

Warsaw IX

Emilianów, Poland



13,530 sq m
available space



10 metres
clear height



S8 expressway
nearby



Project status
Existing



Marq Logistics Warsaw IX

Location that will boost your business

Marq Logistics Warsaw IX offers a northern Warsaw-area logistics location with quick access to the S8 corridor. Located in Emilianów, the project is well positioned for occupiers serving Warsaw, north-eastern Poland and regional distribution routes. Its nearby bus stop, petrol station, restaurant and supermarket help support day-to-day operations and employee convenience.

The project provides a functional warehouse specification designed for efficient logistics use. The deck highlights 10 m clear height, 5 t/m² floor loading, fire loads below 4,000 MJ/m² and ESFR sprinklers. Combined with the S8 access and a location outside the core city congestion zone, the park provides a practical base for companies looking for a straightforward and accessible warehouse solution north of Warsaw.

For businesses focused on regional fulfilment, last-mile support or distribution across the Warsaw region, Marq Logistics Warsaw IX offers an uncomplicated, well-connected logistics platform. Its strength lies in simple accessibility, useful local amenities and proximity to one of Poland's most important transport corridors.



54,750
sqm GLA



10 metres
clear height



5 t/m²
floor load



below 4,000 MJ/
m² fire loads



next to S8
expressway



ESFR sprinkler
system



bus stop
nearby



petrol station
nearby



supermarket
nearby



Warsaw North
location



Distances

		
Warsaw City Centre	36 km	0:30 h
Łódź	150 km	1:30 h
Białystok	160 km	1:35 h
Katowice	340 km	3:20 h
Poznań	340 km	3:20 h
Wrocław	340 km	3:20 h



Points of interest

S8 expressway	0.3 kilometres
Gas station	0.4 kilometres
Restaurant	0.4 kilometres
Bus station	0.4 kilometres
Hotel	5 kilometres
Radzymin	5.5 kilometres



Available space

and technical specification

Unit 1

 **13,090 sq m**
Available space

 **Now**
Availability date

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

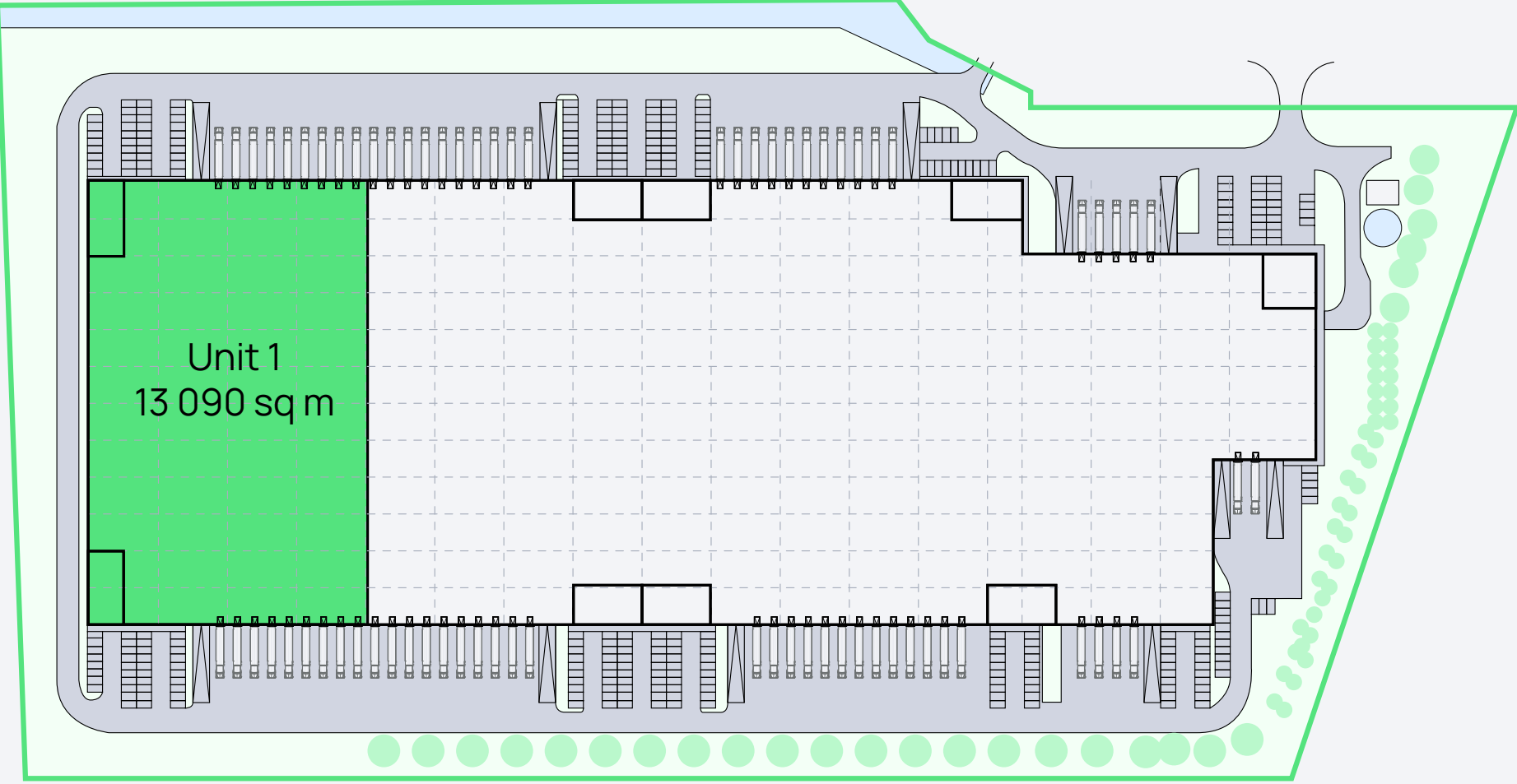
 **5 T**
Floor loading

 **18**
HGV docks

 **76**
Car parking spaces

 **22.5x12m**
Column grid

 **10m**
Clear height



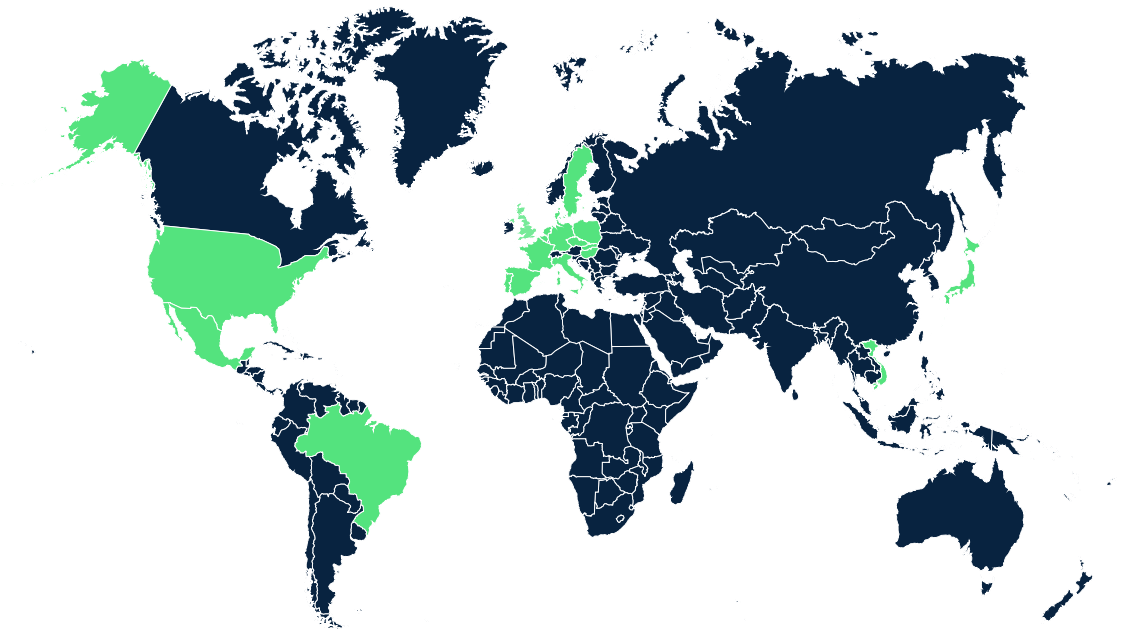


Proven track record

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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