



production
& storage

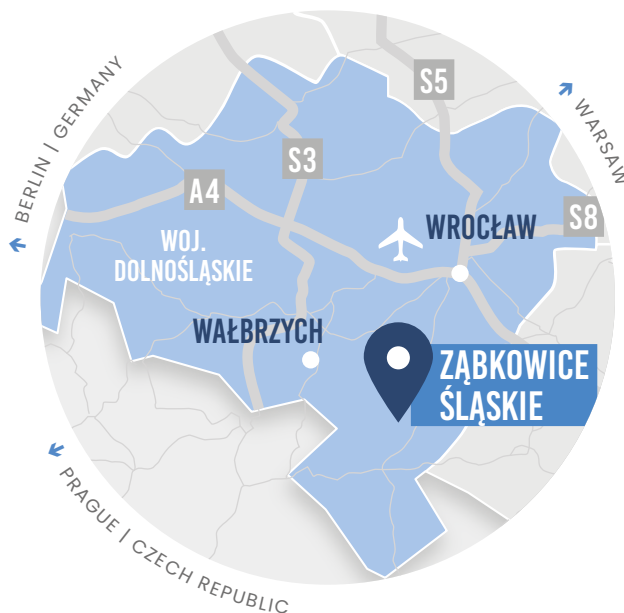
HALL

in
**ZĄBKOWICE
ŚLĄSKIE**

Modern dual-purpose halls with the total area of 6125,82 m², in use since 2023, located in Ząbkowice Śląskie, in Dolnośląskie Voivodeship. The facility with both storage and production units.

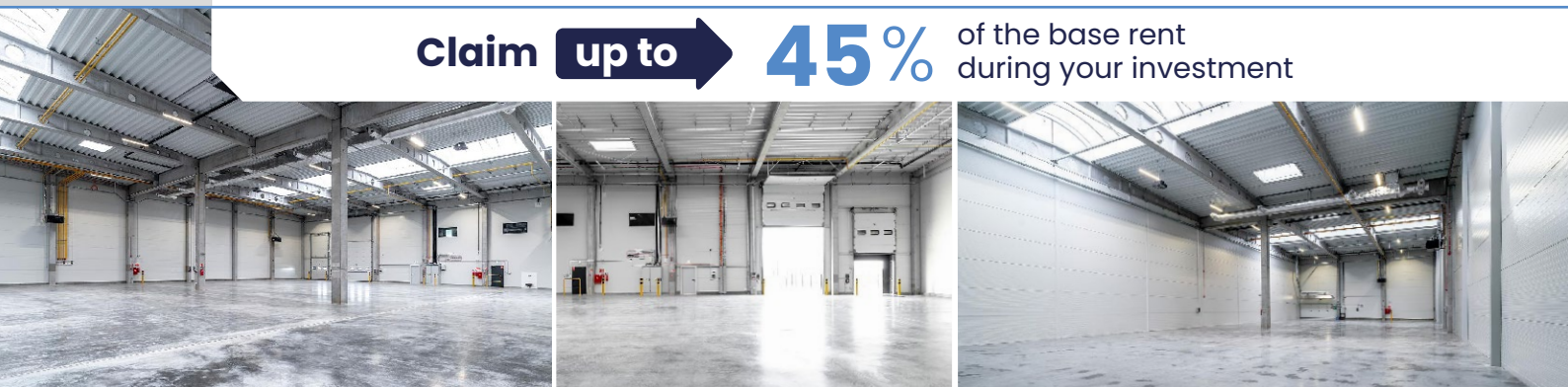
Main advantages:

- ✓ **Financial support** for the investment in form of an income tax exemption
- ✓ Hall divided into units of the total area of 853 m² up to 1734 m²
- ✓ Each unit is integrated with an administrative and service area of 192 m² to 274 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:



 **Logistics**
perfect logistic base

 **Future expansion**
Industrial Park with Industrial Development Agency planned

 **Communication**
proximity of the future S8 expressway

 **Potencial incubator**
for start-ups

About the region:

Ząbkowice Śląskie is an excellent location for companies looking for a logistic base. The facility's ideal location in relation to the surrounding industrial zones and, in the future the proximity of the S8 route, will be an additional advantage. The planned **IDA Industrial Park** makes the hall a perfect incubator for start-ups, offering favorable conditions for the development of innovative projects in the region.



20 PLN/m²
rent fee

+ service charge -
9 PLN/m² net

including:

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

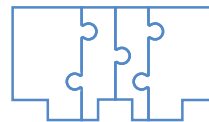
+ charges resulting from the individual utility meter readings




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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