

Lędziny I

Lędziny, Poland



3,240 sq m
available space



12 metres
clear height



A4 highway
nearby



Project status
Existing



Marq Logistics Łędziny

111,500 sq m of A-class space for logistics and light industry

Łędziny is a well-connected logistics location in the Silesian region, designed for customers who need fast access to major road infrastructure and the wider Katowice industrial market. The park offers 115,000 m² GLA across two buildings. Its direct access to the S1 expressway gives occupiers a strong advantage for regional distribution, production logistics and supply chain operations serving southern Poland and neighbouring markets.

The immediate surroundings support employee and driver convenience, with a bus stop 50 m from the site, a restaurant within 200 m, a petrol station within 1 km, and hotel and supermarket facilities within 3 km. The building specification includes 12 m clear height, 7.5 t/m² floor load capacity, fire loads above 4,000 MJ/m² and ESFR sprinklers.

The standard reflects the needs of modern occupiers, including a solar-ready roof with pre-loaded PV structural capacity, EV charging stations, a 24 m deep docking area, increased daylight through rooflights, LED lighting and air-conditioned offices. For businesses seeking operational flexibility in a proven Silesian logistics location, Łędziny offers the right combination of infrastructure, specification and Marq Logistics' practical, customer-focused delivery.



115,000
sqm GLA



12 metres
clear height



7.5 t/m²
floor load



over 4,000 MJ/
m² fire loads



direct access to
S1 expressway



ESFR sprinkler
system



EV charging
infrastructure



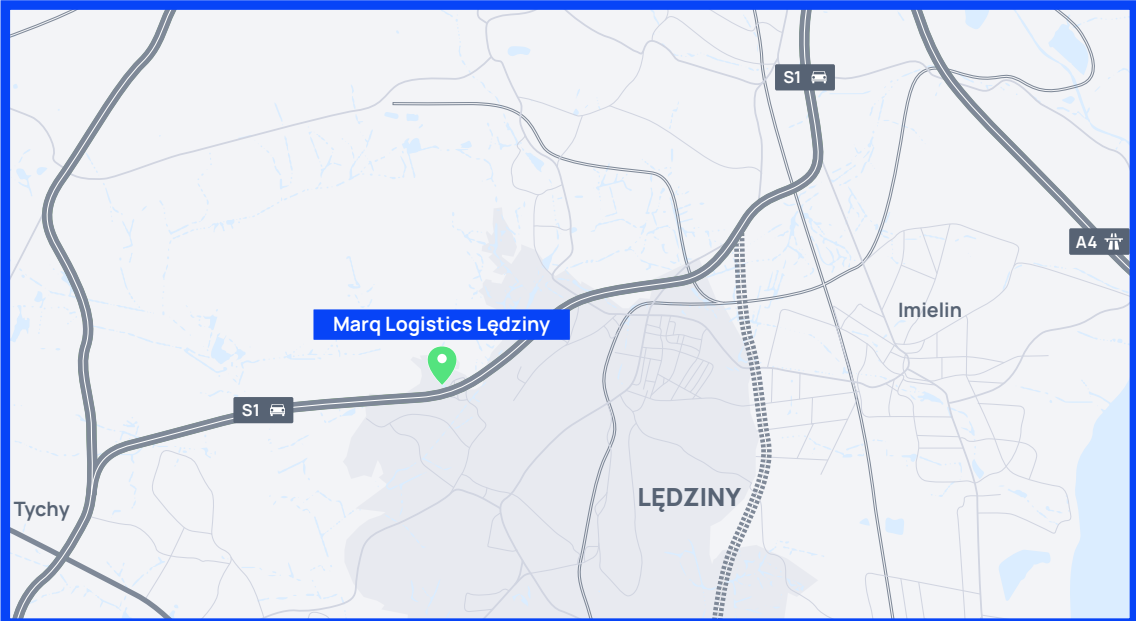
prepared for PV
installation



bus stop
nearby



petrol station
nearby



Distances



Tychy	8 km	0:07 h
Katowice	25 km	0:30 h
Cracow	78 km	1:00 h
Wrocław	210 km	2:10 h
Poznań	315 km	3:20 h
Gdańsk	400 km	3:20 h



Points of interest

S1 expresway	0.1 kilometres
Restaurant	0.2 kilometres
Gas station	0.6 kilometres
Bus station	1.3 kilometres
Supermarket	3.5 kilometres
Hotel	3.9 kilometres



Available space

and technical specification

Unit 1

 **3,240 sq m**
Available space

 **Now**
Availability date

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

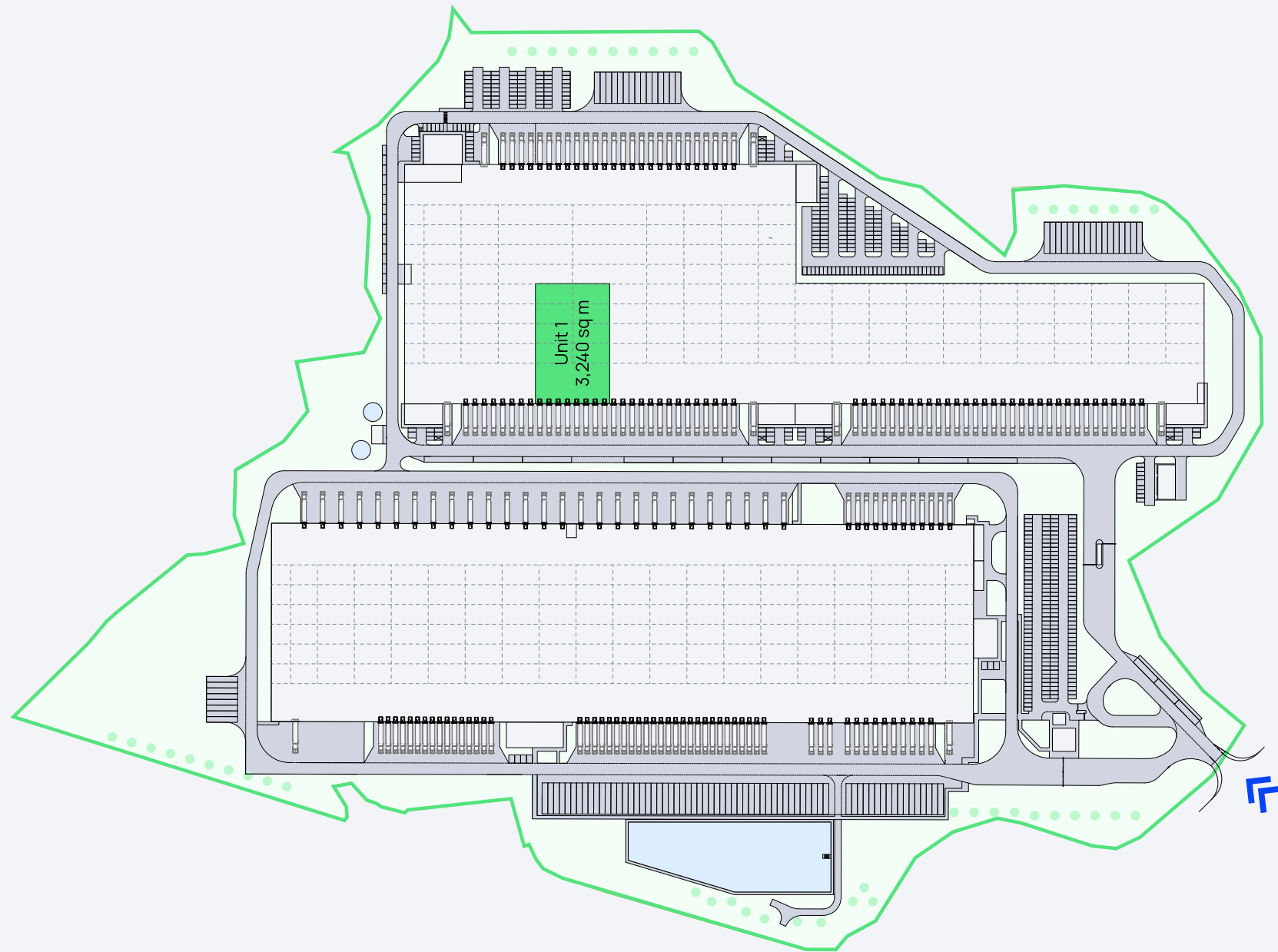
 **7.5T**
Floor loading

 **8**
HGV docks

 **4**
Car parking spaces

 **22.5x12m**
Column grid

 **12 m**
Clear height



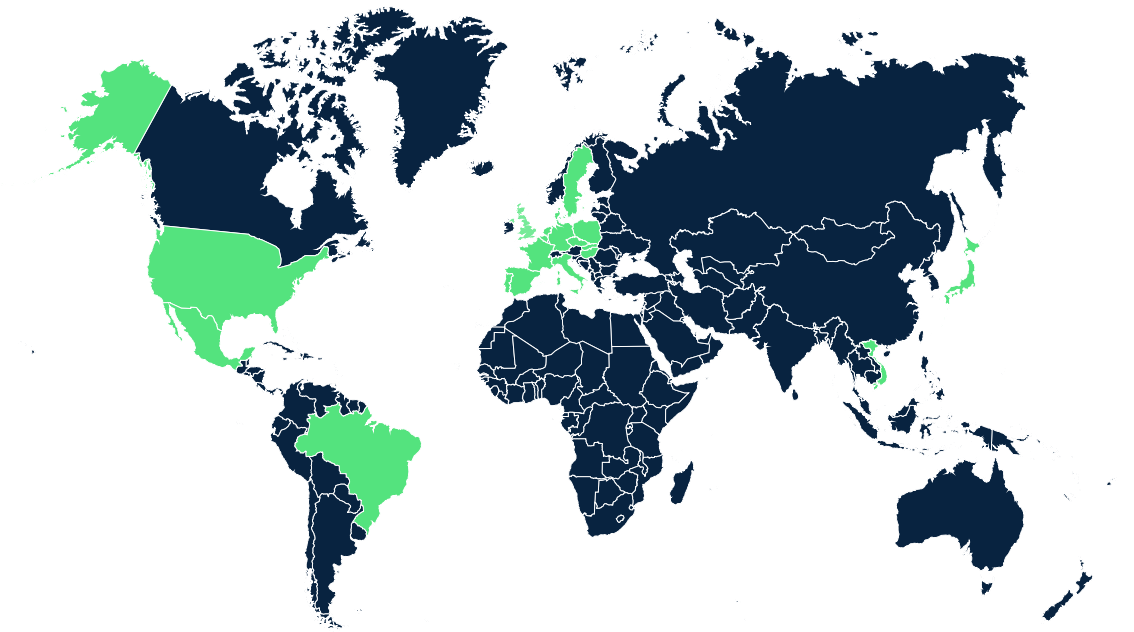


Proven track record

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.





+48 781 560 500
mzuchniewicz@marqlogistics.com

Marcin Żuchniewicz
Vice President, Real Estate Asset Management

Marq Logistics Poland
59 Żłota St., 00-120 Warsaw
marqlogistics.com