

WARSAW III LOGISTICS CENTRE



KOBYŁKA
Poland



12 metres
clear height



35,500




12 m
clear
height

WARSAW III LOGISTICS CENTRE


PERFECTLY-LOCATED LOGISTICS SPACE

The ideal location of GLP Warsaw III Logistics Centre will make it the key warehouse facility on the eastern side of the capital. Combined with an area of 35,500 sq m (fully customizable to tenants' needs), the immediate proximity to Warsaw city limits, just off the S8 expressway, is an exceptional benefit.

Another advantage of the Centre is the availability of skilled work force. The area is known for a high recruitment potential and a large number of highly motivated candidates.

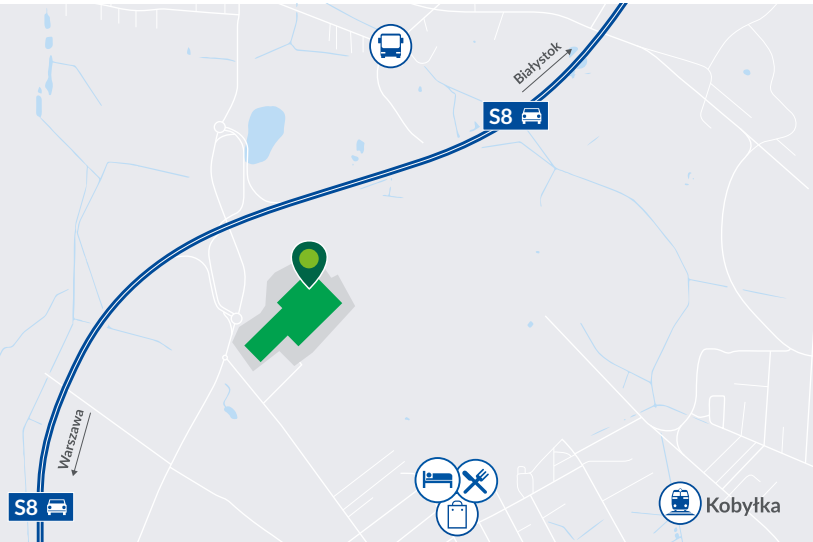


Over **35,500** sq m of high spec logistics space
Direct access to **S8** expressway



Przyjacielska St.
Kobyłka, Poland

LOCATION AND TRAVEL DISTANCES



CLOSE VICINITY

Destination	Km
S8 Expressway	0.1
Bus stop	1
Supermarket	1.8
Hotel, restaurant	2.5
Gas station	2.8
Train station	4.5

STRATEGIC LOCATION

City	Km	Drive time
Warsaw	7	0:04 h
Łódź	140	1:15 h
Białystok	175	1:30 h
Lublin	175	1:45 h
Cracow	310	3:05 h
Katowice	315	3:10 h
Poznań	320	2:30 h
Gdańsk	345	3:15 h
Wrocław	360	3:00 h



SITE SPEC

Property size	7.2 ha
Warehouse	35,500 SQ M
Car parking	220
HGV parking	20
Dock levellers	57
Level access	7
Fire load	>4,000 MJ/SQ M
Floor load	70 KN/SQ M
Clear height	12 M
Loading area depth	24 M

- ✓ ELECTRIC VEHICLE CHARGERS
- ✓ MORE ROOFLIGHTS IN LOADING AREA
- ✓ OFFICES WITH AIR CONDITIONING
- ✓ LED LIGHTING WITH DALI SYSTEM
- ✓ SEPARATE ELECTRICITY METERS
- ✓ SECURED ACCESS TO THE SITE



THIS IS GLP

GLP is a leading global investment manager and business builder in logistics, real estate, infrastructure, finance and related technologies. GLP operates globally across Brazil, China, Europe, India, Japan and the US. Our combined investing and operating expertise allows us to create value for our customers and investors, with over US \$100 billion in assets under management in real estate and private equity funds. Learn more about our global operations at glp.com. Our European platform is built on more than 30 years of experience in logistics real estate and operates in 12 countries across the continent, covering all major logistics markets.

ESG

We are pioneers when it comes to delivering high standards in sustainability and innovation. We are committed to protecting the environment, supporting the communities in which we operate, and ensuring to work in fair, honest and ethical ways.



over \$100 billion AUM
globally



Leading with
innovation



70% of our customers are
returning customers



LEED and BREEAM
certified projects



If you would like any further information on the building, or to arrange a meeting, please email or call:



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