

# GDAŃSK POŁUDNIE (SOUTH) INDUSTRIAL PARK



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Available Area

38 ha

Plot Nos.

21/1, 3/12, 23/5, 2, 24/1, 7/7, 25, 1/3, 29/4,  
24/3, 8/1, obr. 326

Preferred Sectors

Production, logistics and storage

## TRANSPORT LINKS

Airport

17 km

PKP/PKM Railway 9 km

City Centre

9 km

Port of Gdańsk 20 km

S6 Ring Road

1 km

Baltic Hub 20 km

Any questions about this investment? We will answer them all!

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Gdańsk Map

# MPZP

MPZP No.	2011, Area Card O3-P/U41, O7-P/U41
Footprint Area	max. 60%
Biologically Active Area	Area Card O3-P/U41, in the area marked out with subdivision lines and marked with the letter 'a': min. 70%, in the remaining area: min. 20%
Development Intensity	min.: 0.1; max.: no restrictions
Structure Height	max. 20 m
Functions Excluded	retail buildings with a sales area of over 2,000 m <sup>2</sup> , hospitals, nursing homes and social welfare institutions, schools, kindergartens, childcare facilities for children aged up to 3, dormitories, children's homes, etc., with the exception of secondary schools that require hands-on vocational training in establishments located in zone P/U41, collective residential buildings

# INFRASTRUCTURE

Overall Height	The maximum height for non-building structures is unrestricted; however, the entire zoning area is situated near an airport and within zones that restrict the permissible dimensions of structures and natural features due to the proximity of the 49th Air Base in Pruszcz Gdański; additionally, it is within zones that restrict construction near aviation ground facilities: development must comply with other applicable regulations, in particular those restricting the height of structures and natural features, including installations and equipment placed on rooftops
Electricity	in the area of Starogardzka Street
Water	a new water main is currently being designed near Starogardzka Street, in proximity to the plot
Gas	a gas pipeline crosses plot No. 8/1
Sewage Discharge System	there is no sewer, the line is being designed
Storm Water Drainage System	storm sewer in Starogardzka Street, there is no storm sewer in the presented area, a design of the storm water drainage system is in development"
CT Network	in the area of Starogardzka Street, a new ICT network is currently being designed near the plot