

Kraków Airport

Modlniczka, Poland



10,619 sq m
available space



10 metres
clear height



S52 expressway
nearby



Project status
Existing



Marq Logistics Kraków Airport

Over 175,000 sq m of A class warehouse space

Kraków Airport is a large-scale logistics destination offering immediate access to one of southern Poland's most resilient and dynamic markets. With 174,000 m² GLA across 10 buildings the park is suited to customers seeking flexibility, scalability and proximity to Kraków's business infrastructure. Its location just six minutes from the A4 motorway makes it particularly attractive for companies serving southern Poland, cross-border routes and regional distribution networks.

The project combines scale with a strong technical specification, including 10 m clear height, 70 kN/m² floor load capacity, 4,000 MJ/m² fire loads, ESFR sprinklers and EV charging infrastructure. The building standard also includes smart metering, LED lighting with 300 lux in docking areas and 200 lux in storage areas, and K360 sprinkler heads.

The deck also highlights additional specification options and enhancements, including increased clear height, enhanced slab capacity, additional roof load, skylights, cabling trays, combidocks, charging area, access points, docking area sockets, higher lux levels in packaging areas, mezzanine-related installations and optional upgrades such as a power generator. This makes Kraków Airport a compelling option for customers who require a technically advanced and adaptable logistics environment, supported by Marq Logistics' focus on future-ready assets and operational efficiency.



174,000 sqm GLA



10 metres clear height



70 kN/m² floor load



4,000 MJ/m² fire loads



close to A4 motorway



ESFR sprinkler system



EV charging infrastructure



smart utility monitoring



energy-efficient LED lighting



Kraków Airport location



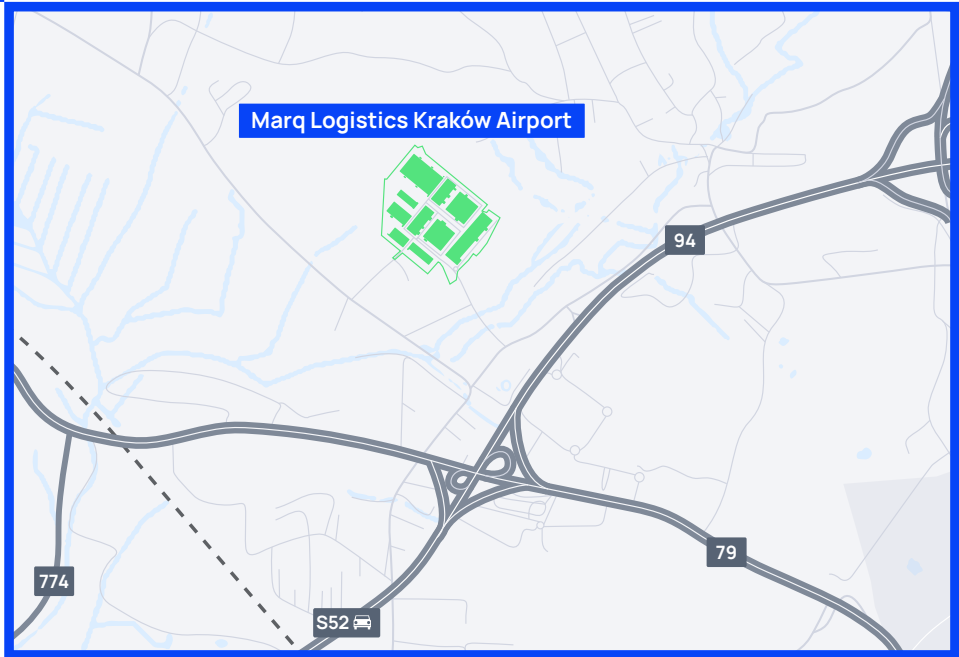
Distances

		
Kraków city centre	14 km	0:20 h
Katowice	70 km	0:45 h
Rzeszów	185 km	1:40 h
Wrocław	260 km	2:45 h
Łódź	230 km	3:20 h
Warsaw	300 km	3:30 h



Points of interest

Bus stop	0.9 kilometres
Hotel	1.2 kilometres
Restaurant	1.2 kilometres
Kraków ring road	2 kilometres
Supermarket	2.2 kilometres
Train station	2.5 kilometres



Available space

and technical specification

Unit 1

 **6,881 sq m**
Available space

 **Now**
Availability date

 **4000**
Fire loads (MJ/sq m)

 **7T**
Floor loading

 **15**
HGV docks

 **10**
Car parking spaces

 **24x12m**
Column grid

 **10 m**
Clear height

Unit 2

 **3,450 sq m**
Available space

 **Now**
Availability date

 **4000**
Fire loads (MJ/sq m)

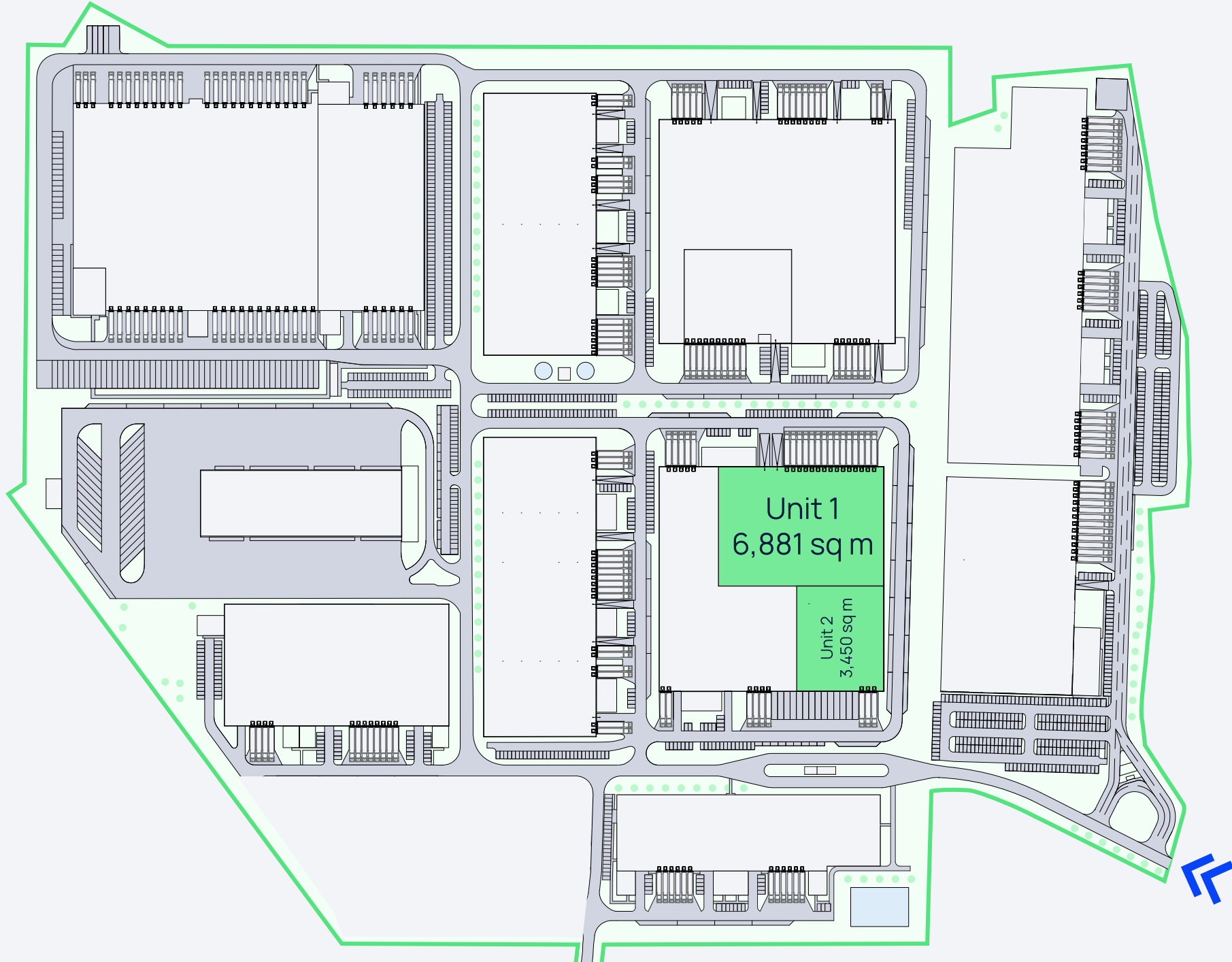
 **7T**
Floor loading

 **3**
HGV docks

 **10**
Car parking spaces

 **24x12m**
Column grid

 **10 m**
Clear height



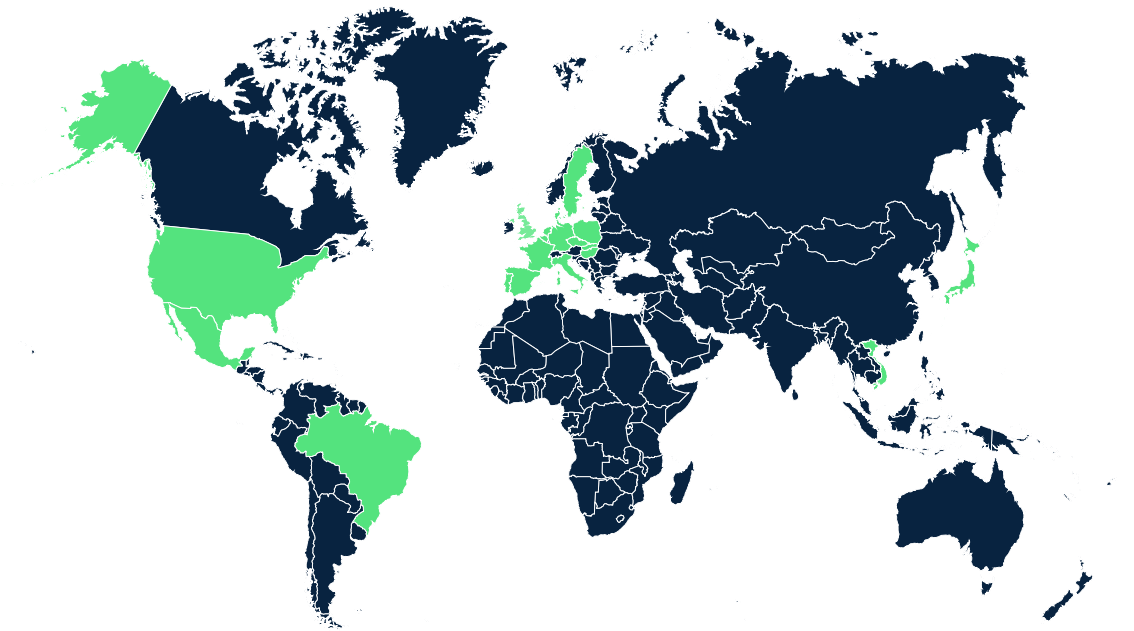


Proven track record

of Marq Logistics

Marq Logistics is a global leader in the development and operation of modern logistics facilities and manages a portfolio of approximately 2,000 properties totaling more than 645 million square feet. With a mission to deliver institutional-quality logistics facilities and a consistent, best-in-class experience to customers around the world, Marq's highly specialized and dedicated team provides a powerful combination of global scale with local expertise.

Learn more about Marq Logistics and view our current properties at www.marqlogistics.com.





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