



DELTA Wynajem

DOBRA NOVINA

PRODUCTION AND LOGISTICS CENTER

 www.dobranovina.pl

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DELTA Wynajem

Get to know our company

Experience

We have many years of experience in the rental of production and warehouse halls, which allows us to provide services at the highest level. Our company has gained the trust of many clients thanks to our knowledge and professionalism in providing effective spatial solutions for a variety of business needs.

Relations

We place great emphasis on building lasting and partnership-based relationships with our clients. Our goal is to ensure long-term cooperation based on mutual trust and business success.

We offer warehouse space for rent and comprehensive storage services, including unloading, loading and confectioning.

DOBRA NOVINA I



DELTA Wynajem
Niska 6, Elbląg



33 years old
experience

Cooperation

Grow with us

- Are you looking for a modern production hall?
- Are you planning to run your business on a larger scale?
- Do you want to rent a warehouse for a short or long term?
- Are you looking for a hall with high entrance gates, overhead cranes and **BREEAM** certificate?

We have it all!

We are here to help you in your business. Take advantage of our experience, the potential of the warehouse service and the opportunities provided by the excellent location of Centre Dobra Novina I.

DOBRA NOVINA I



About the facility

A production and logistics center fit for the 21st century

Dobra Novina I is the first stage in the construction of a logistics and production park located near Elbląg, directly next to the S7 route. This modern facility with an area of 13,200 m² is an ideal logistics solution for growing production and distribution companies.

DOBRA NOVINA I



Location is the key

The perfect place for the perfect business

Access to communication ports

- ✓ S7 expressway
- ✓ Seaport in Gdańsk
- ✓ Gdańsk airport

Strategic location



DOBRA NOVINA I



Key features

What makes our facility unique?

DOBRA NOVINA I

- 01** Access to your own seafront
- 02** Full warehouse service on request
- 03** 16 overhead cranes with load capacities from 20 to 72 tons
- 04** Floor load capacity 10t/m²
- 05** Fire load density area 4000 MJ/m²
- 06** Economical radiant heating system
- 07** Distance to Gdańsk 57 km, to Warsaw 277 km
- 08** Right next to the S7 Gdańsk-Warsaw expressway
- 09** Possibility to increase the power of electricity to 5MG
- 10** 2 km to the railway siding

Multifunctional center

We have a place for your business



DOBRA NOVINA I

Production halls

The height of the building's interior, 10 meters to the level of the lower truss, is a significant advantage, enabling effective storage and manipulation of even the largest and heaviest loads. In the production halls of Dobra Nowina I, the available height to the crane hook reaches as much as 7.65 meters, which is an important space allowing for the handling of oversized loads and significantly increases operational efficiency.

Warehouse halls

One of the key elements of this property is the possibility of installing high-storage racks, which allows for the optimization of storage space and a significant increase in its capacity.

The floor in the building has a load-bearing capacity of 10 tons per square meter, which makes it an ideal surface for handling even the heaviest loads.

This is what makes our facility stand out

What can your business count on?

Economical heating system

An economical, radiant heating system ensures the comfort of employees, which, in accordance with the latest building thermal standards, brings significant heating savings.

Moreover, this type of heating system does not cause air movements, which makes the breathing air for production and warehouse workers cleaner.

The power of electricity

It should also be emphasized that the building is prepared to consume up to 5 MG of electricity, which opens the door to various types of production and activities requiring large amounts of electricity.



This is what makes our facility stand out

What can your business count on?

The height of the building's interior

The height of the building's interior of 10 meters to the lower chord of the truss is an important advantage, enabling the storage and manipulation of even the largest and heaviest loads.

In production halls, the height to the crane hook is as much as 7.65 meters. This provides significant space for handling oversized loads, which increases the efficiency of operations.

Sprinkler system

A sprinkler system with a fire resistance of over 4000 MJ guarantees the safety of production and warehouse operations.



This is what makes our facility stand out

What can your business count on?

Entrance gates

Entrance gates with dimensions (4.5 meters x 4.5 meters and 6 meters x 6 meters) enable the reception of various types of delivery vehicles and trucks with oversized loads, which increases operational flexibility.

Gantry cranes

The building is also equipped with an impressive number of 16 overhead cranes, the load capacity of which ranges from 20 to 72 tons, improving work in the warehouse and production halls, while ensuring safety.



This is what makes our facility stand out

What can your business count on?

Warehouse service

As a company that has been operating for **over 33 years**, we have an established position on the local labor market and we provide assistance in recruiting qualified employees.

On request, we offer full warehouse service (Work Service): crane operation (gantry crane operator, hook operator), forklift operators, packaging, cleaning services and maintenance of warehouse and production areas.

We are environmentally friendly

The Dobra Nowina I facility will have the BREEAM (Building Research Establishment's Environmental Assessment Method) Certificate.

BREEAM and LEED certificates at DEKRA constitute objective confirmation that an industrial, residential, office or service building meets the requirements necessary to recognize it as designed and built in accordance with the principles of sustainable development.

End of work

DOBRA NOVINA I

Date of commissioning

The facility will be put into operation on **November 30, 2023**, as planned. After this time, tenants will be able to start their operations in production halls and warehouses, as well as in office spaces. At the **beginning of 2024**, finishing works in the entire area of Dobra Novina I will be completed.



Our data

We are waiting for your business



If you have additional questions about our center or are looking for other services related to industrial rental, please contact us.

Our experience will help you find the perfect solution for your business. **Don't delay - contact us!**



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Thank you for attention

Contact us

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