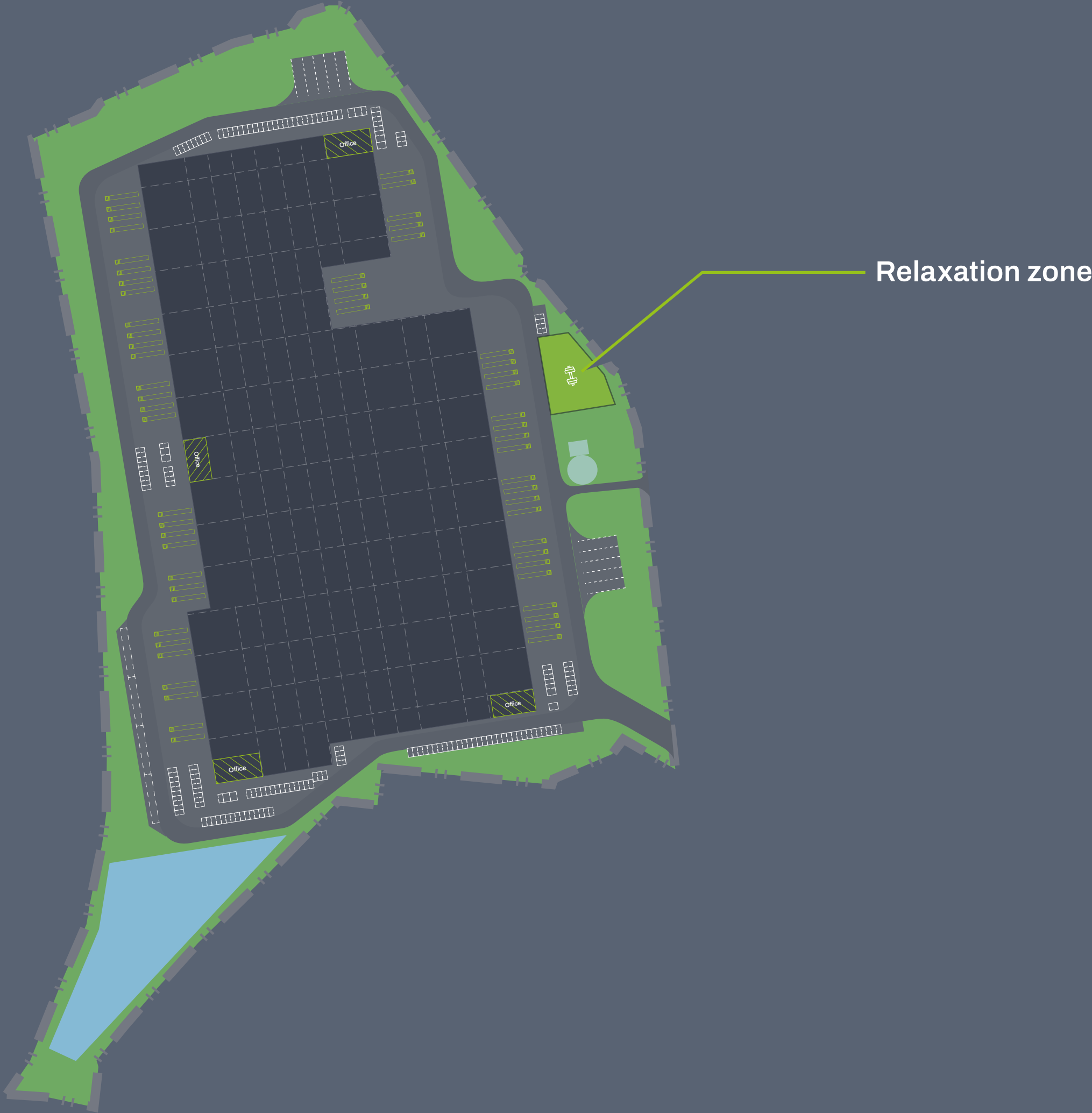
passenger cars

14

trucks

59

docks



Technical Standards

Care for the environment

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



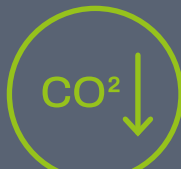
Certification BREEAM
New Construction
Excellent



Electric vehicle
chargers



Rainwater recycling
/ retention system



Minimizing your
carbon footprint



PV ready roofs



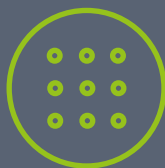
Rest&Move
Zones



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
12 m



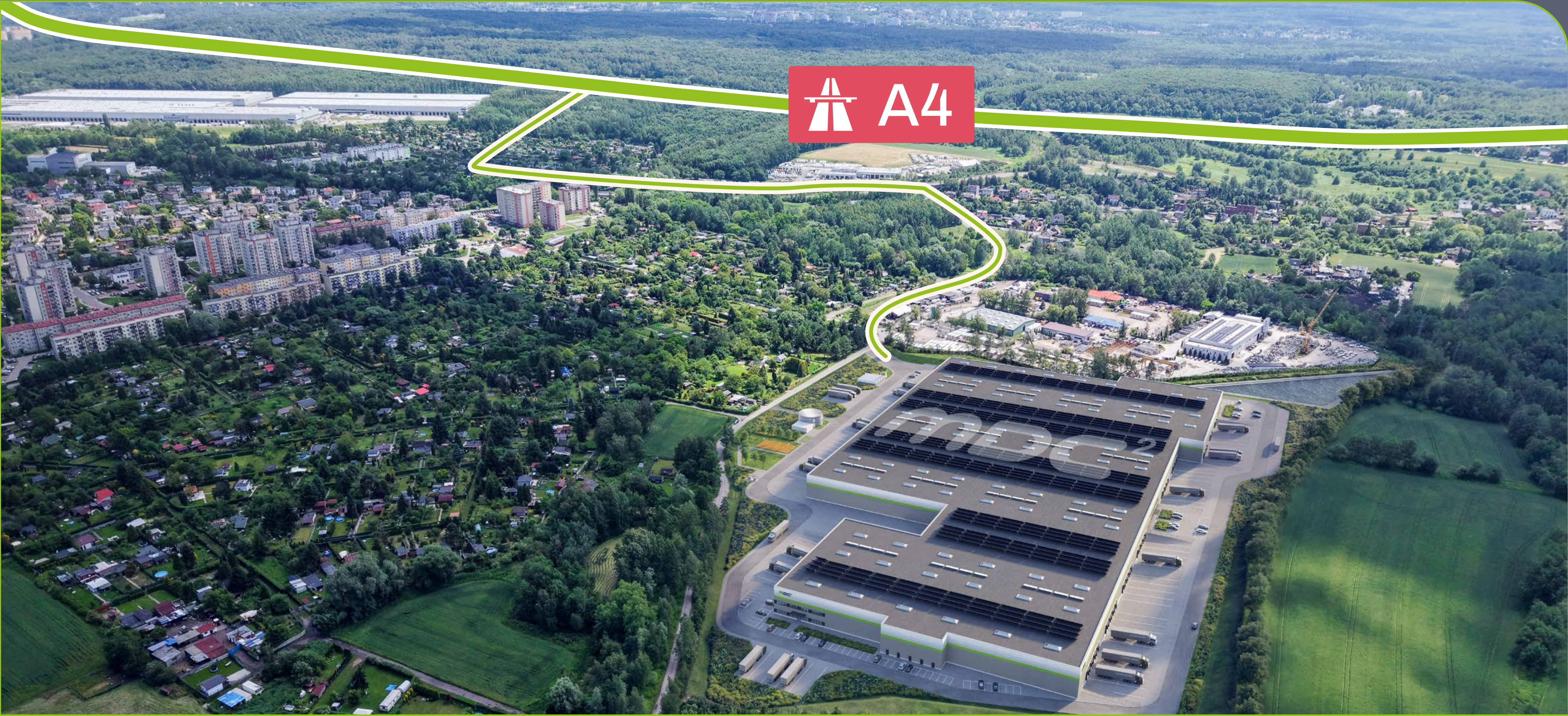
LED Lighting



Media
consumption
monitoring



Dock/area ratio
1/800 sq m









MDC² specializes in the construction and leasing of sustainable, modern logistics and industrial facilities throughout Poland.

MDC² is a Polish logistics and industrial developer established in 2021 by experienced commercial real estate professionals. Over the last 20 years, members of the MDC² team have developed over 10 million sq m of warehouse space in Poland. The company builds modern, eco-friendly logistics and industrial buildings across the country.

The developer's completed investments include:

- MDC² Park Gliwice (57 000 m²),
- MDC² Park Łódź South (80 000 m²),
- MDC² Park Kraków South (90 000 m²),
- MDC² Park Gdańsk East (64 000 m²),
- Jet Industrial Park Gdańsk (67 000 m²).

All of them are fully funded.

MDC² places a special emphasis on ESG aspects in all its operations, taking into account the utilization of natural resources to minimize its carbon footprint. It is the only Polish warehouse developer with a formal ESG committee on its Board of Directors, which provides, among other things, oversight and strategic advice on environmental protection, social responsibility, and corporate governance practices.

For further
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