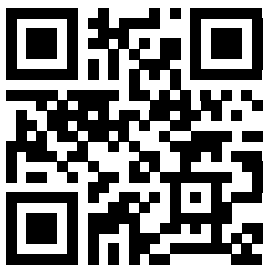


VISIT OUR WEBSITE



Industrial Park Poland

INVESTMENT
OPPORTUNITIES

HILLWOOD
A PEROT COMPANY®



KONIN INVESTMENT OPPORTUNITIES

Industrial Park Poland is the largest logistics and industrial park in Poland. Centrally located, it offers a unique possibility to build over 600 000 sqm of warehouse and production space. With 137 hectares of investment park divisible into multiple land units, Industrial Park Poland provides ideal conditions for production and logistics combined with excellent development opportunities. With our superb infrastructure and comprehensive range of services, the facilities are fully tailored to any operational needs and lay a solid foundation for sustainable growth and profitability.

OUR OFFER



137 ha
of investment park
divisible into multiple land units



over 600 000 sqm
of modern A class logistics
and industrial space
BTS or BTO format use



Project management
and property management
service on demand



Large pool of qualified
labor force



Cost-effective location



Green energy policy
implemented

KEY FACTS



Location: Kasztelańska, 62-571 Krągola



Main road access: A2 highway, National road 72



Maximum building height: 40 m



Land use: logistics, manufacturing



Expanded technical Infrastructure: gas, energy, water, photovoltaic farm nearby



Friendly business environment

STRATEGIC LOCATION IN THE HEART OF EUROPE

The park is located at the junction of the A2 highway (part of European route E30) and national road 72. This location connects both west-east and north-south logistics corridors, enabling investors to access leading Polish and European markets, including ports in Hamburg, Amsterdam, and Rotterdam. Access to Eastern and Western Europe is also secured by the European Transportation Corridor TENT E20. The proximity of the A1 highway (part of European route E75) ensures a connection to the deep water ports of Gdańsk and Gdynia in the north and European countries in the south. Nearby railway siding on the intermodal corridor between Madrid and Shenzhen is another undeniable advantage of this location. The estimated transportation time from Shenzhen to Konin is between 12 to 18 days.





DISTANCE

Berlin	360 km
Dresden	450 km
Prague	456 km
Vienna	625 km
Hamburg	644 km
Duisburg	877 km
Munich	894 km
Rotterdam	1022 km
Amsterdam	1072 km
Paris	1401 km
Barcelona	2209 km

LOCATION – POLISH PERSPECTIVE

In addition to the A2 highway, there are two crucial national roads in Konin: the DK 25 goes from the north to the south of Poland, and the DK 92 from the east to the west of Poland. Being in the vicinity of this extensive road infrastructure ensures a fast connection with all major markets in Poland.





DISTANCE

Poznań 106 km

Łódź 120 km

Wrocław 166 km

Warszawa 211 km

Gdańsk 283 km

Katowice 311 km

Kraków 380 km

INVESTMENT PARK



DISTANCE



National road 72: **0 km**



A2 (E30) highway: **0.7 km**



Rail cargo terminal: **10 km**



Train station: **11 km**



Konin city centre: **10 km**



A1 (E75) highway: **103 km**

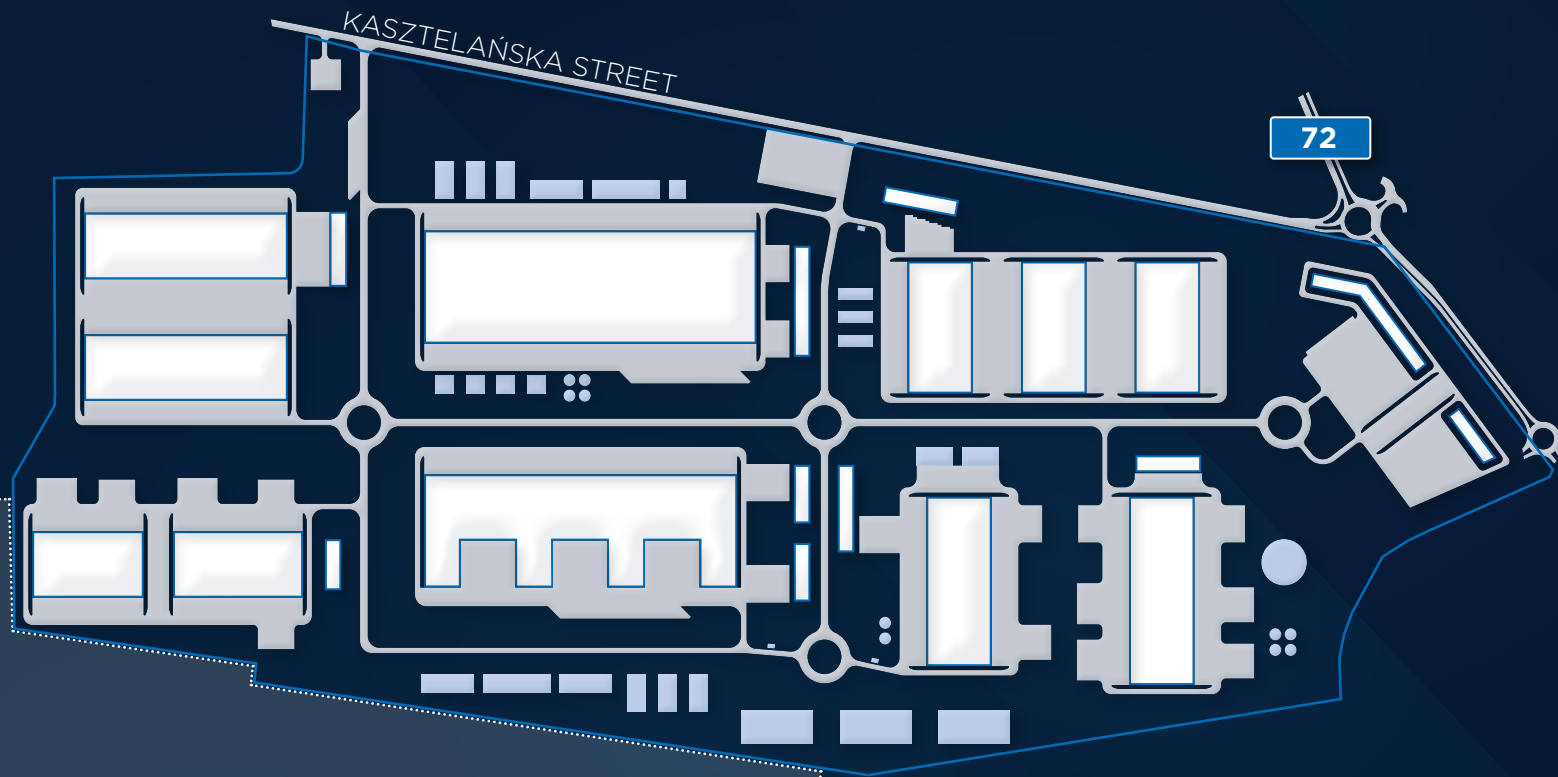


Poznań Airport: **116 km**

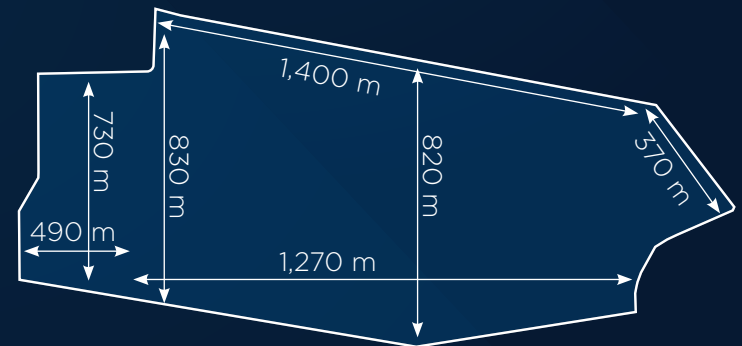


Deep water terminal
in Gdańsk and Gdynia: **310 km**

POSSIBLE SITE PLAN



PHOTOVOLTAIC FARM



UTILITIES



Electrical power supply: up to 200 MW



Green Power from PV: up to 100 MWp



Water supply: up to 340 m³/24h



Industrial water supply: available



Natural Gas Network: 12 000 m³/h



Rainwater system: water discharge ditch
open rainwater buffer



Sewage network: up to 340 m³/24h

HUMAN POTENTIAL

The proximity of the city of Konin means that investors will have access to a qualified labour force. The growing economy, friendly business environment and other beneficial incentives make Konin a perfect investment location.



% of population
of working age

Poland
59%

Konin (district)
62%



Unemployment
rate

Poland
5%

Konin (district)
8.7%



Average monthly gross
salary in Konin district

(May 2024)

EUR 1491

INVESTMENT INCENTIVES



Government grants



EU funds



Public aid intensity: 25%



Max. real estate tax exemption: 4 years



Max. CIT exemption: 10 years or 25% of eligible costs

TECHNICAL AND VOCATIONAL EDUCATION

The region offers an educated workforce as well as the possibility of education and training for any additional workforce thanks to the extensive base of both secondary and higher education.

KONIN



9 schools
of various profiles



approx. 7 000 students



200 graduates
possible annually

REGION



109 vocational
and technical schools



200 people
available annually



2 public and 2 private
centres of practical education
and dual education
for both youth and adults



overall capacity
of 250 people (exams,
certificates)



200 trained people
available annually



HIGHER EDUCATION SYSTEM

Poznań

8 public and **16 private universities**. Currently, nearly **25,000 students** graduate from Poznań universities each year, and this number continues to grow annually.

Poznań University of Technology

- 150 specialised engineers available annually for recruiting
- Large offer of faculties (Chemical Technology, Transport Engineering, Control, Robotics and Electrical Engineering, Engineering Management, Environmental Engineering, and Energy)



Łódź

Łódź is home to **19 universities**, where **64,500 students** are enrolled.

Technical University of Łódź

- 150 specialised engineers available annually for recruiting
- Wide range of technical specialties available, logistic cluster, certified business manager



Konin

In Konin, there are two private higher education institutions and one public vocational university available.

State University of Applied Sciences in Konin

- 100 graduates per year possible





Industrial Park Poland

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www.industrialparkpoland.com

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