

# HILLWOOD & LCUBE WROCLAW EAST

## About the park

LCube's latest investment, the Hillwood & LCube Wrocław East park, is set to be built on a plot situated directly adjacent to the Eastern Bypass of Wrocław. As part of this planned project, a cutting-edge class A warehouse spanning almost **60 000 square meters** will be constructed. The investment will be designed and executed in accordance with the **BREEM Excellent certification** criteria.

Hillwood & LCube Wrocław East is situated in Dobrzykowice, which is located 13 kilometers east of Wrocław.

## Photo of the property Wrocław East

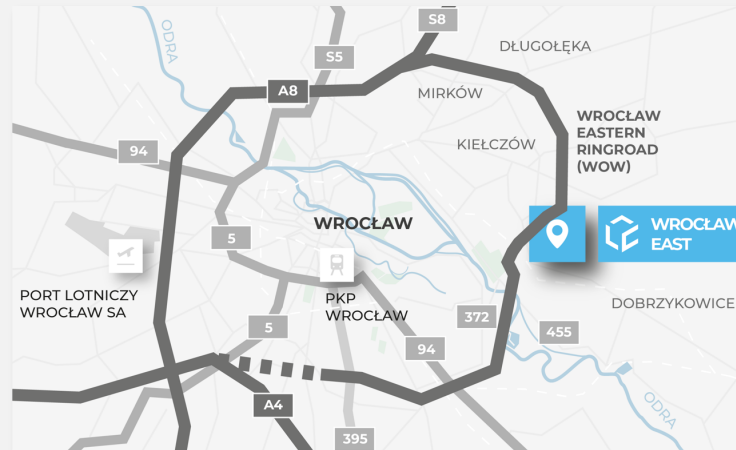


## Location

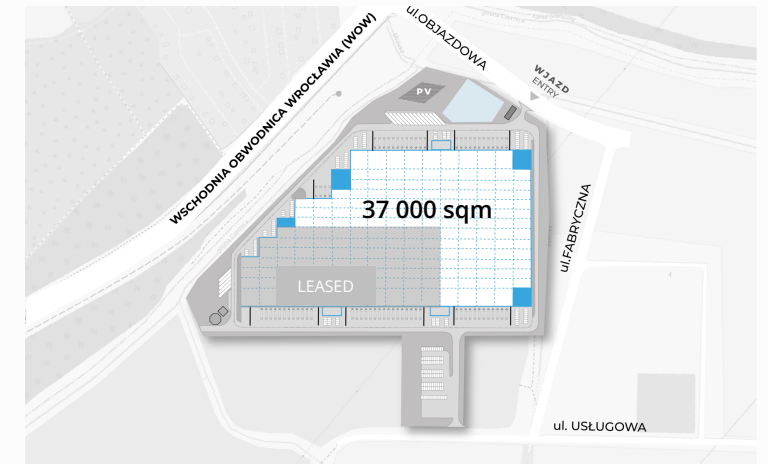
The investment is located in Dobrzykowice, to the east of Wrocław:

- a direct connection with **Wrocław Eastern Ringroad (WOW)**,
- a convenient connection with the **A4 motorway** and the **S8 express road**,
- close to **Poland's south-western border**, which guarantees excellent access to the **markets of Western and Southern Europe** (especially for the e-commerce sector/handling returns).

## Location map



## Layout of Wrocław East | 60 000 sqm



## Standard technical specification

- **12 m clear height;**
- **LED lighting;**
- **> 4 000 MJ/m<sup>2</sup> fire loads;**
- **8 T/m<sup>2</sup> floor load capacity;**
- **Column Grid: 12m x 22.5m;**
- **Class A Warehouse Space;**
- **Modern Office Space;**
- **Loading Docks and Gates at Ground Level;**
- Designed in accordance with **BREEM EXCELLENT** criteria

## Location of the Wrocław on the map of Poland



## Distances from cities

Warszawa	348 km
Łódź	222 km
Praga	289 km
Gdańsk	548 km
Kraków	274 km
Poznań	184 km
Berlin	350 km

## Public transport

The facility is based approx. 900 metres from the nearest bus stop, and approx. 1.5 kilometres from the nearest railway station.



## 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.

## Contact



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