

VISIT OUR WEBSITE



# Industrial Park Poland

INVESTMENT  
OPPORTUNITIES

**HILLWOOD**  
A PEROT COMPANY®

A2

ul. Kasztelańska

72



# KONIN INVESTMENT OPPORTUNITIES

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**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 development land 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

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137 ha  
of development land  
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

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**Location:** Kasztelańska, 62-571 Krągola



**Main road access:** A2 highway, National road 72



**Maximum building height:** 40 m



**Land use:** logistics, manufacturing



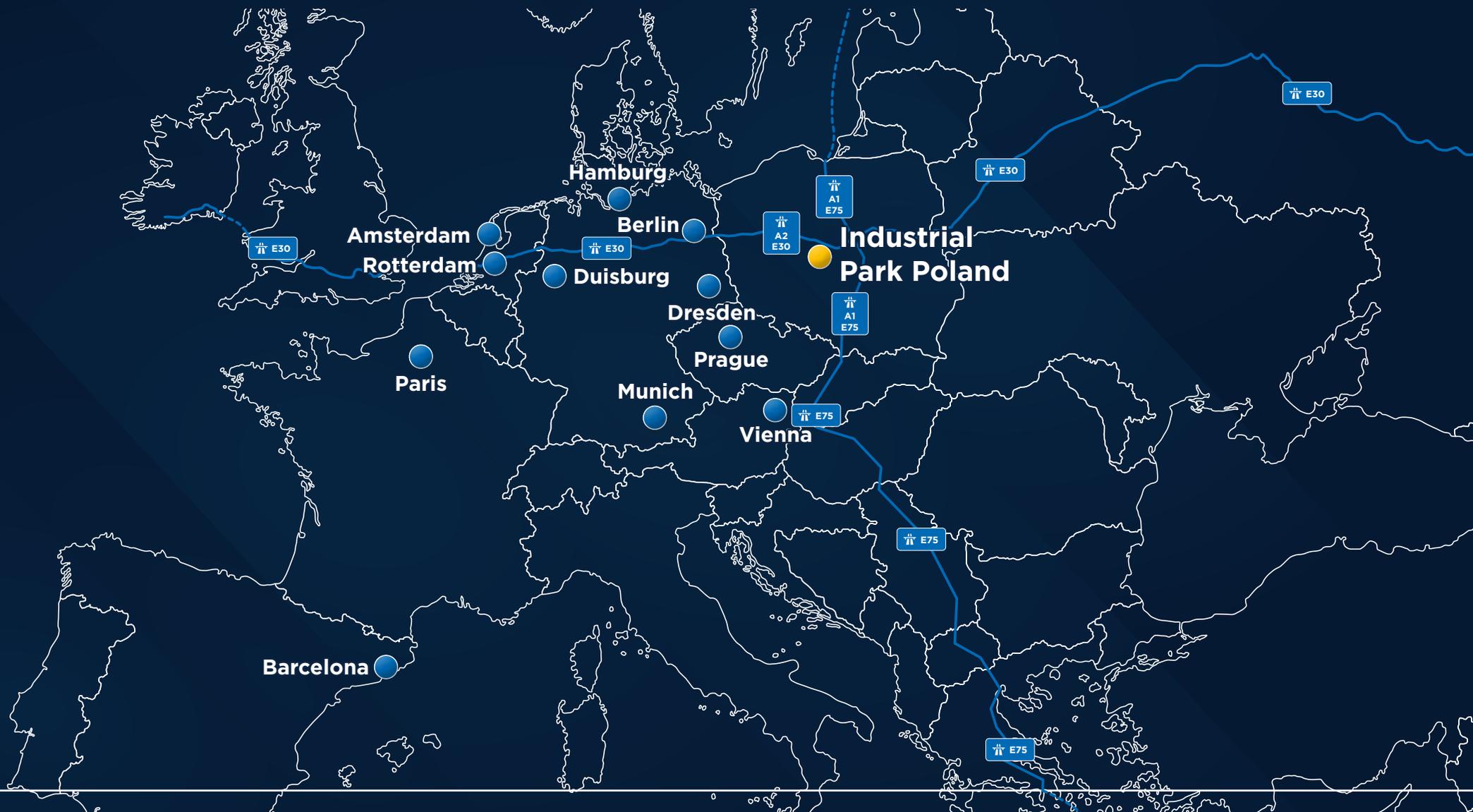
**Expanded technical Infrastructure:** gas, energy, water, photovoltaic farm nearby



**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 ports of Gdańsk and Gdynia in the north and European countries in the south.





## DISTANCE

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|                  |         |                |
|------------------|---------|----------------|
| <b>Berlin</b>    | 360 km  | <b>3:56 h</b>  |
| <b>Dresden</b>   | 450 km  | <b>4:57 h</b>  |
| <b>Prague</b>    | 456 km  | <b>5:55 h</b>  |
| <b>Vienna</b>    | 625 km  | <b>7:26 h</b>  |
| <b>Hamburg</b>   | 644 km  | <b>6:27 h</b>  |
| <b>Duisburg</b>  | 877 km  | <b>8:33 h</b>  |
| <b>Munich</b>    | 894 km  | <b>8:57 h</b>  |
| <b>Rotterdam</b> | 1022 km | <b>10:16 h</b> |
| <b>Amsterdam</b> | 1072 km | <b>9:53 h</b>  |
| <b>Paris</b>     | 1401 km | <b>13:58 h</b> |
| <b>Barcelona</b> | 2209 km | <b>21:47 h</b> |

## 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

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|                 |        |               |
|-----------------|--------|---------------|
| <b>Poznań</b>   | 106 km | <b>1:00 h</b> |
| <b>Łódź</b>     | 120 km | <b>1:20 h</b> |
| <b>Wrocław</b>  | 166 km | <b>2:32 h</b> |
| <b>Warszawa</b> | 211 km | <b>2:07 h</b> |
| <b>Gdańsk</b>   | 283 km | <b>3:05 h</b> |
| <b>Katowice</b> | 311 km | <b>3:18 h</b> |
| <b>Kraków</b>   | 380 km | <b>4:13 h</b> |

# INVESTMENT LAND



# DISTANCE

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National road 72: **0 km**

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

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Rail cargo terminal: **10 km**

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Train station: **11 km**

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Konin city centre: **20 km**

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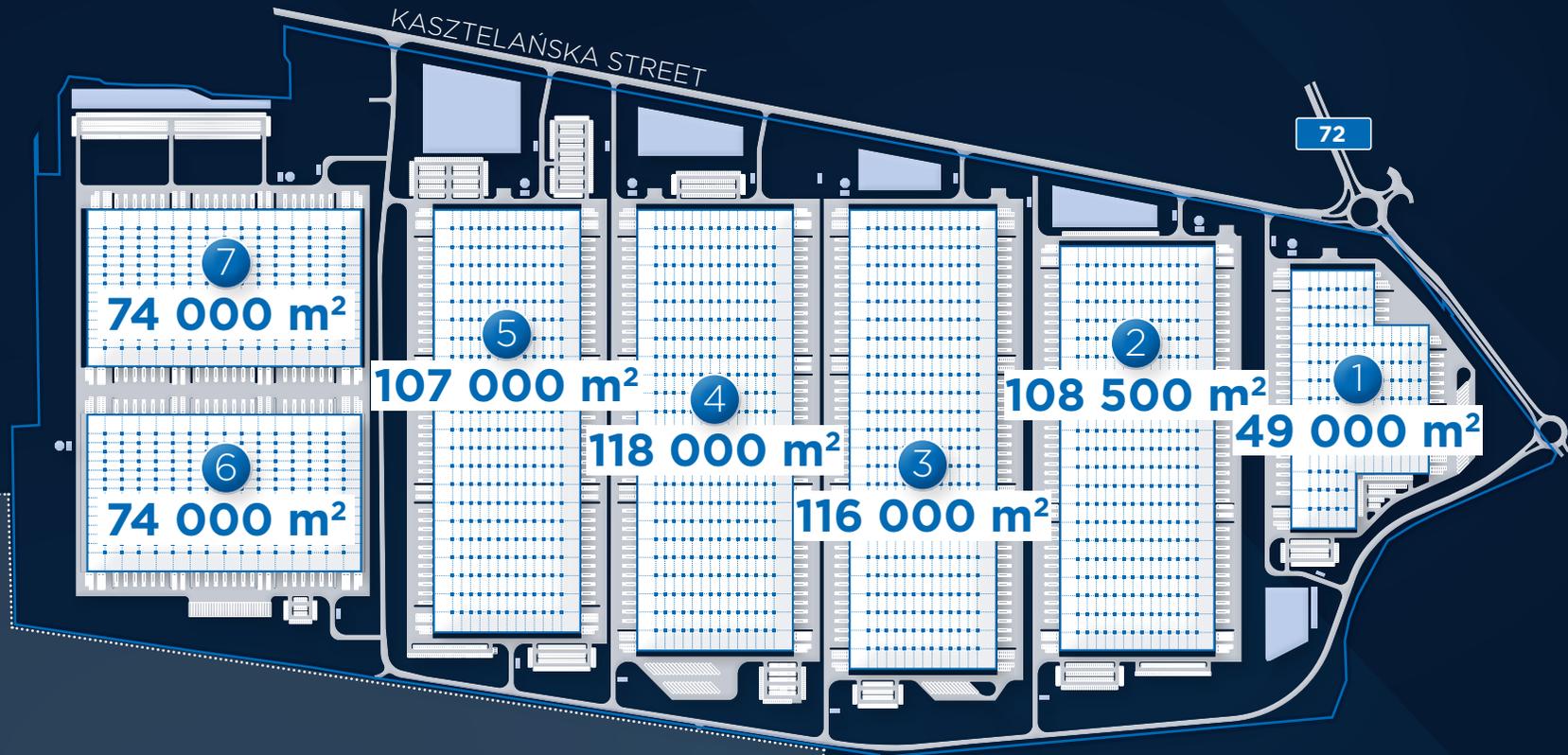
A1 highway: **103 km**

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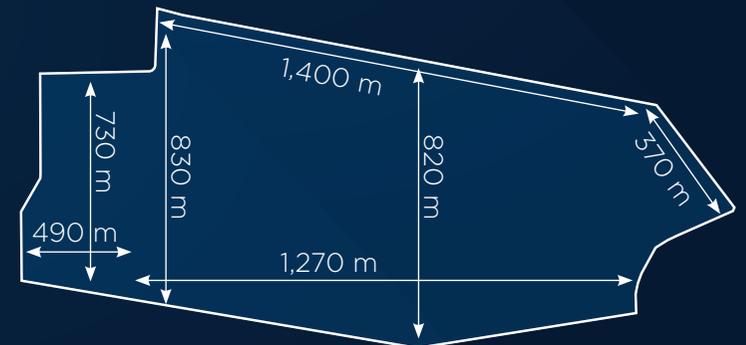


Poznań Airport: **116 km**

# POSSIBLE SITE PLAN



PHOTOVOLTAIC FARM



# UTILITIES

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**Electrical power supply:** up to 175 MW



**Green Power from PV:** up to 100 MWp



**Water supply:** up to 275 m<sup>3</sup>/h



**Natural Gas Network:** 12 000 Nm<sup>3</sup>/h



**Rainwater system:** water discharge ditch  
open rainwater buffer



**Sewage network:** up to 275 m<sup>3</sup>/h

# 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

61%

Konin (district)

62%



Unemployment  
rate

Poland

5.5%

Konin (district)

9.6%



Average monthly  
salary in Konin district

Poland (June 2022)

EUR 911

# INVESTMENT INCENTIVES

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**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

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## 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)

## Technical University of Łódź



**150 specialised engineers available annually for recruiting**



**Wide range of technical specialties available, logistic cluster, certified business manager**

## State University of Applied Sciences in Konin



**100 graduates per year possible**



# Industrial Park Poland

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[www.industrialparkpoland.com](http://www.industrialparkpoland.com)

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