

SEGRO

SMALLER SPACES, LARGER POSSIBILITIES

A MODERN FACILITY IN THE NORTHERN
PART OF WROCLAW, PERFECTLY CONNECTED
WITH THE CITY CENTER.

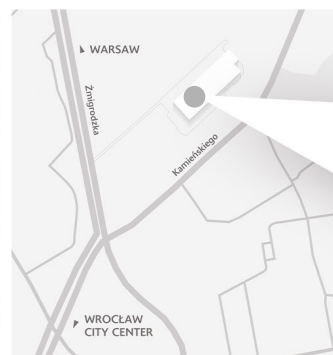
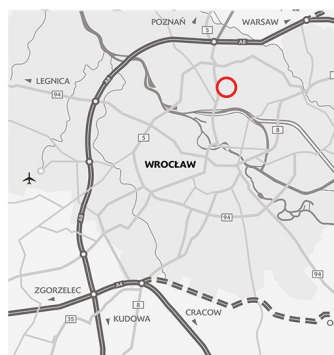
Lease:

from 1,600 sqm

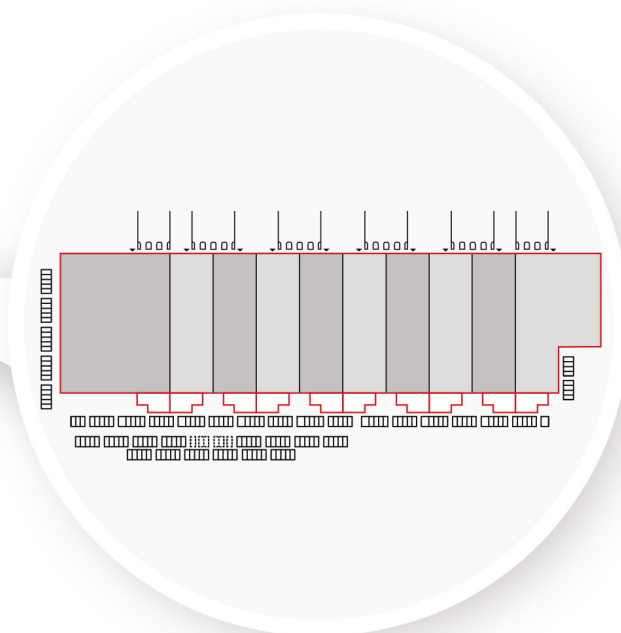


As early as in the fourth quarter of 2025, we will offer new warehouse and production space in **SEGRO CENTRE WROCLAW, ŻMIGRODZKA**. It will be a modern facility with a total area of 20,500 sqm, located near the center of Wrocław, at the intersection of Żmigrodzka and Kamieńskiego streets. Convenient access to the Wrocław Highway Bypass will ensure perfect east to west connectivity. Additional advantages of the location include the proximity of the city center and the main railway station, as well as the availability of public transport.

In the building, we offer modules starting from 1,600 sqm, making it an ideal warehouse space for the “last mile” delivery.



● PLANNED



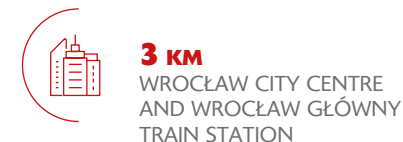
ABOUT THE LOCATION & THE PARK

The SEGRO CENTRE WROCŁAW, ŻMIGRODZKA park will be delivered at the end of 2025 and will be located in the northern part of the city, within the Psie Pole district, at Żmigrodzka street, only 2 km to the junction on the Wrocław Highway Bypass (A8 Highway and Road S5). It will be built in accordance with the highest standards of class A warehouse buildings. To care for the natural environment, we plan to use modern and ecological solutions within the building.

- Modules from 1,600 sqm equipped with 2 docks and 1 gate "0"
- Ability to flexibly combine the space into larger storage-production modules
- Large parking for the customers
- Fenced area with entry controlled by 24/7 security
- Urban location with easy access to public transport, including stops right next to the park
- Area covered by the municipal spatial development plan with an existing building permit
- Access to qualified employees thanks to the proximity of important academic centers
- Internal property management – personal contact with a dedicated Property Manager

TECHNICAL SPECIFICATION:

- clear height: 10 m
- floor loading: 5 t/sqm
- column grid: 12 x 22.5 m
- FM Global sprinkler system
- full availability of utilities (electricity, water, sanitary and rainwater drainage)
- heating and domestic hot water from the municipal network
- LED lighting
- automatic plate recognition system
- chargers for electric vehicles
- BREEAM certification at least at the Excellent level



CONTACT OUR TEAM:

Monika Mikulska, +48 662 116 900
monika.mikulska@SEGRO.com

Małgorzata Kijak, +48 694 537 479
malgorzata.kijak@SEGRO.com

Andrzej Truchanowski, +48 698 902 509
andrzej.truchanowski@SEGRO.com