51°02'02.4"N 16°54'05.8"E

MDC² Park Wrocław South

Biskupice Podgórne, Lower Silesia, Poland

Warehouse Park

142 000 sqm



building for good

MDC² Park Wrocław South is a modern warehouse park offering approximately 142,000 sq m of space. It is situated right next to the A4 motorway in Biskupice Podgórne, within the Kobierzyce municipality adjacent to Bielany Wrocławskie – a key logistics and industrial hub in southern Poland.

This location combines access to the Wrocław metropolitan labor pool with proximity to major transport corridors, supporting both regional distribution and cross-border supply chain operations.



MDC² Park Wrocław South



Park Benefits

- → Located south of Wrocław in a strategic Polish economic and industrial powerhouse
- → Excellent transport infrastructure providing convenient access to the German market and Southern Europe.
- → An established logistics hub in Poland (Biskupice Podgórne, Kobierzyce municipality) characterized by sustained demand for modern logistics space and a long-standing presence of both international and local tenants.
- → Close proximity to Wrocław Airport (just a 15-minute drive).
- → Direct access to the A4 motorway and National Road 35 (DK35), providing convenient connections to the national and international transport network.
- → Thanks to the proximity of the A⁴, the Wrocław Motorway Bypass (A⁸) is easy to reach, and with it the northern an eastern parts of the city.

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

- → Wrocław provides access to a diverse talent pool and a well-developed ecosystem supporting business services, manufacturing, and high-tech industries.
- → Biskupice Podgórne, where the development is located, forms part of the broader EURO-PARK Kobierzyce industrial area, which encompasses both Biskupice Podgórne and Bielany Wrocławskie.
- → A premier advanced manufacturing cluster driving demand for logistics services, component warehousing, packaging, spare parts, freight services, and related supply chain functions.
- → The presence of key manufacturing and technology investors further reinforces the region’s industrial ecosystem.

MDC² Park Wrocław South

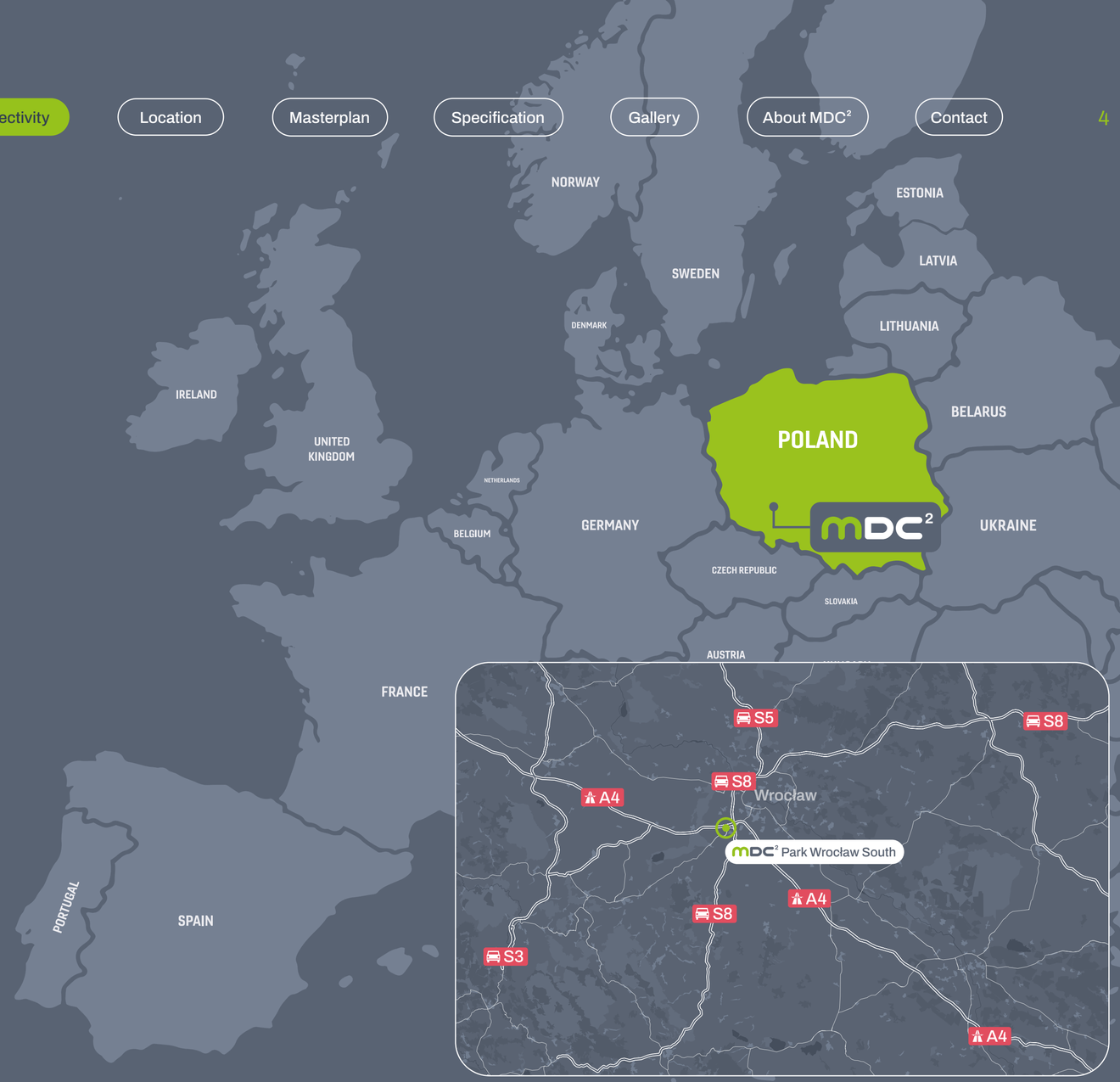
Connectivity

MDC² Park Wrocław South boasts excellent transport accessibility on both a regional and international scale. The nearby A4 motorway provides a direct east–west corridor across southern Poland, linking the location to Germany, Wrocław, Katowice, and the wider CEE markets. The A8 bypass further enhances access across the entire Wrocław metropolitan area, the S8 expressway, and national distribution corridors.

The site will also have access to National Road 35 (DK35), which, via the S8 expressway, connects the property with southern and central Poland.

Drivetime & Distances

A4 motorway	700 m	2 min
Wrocław - City Center	17 km	26 min
Berlin	333 km	3 g 37 min
Katowice	195 km	1 g 49 min
Prague	280 km	3 g 24 min





Location

MDC² Park Wrocław South will offer access to two alternative routes to the A4 motorway, the Wrocław Motorway Bypass (AOW, A8) and the S8 expressway, ensuring operational flexibility and smoother traffic distribution for tenants.

Current access is provided via the local road network from a nearby A4 motorway junction, enabling convenient connectivity to one of Poland's primary east–west transport corridors. This route ensures efficient transit toward Wrocław, Germany, Upper Silesia, the Czech Republic, and the broader Central European logistics network.

An alternative access road to the S8 expressway via National Road 35 (DK35) is planned, enabling freight transport toward Germany and the Czech Republic. An added advantage is the proximity of the Kobierzyce junction and the S8 expressway, which is being extended southward.

Total area

23,42 ha
Site area

142 000 m²
Building area

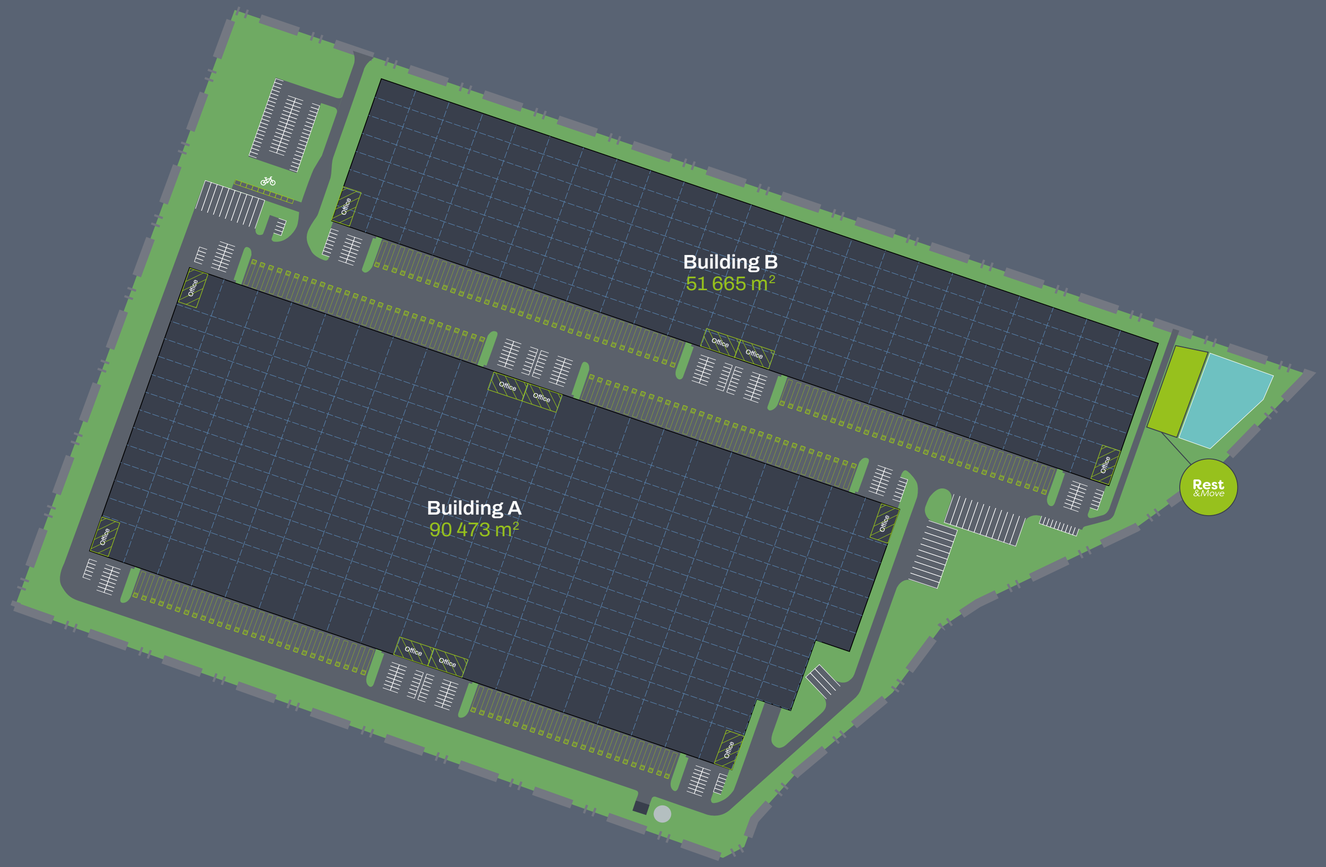
Parking spaces and docks

325
passenger cars

1/800
no. of docks per sqm

45
trucks

12
zero gates



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 Zone
- Fire resistance above 4000 MJ/sq m
- Floor load capacity 7 tons/m²
- Column grid 12 m x 22.5 m
- Widened first nave up to 24 m
- Air conditioned offices
- Storage height 12 m
- Mineral wool insulation
- LED Lighting
- Media consumption monitoring
- Dock/area ratio 1/800 sqm

MDC² Park Wrocław South




A4


B







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 (85 000 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.

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