



Fully modernised  
Warehouse units starting from 1 700 m<sup>2</sup>

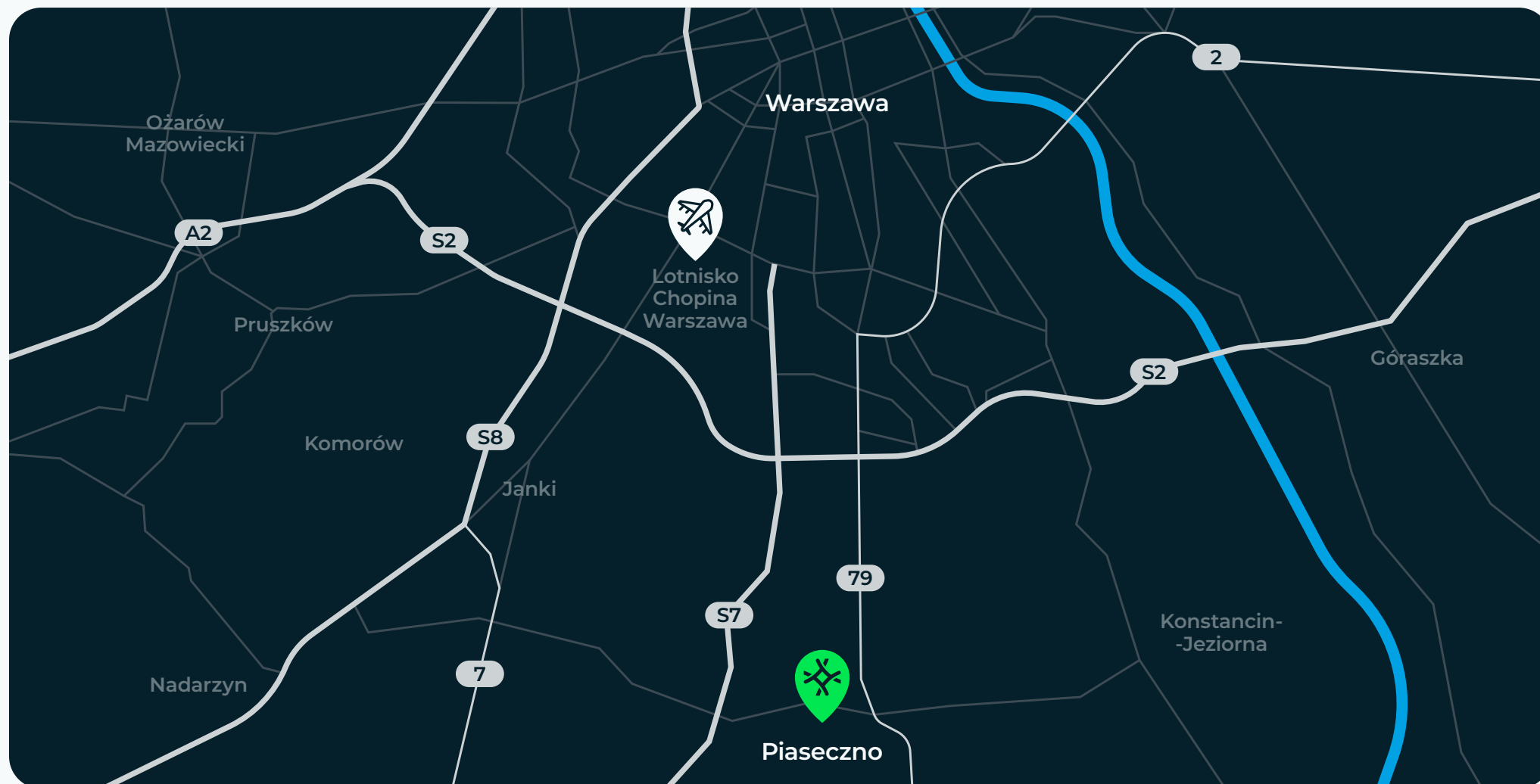
# Piaseczno





## Location within your business reach

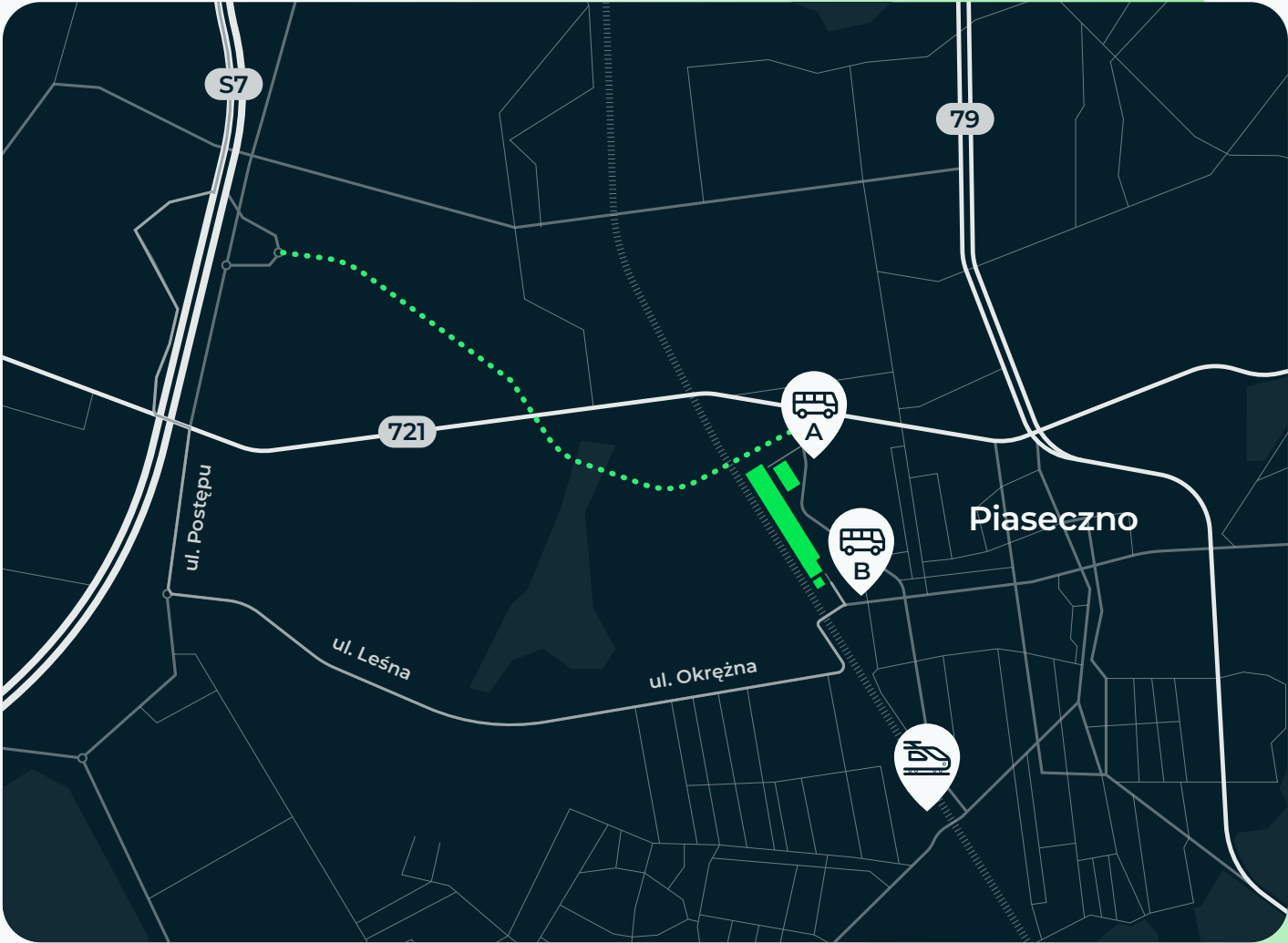
Logicor Piaseczno offers an exceptional location with easy access to Warsaw, Konstancin-Jeziorna, Nadarzyn and Góra Kalwaria. The warehouses are located less than 2 km from national road 79 and 5 km from the S7 expressway, ensuring fast connections to the S2 (12 km away) and S8 expressways. The distance to A2 motorway is only 25 km.



The park is well served by public transport – bus stops Piaseczno Tukanów (A) and Piaseczno Targowisko (B), together with the PKP Piaseczno railway station, are all nearby.


The site's accessibility will be further improved by a planned direct road link with the S7 route and Piaseczno town centre. This connection is marked on the map with a green dashed line.

The surrounding area also offers a well-developed catering infrastructure, including restaurants and bakeries.



 **15 km** (20 min)  
Warsaw city centre

 **3,5 km** (5 min)  
expressway S8

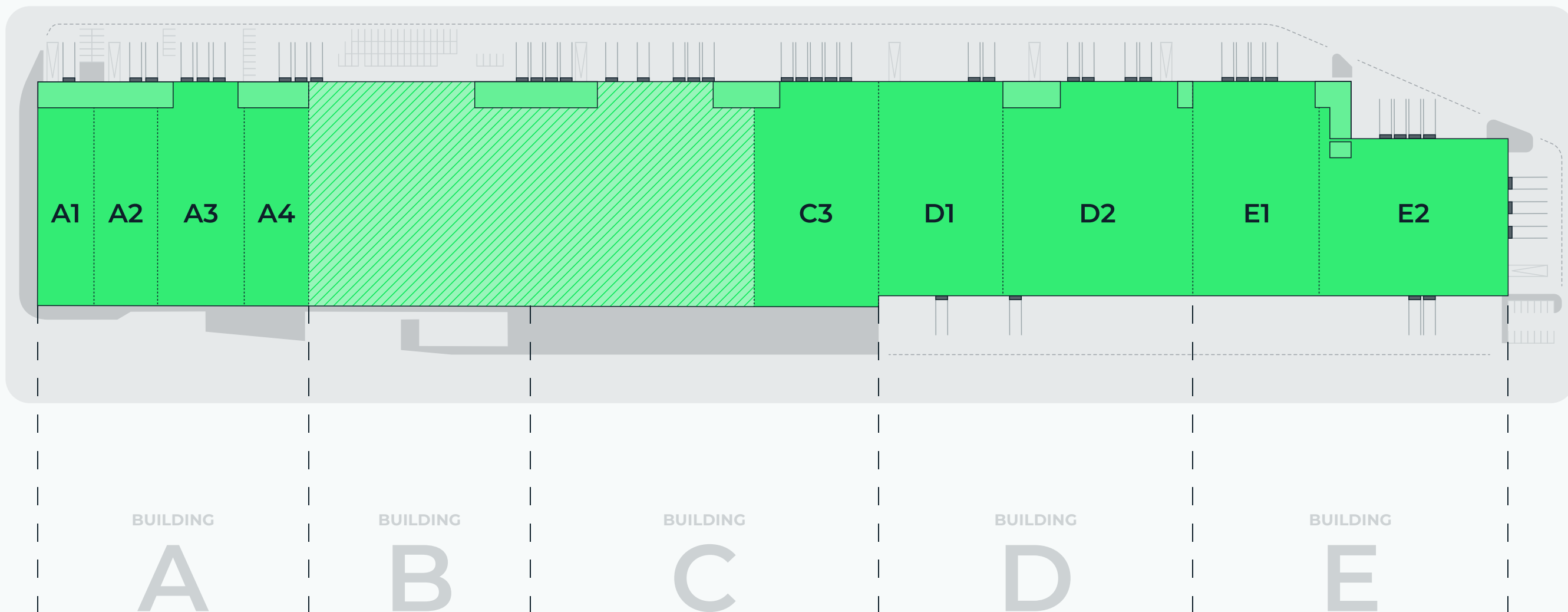
 **100 m**  
(bus stop A)  
**200 m**  
(bus stop B)

 **1 km** (3 min)  
PKP Piaseczno  
railway station

 **7 km** (15 min)  
Chopin Airport



## Space for every business scale



List of available warehouse units with their technical specifications and key operational parameters:

Building	Unit	Warehouse (m²)	Office (m²)	Mezzanine (m²)	Dock Doors
A	A1	1,789	223	—	1
	A2	1,983	191	94	2
	A3	3,025	41	295	3
	A4	2,059	215	—	2
C	C3	4,129	261	—	5
D	D1	3,964	219	—	3
	D2	5,755	174	—	5
E	E1	3,969	66	—	4
	E2	4,497	96	—	9



Key technical and functional specifications of the property:



5 T/m<sup>2</sup>



Automated entry and exit system



Gated & fenced site with gatehouse



Clear height: 10 m



CCTV monitoring



Modern energy-efficient heating



ESFR sprinkler system



Minimum yard depth: 28 m



Column grid: 12×21.5 m



Parking spaces

## A new look for a new dimension of business







Soon, the façade of hall no. 3 will undergo a complete renovation – all modules from A to E will be refreshed and repainted, with clear zoning markings. Tenants will benefit from premium branding visibility, with space for company logos on vertical façade panels and above loading bays – ensuring a professional, high-impact presence.

The planned direct link to S7 route and Piaseczno town centre will further enhance access to and exposure of the hall, making it an even more attractive location for modern logistics and commerce.









# Environmental responsibility and business in balance

Key ESG upgrades across our warehouses set a new standard for responsible and sustainable logistics.



BREEAM Excellent certificate



BMS system



Repair / modernisation of external insulation



HVAC modernisation – ventilation systems upgrades



Installation of heat pumps in office areas



Advanced LED installations with DALI automation in warehouse areas



New LED lighting in office areas



Smart meters



50 kWp photovoltaic system with 50 kWh battery storage



Biodiversity initiatives



Relaxation zones

The park's revitalisation project also includes the creation of a people-focused working environment with green recreational and social zones. The quality of Logikor Piaseczno space will be enhanced through increased biodiversity and functionality, new landscape features, and improved pedestrian access. The park will also feature dedicated relaxation and quiet zones, as well as areas with fruit trees.

# Workspaces created in harmony with nature

## Flooring:

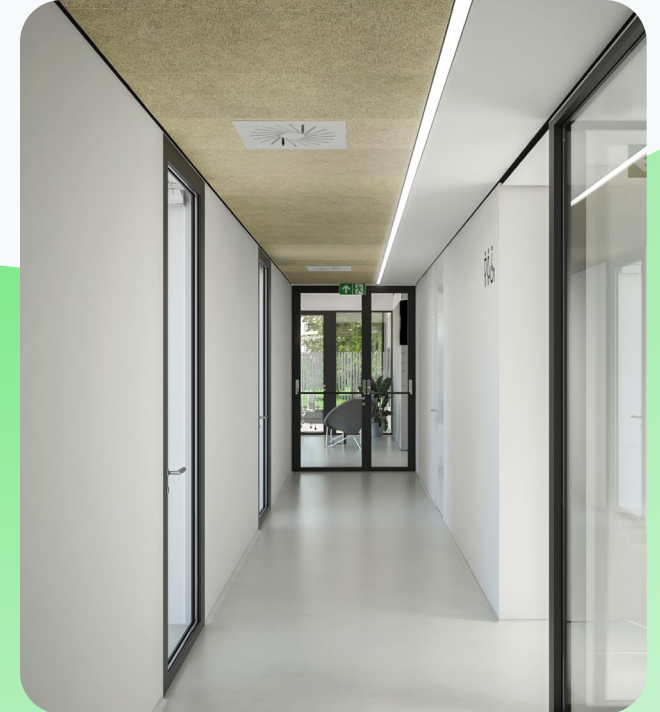
- top layer made of 100% regenerated nylon from recovered waste materials,
- base layer made entirely from recyclable materials, containing up to 92% bio-based and recycled raw materials,
- designed with a focus on carbon footprint reduction.

## Walls:

- meet strict environmental and quality requirements,
- made of low-emission materials.

## Ceiling:

- main layer made of wood wool – a natural, recyclable, low-emission material,
- acoustic layer made of recycled glass wool.







## Who we are

Logicor is an owner, manager and developer of logistics real estate in key transportation hubs and close to major urban centres across Europe. Our portfolio of properties totals nearly 21 million square metres of warehouse space across 18 countries.

In Poland, we manage 1.5 million square metres across 38 modern logistics parks, located near the country's largest cities – Warsaw, Poznań, Łódź, Wrocław, and the Upper Silesian industrial region.

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