



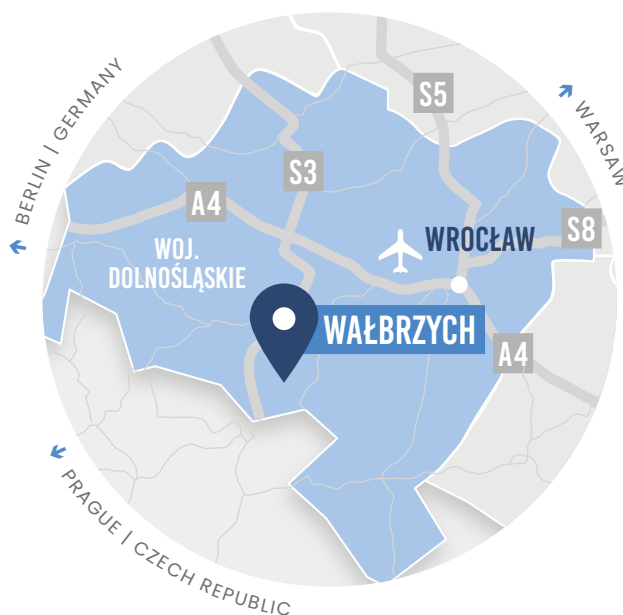
production & storage HALL

in _____
WAŁBRZYCH

**Modern dual-purpose halls with the total area of 5710,04 m²,
in use since 2024, located in Wałbrzych, in Dolnośląskie 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 4 units with total production & storage space of 445 to 1740 m²
- ✓ Each unit is integrated with an administrative and service area of 181 m² to 235 m² with its reception office
- ✓ Possibility of connecting modules
- ✓ Parking spaces dedicated to each unit
- ✓ Technical security
- ✓ Segmented gate and loading gate in external units



A GOOD INVESTMENT ZONE

Claim up to 45% of the base rent during your investment



Perfect location:



Strategic location at the very heart of the Wałbrzych Special Economic Zone "INVEST-PARK"



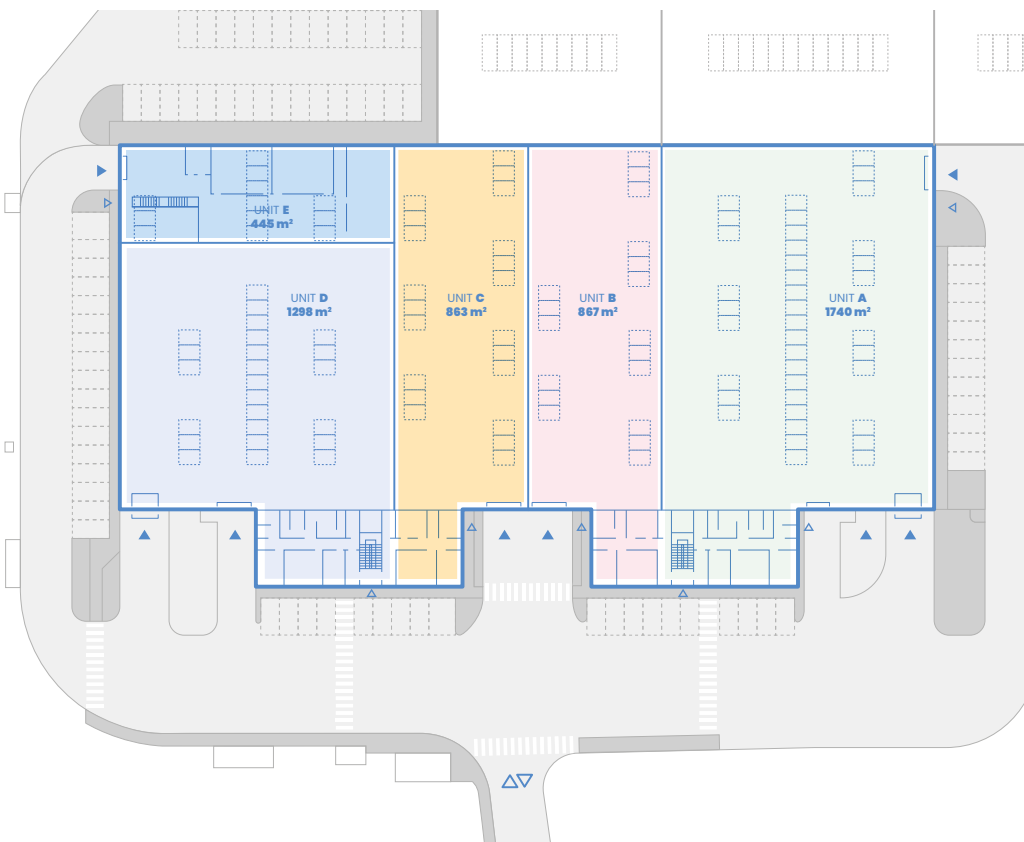
Access to **free truck parking area**



Industry and business environment in close proximity of numerous production plants and Innovation-Park Center

About the region:

The hall in Wałbrzych is distinguished by its excellent location in the heart of the Wałbrzych subzone, surrounded by numerous companies, making it an ideal warehouse or sorting facility for companies operating in the zone. Its proximity to the Innovation-Park Training Center and free truck parking provides additional amenities.



21 PLN/m²
rent fee

+ service charge -
9 PLN/m² net

including:

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

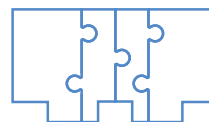
+ charges resulting from the individual utility meter readings



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

Technical parameters overview:

possibility of connecting modules



50 kN/m²
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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