



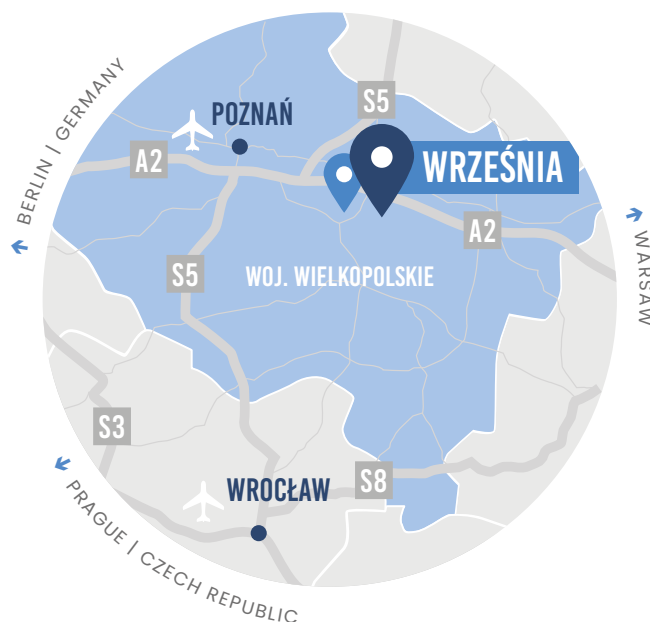
# production & storage HALL

in  
**WRZEŚNIA**

**Modern dual-purpose halls with the total area of 6119,12 m<sup>2</sup>,  
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 m<sup>2</sup> to 1753 m<sup>2</sup>
- ✓ Each module is integrated with an administrative and service area of 183 m<sup>2</sup> to 283 m<sup>2</sup> with its own reception office
- ✓ Possibility of connecting modules
- ✓ 4 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 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



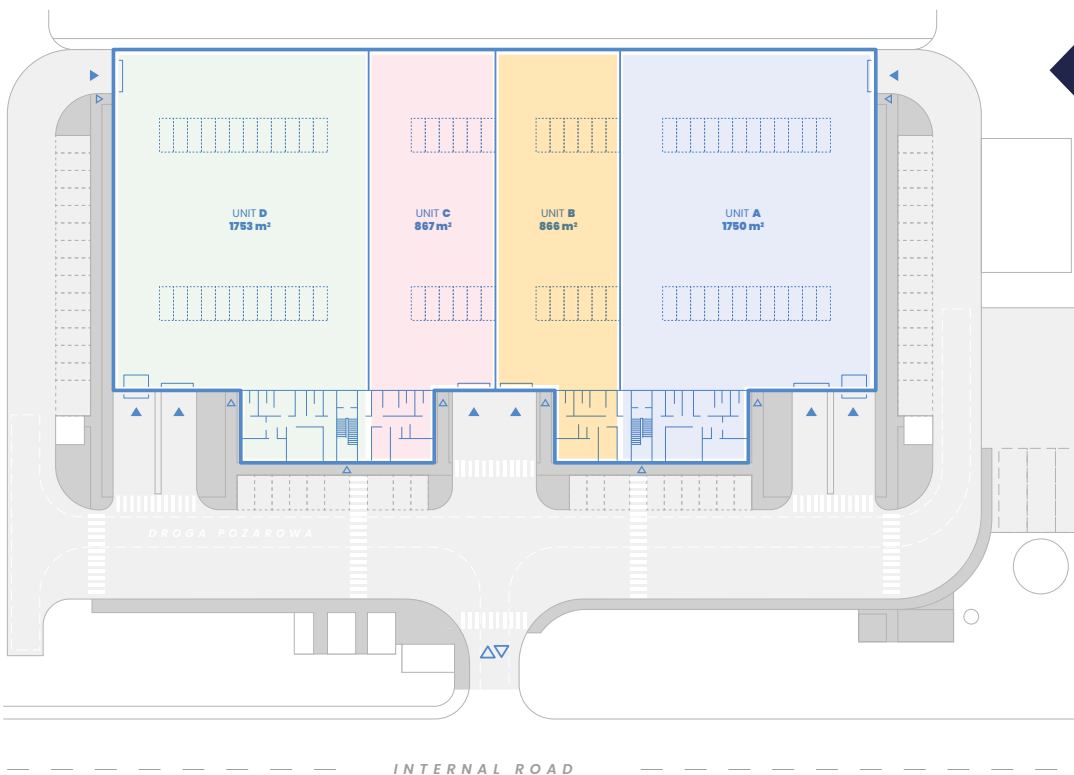
**Września Subzone**  
Economic Activity Zone



**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 Poznan make the facility very popular with investors. Being surrounded by numerous companies, including Volkswagen, enhances the prestige of the place.



**21** 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.

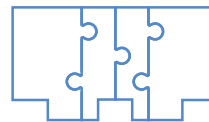
+ charges resulting from the individual utility meter readings



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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