HALL / WAREHOUSE · LEASE

Park Szprotawa

municipality Szprotawa · Powiat żagański · voivodeship Lubuskie

The offer below comes from the portal industrialpoland.com



HALL AREA

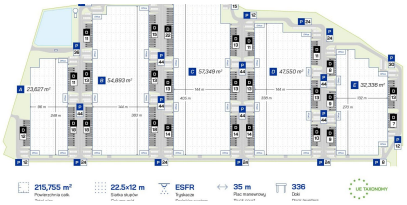
215,755 m²

Rent	**To be agreed**
Owner	**External offer**
State aid	**40-60% of eligible costs**

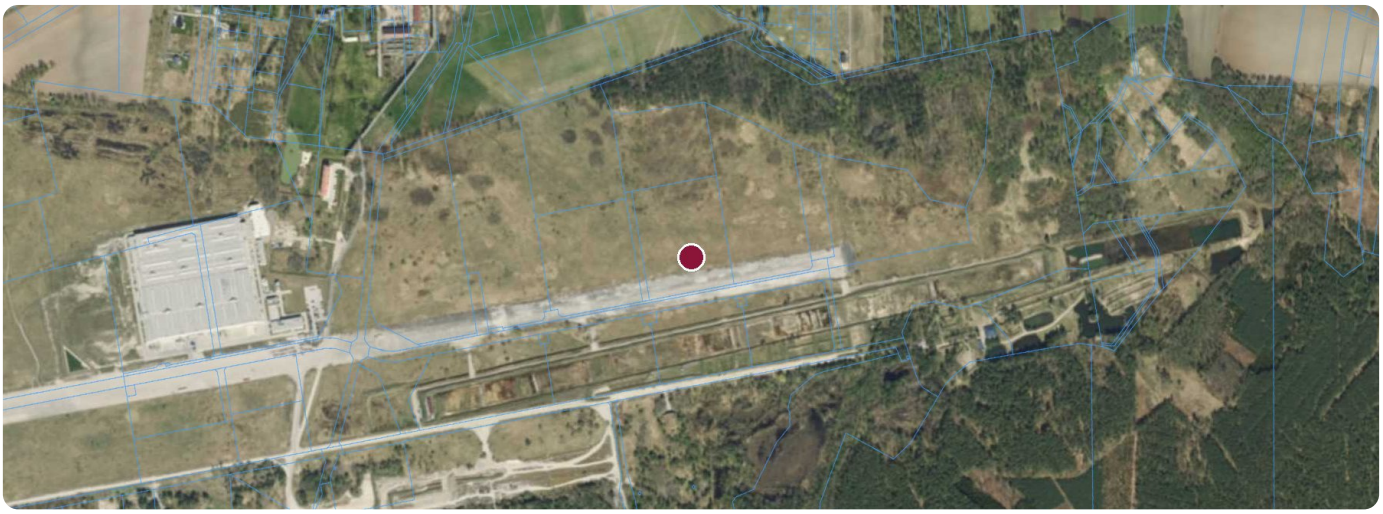
Current offer, all photos and a map with Geoportal layers
www.kssse.pl/en/investment-sites/park-szprotawa



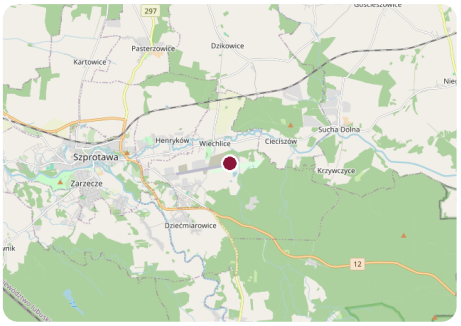




LOCATION



GUGiK orthophotomap with the site outline



Surroundings · © OpenStreetMap

Voivodeship	Lubuskie
County	Powiat żagański
Municipality	Szprotawa
Coordinates	51.56326, 15.60124

SITE DESCRIPTION

Investment status: Planned

Park Szprotawa is a new planned investment in the Lubuskie Voivodeship.

We are planning a modern Class A warehouse development close to the Polish-German border. The project comprises five halls with a total area of almost 216,000 m², environmentally certified under the BREEAM method at the Excellent level.
We offer flexible modules tailored to the company's needs, regardless of the industry - from logistics, through e-commerce, to production. The space will be available 12 months after the lease agreement is signed.
Szprotawa is becoming increasingly attractive for business. The town is located in the southern part of the Lubuskie Voivodeship, 50 km from Zielona Góra, 140 km from Wrocław and 160 km from Poznań. Its location just 26 km from the A4 motorway and 60 km from the German border facilitates access to key markets in Poland and Western Europe.

Buildings

- Building Hall A: available for lease: 23,627 m², area: 23,627 m², height: 12 m, column grid: 22.5 × 12 m — The building will be available soon.
- Building Hall B: available for lease: 54,893 m², area: 54,893 m², height: 12 m, column grid: 22.5 × 12 m — The building will be available soon.
- Building Hall C: available for lease: 57,349 m², area: 57,349 m², height: 12 m, column grid: 22.5 × 12 m — The building will be available soon.
- Building Hall D: available for lease: 47,550 m², area: 47,550 m², height: 12 m, column grid: 22.5 × 12 m — The building will be available soon.
- Building Hall E: available for lease: 32,336 m², area: 32,336 m², height: 12 m, column grid: 22.5 × 12 m — The building will be available soon.

Parameters

- Warehouse interior height: 12 m
- Parking spaces: 630
- Column grid: 22.5×12m
- Floor load capacity: 6 t/m2
- Truck docks: 336
- Number of buildings: 5
- Sprinkler system: ESFR
- Security: 24/7
- BREEAM: Excellent

Distances

- A4: 26 km
- Zielona Góra: 50 km
- Wrocław: 140 km

UTILITIES AND INFRASTRUCTURE

✓ **Road access for HGVs**

STATE AID

An investment on this site may receive a support decision under the Polish Investment Zone. The aid takes the form of a corporate or personal income tax exemption (CIT or PIT), which the company uses for the validity period of the decision (14 years), up to the maximum aid amount, i.e. a specified percentage of eligible costs. Values for the municipality of Szprotawa:

Company size	Aid Intensity	Minimum investment outlay - new plant	Minimum investment outlay - expansion of an existing plant
Large	**40%**	60,000,000 zł	30,000,000 zł
Medium	**50%**	6,000,000 zł	3,000,000 zł
Small	**60%**	3,000,000 zł	1,500,000 zł
Micro	**60%**	1,200,000 zł	600,000 zł

BPO services: minimum investment outlay as for a small company. The project must also meet the qualitative criteria - at least 5 points.

CONNECTION CAPACITY

Nearest main power supply points (GPZ) and the capacity the operator can still connect for customers:

GPZ Szprotawa · 3.5 km from the site	**50.2 MW**
GPZ Kożuchów · 19.0 km from the site	**37.2 MW**
GPZ Żagań · 21.9 km from the site	**15.7 MW**

Source: ENEA Operator, as at 23.11.2026. Connection enquiries: dostepnemoceodzielonagora@operator.enea.pl. Indicative data; the connection conditions issued by the operator are binding.

LOCATION ANALYSIS

● Cadastral plots	plot no. 280/183, cadastral precinct Wiechlice, municipality Szprotawa Identifier: 081007_5.0017.280/183
● Local zoning plan (MPZP)	The municipality's server did not return any information about the plan
● Municipal general plan	The municipality has not yet adopted a general plan Only a small share of municipalities have adopted general plans so far
● Land classes	No data on land use and classes in the cadastre
● Nature conservation	Outside Natura 2000 areas and other forms of protection
● Flood risk	Outside the flood risk areas on the Wody Polskie maps The maps cover rivers included in the Wody Polskie analysis
● Utilities	No networks in GUGiK data within a radius of approx. 100 m Not all counties provide data; the absence of lines does not mean there are no networks

Energy	HV substation/GPZ 3.3 km (Stacja elektroenergetyczna 110/20kV „GPO Szprotawa"); 110 kV (Szprotawa–Przemków) line 1.8 km Straight-line distances from the centre of the site
Logistics	road junction 17.2 km (Nowe Miasteczko); railway siding 3.5 km; railway line 2.1 km Straight-line distances from the centre of the site

As at 25 November 2026. Indicative information based on data from GUGiK, GDOŚ, Wody Polskie and OpenStreetMap. It does not replace an extract from the zoning plan or a legal analysis.

CONTACT REGARDING THE OFFER

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Site page	www.kssse.pl/en/investment-sites/park-szprotawa

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