



production & storage HALL

in
WRZEŚNIA

**Modern dual-purpose halls with the total area of 6119,12 m²,
in use since 2023, located in Września, in Wielkopolskie 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 866 m² to 1753 m²
- ✓ Each module is integrated with an administrative and service area of 183 m² to 283 m² with its own reception office
- ✓ Possibility of connecting modules
- ✓ 4 parking spaces dedicated to each unit
- ✓ Technical security
- ✓ 2 outer segmented gates and lloading gate in external units



A GOOD INVESTMENT ZONE

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



Perfect location:



Communication
Convenient access to A2 highway and close proximity to Poznań



Industry
Neighbouring large companies – Volkswagen, Gestamp and others



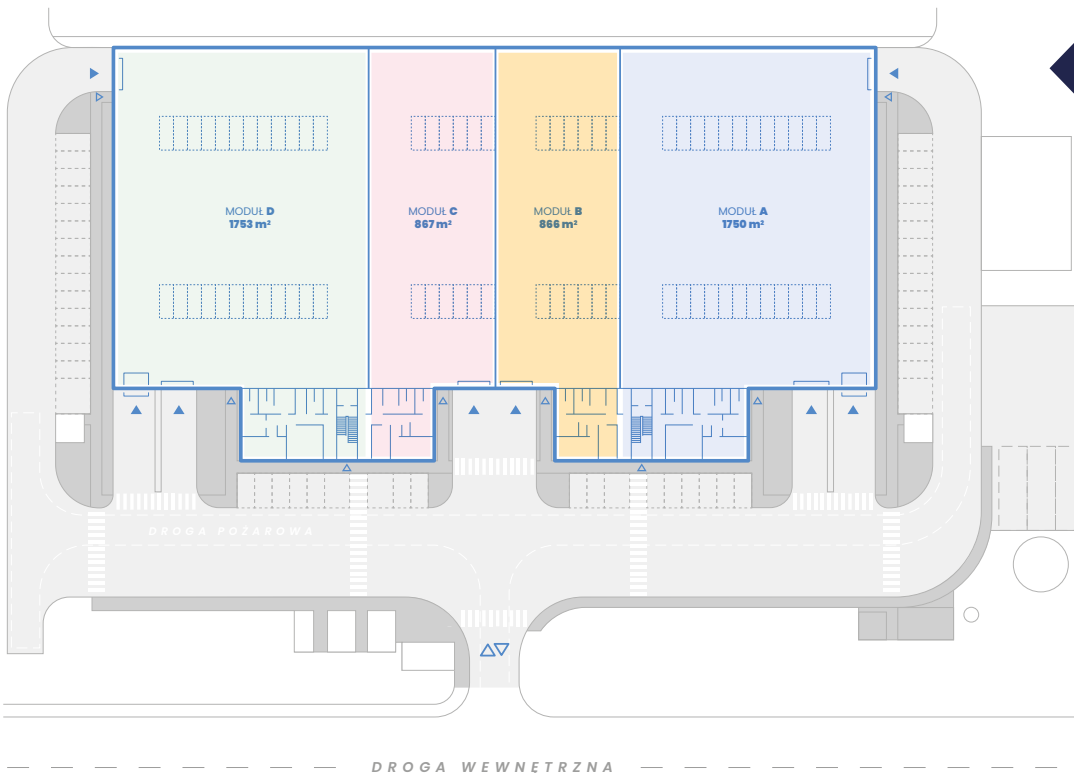
Września Subzone
Economic Activity Zone



SBU – ideal for warehouse use, light production and e-commerce

About the region:

Hall in Września is located in the Września Subzone which creates an ideal place for companies wishing to combine production and office activities in one strategically located complex. Its attractive location next to the WSAG and proximity to the A2 highway and Poznań make the facility very popular with investors. Being surrounded by numerous companies, including Volkswagen, enhances the prestige of the place.



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.

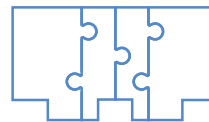
+ charges resulting from the individual utility meter readings



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

WSEZ "INVEST-PARK" sp. z o.o.
Uczniowska St. 16, 58-306 Wałbrzych, POLAND
+48 74 664 91 54

hal@invest-park.com.pl
www.invest-park.com.pl