



production  
& storage

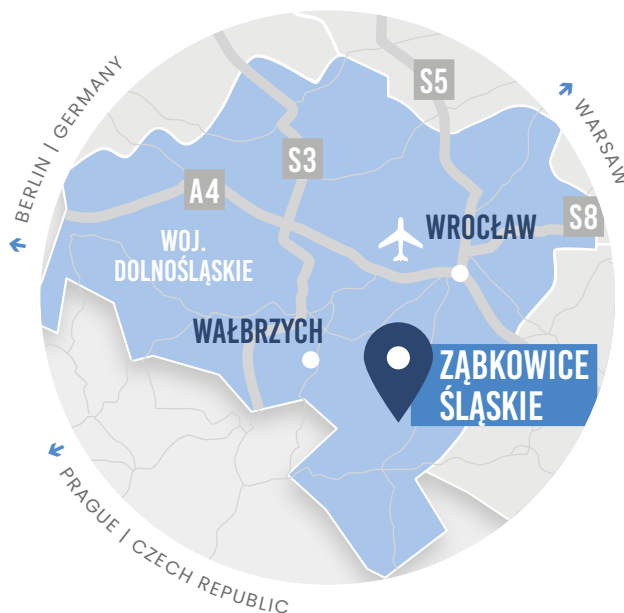
# HALL

in  
**ZĄBKOWICE  
ŚLĄSKIE**

**Modern dual-purpose halls with the total area of 6125,82 m<sup>2</sup>, 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 m<sup>2</sup> up to 1734 m<sup>2</sup>
- ✓ Each unit is integrated with an administrative and service area of 192 m<sup>2</sup> to 274 m<sup>2</sup> 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/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.

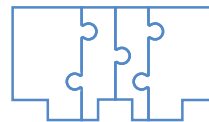
+ charges resulting from the individual utility meter readings




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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