



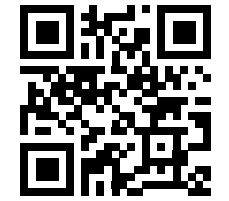
**Industrial Park  
Poland**

**HILLWOOD**  
A PEROT COMPANY®

INVESTMENT OPPORTUNITIES

# Industrial Park Poland

VISIT OUR WEBSITE





1. About Hillwood
2. Project overview and location
3. Site plan & rendering
4. Road access & utilities
5. Labour Market

Founded by Ross Perot, Jr. in 1988, Hillwood is one of the leading independent real estate development firms in the U.S. — with a proven history of delivering long-term results for customers, partners and investors.



Hillwood is one of the leading commercial real estate firms with 30 years of experience.

In Poland, Hillwood focuses on acquiring, financing, and developing high-quality warehouses and industrial real estate for long-term leasing.



Experience across the spectrum of industrial and logistics projects



Buy  
Build  
Partner



Over 20 million square meters of successful developments and acquisitions in 5 countries



Focus on high-quality industrial properties in North America and Europe



# HILLWOOD IN POLAND: NUMBERS & CUSTOMERS



Developed & acquired warehouse space:

↑2,4  
mln sqm

Number of projects:

↑95

Number of customers

↑215

Owned & managed warehouse space:

↑1,0  
mln sqm

Planned warehouse space:

↑1,5  
mln sqm





**Industrial Park  
Poland**

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INDUSTRIAL PARK POLAND

**PROJECT OVERVIEW**



## Stare Miasto commune

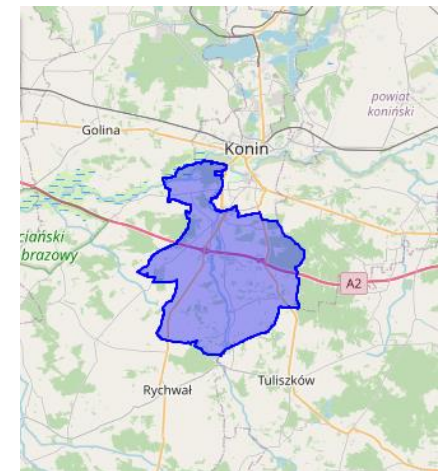
The Stare Miasto commune is located in eastern Wielkopolska, in Konin County. Its area covers 98 square km and has a population of 12,500.

Large areas of developed investment areas by the A2 motorway and cooperation with investors have made the Stare Miasto Commune an ideal place for investment.

The local government encourages and attracts new investors by creating attractive land offers for them and offering tax reliefs and exemptions.

An important element of success is cooperation and support for investors in the investment process, competent advice and quick handling of administrative matters.

It all adds up to a broadly understood good business climate.



# INDUSTRIAL PARK POLAND - LOCATION – EUROPEAN PERSPECTIVE



The A2 motorway is a continuation of the German A12 highway and the part of E30 European route.

This connection provides access to Western European markets, including ports in Hamburg, Amsterdam, and Rotterdam.

Access to Eastern and Western Europe is also secured by the European Transportation Corridor TENT E20. The proximity of the A1 motorway ensures a connection to the Port of Gdańsk and Gdynia in the north, and European countries in the south.



A2 highway / E30 route – 0,7 km



A1 highway / E75 route – 103 km



# INDUSTRIAL PARK POLAND - ROAD AND RAIL INFRASTRUCTURE

The investment land is favorably located, just next to the A2 Motorway - Konin Wschód junction.

In addition to the A2 highway, there are two crucial national roads in Konin:

DK 25 goes from the north to the south of Poland

DK 92 from the east to the west of Poland.

Konin intermodal rail terminal located 10 km from the site.

Being in the vicinity of this extensive road infrastructure ensures a fast connection with all major markets in Poland.



## Master plan



100% of property is encompassed by valid Master Plan.  
Building permit in hand.



Suitable for manufacturing investment



Deforestation completed







Relocation of medium electricity line 15 kV on the way



Modernization of the road system in the vicinity of the site is initiated





<p>Maximum area available</p> <hr/> <p><b>137 ha</b></p>	<p>Maximum built-up area</p> <hr/> <p><b>60%</b></p>	<p>Minimum biologically active area</p> <hr/> <p><b>15%</b></p>	<p>Building height restriction</p> <hr/> <p><b>40 m</b></p>	<p>Land use</p> <hr/> <p><b>logistics / production</b></p>
				
<p><b>Extensive road infrastructure</b></p>	<p><b>Expanded technical infrastructure</b></p>	<p><b>Access to Labour force</b></p>	<p><b>Friendly business environment</b></p>	
<p>Important logistic and distribution center</p>	<p>gas, energy, water green energy</p>		<p>Industrial traditions Energy and heavy industry</p>	



**Industrial Park  
Poland**

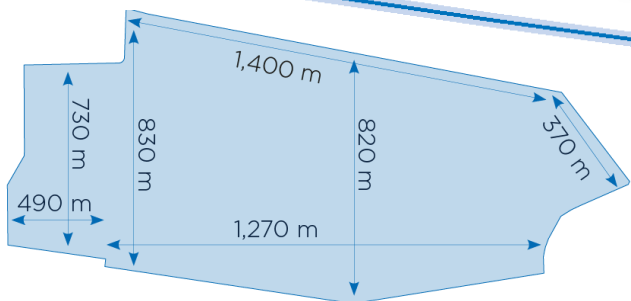
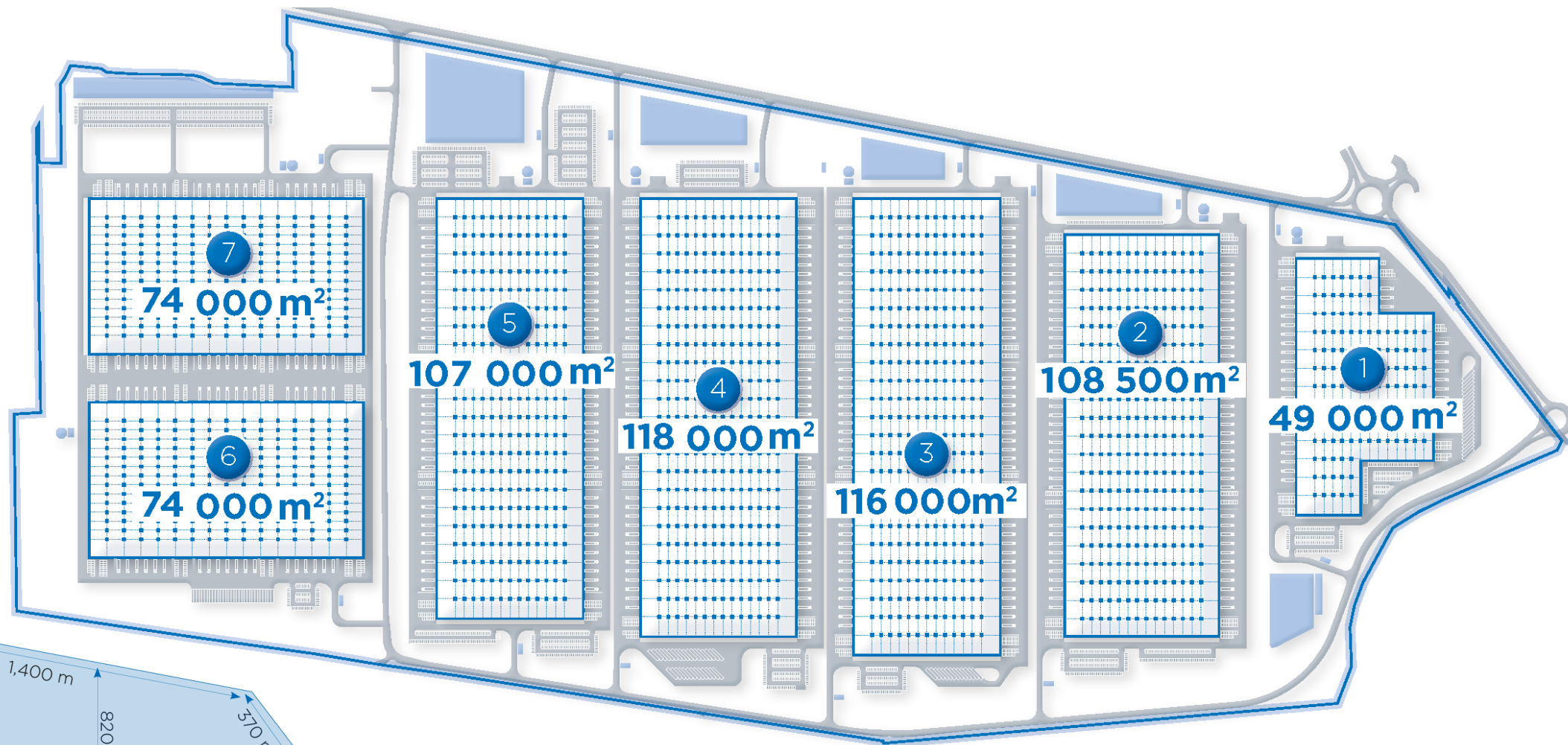
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INDUSTRIAL PARK POLAND

**POSSIBLE SITE PLAN AND  
RENDERING**

# INDUSTRIAL PARK POLAND - POSSIBLE SITEPLAN



# INDUSTRIAL PARK POLAND - RENDERING





**Industrial Park  
Poland**

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**UTILITIES**



**Electrical power supply:**  
up to 175 MW



**Green Power from PV:**  
up to 100 MWp  
(planned by third party)



**Water supply:**  
up to 275 m<sup>3</sup>/h



**Natural Gas Network:**  
12 000 Nm<sup>3</sup>/h

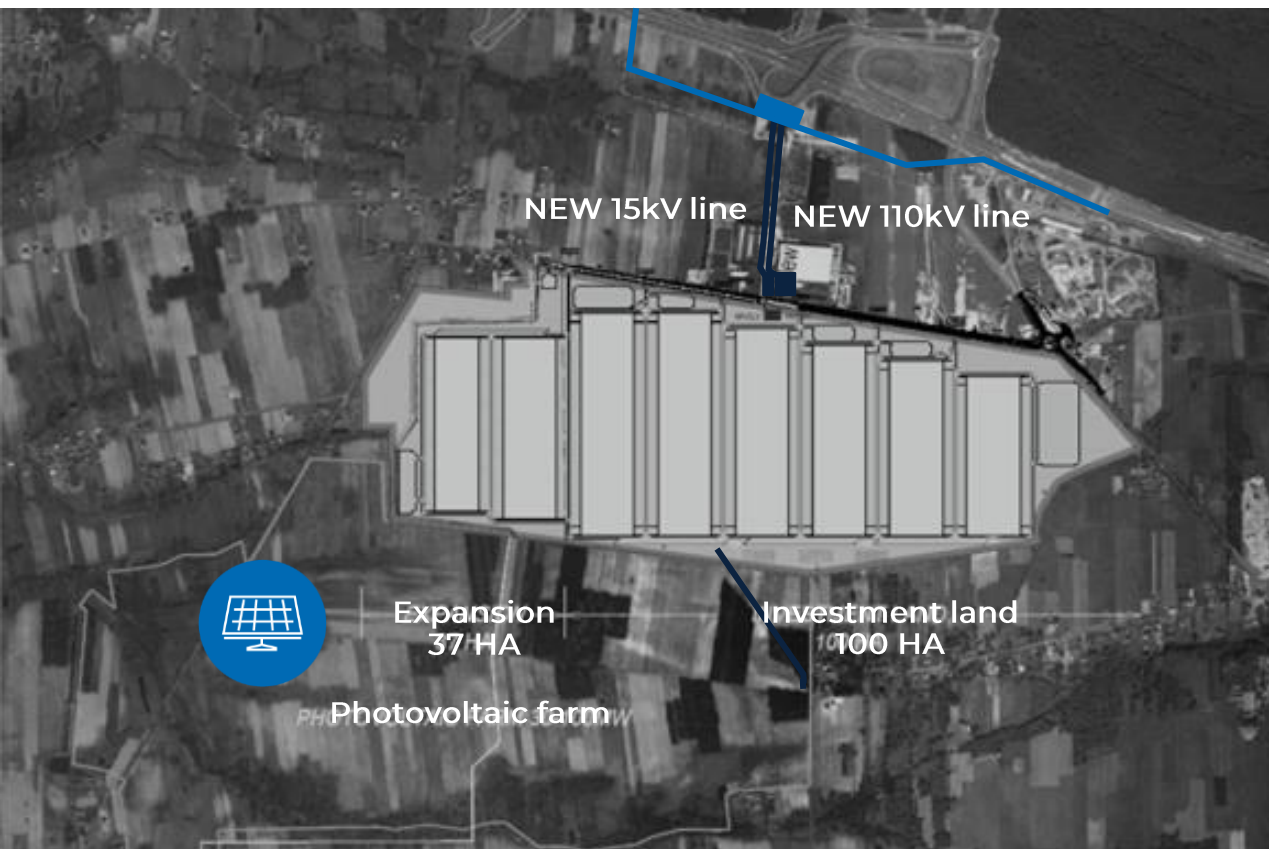


**Rainwater system:**  
water discharge ditch open rainwater buffer



**Sewage network:**  
up to 275 m<sup>3</sup>/h





— Existing — New



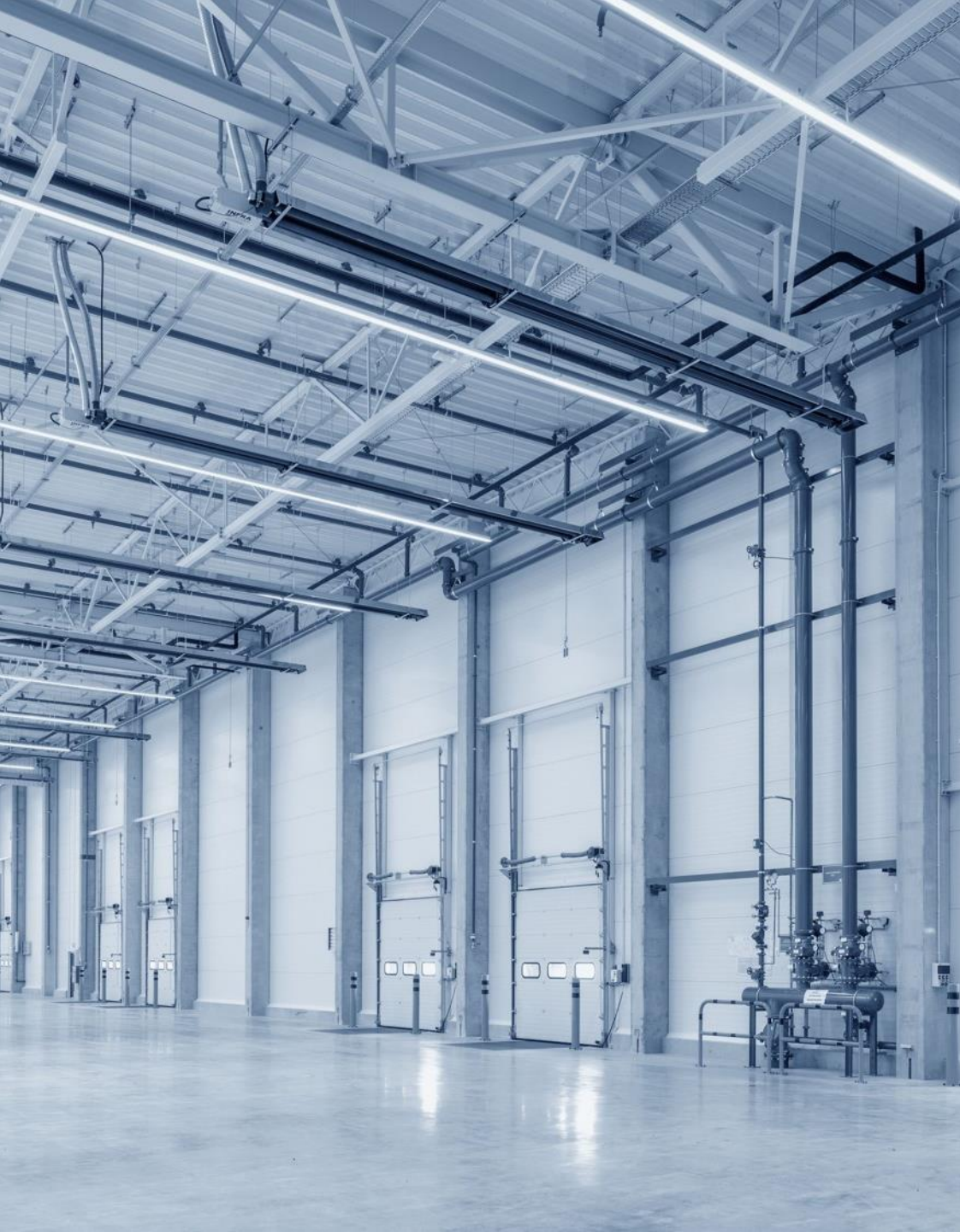
## Electrical power supply

- Available connection power:  
**175 MW** (2x10 MW through a 15kV line, 2x50 MW + 115 MW through a 110kV line)
- Planned additional power supply (**20 – 180 MWp**) possible from a new PV power plant connected to the area from the south



## Water supply

- Water supply up to 275 m<sup>3</sup>/h (from the city network)
- Process water 200 m<sup>3</sup>/h



**Industrial Park  
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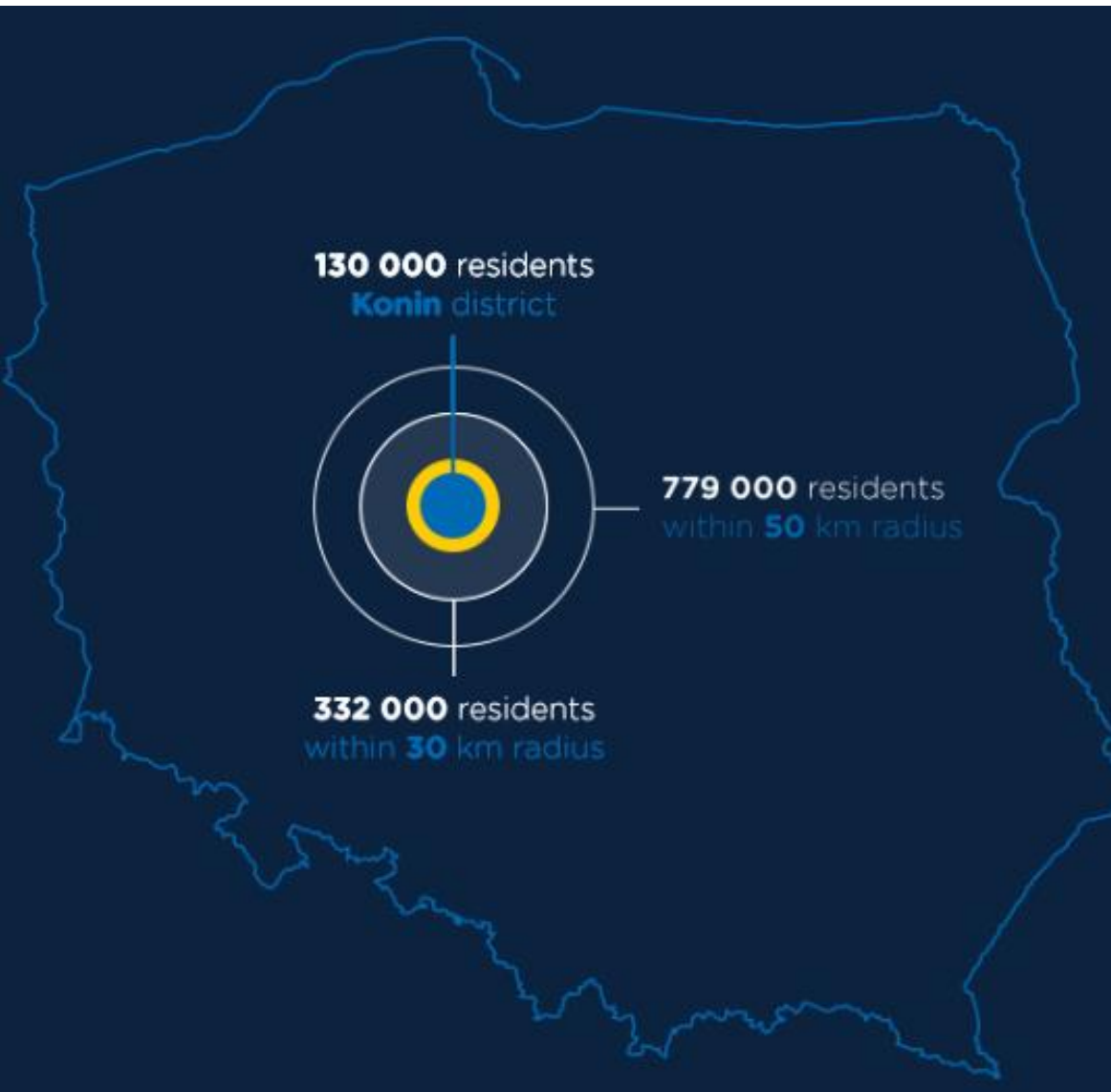
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**LABOUR MARKET**

## Recruitment feasibility in Konin area blue collars, production workers



Job position (Production)	1st month	2nd month	3rd month	4th and next months
Production worker (blue collars)	Promotional campaign	40 FTE onboarded (10 FTE per week)	80 -100 FTE onboarded (20-25 FTE per week)	80 -100 FTE onboarded (20 -25 FTE per week)

Level of positions	Feasibility scale (1 -5) 1 –very low, 5 –very high	Number of employees onboarded		
		1st year	5th year	
Blue collars	3			
White collars	3	Blue collars	400	2000



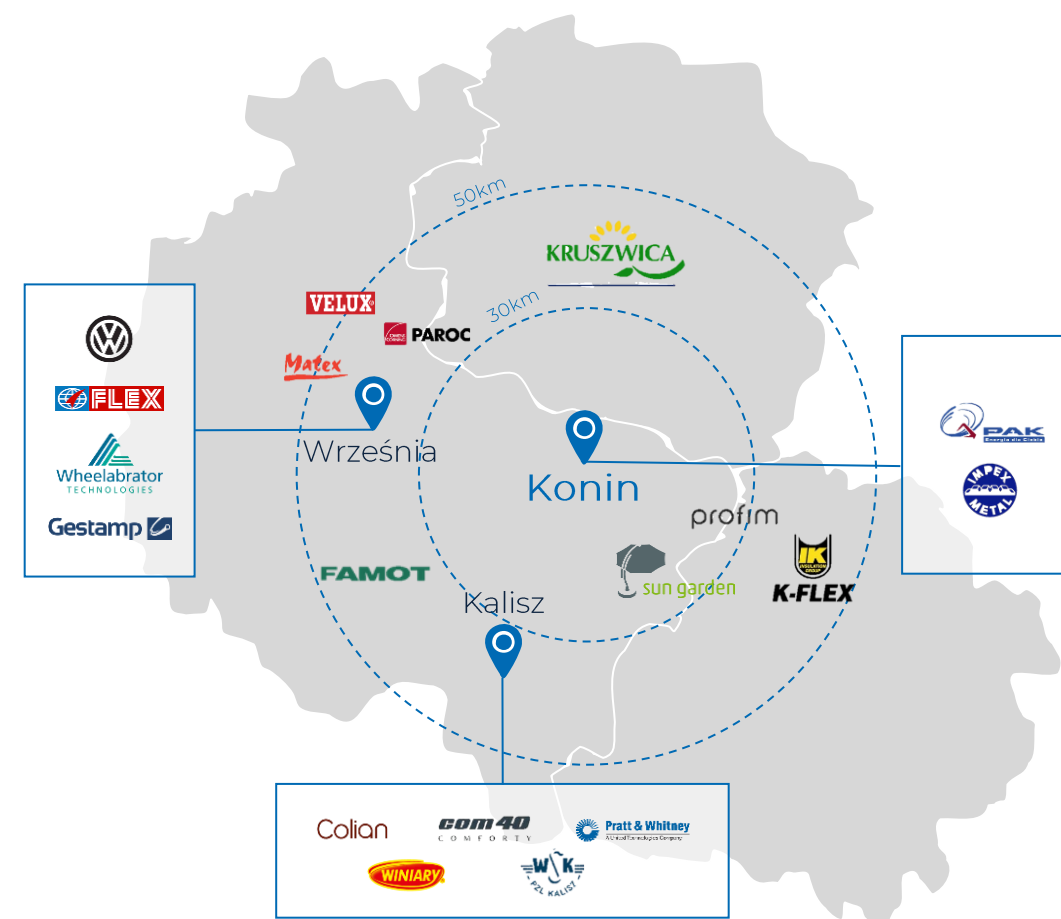
[KONIN LABOUR MARKET OVERVIEW \(CLICK\)](#)



[INVESTMENT POTENTIAL OF THE KONIN COUNTY \(CLICK\)](#)

## Company name with number of employees

1. Konin:  
**ZE PAK** (1,000 employees), **Impexmetal** (1,200 employees)
2. Września:  
**Volkswagen** (3,200 employees), **Flex Films**, **Wheelabrator**, **Gestamp**
3. Nekla:  
**Matex** (1,000 employees)
4. Kalisz:  
**Com40** (3,000 employees), **Pratt & Whitney** (1,500 employees), **Colian** (900 employees), **Winiary Nestlé** (900 employees), **WSK-PZL** (750 employees)
5. Gniezno:  
**Velux** (900 employees), **Trepko**
6. Trzemeszno:  
**Paroc** (700 employees)
7. Kruszwica:  
**ZT Kruszwica (Bunge)** (800 employees)
8. Wielenin-Kolonia:  
**K-Flex** (750 employees)
9. Turek:  
**Profim** (1,500 employees), **Miranda**
10. Malanów:  
**Sun Garden** (1,800 employees)
11. Pleszew:  
**Famot** (500 employees)





## In 2021, Hillwood advanced environmentally-focused initiatives:



SOLAR ENABLEMENT



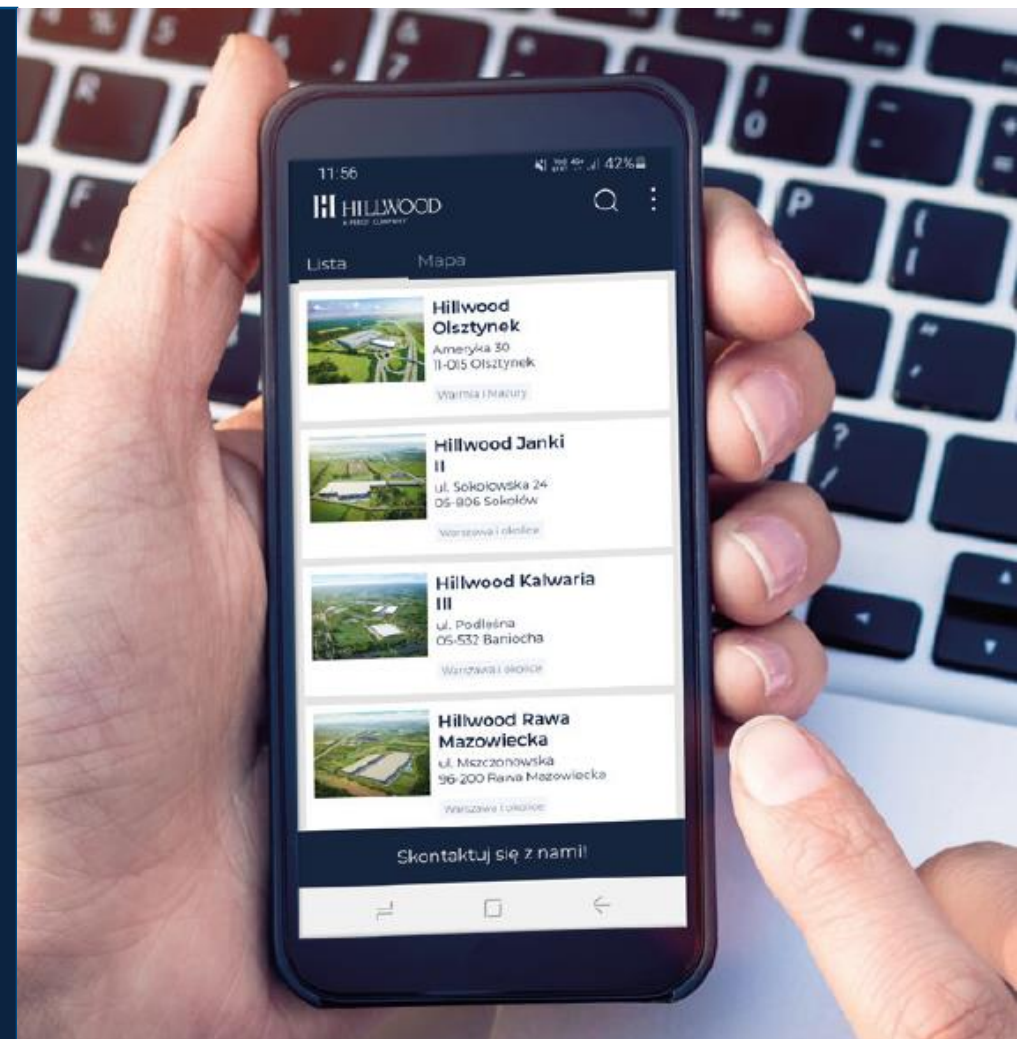
ELECTRIC VEHICLE  
CHARGING STATIONS



PRESERVING GREEN-SPACE

## Hillwood APP

All information about our projects can be found in the mobile application



# CONTACT



## Industrial Park Poland

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Industrial Park Poland by Hillwood Polska

