

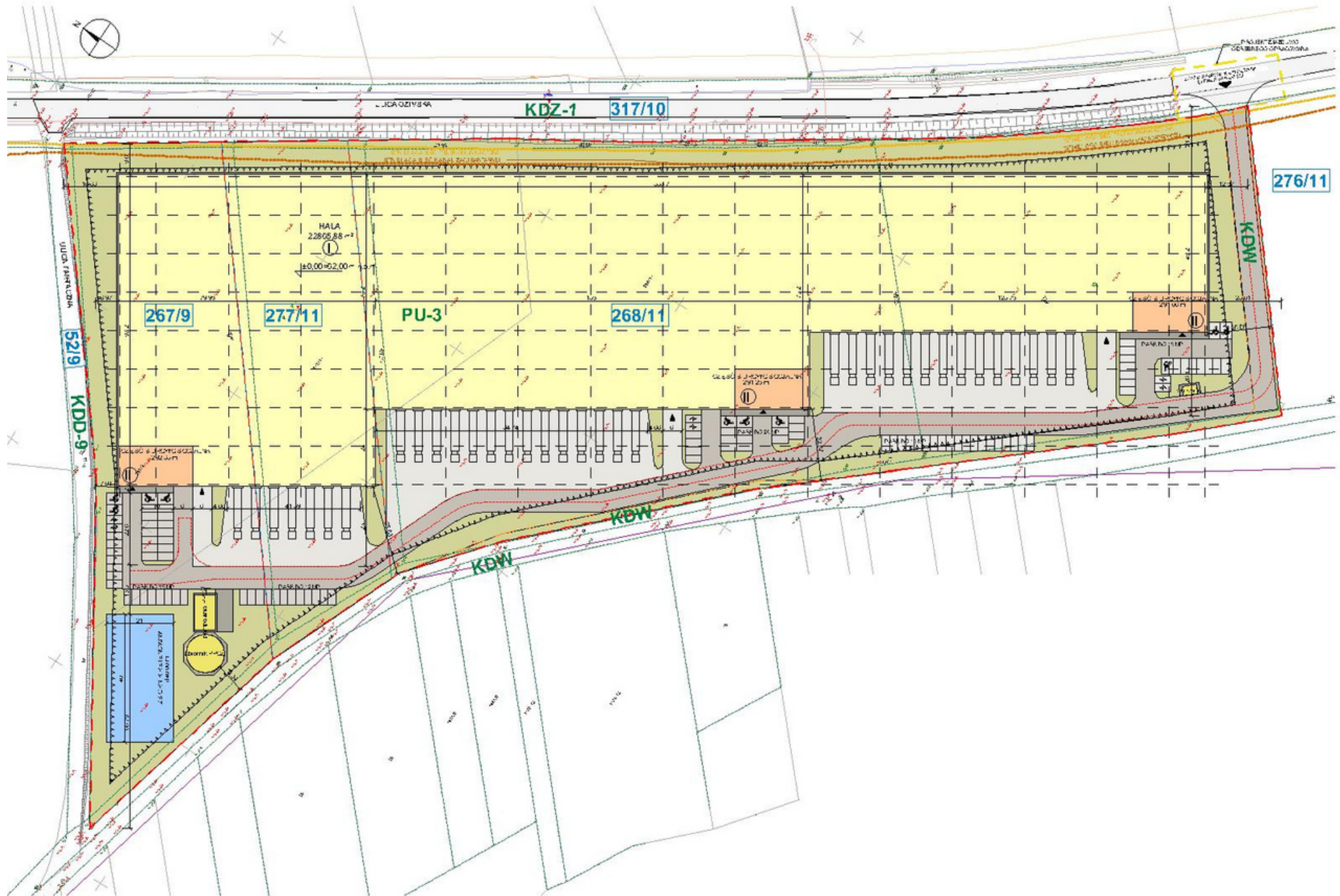


OPOLE LOGISTIC CENTER

22.865 sqm of leasable warehouse area

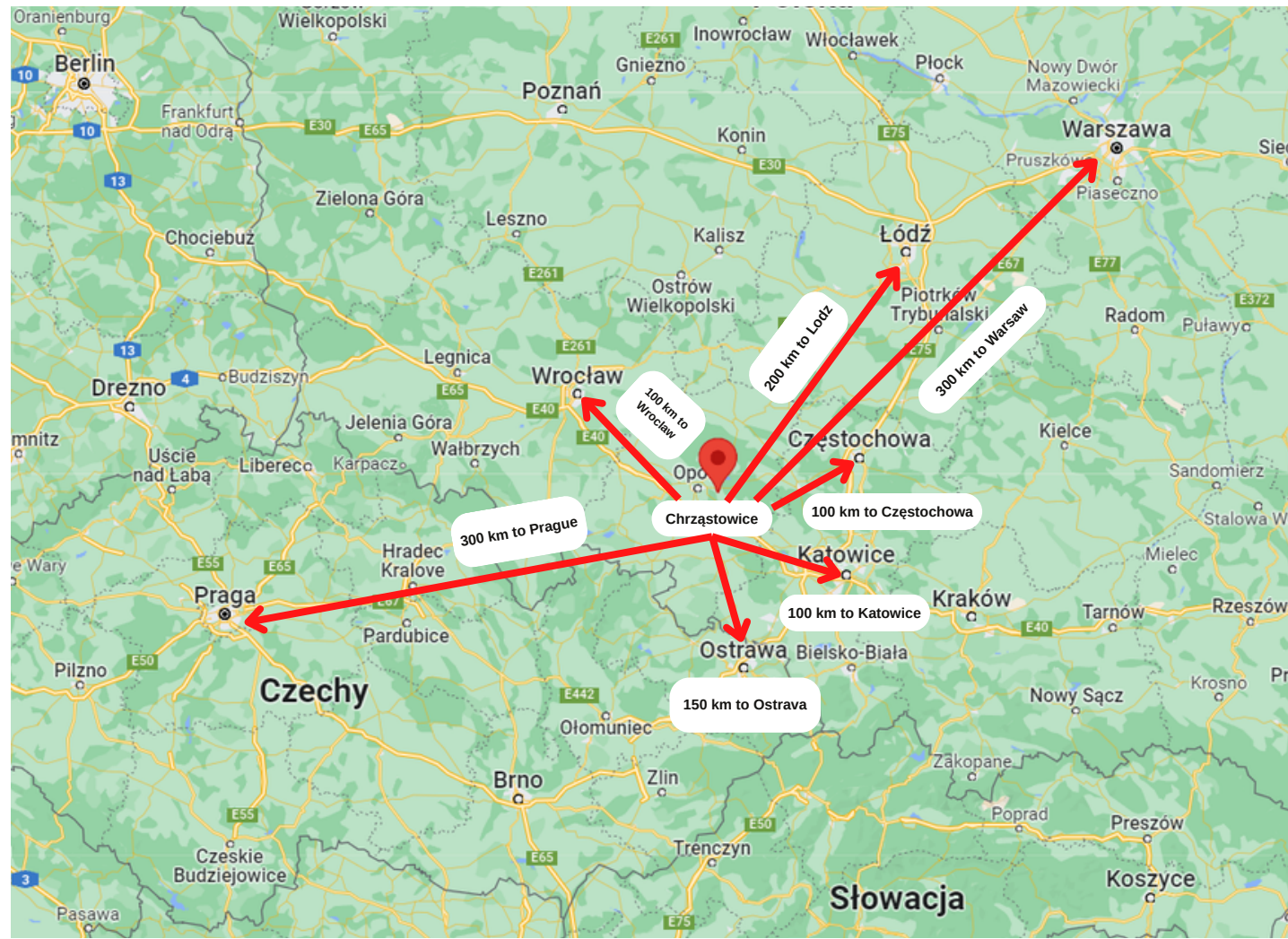
Key Data

- Warehouse area – 22 865 sqm
 - Office and social area – 875 sqm
 - Building height – 12 m
 - Purpose warehouse and production
 - BREEAM certyficade
 - Photovoltaics
 - Charging stations for electric cars
-
- Building permit Q1 2024
 - Early access Q4 2024



Macrolocation

- dynamically growing area,
- near industrial surrounding
- located near important communicative routes:
East-West national road no. 46,
30 km from highway A4,
70 km from highway A1,
- local authorities support,
- business friendly tax policy.



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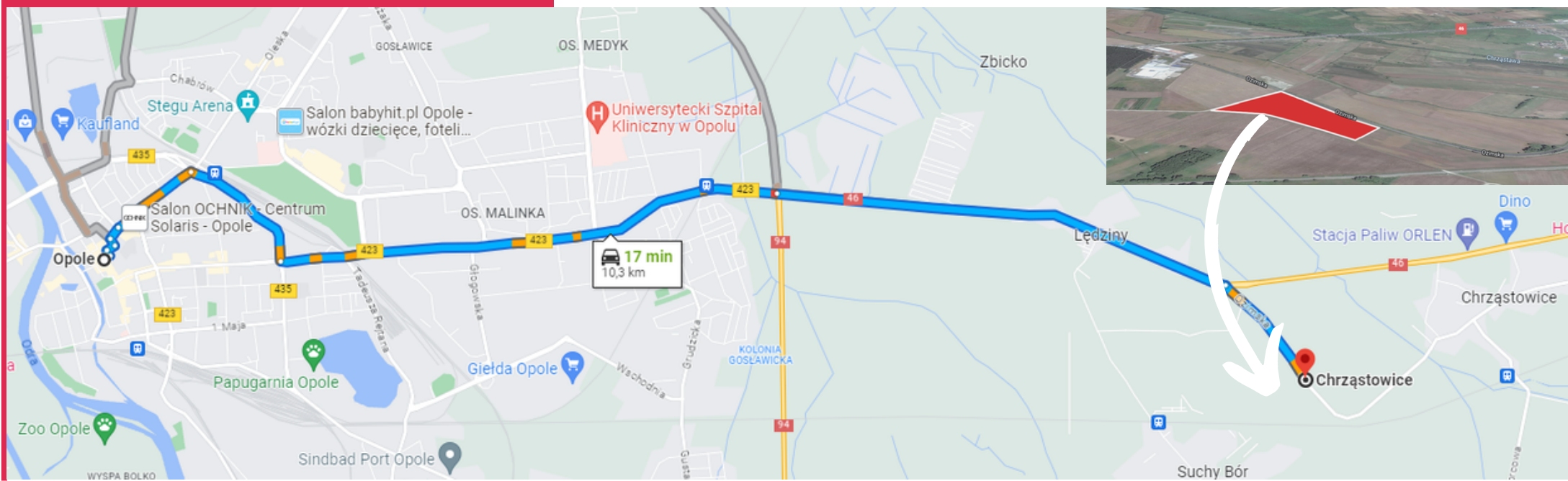


Microlocation

Overview

- Opole provides an excellent quality network of road connections, and the most important part of them is the international communication corridor Dresden-Kyiv the A4 highway. Thanks to the motorway, reaching the nearest international airports in Wrocław (approx. 100 km) and Katowice (approx. 110 km) takes less than an hour. In addition, just 24 km from the city center there is an airport in Kamień Śląski, which can accept air taxis and connections outside of regular air traffic.
- River transport is also an important communication axis of the city. On the Odra River, within the administrative borders of the city commune, there are two river ports equipped with a swimming pool, a railway siding and an overhead crane adapted to carry goods weighing several hundred tons.

Access from Chrzastowice to Opole



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Microlocation

Opole

- Opole is a provincial capital of 128,000 (127,839 inhabitants) located in the south of Poland near the Czech Republic (54 km to the border) and Germany (240 km to the border).
As part of 320 thousand agglomeration, Opole conducts close cooperation with its communes, aimed at developing the economy and education as well as creating new jobs.
- For the third year in a row, Opole was among the three richest voivodship cities in Poland. Warsaw is invariably at the forefront. In the capital, the per capita income is PLN 7,747.11. The second place is taken by Wrocław (PLN 5,805.25) and Opole (PLN 5,747.77) is in third place. High income means that there is money for investments and the city can constantly develop.

Redkom Development - a developer with over 20 years of experience who comprehensively implements projects in the retail, logistics and housing industries. Currently, apart from the investment in Chrzastowice, it is running the "Szprotawa Logistics Center" project, i.e. the construction of a complex of industrial and warehouse halls in the Szprotawa commune with a total area of approximately 290,000 sqm.

In the retail sector, Redkom Development develops retail parks in Łubna near Warsaw and in Opole, and as part of the investment in the housing sector, together with Europlan, it implements the construction of the "Osiedle Młynówka" housing estate in Jelenia Góra (20,000 sqm) and a project aimed at redevelopment and extension of the Imperial Hotel in Zakopane.

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