

FRONTIER PARK CENTRAL

LOGISTIC AND INDUSTRIAL FACILITIES



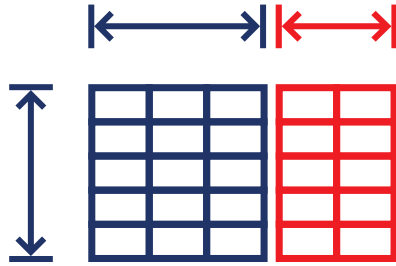
www.frontier-estates-europe.com

LOCATION

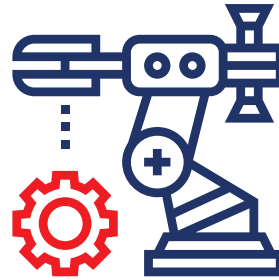
Site prepared for industrial and logistic development in central Poland



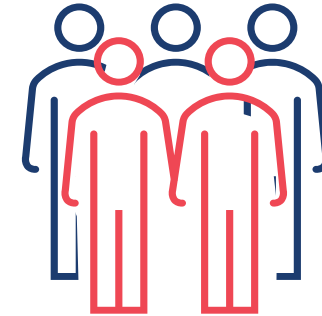
ATTRIBUTES



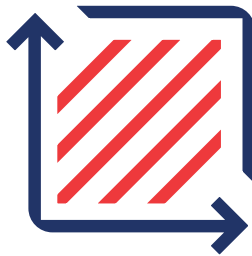
13,5 hectares



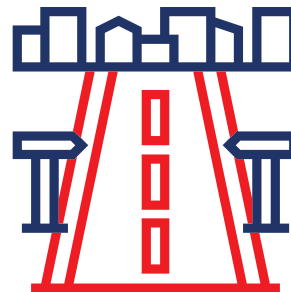
**Logistics / Production
BTS / BTO**



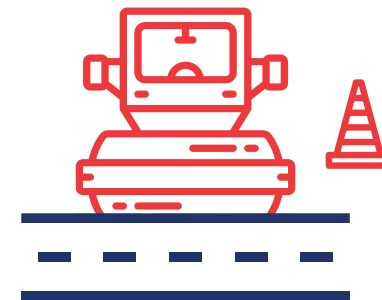
**150.000 people in 15
min. drive time**



**Total GLA over
67 500 m²**



**Visible from the
S8 highway**



**Newly constructed
road network**

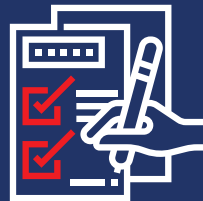




Frontier Park Central

is prepared for quick development commencement

thanks to the presence of all utilities,
infrastructure and other services necessary
for logistic and industrial functions.



Technical, geotechnical and legal due diligence
has been professionally undertaken confirming
suitability for warehousing development.

MASTERPLAN



USE:

Logistics, light production, services.
Favourable building height and green area parameters.



DEVELOPMENT PARAMETERS:

Construction height – no restrictions. High ratio of building intensity to biologically active area.



ENVIRONMENTAL IMPACT ASSESSMENT:

Positive environmental decision awarded.



DEVELOPMENT RESTRICTIONS:

Production generating industrial pollution is restricted.

DISTANCES



**OVER 130 000 M² OF PLOT
AREA THAT CAN BE BUILT
IN ANY CONFIGURATION**

S8

Warsaw – Wrocław

WOLBÓRZ

BUILDING B

25 500 m²

BUILDING A

42 000 m²

**Dino
distribution
centre**

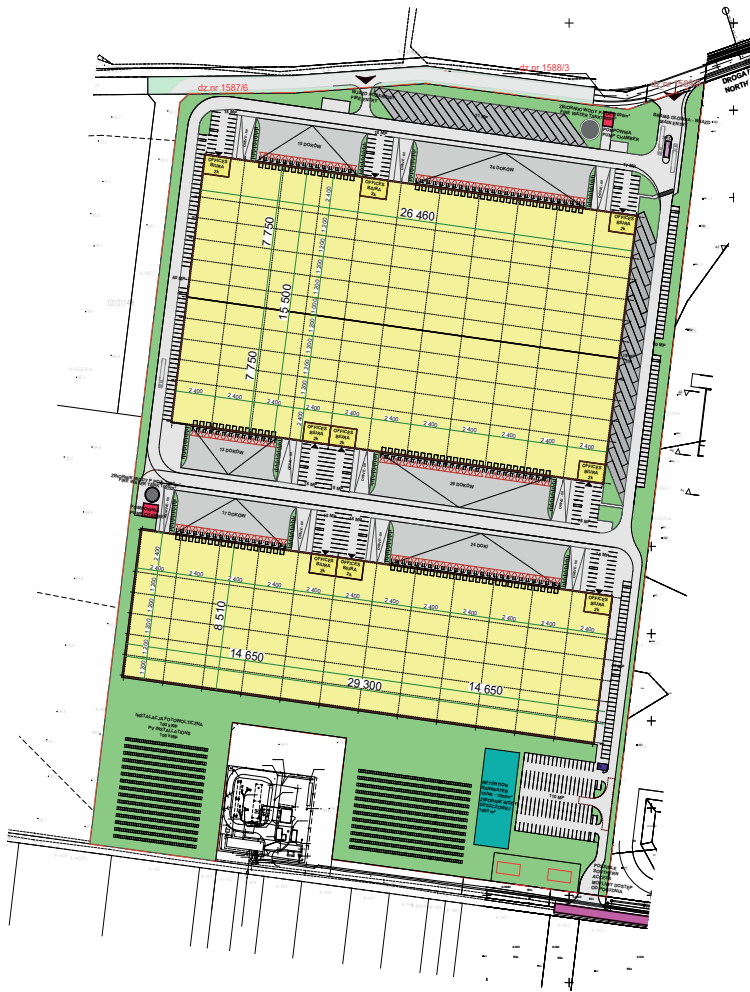
**GPZ
electricity
station**

AN EXEMPLARY DEVELOPMENT CONCEPT

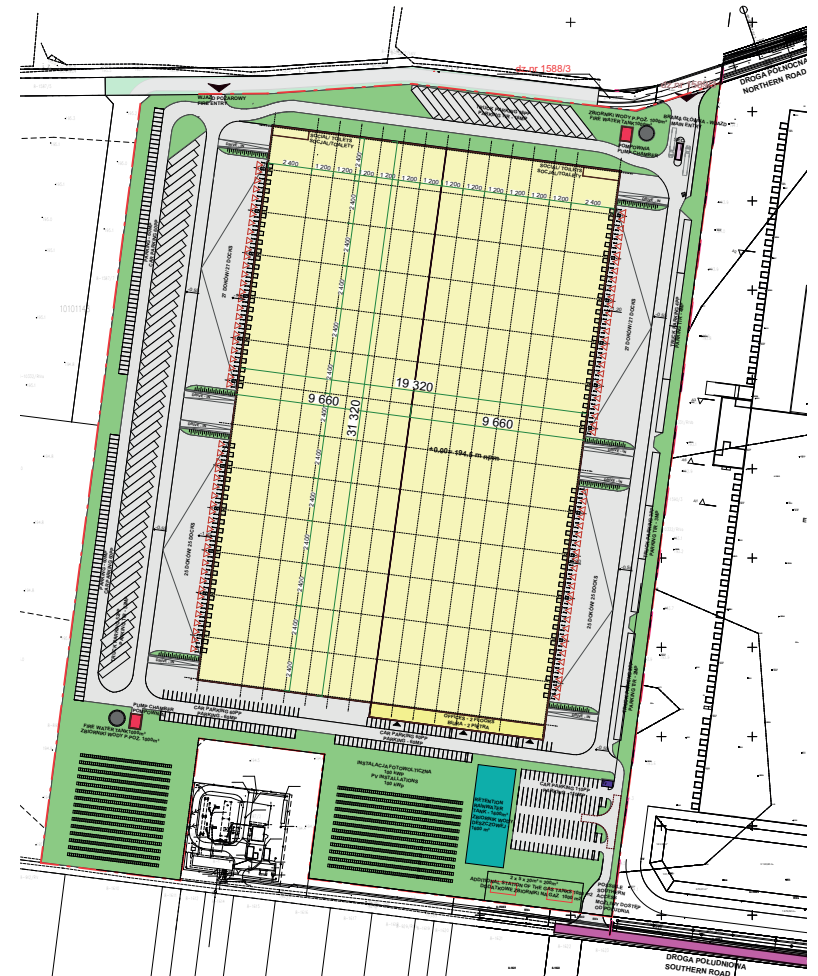
EXEMPLARY SITE DEVELOPMENT SCHEME

with the possibility of further expansion or change of parameters.

MULTI TENANT OPTION



SINGLE TENANT OPTION



	PROPOSED CONFIGURATION IN MULTI TENANT OPTION		
	BLD 1	BLD 2	TOTAL
Docks	80	44	124
TIR parking	40	0	40
Car parking	227	204	431
Offices area (m ²)	2100	1 050	3 150
Warehouse area (m ²)	40 000	24 400	64 400

UTILITIES

Site benefits from direct access to all utilities.



ELECTRICITY:

3,7 MW from on site station
(3,7 MW of basic electrical power supply
+ separate 3,7 MW of backup electrical power supply)



GAS:

Up to 500 m³/h



WATER:

Public network in place



SEWAGE:

Public network in place



STORM WATER:

Public network in place



INTERNET:

Fiber optics connection point available
at the site border



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