

# LCUBE SZCZECIN GOLENIÓW

## About the park

LCube Szczecin Goleniów is an investment located in Łozienica within the Goleniów Industrial Park. The park offers 10,815 square meters of modern warehouse space and **1,423 square meters of office space**, which meets the highest standards of fire resistance (over 4,000 MJ). Inside and outside the building, energy-efficient LED lighting has been installed. The investment has been designed in accordance with the certification criteria of the **BREEAM "very good" system**.

## Photo of the property Rzeszów Airport

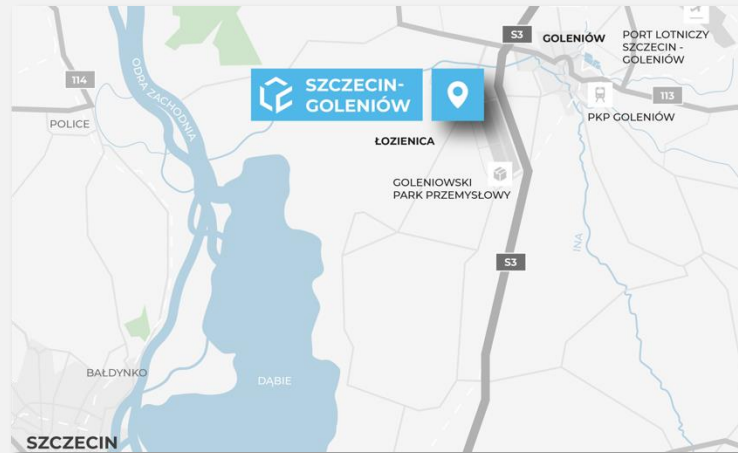


## Location

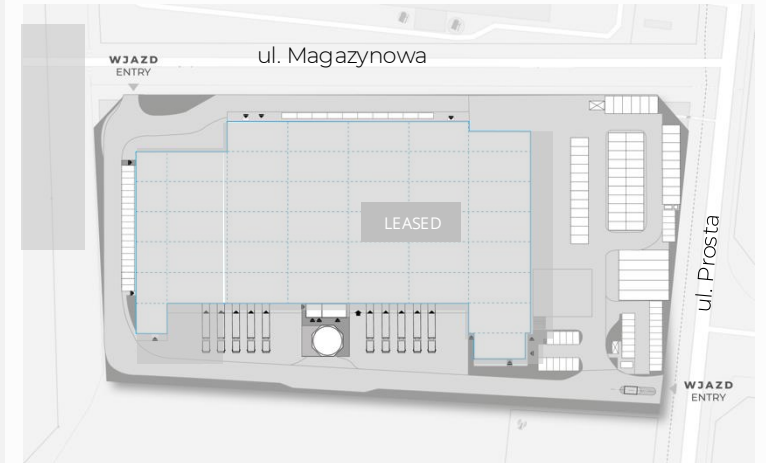
The investment is based in Łozienica:

- within the area of the **Goleniów Industrial Park**,
- **550 m** away from the **S3 express road**, close to the **A6 motorway**,
- **15 km** away from **Szczecin-Goleniów International Airport**,
- **25 km** away from the **German border**,
- **33 km** away from **Szczecin port**, and **70 km** away from **Świnoujście port**,
- in close proximity of **Western European markets**, and **Scandinavia**

## Location map



## Layout of LCube Szczecin - Goleniów | 12 000 sqm



## Standard technical specification

- **10 m clear height**,
- **LED lighting** 300 lux level in docking areas and 200 lux in the storage areas at 1 m height,
- **> 4 000 MJ/m2 fire loads** k360 sprinkler heads,
- **5 T/m2 floor load-bearing capacity**,
- **24 m deep docking area** more space for loading and unloading operations,
- **recording utilities consumption in real time** for data analytics,
- **skylights** more daylight in the building (4% of the roof area in docking zone)

## Location of the Szczecin on the map of Poland



## Distances from cities

Warszawa	695 km
Łódź	459 km
Poznań	237 km
Gdańsk	371 km
Kraków	648 km
Wrocław	398 km
Berlin	150 km

## Public transport

In close proximity of the LCUBE Szczecin-Goleniów, there are several bus stops with a direct shuttle service to Goleniów, which is located within a five-minute driving distance from the facility.



## About LCube

LCube is a dynamically growing Polish logistics real estate development company with a strong construction background and a comprehensive ESG strategy that encompasses environmental, social, and governance factors. This strategy ensures that our warehouses not only meet the highest ecological standards, but also provide safe and healthy workplaces for our tenants and adhere to ethical business practices.

We strive to deliver warehouses that meet the highest ecological standards and incorporate cutting-edge technologies, creating investment opportunities that are not only attractive but also future-proof assets. This ensures their long-term sustainability and value.

## Dane kontaktowe



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