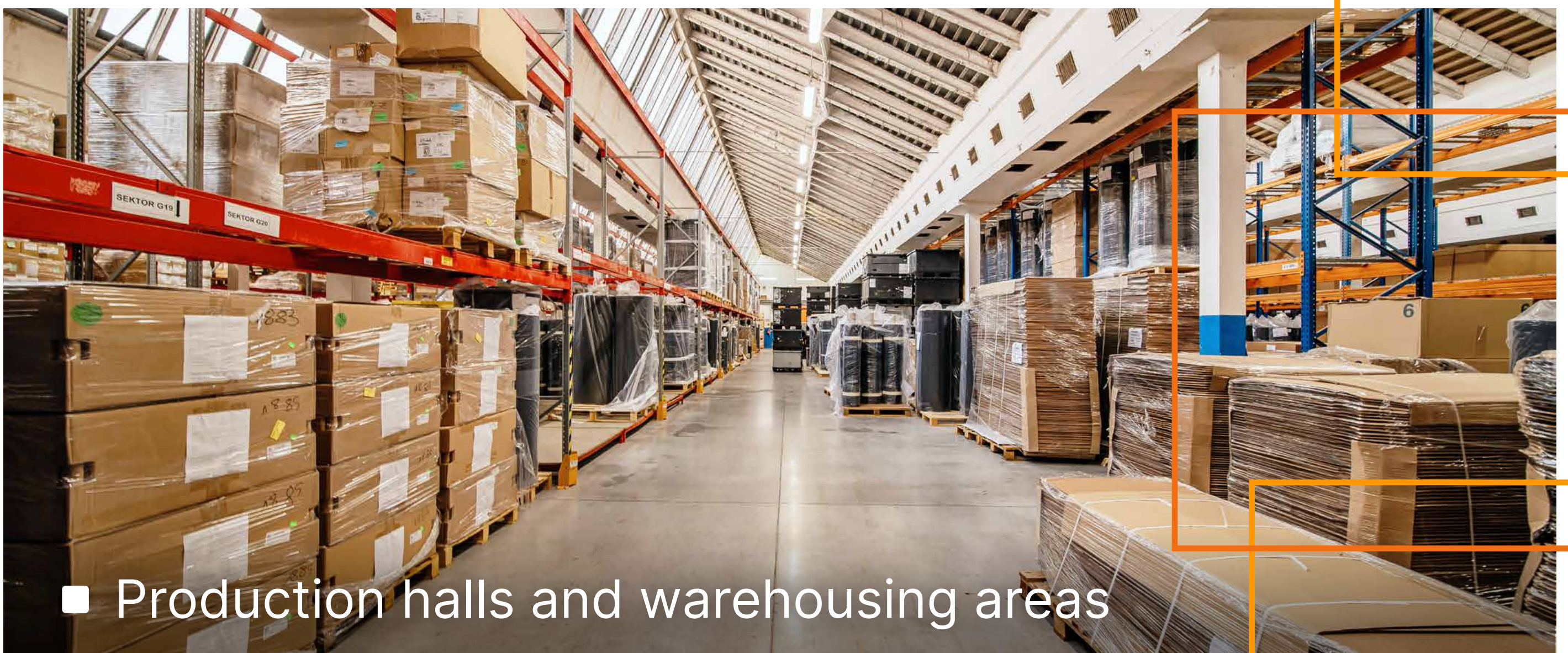


M/S FACTORY



OFFICE AND MANUFACTURING COMPOUND

M/S FACTORY • UL. MILIONOWA 25 | UL. SENATORSKA 70 • 93-192 ŁÓDŹ

M/S FACTORY

FLEXIBLE USABLE SPACE IN THE CITY CENTRE

24 200 m²

OF COMPOUND
AREA

18 000 m²

OF MANUFACTURING
AREA

150+

PARKING SPACES

600 m²

OF OFFICE SPACE

- **M/S FACTORY Compound** – a three-storey building which can be used for various purposes.

- **EXCELLENT ACCESSIBILITY.**

Located in the eastern part of the city centre, not far from the main transit roads in Łódź.



3,5 km

TO THE CITY CENTRE



8,4 km

TO THE AIRPORT



3,6 km

TO THE NATIONAL
ROAD 91



- The facility offers **flexible industrial and office modules** with fully-equipped social facilities for the employees.

M/S FACTORY

CHARACTERISTICS OF THE COMPOUND

M/S FACTORY is situated between Milionowa and Senatorska Streets which guarantees convenient access by public transport and car.

The facility ensures convenient access thanks to five entrance gates and unloading ramps, whereas its spacious manoeuvre yard allows trucks to circulate freely, too.

Another asset is a large car park with 150 spaces, available for tenants and their customers.

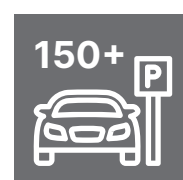
LOGISTICS



A short drive
to A1, A2 i DK14



5 entrances
from 2 streets



150+ parking
spaces

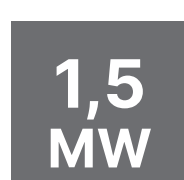


Manoeuvring
area for
articulated lorries

MEDIA



2 optical fibers



Connection
power



Medium
voltage power
supply



2 independent
power sources



C.O. city
network



Photovoltaics
100 kwp

AMENITIES



Post
office



Smoking
areas



24/7 monitoring
of the facilities



Access
control

OTHERS



Column
layout 6 x 7



Unloading
ramps



Office and social
areas



Outdoor
and indoor
fire hydrants



Daylight from
skylights



24/7 access



1000
MJ/m² Fire load
density



Dust-free floor
bearing capacity



Production
height: from
3 to 8 m

M/S FACTORY

FLEXIBLE MODULAR AREAS

■ 6 444 m² – Production area

■ 1 341 m² – Office space



■ 2 618 m² – Production module

■ 545,20 m² – Office space



■ 1 363 m² – Production module

■ 283,60 m² – Office space

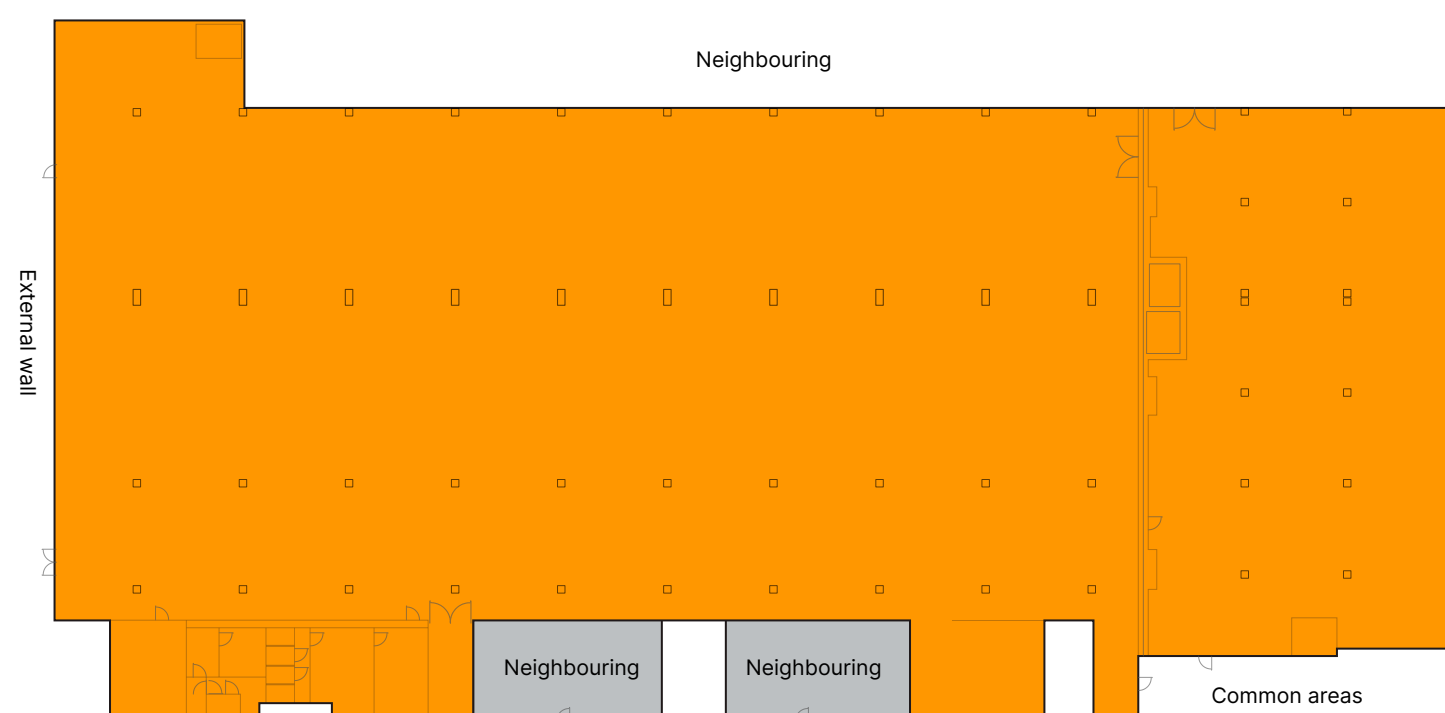


■ 2 463 m² – Production module

■ 512,20 m² – Office space



■ 3 078 m²
- ground floor



- It is possible to become a sole tenant of the manoeuvre yard with the area of 2000 m²

M/S FACTORY

EXCELLENT MANUFACTURING LOCATION



Local public transport



Bus and tram lines
55/59/92A/1



Parkingi



Centre of Łódź
3,5 km



Airport Łódź
8,4 km



Express road
S14 – 15km



National road 91
3,6 km



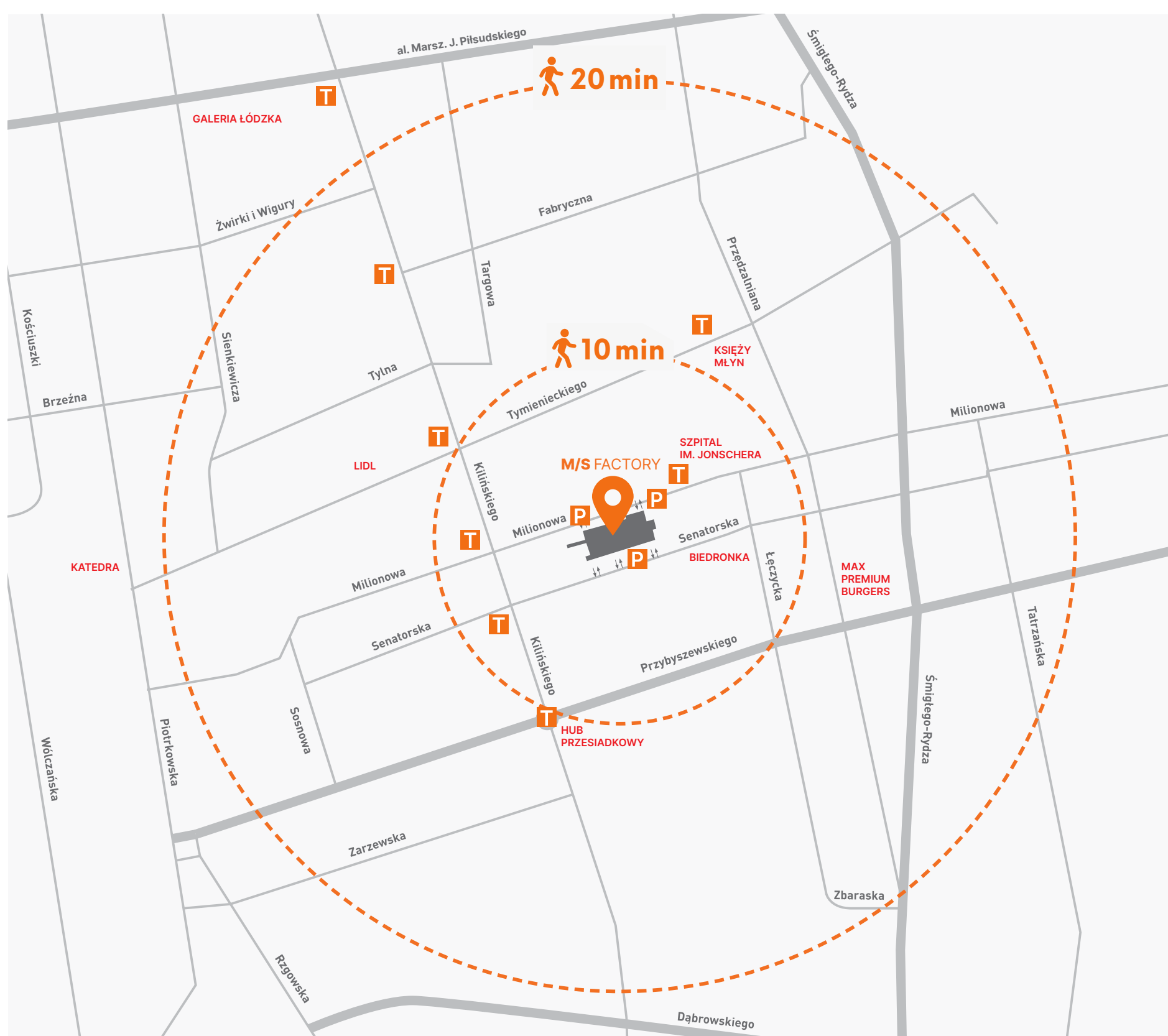
Motorway A1
7,5 km



Motorway A2
18,9 km



Railway Station
Łódź Chojny
3 km



M/S FACTORY

- The facility located in the city centre within a short drive to transit road. 150 parking spaces and a manoeuvre yard for delivery vehicles
- Areas with welfare amenities
- Convenient reloading facilities, incl. hydraulic ramps and freight lift

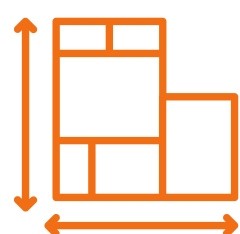


INVESTOR

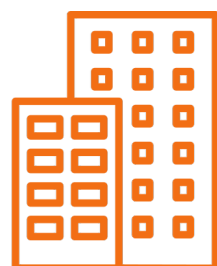
POLISH FAMILY BUSINESS WITH MANY YEARS
OF EXPERIENCE AND A LONG-TERM INVESTMENT
HORIZON



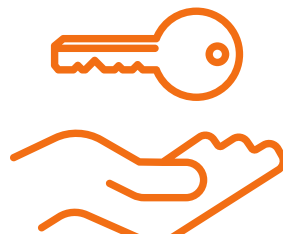
HOLDING



+250 000 m²
OF RENTABLE SPACE



+20
REAL ESTATE



+1000
LESSEES



35 YEARS
ON THE MARKET



POLISH
FAMILY BUSINESS



A LONG-TERM
OWNER



PROPERTY DESIGN
WARDS 2020



PZFD
Polski Związek
Firm Deweloperskich



CEE RETAIL
AWARDS



GAZELE
BIZNESU 2021
LEJCEJA RANKINGU NAJBAWDZIELI DYNAMICZNYCH PRACOWNI I SŁUCHNICH FIRM



GAZELE
BIZNESU 2022
LEJCEJA RANKINGU NAJBAWDZIELI DYNAMICZNYCH PRACOWNI I SŁUCHNICH FIRM

WARSZAWA

ŁÓDŹ

PABIANICE

NIEMODLIN

CONTACT

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A&A Holding

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M/S FACTORY

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