

# Warsaw II

Wypędy, Poland



**10,620 sq m**  
available space



**12 metres**  
clear height



**S8 expressway**  
nearby



Project status  
**Existing**



# Marq Logistics Warsaw II

Location that will boost your business

Marq Logistics Warsaw II is a strong Warsaw-area logistics location for companies that need fast access to the capital, Chopin Airport and the S7/S8 road system. Located in Wypędy, the project supports efficient last-mile, regional and national distribution, while offering quick access to retail, service and transport infrastructure surrounding Warsaw's south-western logistics zone.

The building specification is designed with modern operational resilience in mind. The deck highlights 12 m clear height, 70 kN/m<sup>2</sup> floor load capacity, fire loads above 4,000 MJ/m<sup>2</sup>, ESFR sprinklers, EV chargers and PV on the roof. The standard also includes smart metering, a solar-ready roof, a 24 m deep docking area, increased daylight in the docking zone, LED lighting and an optional back-up generator to support continuity in the event of power disruption.

For occupiers seeking a highly connected Warsaw location with a specification that supports sustainability, efficiency and operational comfort, Marq Logistics Warsaw II offers a future-ready base close to key transport infrastructure and Poland's largest consumer market.



32,000 sqm GLA



12 metres clear height



70 kN/m<sup>2</sup> floor load



over 4,000 MJ/m<sup>2</sup> fire loads



next to S7/S8 expressway



ESFR sprinkler system



EV charging infrastructure



15 minutes from Chopin Airport



solar-ready roof



back-up generator



## Distances

|  |  |  |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| Warsaw City Centre                                                                  | 14 km                                                                               | 0:25 h                                                                              |
| Łódź                                                                                | 125 km                                                                              | 1:15 h                                                                              |
| Białystok                                                                           | 215 km                                                                              | 2:05 h                                                                              |
| Katowice                                                                            | 295 km                                                                              | 2:50 h                                                                              |
| Poznań                                                                              | 305 km                                                                              | 2:50 h                                                                              |
| Wrocław                                                                             | 350 km                                                                              | 3:20 h                                                                              |



## Points of interest

|               |                |
|---------------|----------------|
| S8 expressway | 0.2 kilometres |
| Gas station   | 0.6 kilometres |
| Bus stop      | 0.8 kilometres |
| Supermarket   | 2 kilometres   |
| Hotel         | 2 kilometres   |
| Restaurant    | 2 kilometres   |



# Available space

and technical specification

## Unit 1

**5,892 sq m**  
Available space

**Now**  
Availability date

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

**7T**  
Floor loading

**7**  
HGV docks

**49**  
Car parking spaces

**24x12m**  
Column grid

**12m**  
Clear height

## Unit 2

**4,728 sq m**  
Available space

**Now**  
Availability date

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

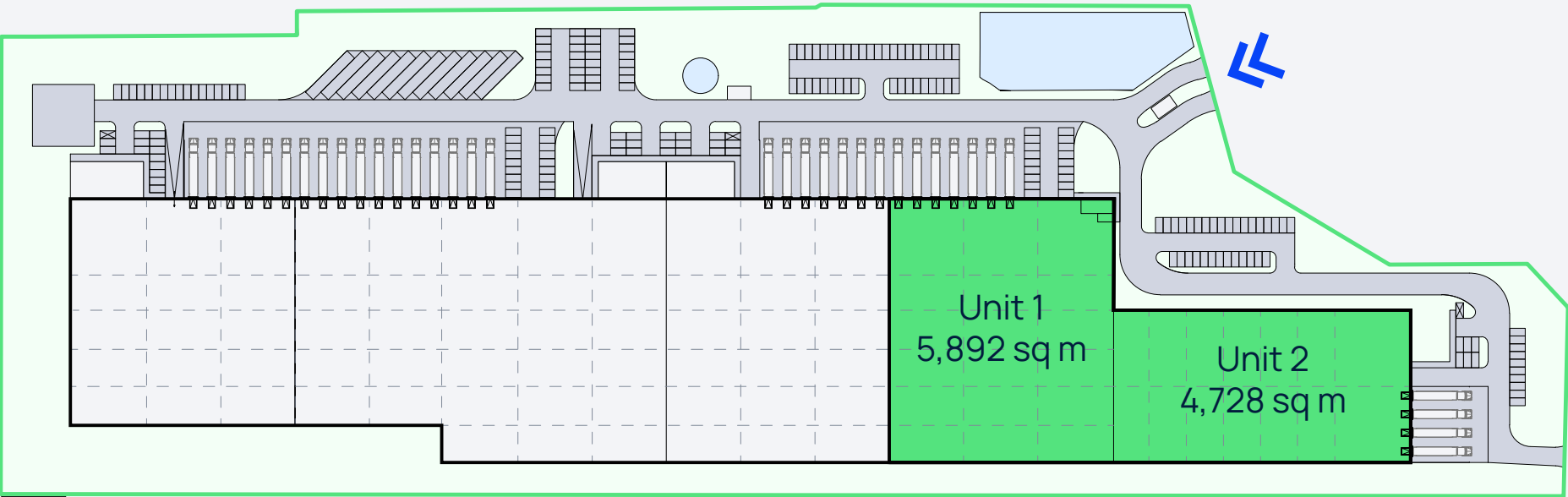
**7T**  
Floor loading

**4**  
HGV docks

**17**  
Car parking spaces

**24x12m**  
Column grid

**12m**  
Clear height



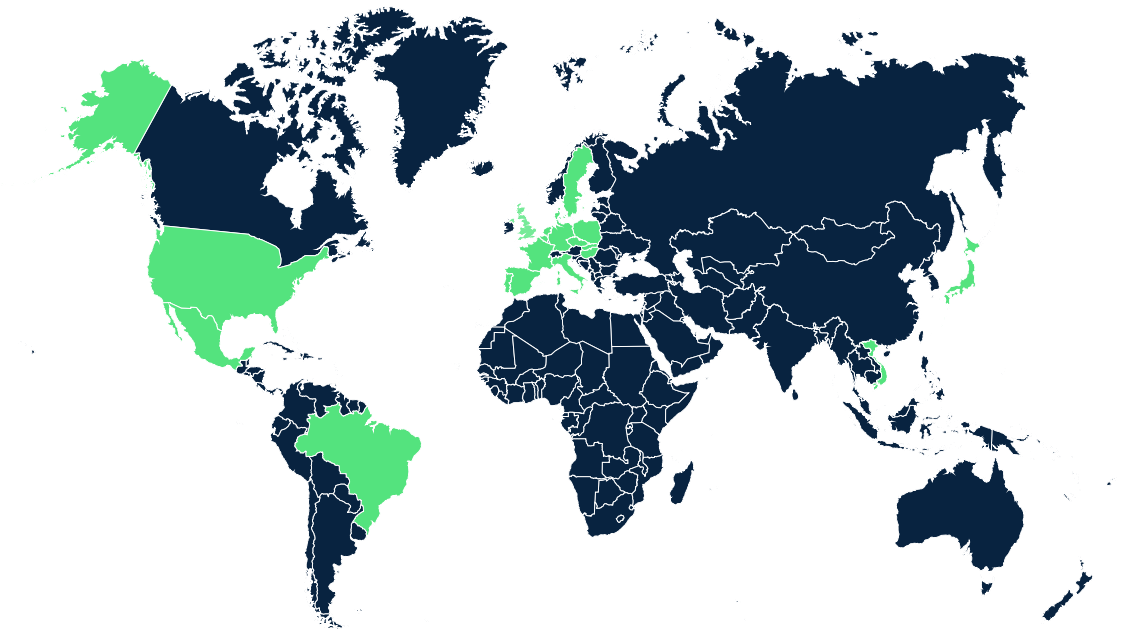


# Proven track record

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](http://www.marqlogistics.com).





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