

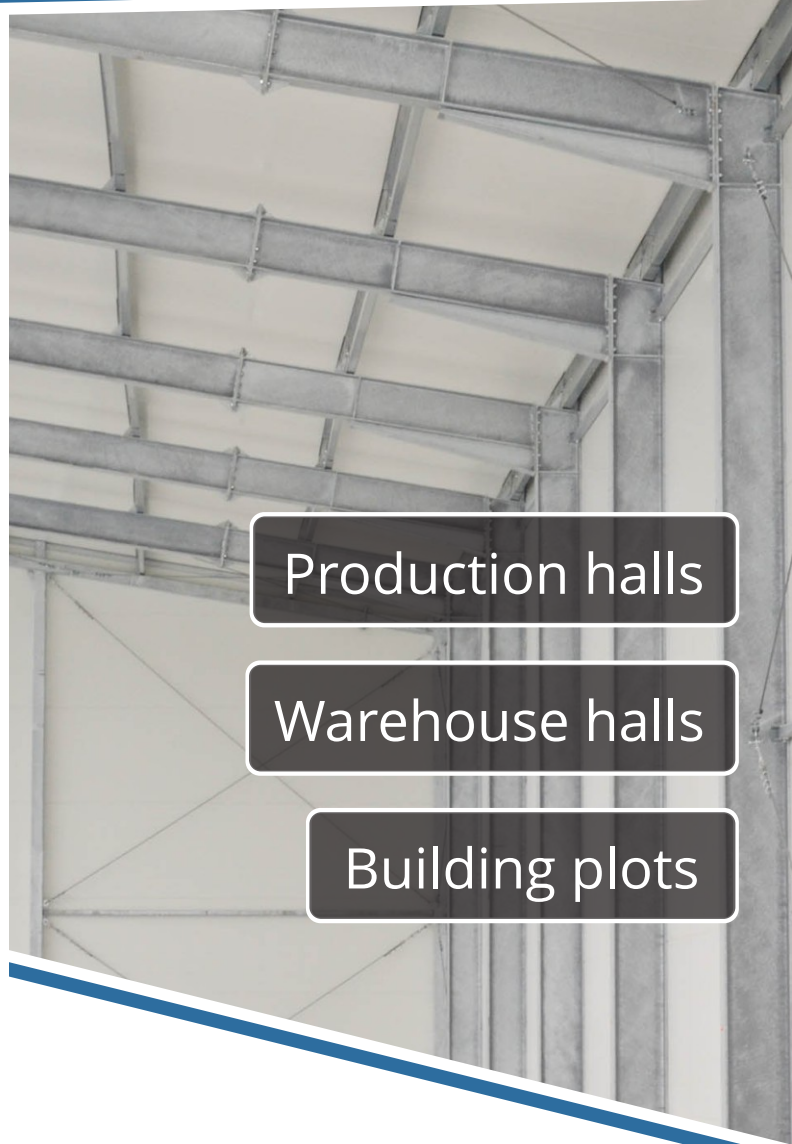


WIZARD GROUP



COMMERCIAL INVESTMENTS

JUNE 2025



Production halls

Warehouse halls

Building plots

COMMERCIAL INVESTMENTS

HALLS GNIEZNO - UL. SPICHRZOWA.....	01
HALL ŁUBOWO	03
HALL JANKOWO DOLNE	04
PLOT WITH A HALL GNIEZNO - UL. SPICHRZOWA.....	05
BUILDING PLOT BRACISZEWO	06



PLOT AREA: 18 500 m²

TOTAL BUILDING AREA: 15 868,70 m²

PRODUCTION/WAREHOUSE: 14 885,60 m²

OFFICES/HOSTEL: 983,10 m²

GNIEZNO - UL. SPICHRZOWA

WAREHOUSE AND PRODUCTION HALL

NR KSIĘGI WIECZYTEJ: PO1G/00031009/4

The hall is located in the northeastern part of Gniezno, close to the S5 expressway (which is well connected to the highway network) and the Gniezno bypass, ensuring easy and quick access to main transportation routes. The facility is situated in an industrial and economic activation zone marked with the symbol 3P, which allows for the construction of production facilities, warehouses, storage, and wholesale outlets.



A large area of the plot is fenced and equipped with paved walkways, ensuring convenient use. Safety is provided by good and bright lighting, as well as monitoring with cameras that have a wide field of view.

The office area has been arranged in an attractive visual manner and in accordance with current trends, which will certainly serve as a showcase for the company. Each office room is equipped with an efficient air conditioning system controlled remotely, and there is very fast fiber-optic internet with the option for wired connection (concealed RJ45 sockets) or wireless (high-quality access points).





The construction is made with a mixed structure, featuring a ceiling height of 5.2 meters and a grid of columns measuring 6×18 meters, which allows for any type of production and the storage of large quantities of goods. An additional advantage of the property is the auxiliary buildings, such as a drive-over scale and technical infrastructure. The facility is equipped with several loading ramps and wide, high entrance gates. The fire-resistant sectional doors OGS EI 60, with drive and control panel, are installed, with standard opening (lintel height of 900 mm) and dimensions of 4000×3500 mm.



TECHNICAL INFRASTRUCTURE:

- ✓ electricity (transformer station 1600 kVA)
- ✓ water (connections on two sides of the building)
- ✓ gas (two independent connections)
- ✓ sewage system
- ✓ intelligent metering system for electricity, gas, and water
- ✓ photovoltaic installation with a capacity of 49.875 kW





ŁUBOWO

WAREHOUSE HALL

NR KSIĘGI WIECZYTEJ: PO1G/00053113/6

The property is located in Łubowo, Gniezno County, on a plot of 4,583 m². Nearby, there is road number 194, which connects Gniezno to Pobiedziska, as well as an exit from the S5 expressway on the Poznań - Bydgoszcz route. The distance from the city center of Gniezno is 7 kilometers, and from Pobiedziska, it is 20 kilometers.



The property area is enclosed with a mixed fence (partially concrete, partially made of steel mesh). The land is paved with cobblestones, and the paving includes external communication routes such as a parking lot and a maneuvering area.

The property includes:

- ☑ residential building (214,08 m²),
- ☑ warehouse building with office and social part (829,15 m²)
- ☑ auxiliary buildings with technical infrastructure





JANKOWO DOLNE

WAREHOUSE WITH OFFICE BUILDING

NR KSIĘGI WIECZYSTEJ: PO1G/00073541/1

The property is located in Jankowo Dolne on a plot of 10,000 m². The investment consists of a warehouse and production hall with an area of 1,800 m² and an adjacent office building with an area of 300 m². Nearby, there is road number 15, which connects Gniezno to Trzemeszno. The distance from the city center of Gniezno is 9 kilometers, and from Trzemeszno, it is 10 kilometers.

The height of the hall is 7 meters in the side wall, 12 meters in the ridge.

- ✓ Two loading ramps
- ✓ Large maneuvering area
- ✓ Possibility of adaptation to any activity





GNIEZNO - UL. SPICHRZOWA

PLOT WITH A TENT HALL

NR KSIĘGI WIECZYTEJ: PO1G/00076206/2

The plot is located in the northeastern part of Gniezno, close to the S5 expressway (which is well connected to the highway network) and the Gniezno bypass, ensuring easy and quick access to main transportation routes.



A tent hall has been constructed on the plot, with a load-bearing structure made of aluminum-steel (Al 234x100x3 mm). The roof is covered with a PVC tarpaulin, with a gable design and a roof pitch angle of 15°. The walls are covered with trapezoidal sheet metal T-35, 5 mm thick, arranged vertically. The hall has an area of 239.46 m², a width of 9.5 meters, and a length of 25.21 meters.

- ✓ The height of the side wall is 5.80 m.
- ✓ Connecting elements and roof purlins are made of steel, hot-dip galvanized.
- ✓ Single-leaf sliding gate measuring 4.70 x 5.30 m.
- ✓ Steel door measuring 0.90 x 2.00 m.
- ✓ Snow load: 0.35 kN/m².
- ✓ Technical design of the structural industry.





BRACISZEWO

BUILDING PLOTS

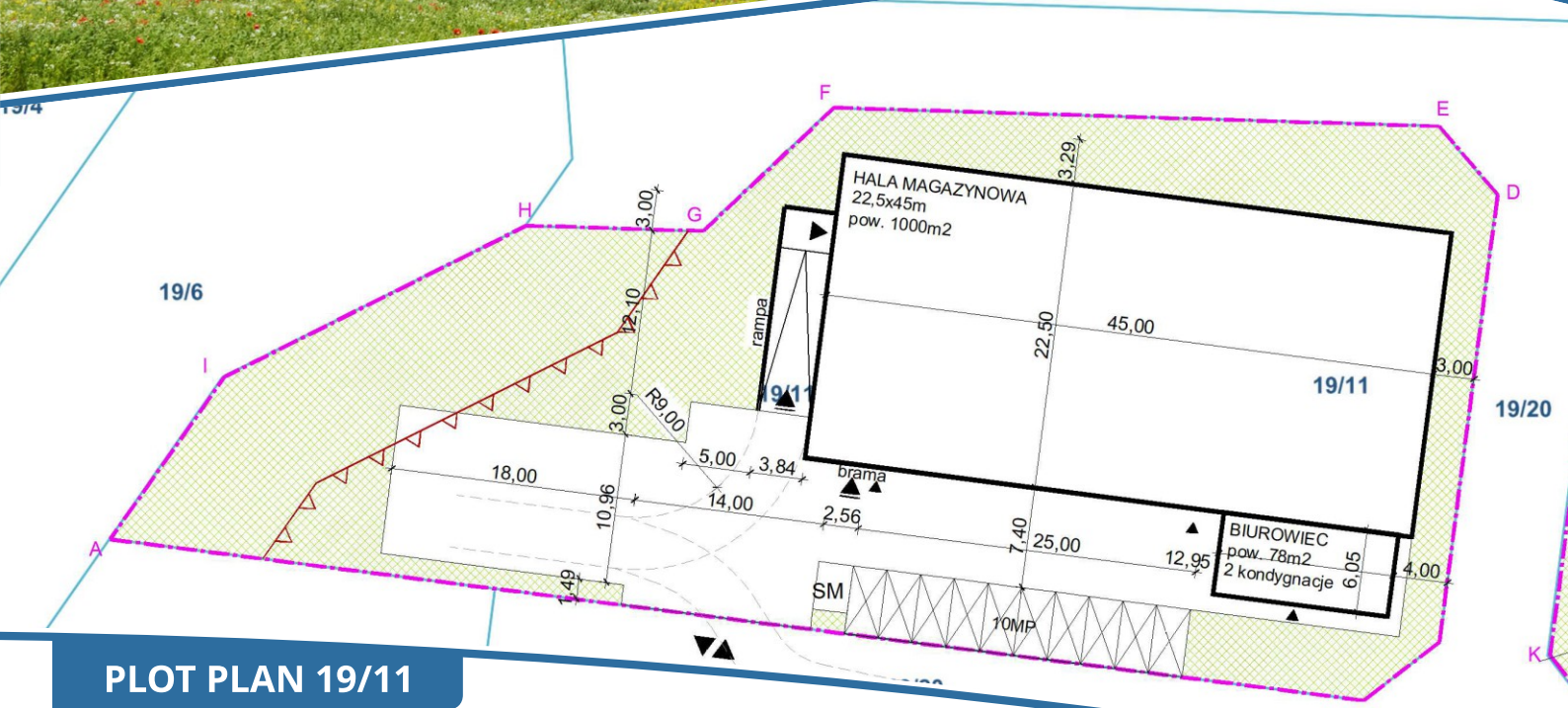
NR KSIĘGI WIECZYTEJ: PO1G/00012745/6, PO1G/00099087/8

Building plots numbered 19/10 (PO1G/00012745/6) and 19/11 (PO1G/00099087/8) in the village of Braciszewo are located near the S5 expressway connecting Poznań and Bydgoszcz. The investment plans include the construction of a warehouse-production hall with an adjacent office building.

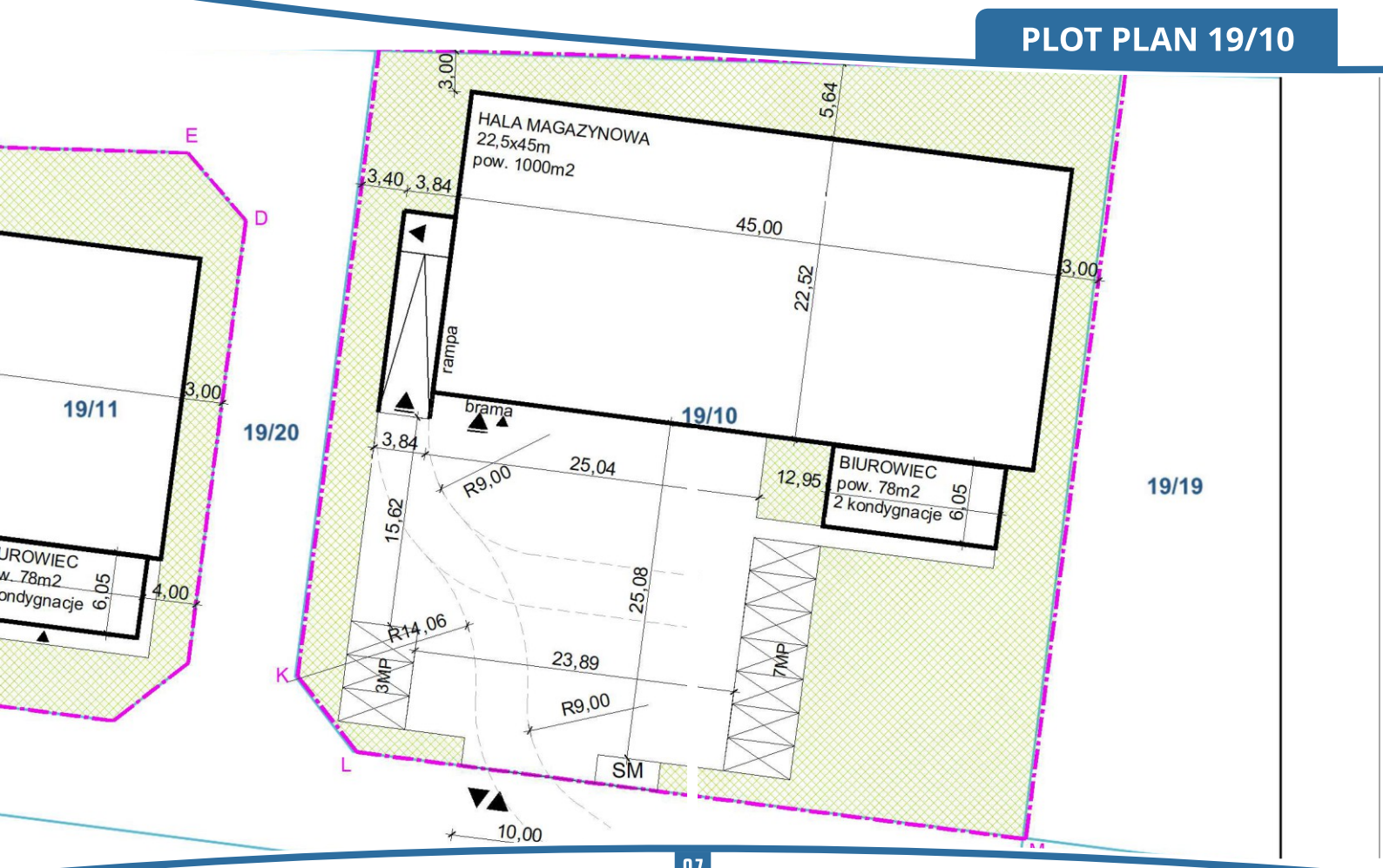


The hall has a usable area of 1000 m², and the office building has a usable area of 78 m². The office building includes a large hall, a staff cloakroom, a social room, and a utility room.





The documents for the issuance of a Building Permit Decision have been submitted.





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