

CONFIDENTIAL SALES PROSPECTUS

zabudowa produkcyjna

Industrial investment property

A ready-to-operate base for a manufacturing, technology or service investor.

ASKING PRICE FOR THE ENTIRE PROPERTY

PLN 10,000,000



The exact location and identifying details are available after buyer qualification and execution of an NDA.

Key parameters and advantages

A complete industrial property complex with an accompanying residential component.

01

Production facility

approx. 1,500 m²

Production hall with office space and operational facilities.

02

Industrial plot

approx. 4,300 m²

Land functionally connected with the plant, yards and operations.

03

House

approx. 300 m²

Independent residential and representative component.

04

House plot

approx. 2,300 m²

Landscaping, driveway and private zone.



Ready-to-operate base

Opportunity to acquire an organised complex instead of building a new facility from the ground up.



Strong location

Located by Poznań's western bypass, within the metropolitan industrial area.



Rare market offering

Infrastructure suitable for technically and environmentally demanding processes.

By Poznań's western bypass

Location shown in general terms - the exact address is not disclosed.

Lokalizacja

Przy zachodniej obwodnicy Poznania



Wygodny dojazd
Bezpośredni dostęp do dróg S11 i DW92.



Otoczenie przemysłowe
Sąsiedztwo zakładów produkcyjnych i firm logistycznych.



Szybki dostęp
Doskonałe połączenia z aglomeracją poznańską i głównymi trasami.



	Droga ekspresowa S11	2 km
	Poznań – centrum	13 km
	Autostrada A2	18 km
	Port Lotniczy Poznań-Ławica	17 km

Location advantages

01

Convenient access

Fast access to the region's main roads and Poznań's western bypass.

02

Industrial surroundings

Neighbouring production plants, warehouses and technical service businesses.

03

Metropolitan access

Efficient connections to Poznań and key regional centres.

Property layout

Illustrative functional division of the complex.



The graphic and boundaries are illustrative. Exact boundaries and areas must be confirmed in the cadastral documentation.

The offer includes

- 01 Production zone**
Production hall, offices and technological facilities.
- 02 Operational yard**
Paved surfaces, parking and plant service areas.
- 03 Residential component**
House with an independent plot and landscaped grounds.
- 04 Integrated complex**
Opportunity to acquire an operational property complex.

Production and environmental infrastructure

Key value for operations requiring specialised technical facilities.



01 Electroplating / chrome plating

Infrastructure used for surface treatment and the application of electroplated coatings.

02 Industrial wastewater treatment plant

Facilities supporting operations that generate process wastewater.

03 Automated production line

According to the seller, the facility was prepared for serial production.

04 Environmental permits

According to the seller, the facility has the formal basis for conducting environmentally burdensome operations.

05 Adaptation potential

Potential use by businesses with a similar or related operating profile.

The scope and validity of documents and technical parameters require independent verification by the buyer.

Who is this property for?

The most natural buyer is a business with a similar profile, although the property offers broader potential.

01

Electroplating and surface treatment

The shortest route to acquiring a facility similar to its current use.

02

Technical manufacturing

Suitable for metalworking, assembly, painting, machining or specialist production.

03

Industrial group

A regional branch, technical service centre or additional operating base.

04

Operating investor

Use of the property layout and existing facilities for a new operating model.

The offer's main advantage is the combination of a ready property, technical infrastructure, location and formal potential.

Confidentiality, verification and acquisition

Documentation is released in stages, proportionate to the progress of discussions.

01

Contact and qualification

A brief discussion to verify the investor's profile and scope of interest.

02

NDA and extended materials

Identifying details and documentation are provided after the NDA is signed.

03

Due diligence

Legal, technical, environmental and organisational verification.

04

Negotiations and transaction

Agreement on final terms, schedule and acquisition structure.

ASKING PRICE FOR THE ENTIRE PROPERTY: PLN 10,000,000



A complex for an investor

ready to acquire operating potential

An offer for manufacturing, technology and service companies seeking an operational base with advanced environmental infrastructure and a strong location by Poznań's western bypass.

PLN 10,000,000

The exact location, documentation and identifying details are available after buyer qualification and execution of an NDA.

Contact

Full information, documentation and the exact location are available after preliminary buyer qualification.

ASKING PRICE

PLN 10,000,000

Sale conducted by

**Wałęsa Group sp. z o.o.
in cooperation with eXp Poland**

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