

TEOPARK

■ **TEOPARK INDUSTRIAL** | Production floors

■ **TEOPARK WAREHOUSE** | Storage areas

■ **TEOPARK OFFICE** | Offices, shared desks

OFFICE AND MANUFACTURING COMPOUND

TEOPARK • UL. WERSALSKA 47/75 | UL. ŚW TERESY 178A • 91-212 ŁÓDŹ

TEOPARK

MANUFACTURING IN THE INDUSTRIAL HEART OF ŁÓDŹ

- **TEOPARK's compound** – located in the northern part of Łódź – **in the dynamically developing Teofilów Przemysłowy district** – is the key location for the city's logistics and industry.



60 000 m²
OF COMPOUND
AREA

50 000 m²
OF MANUFACTURING
AREA

PARKING SPACES
200+

11 000 m²
OF OFFICE SPACE

 **15 min**
TO THE CITY
CENTRE

 **10 km**
TO THE AIRPORT

 **2 km**
TO THE S14
EXPRESSWAY

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

TEOPARK

WAREHOUSE / INDUSTRIAL

CHARACTERISTICS OF THE COMPOUND

TEOPARK is an industrial space located in a three-storey manufacturing and office building.

Its facilities meet the technical requirements for the modern machinery parks.

Teofilów Przemysłowy is a place for the development of the industry with low to medium environmental impact

LOGISTICS

	2 km to the S14 expressway		3 entrances from 2 streets		Parking spaces 200+		Manoeuvring area for articulated lorries
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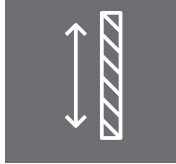
MEDIA

	Photovoltaics 100 kwp		3 MW Connection power		Medium voltage power supply		2 independent power sources
	2 optical fibers		Reserve connection		C.O. city network		

AMENITIES

	Post office		Smoking areas		Relaxation areas		Bike repair station
	Car charging station		Reception		24/7 monitoring of the facilities		Access control

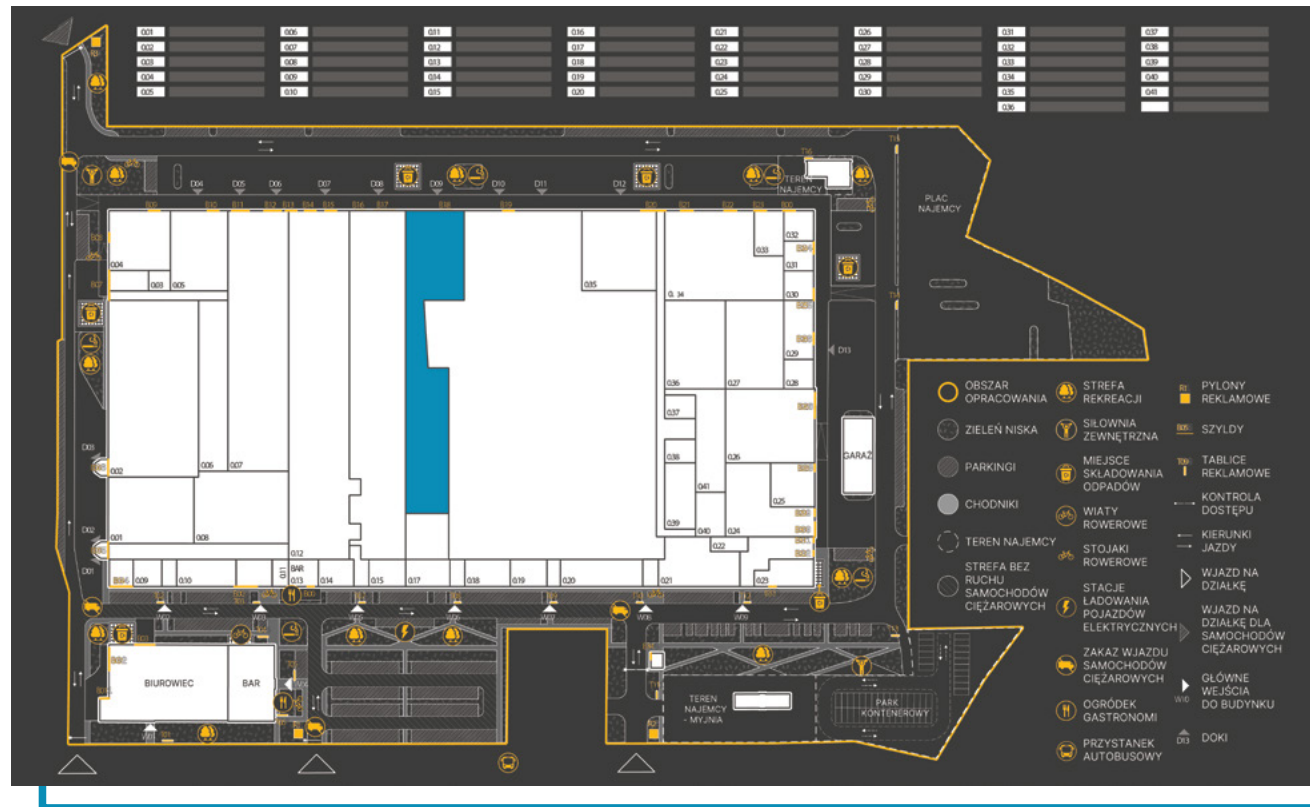
OTHERS

	12x6 column layout		Hydraulic ramps		Office and social areas		Medium environmental impact capability
	External and internal fire hydrants		Daylight from skylights		24/7 access		
	1000 MJ/m² Fire load density		5 TON Dust-free floor bearing capacity		Production height: from 4,5 to 6,5 m		

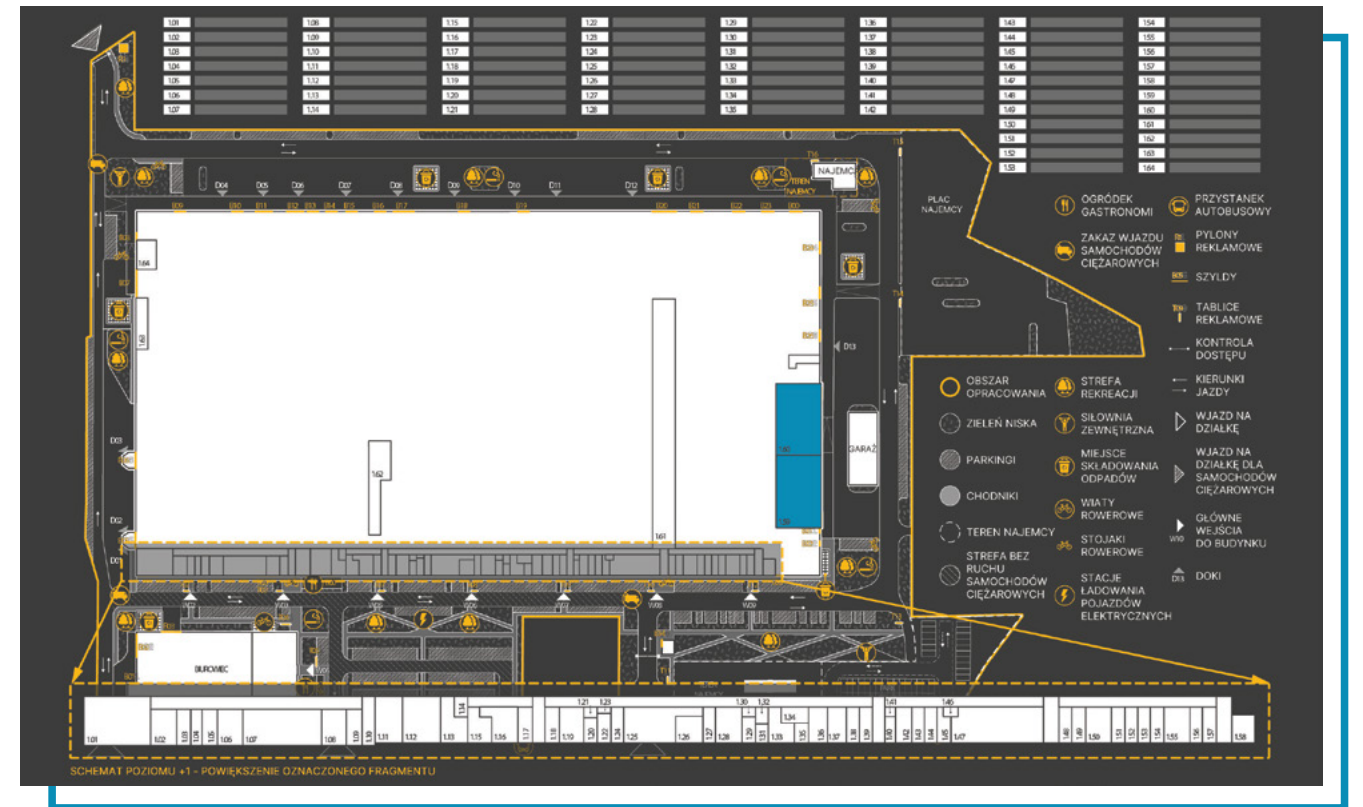
TEOPARK

FLEXIBLE INDUSTRIAL MODULES

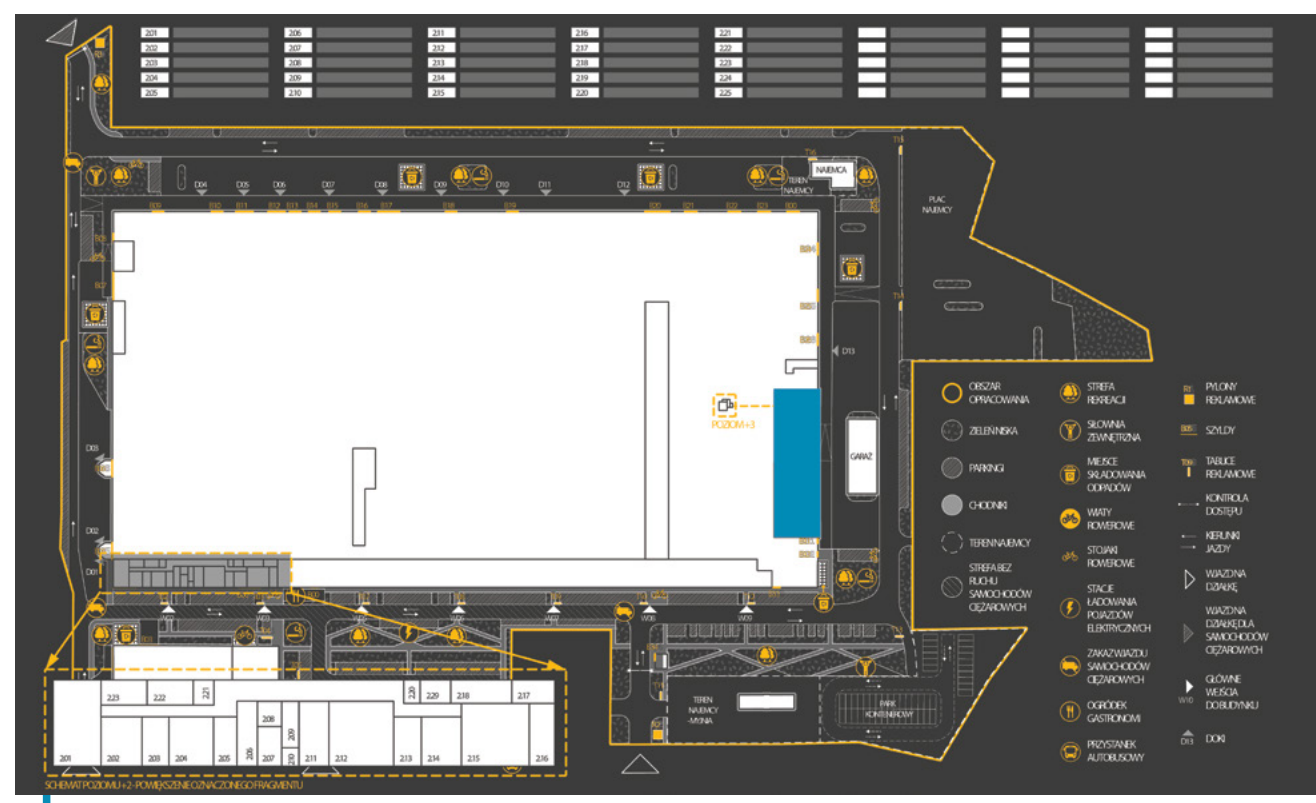
■ 2 000 m² – ground floor



■ 1000 m² – 1st floor (with a cargo crane)



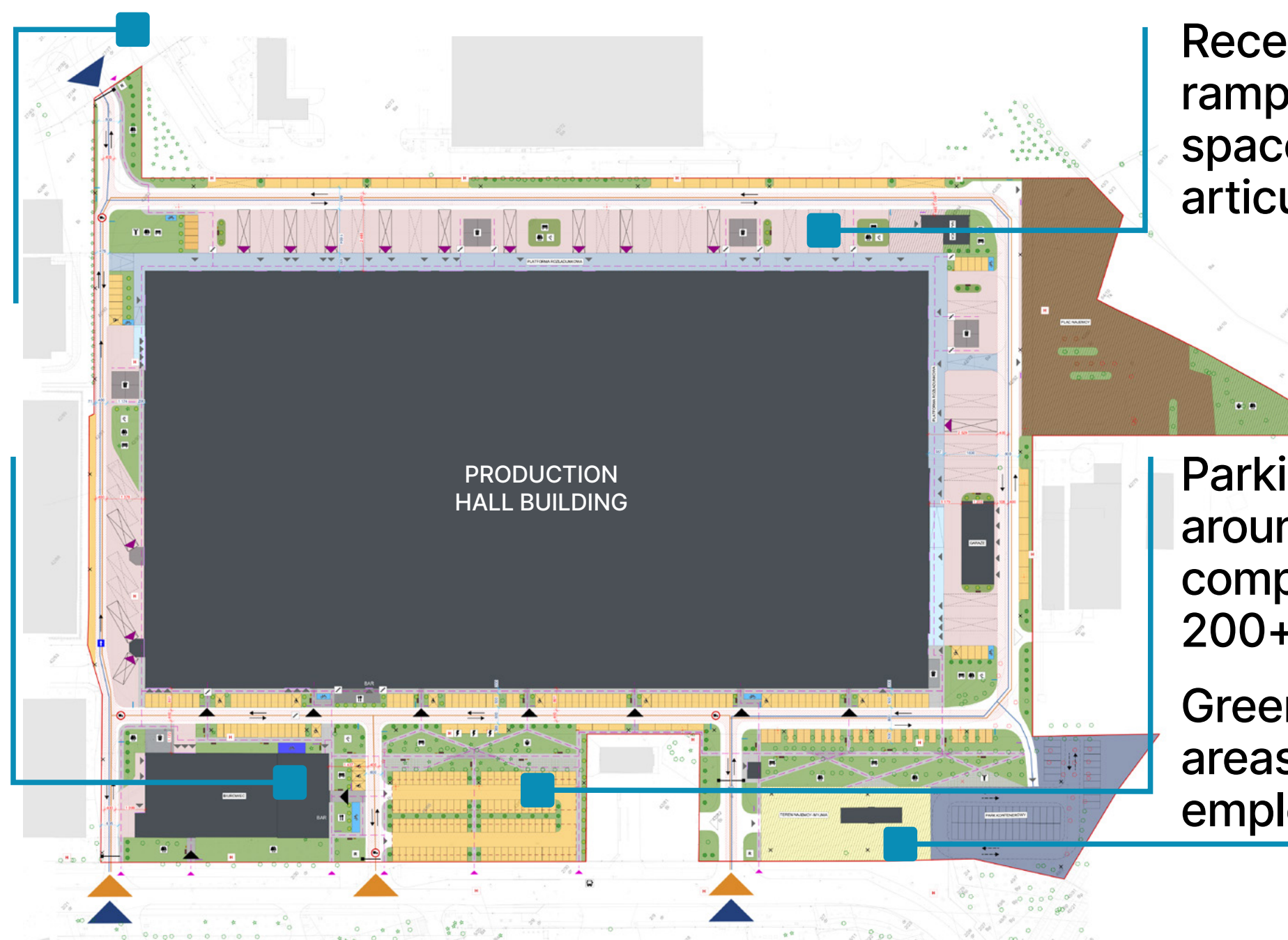
■ 1000 m² – 2nd floor (with a cargo crane)



FRIENDLY MANUFACTURING AND OFFICE COMPLEX

3 independent entrances (from Teresy street and Wersalska street)

11 000 m² of flexible office spaces



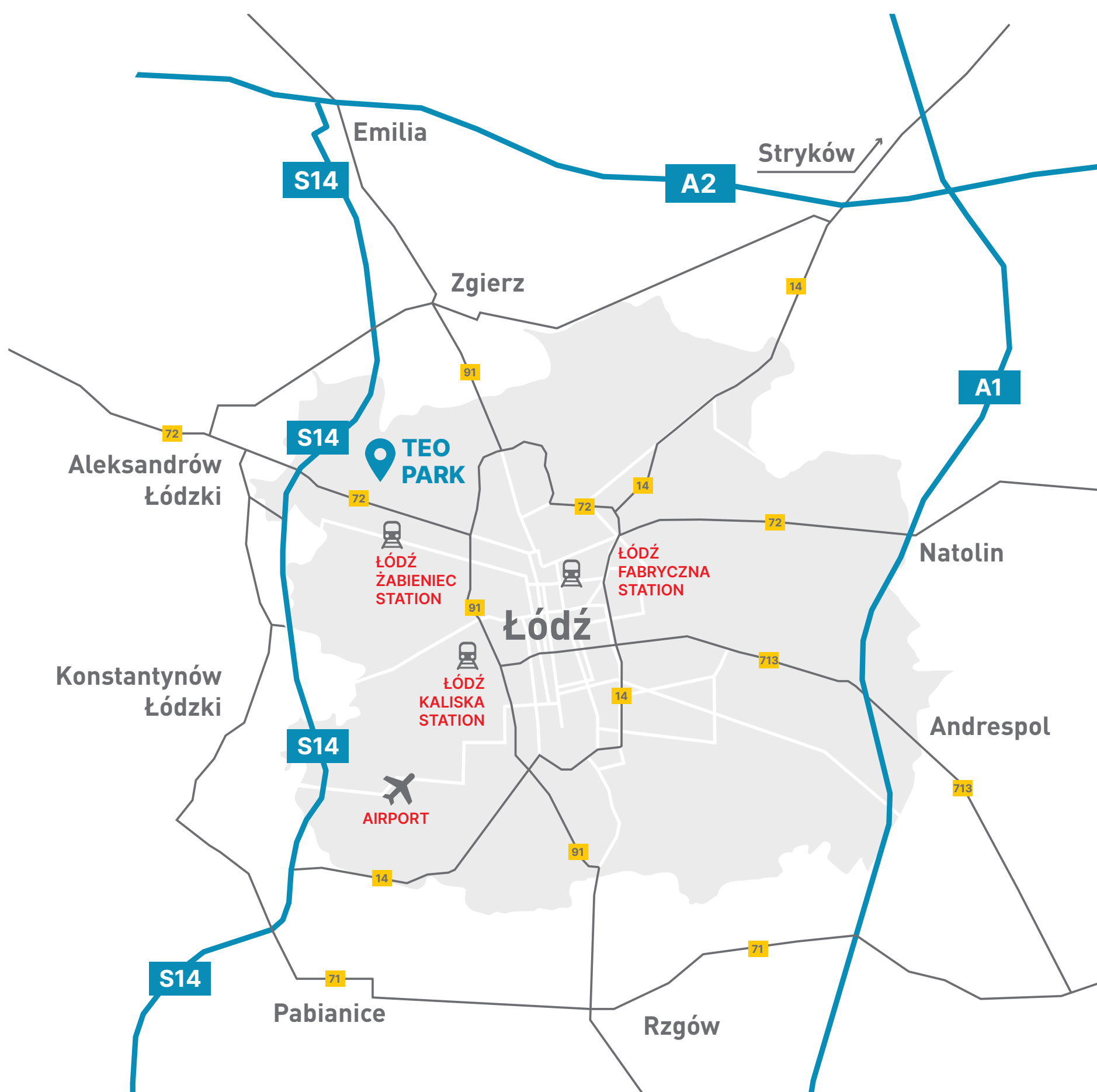
Receiving docks, ramps and parking spaces for 33 articulated lorries

Parking spaces around the compound for 200+ cars

Green relaxation areas for the employees

TEOPARK

EXCELLENT MANUFACTURING LOCATION



On-site public transportation



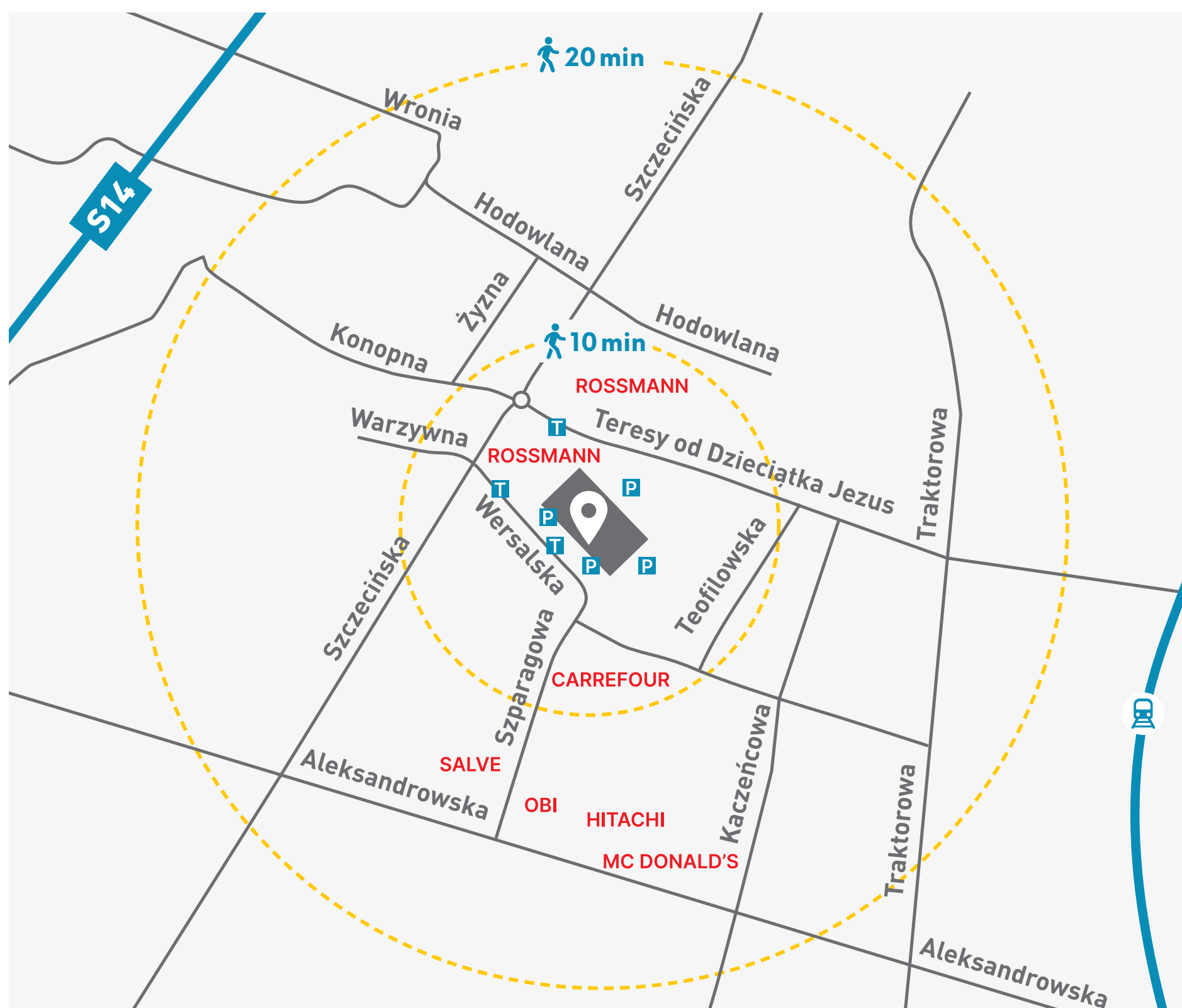
6 bus lines
76, 81, 83, 84A, 89, 6



Fast city railway



4 exit roads without traffic jams



Parking spaces



136 km → Warsaw Airport
10 km → Lodz Airport



Bike paths alongside the building

TEOPARK

WAREHOUSE / INDUSTRIAL

ERGONOMIC INDUSTRIAL AREAS



TEOPARK

REPRESENTATIVE AND ELEGANT COMMON AREAS



TEOPARK

OFFICE



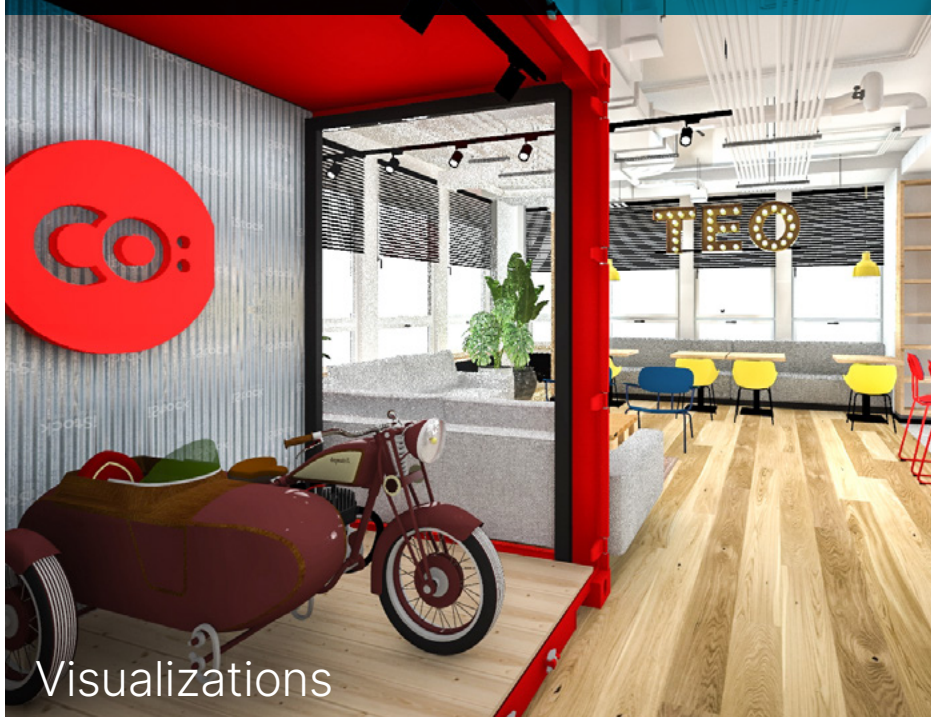
- 11-storey office building
- Approximately 8,900 m² of space
- A typical open space floor measuring 675 m² – ideal for companies looking for flexible office solutions



- The option of the free arrangement of the office space
- 24/7 access to the reception

Co:Spot Co:Spot
OFFICE & COWORKING Flexible work space

Coworking



Visualizations

Private offices

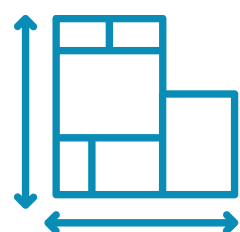


Conference halls

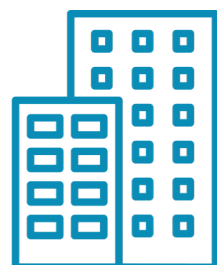


INVESTOR

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



+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 NAJBARDZIEJ DYNAMICZNYCH PRACUJĄCYCH I SKŁADAJĄCYCH FIRM



**GAZELE
BIZNESU**
2022
LEJCEJA RANKINGU NAJBARDZIEJ DYNAMICZNYCH PRACUJĄCYCH I SKŁADAJĄCYCH FIRM

WARSZAWA

ŁÓDŹ

PABIANICE

NIEMODLIN

CONTACT

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TEOPARK

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