

# FRONTIER PARK CENTRAL

LOGISTIC AND INDUSTRIAL FACILITIES



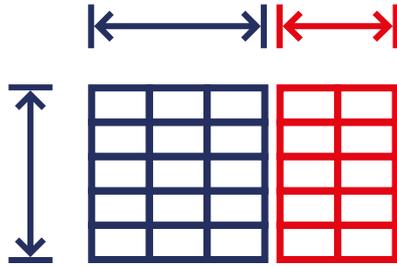
[www.frontier-estates-europe.com](http://www.frontier-estates-europe.com)

# LOCATION

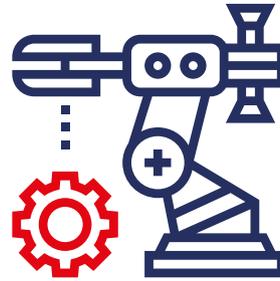
Sites prepared for industrial and logistic development in central Poland



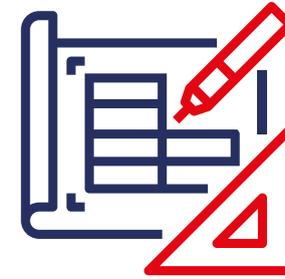
# ATTRIBUTES



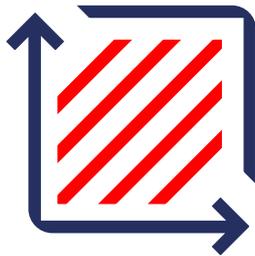
**30/50 hectares**



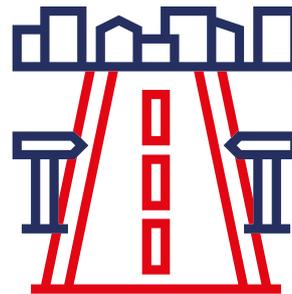
**Production / logistics**



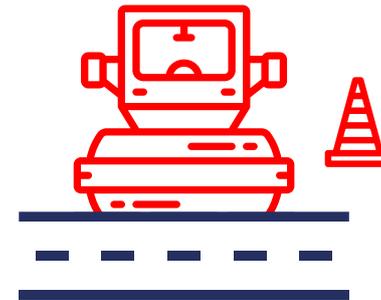
**Build to Suit**



**Total GLA over  
150 000 m<sup>2</sup>  
(up to 250 000 m<sup>2</sup>)**



**Prominent visibility  
from the highway**



**Newly constructed  
road network**



FRONTIER  
PARK CENTRAL

FRONTIER

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PARK CENTRAL

FRONTIER  
PARK CENTRAL



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 Big Box development.

# MASTERPLAN



## USE:

Logistics, light production, services.



## DEVELOPMENT PARAMETERS:

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



## ENVIRONMENTAL IMPACT ASSESSMENT:

Positive environmental decision awarded.



## DEVELOPMENT RESTRICTIONS:

No production generating industrial pollution.

# DISTANCES



**OVER 150 000 M<sup>2</sup> OF AREA  
THAT CAN BE BUILT  
IN ANY CONFIGURATION**

**WOLBÓRZ**

**BUILDING A**  
24 000 m<sup>2</sup>

**BUILDING C**  
70 000 m<sup>2</sup>

**BUILDING B**  
51 000 m<sup>2</sup>

**GPZ electricity  
station**

**Dino  
distribution  
centre**

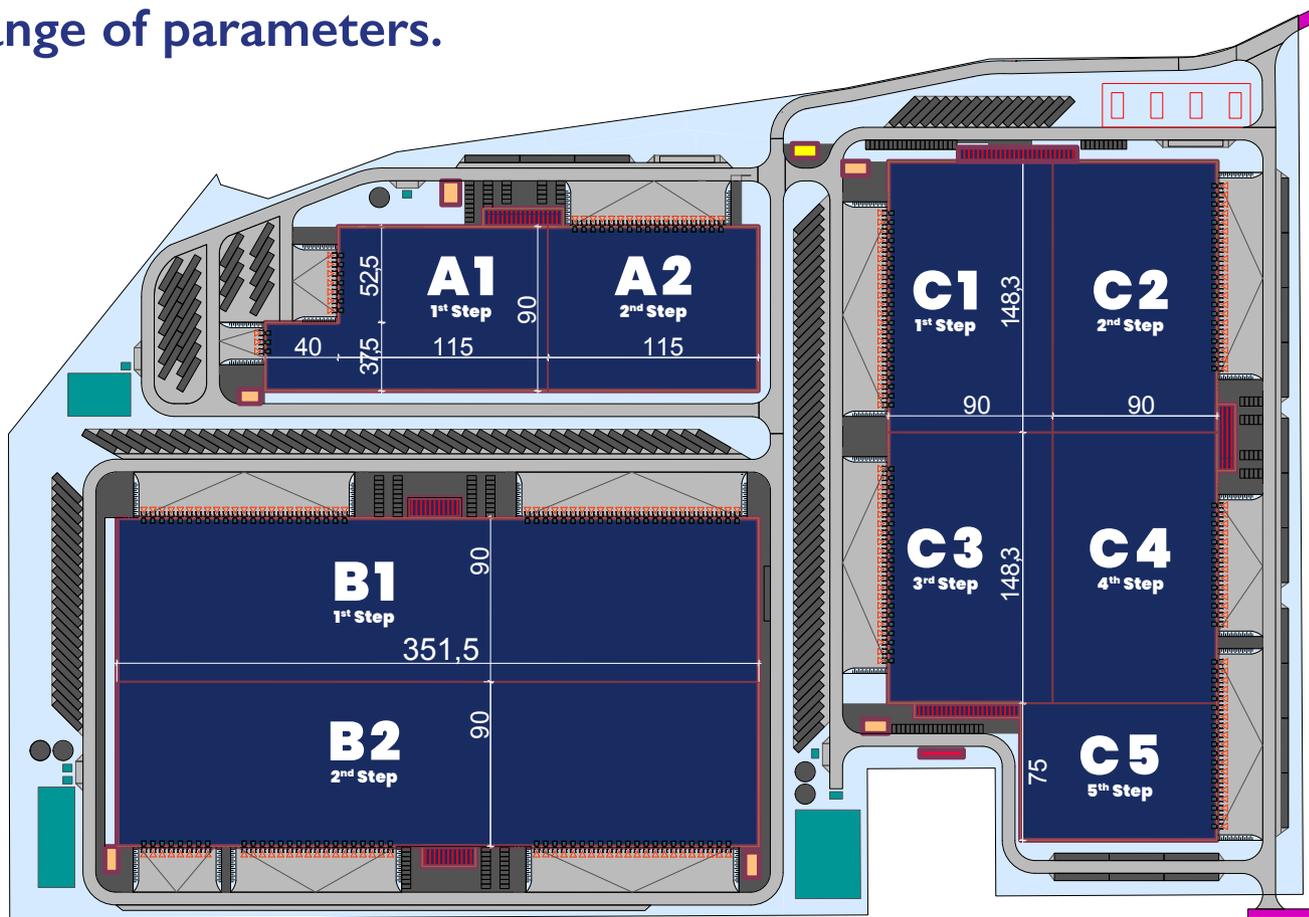
**S8  
Warsaw – Katowice**

**POSSIBILITY OF EXPANSION TOWARDS  
THE SOUTH ON ADDITIONAL LAND**

(up to 112 500 m<sup>2</sup> of warehouses + office space)

# EXEMPLARY SITE DEVELOPMENT SCHEME

with the possibility of further expansion or change of parameters.



-  Offices – 2 levels
-  TIR parkings
-  Car parkings
-  Gas tanks
-  Rainwater tanks
-  Firefighting water tanks

	PROPOSED CONFIGURATION OF BUILDINGS		
	A	B	C
Docks	27	94	98
TIR parking	24	66	73
Car parking	30	63	70
Offices area (m <sup>2</sup> )	800	1300	2 700
Warehouse area (m <sup>2</sup> )	24 000	51 000	70 000

## UTILITIES

Site benefits from direct access to all utilities.



### ELECTRICITY:

7,65 MW from on site station  
(7,65 MW of basic electrical power supply  
+ separate 7,65 MW of backup electrical power supply)



### GAS:

Up to 1,000 m<sup>3</sup>/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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