

BTV

Beyond
Tomorrow
Values

GDYNIA CITY LOGISTICS



Modern complex offering
flexible warehouse space

TORUS
LOGISTICS

Macro location

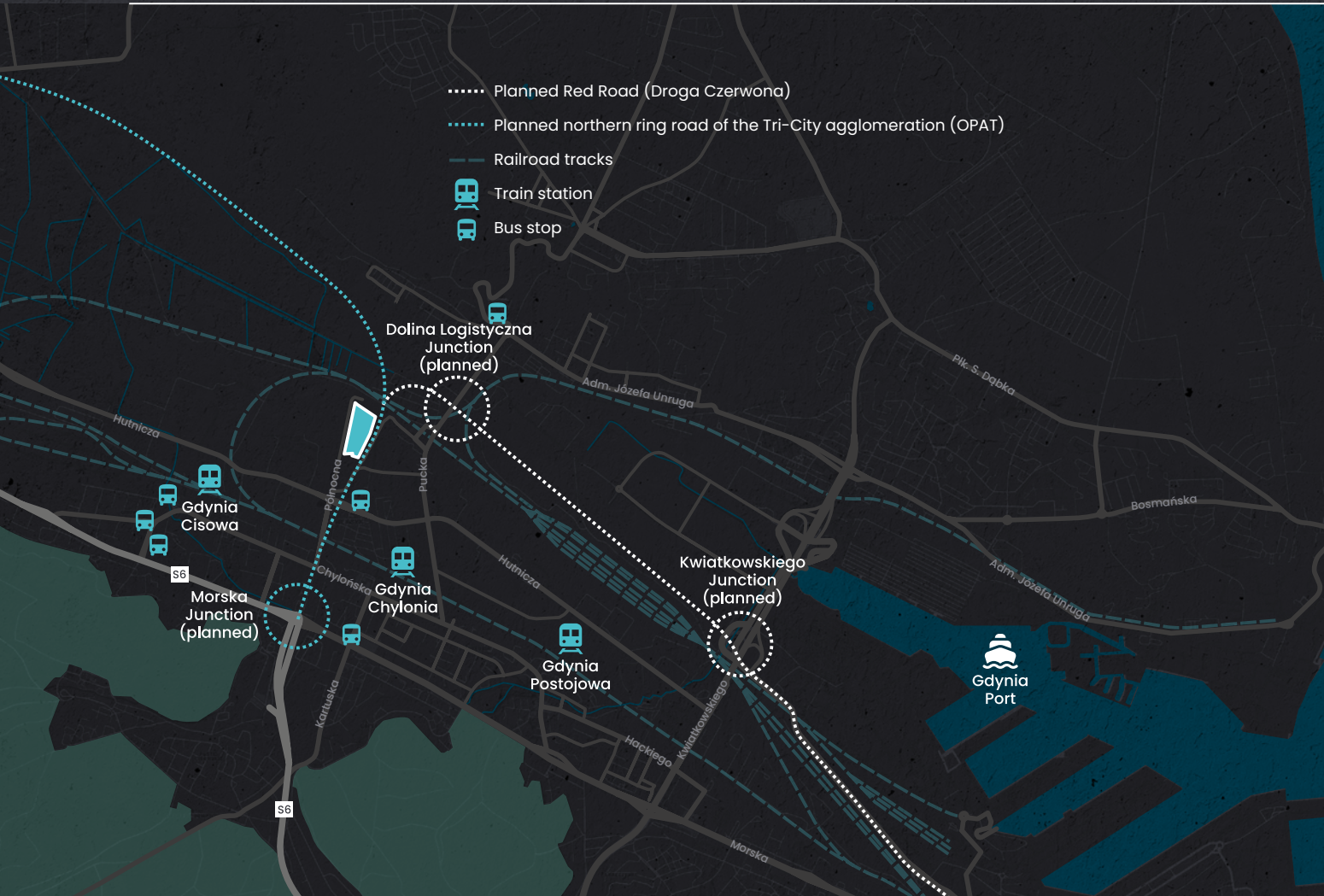
Gdynia City Logistics is located in the northern part of Gdynia, very close to the Port, only 9 km away from the city centre and sub 30' drive from Gdańsk Lech Wałęsa International Airport.

The project sits in the vicinity of S6 express route & highway. In the coming years, the construction of the Red Road is planned. It will provide a direct connection of the Gdynia Port with the national road network, including the S6 express route.



- Planned Red Road (Droga Czerwona)
- Planned northern ring road of the Tri-City agglomeration (OPAT)
- S6 express route under construction

1.7 km	5 km	8 km	21 km	360 km	334 km	375 km	543 km
5 mins	10 mins	15 mins	25 mins	3 hrs 30 mins	3 hrs 30 mins	4 hrs	5 hrs 40 mins
S6 & highway	Gdynia Port	Gdynia City Centre	Gdańsk Lech Wałęsa Airport	Łódź	Poznań	Warsaw	Katowice



Micro location

Industrial and warehouse micro location makes the project suitable for multiple types of operations including port-related services, inner-city logistics / last mile delivery and e-commerce.

The Red Road will provide access to the future Logistic Valley already covered by the administrative borders of the Port of Gdynia with an area of more than 260 ha and the Central Car Park and other services related to the operations of the Port of Gdynia located on its territory.

0.5 km

3 mins

Dolina Logistyczna Junction

0.6 km

3 mins

Bus stop

1.3 km

5 mins

Gdynia Chylonia train station

5 km

10 mins

Gdynia Port

8 km

15 mins

Gdynia City Centre

21 km

25 mins

Gdańsk Lech Wałęsa Airport

(Red Road and S6 connection)



Site area:

37,900 m²

Total area:

22,138 m²

Warehouse: **20,811 m²**

Office: **1,327 m²**



Clear height:
10 m



Column grid:
22.6 x 12 m



7 zero
level gates



20 docks



Floor loading
6t/m²



Fire load
above
4,000 MJ/m²



Sprinkler
system



CCTV &
24-hr
security



1.5MW
electric power
capacity



Velis / Singu FM
management
systems
applied



Access
control and
registration
plate recognition
(RFID)

ESG solutions:



BREEAM
Excellent



Heat
pumps



PV panels



LED lighting



Astronomical
timer for
external
lighting



Smart
metering



Biodiversity



External
relaxation
area



Electric car
charging
stations



Bicycle
parking



Technical specification



TORUS is a private development company based in Gdańsk, a leader among Polish office developers. The company's portfolio also includes hotel investments (including refurbishment), warehouse and residential investments. A solid organizational structure, a large team of professionals and industry experts, as well as rich market know-how allow the company to perform as an investor, but also as a general contractor, leasing and property management company. So far, Torus has delivered to the Tri-City market over 180,000 m² of leasable space and completed 7 sales transactions of their office properties to 6 different funds, for a total amount of nearly EUR 370 million.

www.torus.pl



BTV is a boutique asset management company set up in response to growing demand for strong local partnerships in logistics real estate.

The Company provides in-depth expertise in asset management and complex approach to real estate projects, at every stage of the process: Project Advisory, Development, Leasing and Investment.

BTV's goal is to become the asset manager of choice reinforcing local presence and providing unique expertise for both local and international investors, as well as maximising returns for its clients while mitigating potential risks.

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