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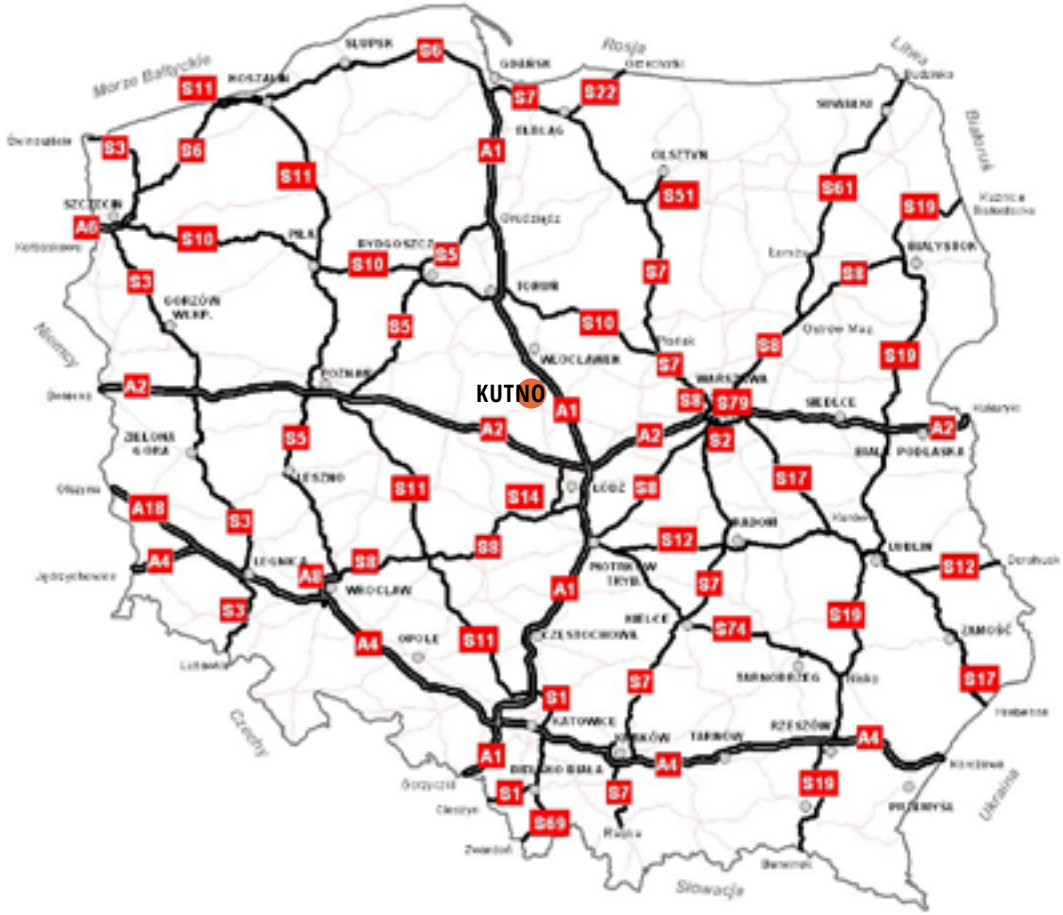
LOGISTICS PARK

KUTNO

LOCATION



- “Kutno Wschód” junction, A1 motorway - **3 km**
- Stryków junction, A2 motorway - **47 km**
- PCC Intermodal Container Terminal - **1.5 km**
- Łódź Airport “Lublinek” - **80 km**
- Baranów Central Communication Port - **95 km**
- Toruń Airport - **120 km**
- Warsaw Chopin Airport - **150 km**
- Poznań-Ławica Henryk Wieniawski Airport - **190 km**

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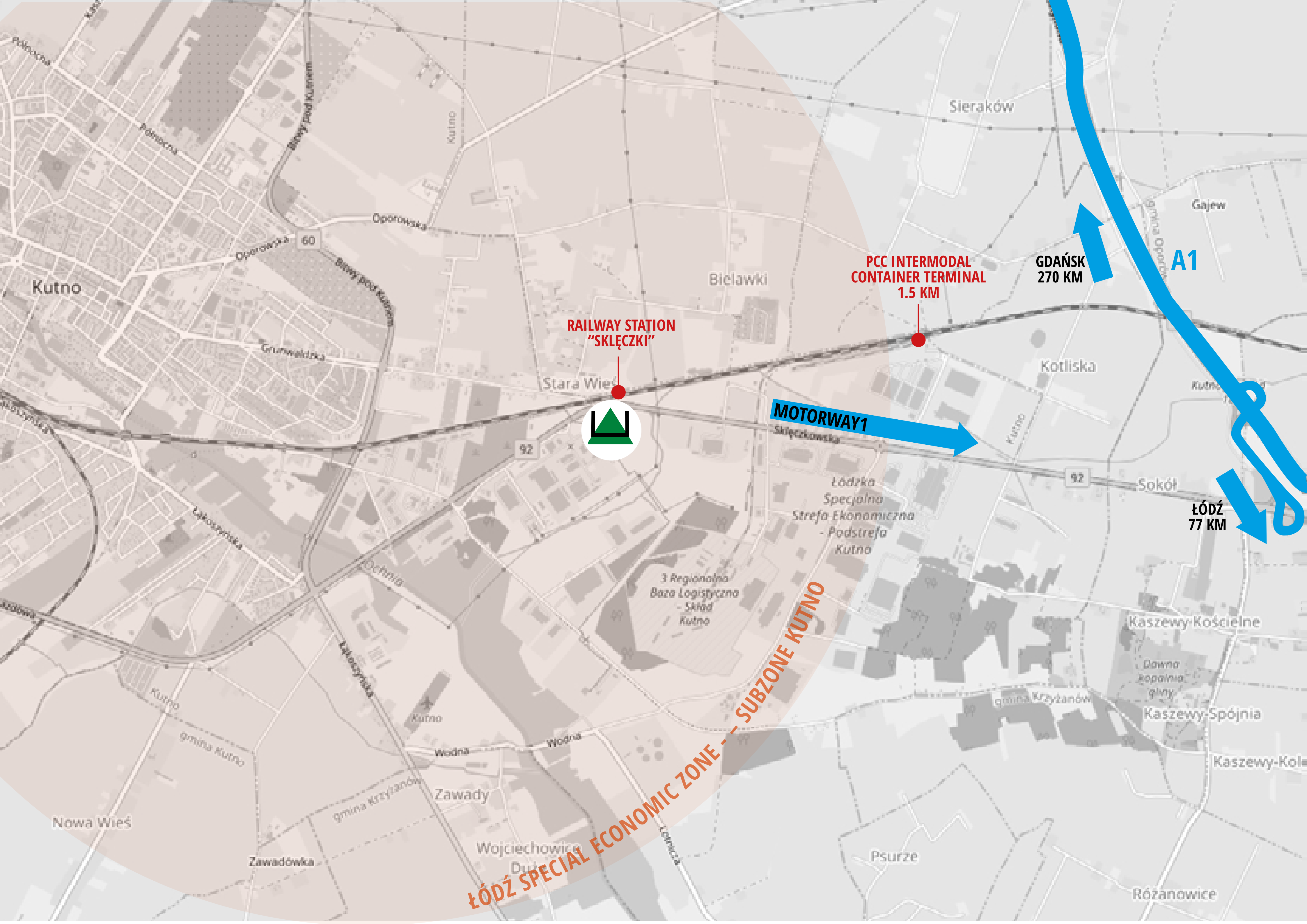

PCC INTERMODAL
CONTAINER TERMINAL
1.5 KM
RAILWAY STATION
"SKLĘCZKI"
GDAŃSK
270 KM
A1
MOTORWAY1
ŁÓDŹ
77 KM
ŁÓDŹ SPECIAL ECONOMIC ZONE – SUBZONE KUTNO
Kutno
Sieraków
Bielawki
Stara Wieś
Kotliska
Gajew
Sokół
Łódzka Specjalna Strefa Ekonomiczna - Podstrefa Kutno
3 Regionalna Baza Logistyczna - Skład Kutno
Kaszewy Kościelne
Kaszewy-Spójnia
Kaszewy-Kol
Dawna kopalnia gliny
Zawady
Nowa Wieś
Zawadówka
Wojciechowice
Psurze
Różanowice
Oporowska
Grunwaldzka
Skłęczkowska
Łąkoszyńska
Wodna
gmina Kutno
gmina Krzyżanów
60
92

Zone A

plot area - **6,1 ha**

usable area:
Warehouse A - 29 666.70 sq.m. - include office and social area with infrastructure 1440 sq.m.
total height – **12.35 m**

Legal status:
- Valid building permit
- The investment area is covered by the local spatial development plan
- Land ownership

Zone B

plot area: **6,5 ha**

usable area:
Warehouse B - 9 170,60 sq.m. - include office and social area with infrastructure 940 sq.m.
total height – **12.40 m**

Warehouse C - 12 175 sq.m. include office and social area with infrastructure 400 sq.m.
total height – **12.35 m**

Legal status:
- Valid building permit
- The investment area is covered by the local spatial development plan
- Land ownership

Industrial and warehouse facilities certified in the BREEAM system at the Very Good level

Usable areas in total:

51 012.30 sq.m.

Parking lots:

• for passenger cars	303 pl
• for commercial vehicles	21 pl
• for lorries	54 pl

in total: 378 parking lots

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high storage,

docks / cross-docks,

entrance gates / courier gates.

FOR:

- e-commerce,
- pharmaceutical industry,
- FMCG,
- cold storage and refrigerated warehousing,
- courier parcel distribution centre,
- industrial production.

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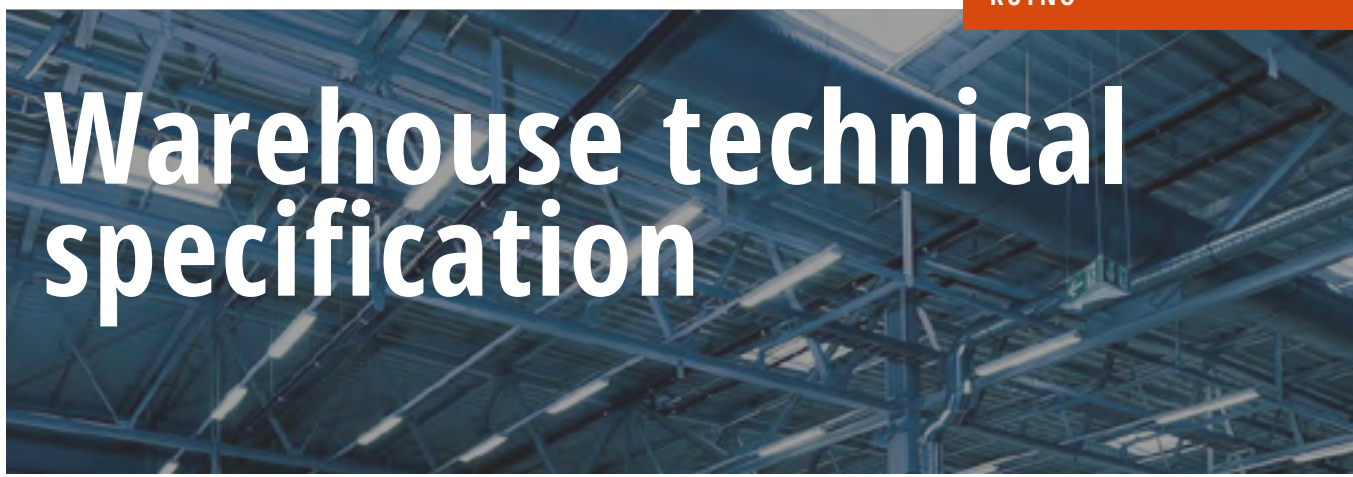

Warehouse technical specification

- Single-storey warehouse hall with fire-separated office modules with the area adapted to the Tenant's requirements;
- Storage height up to 10 m;
- Column grid 12m x 22.5m / 24m, in the dock area 24m x 22.5m / 24m;
- Prefabricated structure, reinforced concrete columns;
- Concrete floor, dust-free, load capacity 6 T / sq.m.;
- Dock ramps 2m x 2.5m, load capacity 6 tons with sectional doors - 3m x 3m with translucent panel (1 item per 800 sq.m);
- Courier gates - 3m x 3m with a translucent panel (1 item on 400 sq.m);
- Entrance gates - 3.5m x 4.2m (1 item per 8000 sq.m);
- Roof skylights / smoke vents 2%;
- Fire load over 4000 MJ / sq.m;
- ESFR under-ceiling sprinklers;
- Smoke removal system;
- Fire alarm detection and signalling system;
- Gas radiant heating;
- Designed indoor temperature of 15 °C, with outdoor temperature of -20 °C;
- Standard power allocation of 350 kW per 10,000 sq.m;
- LED lighting providing indoors 200lx on floor level without shelving, and outdoors 10lx, controlled by twilight sensor;
- Fibre optic connection to buildings.

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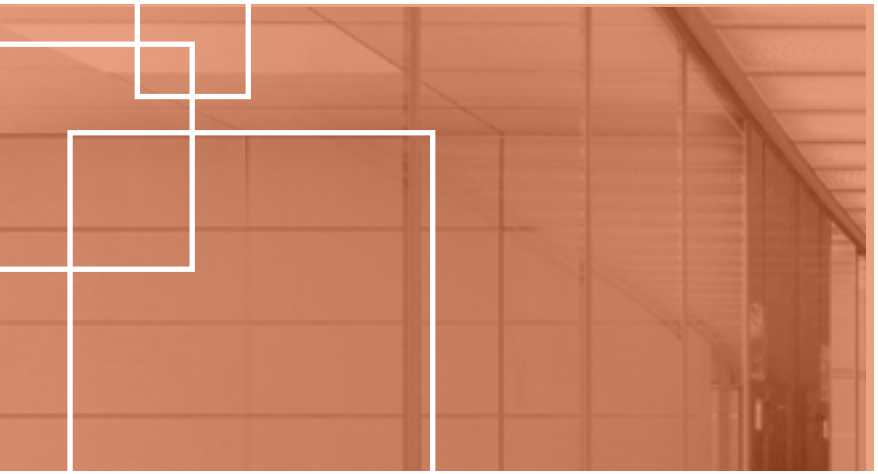

Office area technical specification

- Masonry walls made from 24 cm blocks coated with gypsum plaster;
- Prefabricated reinforced concrete ceilings;
- 3 metre high rooms for permanent residence;
- Suspended cassette ceilings 60x60, white mineral plates. Moisture resistant plates in „wet" rooms;
- Floor finishing: carpeted office rooms (ITC Quartz NEW, ITC Master);
- PVC floor covering or porcelain stoneware tiles in hallways, social and utility rooms;
- Aluminium window and door joinery;
- Interior door joinery: solid, wooden doors (Porta, Polskone or equivalent), adjustable, steel door frame varnished in a standard colour;
- Staircase smoke removal system;
- Fire alarm detection and signalling system;
- Water heating by panel heaters from a gas boiler room located in the office module;
- Designed indoor temperature of 20 °C, with outside temperature of -20 °C;
- Mechanical supply and exhaust ventilation system in social and office rooms with efficiency compliant with regulations;
- Mechanical ventilation system in utility rooms;
- LED lighting providing 500 lx in work rooms, 200 lx in hallways;
- In sanitary rooms, ceramic wall tiles 20x20, standard colour: floor-to-ceiling tiles in shower areas; aprons in utility rooms and kitchens.

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ECO FRIENDLY
Solution

- Rainwater retention tanks with the possibility of use for sanitary purposes.
- Use of rainwater for watering green areas.
- Exterior partitions in light colours to limit building overheating.
- High insulation coefficients for external partitions.
- Destratificators preventing the build-up of warm air near the top and reducing heat loss through the roof.
- Buildings with air-tightness confirmed by „Blow Air Test".
- Rooftop PV system (option).

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DUMONT
SkyStats

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