

LCUBE

WROCLAW EAST II

About the park

LCube Wrocław East II park, is set to be constructed on a 13-hectare plot located directly adjacent to the Eastern Bypass of Wrocław. This project will involve the development of a state-of-the-art, class A warehouse measuring **62 000 square meters**. The investment will be designed and executed in accordance with the **BREEAM Excellent certification** criteria.

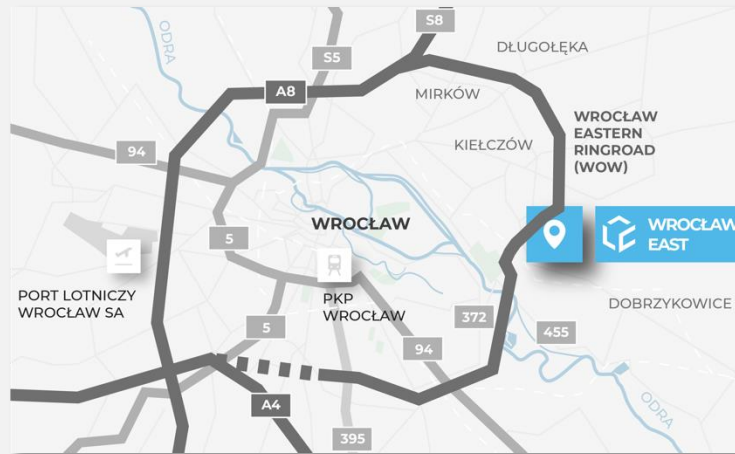
LCube Wrocław East II is situated in Dobrzykowice, which is located **13 kilometers east of Wrocław**. The park boasts **excellent connectivity** to both the local and national road network. In close proximity to the site, the Eastern Bypass of Wrocław was opened in December 2022, providing quick access to the **S8 expressway**, which leads to Warsaw, and the **A8 route**, also known as the Wrocław Ring Road.

Location

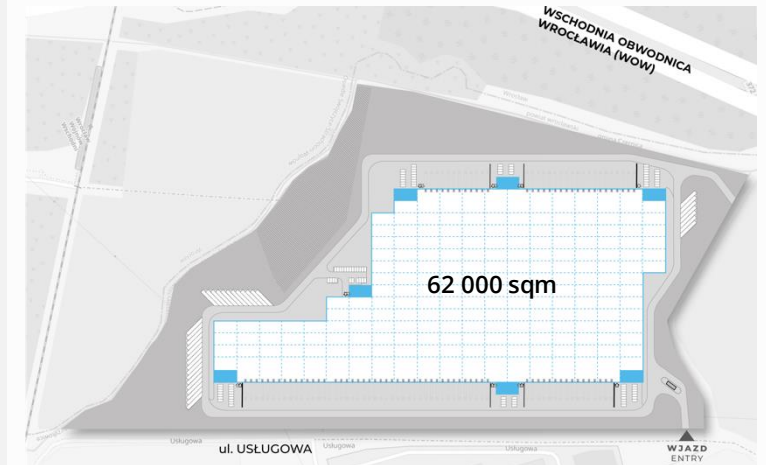
The investment is located in Dobrzykowice, to the east of Wrocław:

- 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 II | 62 000 sqm



Standard technical specification

- **12 m clear height;**
- **LED lighting;**
- **> 4 000 MJ/m2 fire loads;**
- **8 T/m2 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 **BREEAM 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 details



Magdalena Ostrowska
LEASING & BUSINESS DEVELOPMENT DIRECTOR

T: 48 515 088 583
E: Magdalena.Ostrowska@LCube.pl



LCUBE
SMART WAREHOUSING

LCUBE
WROCŁAW EAST II

L3 SP. Z O.O.

Widok Tower, 22nd Floor
Al. Jerozolimskie 44, 00-024 Warsaw

T: +48 22 122 12 70,
E: biuro@LCube.pl
www.LCube.pl