



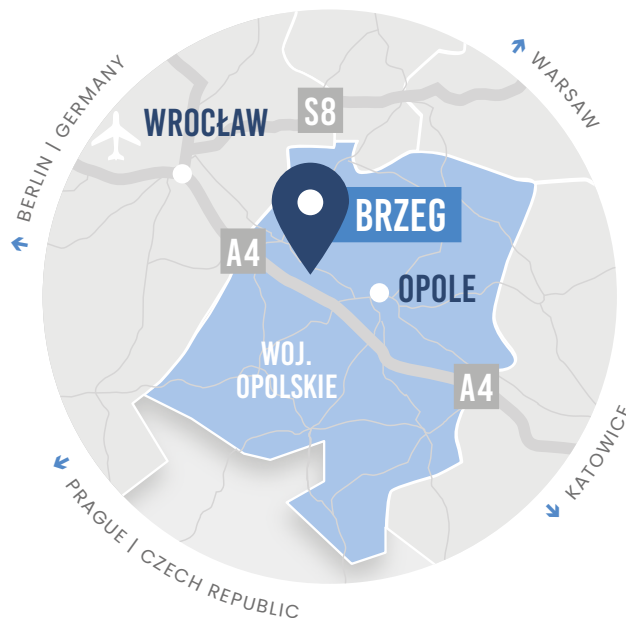
production  
& storage

# HALL in BRZEG

**Modern dual-purpose halls with the total area of 6119,12 m<sup>2</sup>, in use since 2023, located in Brzeg, in Opolskie Voivodeship. The facility with both storage and production units.**

### Main advantages:

- ✓ **Financial support** for the investment in form of an income tax exemption
- ✓ Hall divided into units of the total area of 853 m<sup>2</sup> up to 1739 m<sup>2</sup>
- ✓ Each unit is integrated with an administrative and service area of 179 m<sup>2</sup> to 288 m<sup>2</sup> with its reception office
- ✓ Possibility of connecting modules
- ✓ Parking spaces dedicated to each unit
- ✓ Technical security
- ✓ 2 outer segmented gates and 1 loading gate in external units



A GOOD INVESTMENT ZONE

**Claim up to 60%** of the base rent during your investment



## Perfect location:



Proximity of the national road No. 94 and A4 highway



Quick access to Wrocław and Opole



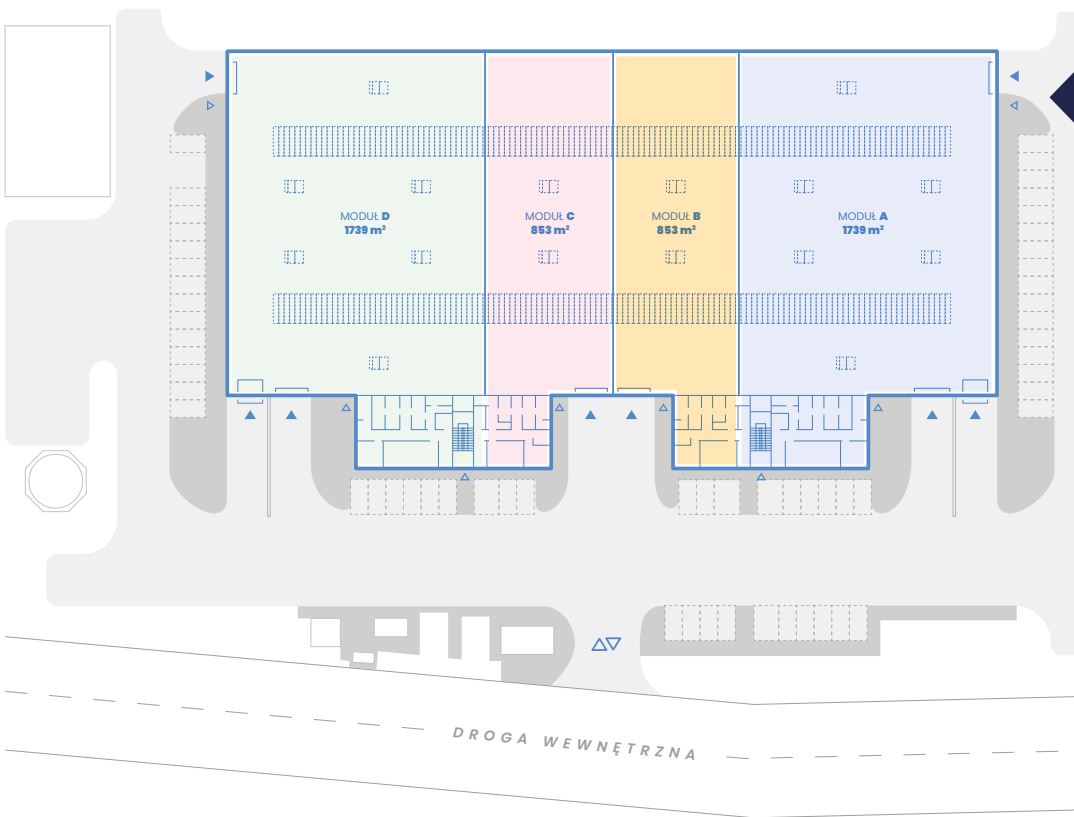
Business Environment of the WSEZ Skarbimierz subzone



Access to talent groups and production workers

## About the region:

**Brzeg offers excellent conditions for companies due to strategic location and modern infrastructure.** The hall is located on a plot that is the part of a larger industrial complex managed by the WSEZ "INVEST-PARK", with land for sale with a total area of over 23 hectares. The proximity of the Skarbimierz Subzone and the vicinity of companies such as POSCO International Poland E-mobility and Dino S.A. enhances the attractiveness of the region.



**20** PLN/m<sup>2</sup>  
rent fee

+ service charge -  
9 PLN/m<sup>2</sup> net

including:

- maintaining internal common areas,
- maintaining external area of the building,
- property tax,
- security.

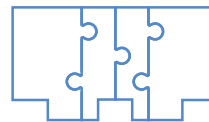
+ charges resulting from the individual utility meter readings



Price offer with a breakdown into base rent and operating costs (OPEX)

## Technical parameters overview:

possibility of connecting modules



**50 kn/m<sup>2</sup>**  
load capacity



**12 m x 24 m**  
grid of columns



**8 m**  
maximum height of an indoor development



**Air conditioning**  
In office spaces and server room



**Ventilation**



**Heating**  
energy-saving gas heaters in hall



**Power supply:**  
1MW



**Gates/loading gate**

To learn more about the offer details, please contact:  
**Sales and Investor Acquisition Department**

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