

Key features

Sustainability

Clients' testimonials



GLP PARK ŁĘDZINY

CASE STUDY

POLAND



SILESIA
GLP PARK ŁĘDZINY, POLAND



DEVELOPMENT SIZE
115,000 sq m

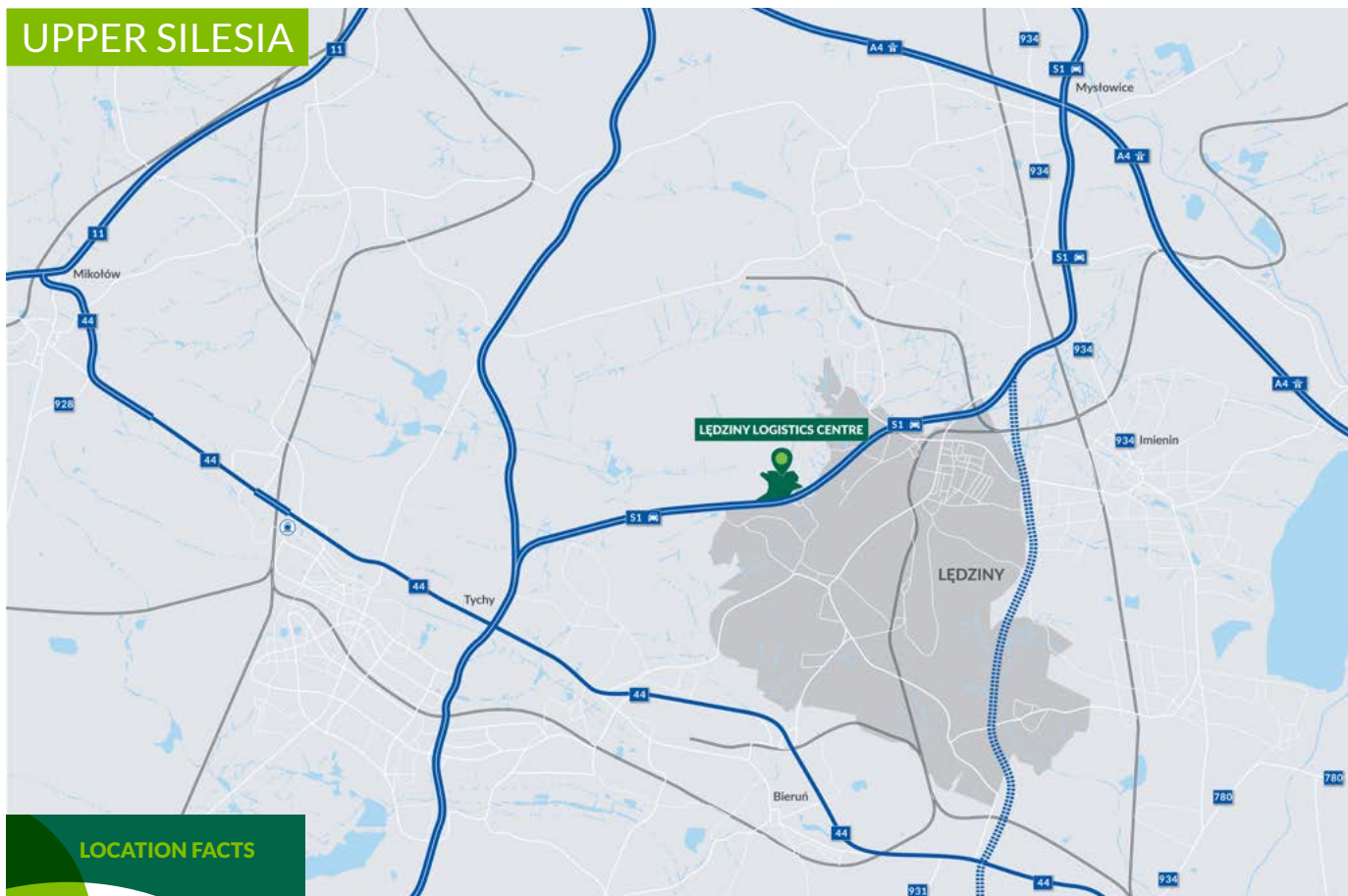


DEVELOPMENT TYPE
2 WAREHOUSE BUILDINGS WITH OFFICES



TENURE
FULLY LEASED, OWNED BY GLP

Overview	Location	Key features	Sustainability	Clients' testimonials
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DISTANCES

- Katowice 25 km
- Kraków 78 km
- Wrocław 220 km
- Warsaw 300 km

VICINITY

- bus stop on site
- S1 motorway 100 m
- A4 motorway 10 km
- train station 5 km

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MAIN CLIENTS

Auchan

- 53,730 sq m
- Build to suit warehouse

HANDOVER: 10.2021

Omega Pilzno

- 23,300 sq m
- Build to suit warehouse

HANDOVER: 04.2022

Eurotherm

- 18,890 sq m
- Build to suit warehouse

HANDOVER: 08.2021

Sanhua AWECO

- 11,900 sq m
- Build to suit warehouse

HANDOVER: 04.2023

POLAND

2 buildings

115,000 SQ M total space developed

GLP Park Łędziny

GLP Park Łędziny is a state-of-the-art logistics center located in the heart of Poland’s industrial Silesia.

With direct access to the S1 expressway and just 10 minutes from the A4 motorway, the park guarantees excellent connectivity for businesses. The center boasts a total area of 115,000 sqm, with warehouse units starting from 2,500 sqm and a clear height of 12m for efficient storage and operations.

The park is designed to meet the highest technical and sustainability standards, aiming for a **BREEAM ‘Very Good’** certification. It features enhanced layouts for logistics operations, substantial cost savings from lower utility consumption, and a strong focus on ESG matters such as sustainability, carbon reduction, wellbeing, and biodiversity. Tenants benefit from market-leading features like **solar-ready rooftops, smart metering systems for real-time utility control, and electric vehicle charging stations.**

GLP Park Łędziny also prioritizes employee **well-being** with two chillout zones, special thermal insulation docks, and facilities for truck drivers including toilets, showers, and a break room. The park’s commitment to the environment is evident with 330 trees planted onsite, wildflower meadows, birdhouses, and the use of rainwater for utility purposes.



ŁĘDZINY, POLAND

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Prioritizing Well-Being

GLP Park Łędziny is designed with the well-being of its occupants at the forefront. For employees, the park offers chillout zones where they can relax and rejuvenate during breaks, fostering a positive work environment. Truck drivers are not overlooked, with dedicated facilities tailored to their needs, including toilets, showers, and a break room. These amenities ensure that all individuals who interact with the park have access to comfort and convenience, reflecting GLP's commitment to supporting the health and happiness of its community.



Environmental Harmony

GLP Park Łędziny's dedication to environmental stewardship is showcased by the 330 trees planted on-site, encompassing 10 different species. This diverse array of flora not only beautifies the park but also supports local ecosystems. The park's proximity to a forest provides a seamless blend of industrial and natural landscapes, offering direct access to woodland tranquility. Complementing the greenery are wildflower meadows and birdhouses, which foster biodiversity and create a haven for wildlife. The park's sustainable practices extend to water conservation, utilizing rainwater for various utility purposes, including irrigation. These efforts reflect a deep commitment to creating a harmonious balance between industry and nature.

Enhancing Connectivity

GLP Park Łędziny stands out for its innovative transport solutions, including a dedicated connection to the S1 expressway developed not only for the park's use but also for the residents of Łędziny. This strategic development has significantly improved the town's connectivity with the rest of Silesia, allowing both park employees and the local community to enjoy enhanced mobility and access to the region's key transport routes.

Advancing Energy Sustainability

GLP Park Łędziny is a model of energy sustainability, featuring special **thermal insulation docks** that prevent the escape of cold air from chilled warehouse zones, ensuring energy efficiency. The park's **rooftops are solar-ready**, laying the groundwork for the integration of renewable energy sources. Further enhancing the park's green credentials are smart metering systems that empower customers to manage their utility consumption in real-time, and **electric vehicle charging stations** that support the transition to e-mobility. The use of **grey water systems** for toilets is another testament to GLP's commitment to resource conservation, all contributing to a reduced carbon footprint and a sustainable future.



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This investment is the best indication of the direction in which the redevelopment of our logistics infrastructure is heading. It is a strategic location for us. Choosing the right partners for such an important project is crucial. We appreciate not only the advantages of a modern warehouse and its location but also GLP's experience as an industrial property developer and manager, an innovative company committed to long-term relations with its clients on the partnership terms.

Piotr Dopierała

Supply Chain & Logistics Director in Auchan Retail Polska



Overview

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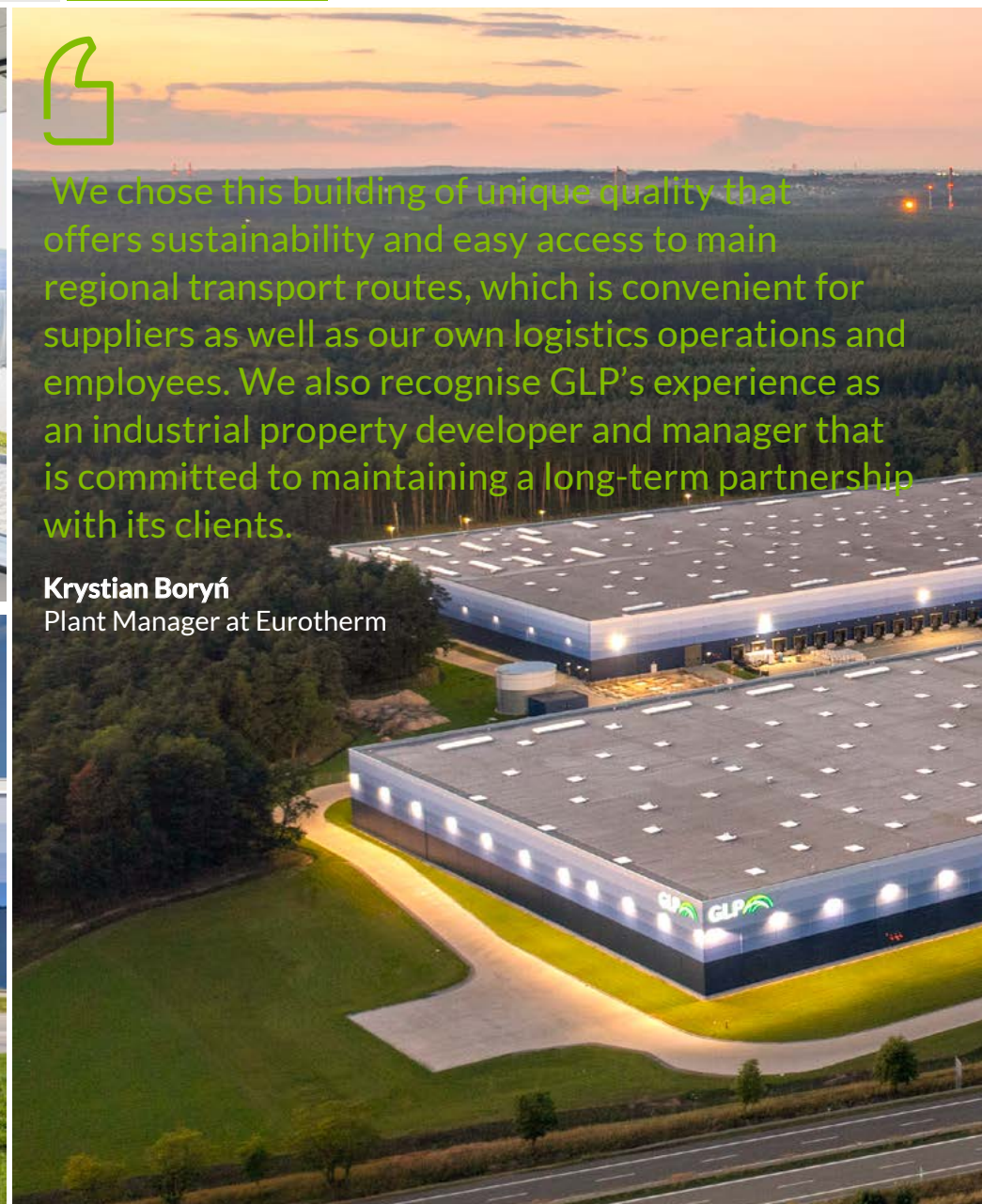
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We chose this building of unique quality that offers sustainability and easy access to main regional transport routes, which is convenient for suppliers as well as our own logistics operations and employees. We also recognise GLP's experience as an industrial property developer and manager that is committed to maintaining a long-term partnership with its clients.

Krystian Boryń
Plant Manager at Eurotherm



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