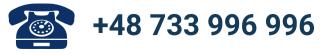


# **DOBRA NOVINA**

### **PRODUCTION AND LOGISTICS CENTER**







### 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.

### 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 Elblag, 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.



### 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

Debre Nevine I (centrum) produkcyto-legistycznownegezynowe)

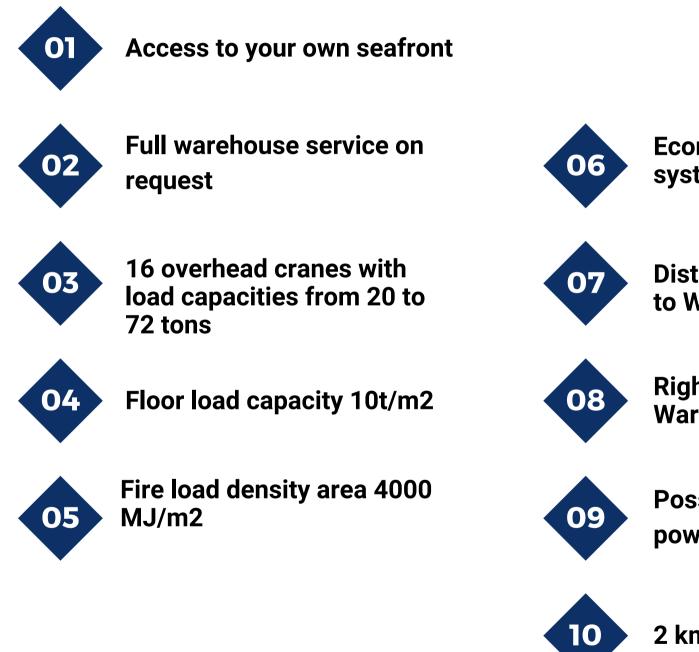
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### Key features What makes our facility unique?



**Economical radiant heating** system

Distance to Gdańsk 57 km, to Warsaw 277 km

Right next to the S7 Gdańsk-Warsaw expressway

Possibility to increase the power of electricity to 5MG



2 km to the railway siding

### Multifunctional center We have a place for your business





### **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 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.



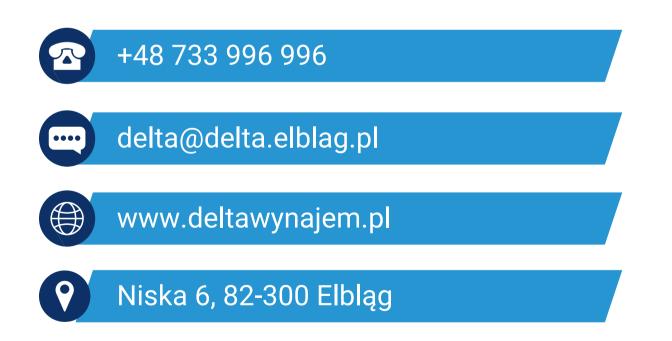
### Our data

### 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!** 







# Thank you for attention

### Contact us

