

SEGRO



# SEGRO LOGISTICS PARK **ŁÓDŹ, KSAWERÓW**

*ul. Miele, 95-054 Ksawerów*

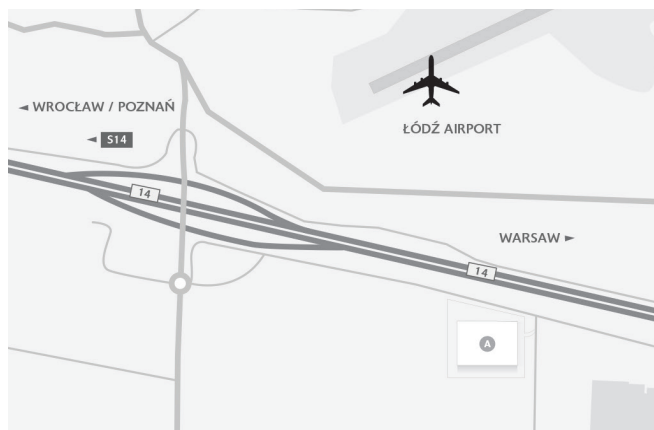


# A SPACE WITH GREAT POSSIBILITIES

SEGRO Logistics Park Łódź, Ksawerów is a new investment located near the south – west border of the city of Łódź. The park may be one developed as single building of almost 35,000 sqm of warehouse space. It is a perfect location for logistics or e-commerce operations, with the possibility of constructing a cross-dock facility for a courier company or, due to the proximity of suppliers and excellent access to labor, a great location for light production.



## OFFER



## PLANNED BUILDING

**34,460 sqm**

WAREHOUSE  
SPACE

**71,000 sqm**

LAND AREA

**~ 1,160 sqm**

OFFICE AND SOCIAL  
SPACE

## LOCATION



**10 KM**  
FROM THE CENTER  
OF ŁÓDŹ



**DIRECTLY**  
AT THE  
ADMINISTRATIVE  
BORDER OF ŁÓDŹ



DIRECTLY AT  
**DK14** (RING  
ROAD OF  
PABIANICE)



**3 KM** FROM THE  
**S14** EXPRESSWAY,  
ŁÓDŹ-LUBLINEK  
JUNCTION (CONNECTOR  
BETWEEN **A2** AND **S8**)

## PARK ADVANTAGES

- Only 25 km to A2 via the S14 expressway (planned finish: December 2022)
- Perfectly connected: near the stops of many bus and tram lines, only 3 km to the public transport interchange station Chocianowice/IKEA
- Perfect connection with DK14
- The facility ready, with the occupancy permit, as from mid-2022.
- The area covered by Łódź Special Economic Zone with the possibility of receiving support for the investment
- PV panels on the roof
- Chargers for electric vehicles and hybrids
- Bicycle shelters
- LED lighting inside and outside the building
- 2.0 MVA power for the park (additional power will be possible if required)
- Ability to locate a cross-dock facility for courier operations
- Access to a large labor market, including the Pabianice poviat with 120,000 inhabitants