



Polonia


# Waraw IX (North)

13,530 SQM

## KEY FEATURES

 Parcheggio HGV

 Lucernari

 Trasporto pubblico

Richiedi informazioni su questa proprietà




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## S8 Speed: Your Warsaw Logistics Advantage

Secure a warehouse for lease in Warsaw in the north-eastern metro area—an emerging logistics Warsaw hotspot powered by the S8 corridor. With S8 access <1 km east / <3 km west and the Warsaw Ring Road <19 km, this location enables fast distribution across Warsaw and into eastern Poland (Białystok direction).

## Big-Box Ready: Built for High-Throughput Operations

This warehouse space delivers scale and performance: 54,750 sqm GLA. Operate efficiently with 10 m clear height, 5 t/sqm floor load, a 25 m truck yard, 67 docks, 10 ground doors, NFPA 13 sprinklers, and 281 parking spaces—ideal for 3PL, retail, and e-commerce.

## Workforce & Convenience: Practical Day-to-Day Access

While the immediate area is more industrial than central Warsaw zones, staff still benefit from public transport connections and everyday services—restaurants and lunch options are available in nearby commercial spots along the corridor. Strong catchment supports hiring and shifts, making this a smart warehouse Warsaw choice for growth in a rapidly developing submarket.



### DIMENSIONE TOTALE DELL'EDIFICIO

54,750 SQ M

### TOTALE DISPONIBILE

13,530 SQ M

### INDIRIZZO

Komandora Wiktora Węgrzyna 1, 05-250 Emilianów,  
Poland

[VISUALIZZA I DETTAGLI COMPLETI DI QUESTA PROPRIETÀ SU](https://eu.glp.com/it/immobili/waraw-ix-north/)

[HTTPS://EU.GLP.COM/IT/IMMOBILI/WARAW-IX-NORTH/](https://eu.glp.com/it/immobili/waraw-ix-north/)