

Kraków III

Niepołomice, Poland



19,000 sq m
available space



12 metres
clear height



A4 highway
nearby



Project status
Existing



Marq Logistics Kraków III

Strategic Warehouse Location Near Cracow and A4 Motorway

Kraków III is a modern logistics development created for occupiers looking for a scalable warehouse platform in the eastern part of the Kraków market. The park offers 54,900 m² GLA in one building located approximately 30 minutes from Kraków city centre. The project is located in Podłęże, placing it close to key local infrastructure and service points.

The immediate surroundings support day-to-day logistics operations, with access to the Niepołomice ring road and the A4 motorway within 3 km, a petrol station 600 m away, a restaurant within 1 km and a supermarket within 2 km. The building specification includes 12 m clear height, 75 kN/m² floor load capacity, fire loads above 4,000 MJ/m² and ESFR sprinklers.

Kraków III also reflects a future-ready building standard, with a solar-ready roof prepared for photovoltaic installation, EV charging stations, a 24 m deep column-free docking area, increased daylight through rooflights, LED lighting and air-conditioned offices with acoustic and thermal post-completion survey. For customers planning growth around Kraków and the A4 corridor, Kraków III offers flexibility, technical strength and a location designed to support efficient logistics operations.



54,900 sqm GLA



12 metres clear height



75 kN/m² floor load



over 4,000 MJ/m² fire loads



close to A4 motorway



ESFR sprinkler system



EV charging infrastructure



prepared for PV installation



Kraków eastern logistics market



petrol station nearby





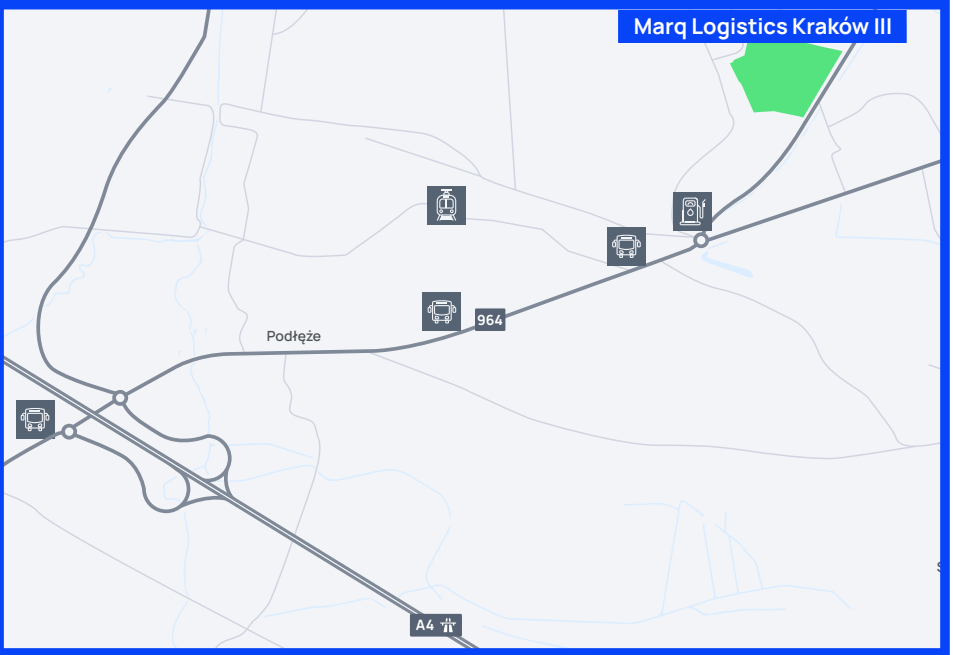
Distances

		
Kraków city centre	23 km	0:30 h
Katowice	100 km	1:10 h
Wrocław	300 km	3:20 h
Lublin	320 km	3:25 h
Warsaw	300 km	3:30 h
Poznań	470 km	5:00 h



Points of interest

Petrol station	0.6 kilometres
Bus station	0.7 kilometres
Restaurant	1 kilometres
Train station	1.6 kilometres
Supermarket	2 kilometres
A4 highway	3 kilometres



Available space

and technical specification

Unit 1

 **19,000 sq m**
Available space

 **Now**
Availability date

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

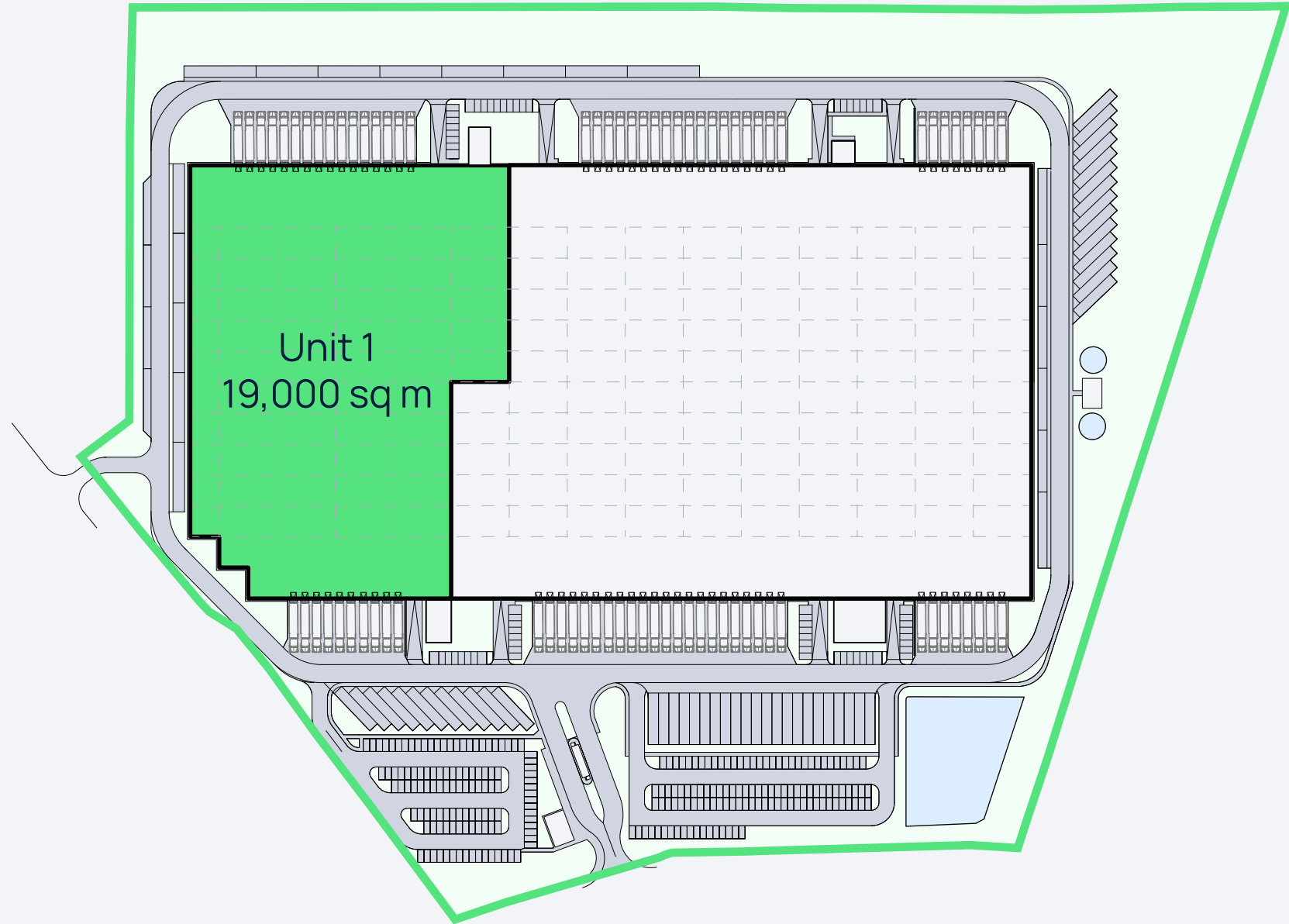
 **7.5T**
Floor loading

 **26**
HGV docks

 **16**
Car parking spaces

 **24x12m**
Column grid

 **12 m**
Clear height



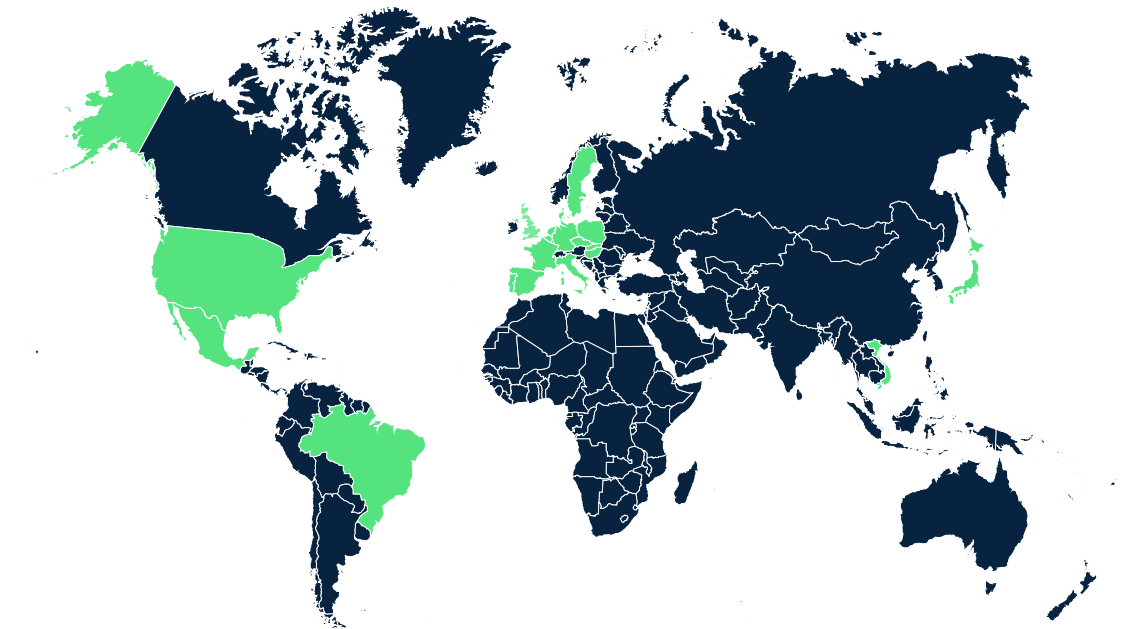


Proven track record

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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