



Published on *Wynajem biur i powierzchni biurowych, biura do wynajęcia Warszawa centrum, Mokotów - Polski Holding Nieruchomości S.A. Warszawa* (<https://www.phnsa.pl>)

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czwartek, Kwiecień 4, 2024 - 10:02

After an intensive period of preparatory and design works, the company established by PHN and Hillwood has obtained a positive decision for the road investment. The road will connect the A4 highway exit and national road No. 30 with provincial road No. 351 in Zgorzelec.

Based on the concluded road agreement with Zgorzelec municipality and a positive decision for the implementation of the road investment, construction works are planned to begin in the second quarter of this year.

□□ are pleased with the progress of the logistics park project in Zgorzelec. The partnership with Hillwood enables us to create a modern and functional logistics center that will serve not only companies, but also the local community. Thanks to the investment in road infrastructure, we will raise the quality of life of local residents and ensure safe working conditions for future park users, A says **Artur Lebiedziński**, Member of the Supervisory Board, delegated to temporarily perform the duties of the President of the Management Board of Polski Holding Nieruchomości.

The completed road system will ensure efficient and safe connection of the planned logistics park with the A4 highway. Amenities for future users are also envisaged, including sidewalks, bicycle paths and access to public transport through bus bays and stops.

An important element of the project is also an intersection in the form of a roundabout on national road No. 30, which has been agreed upon with the General Directorate for National Roads and Motorways (GDDKiA), Zgorzelec municipality and the city of Zgorzelec. This is intended to improve safety and

traffic flow in all directions. The project will be implemented in coordination with road administrators, ensuring the continuity of vehicle traffic.

“We are pleased to be implementing a project that will have such a significant impact on the development of logistics in the region. With its strategic location on the border of Poland and Germany, Zgorzelec is an excellent place in terms of national and pan-European logistics. In addition, thanks to our cooperation with PHN, we are creating infrastructure around the planned investment that will benefit both our future customers and the local community,” comments **Hubert Michalak**, President of the Management Board, Hillwood Polska.

Residents of Zgorzelec municipality and the city of Zgorzelec, as well as future users of the logistics park, will be able to use the new road system as early as 2025.

About Polski Holding Nieruchomości Group

Polski Holding Nieruchomości (PHN) is one of the largest groups in the Polish commercial property sector in terms of the market value of its portfolio. The Group's portfolio comprises over 150 real estate assets with a market value of approx. PLN 3.6 billion. PHN's operations are concentrated in Warsaw and Poland's major regional cities, including Poznań, the Tri-City area, Łódź, Katowice, Kraków and Wrocław. The company has many years of expertise in the following sectors: office, commerce and logistics, in both real estate management and investment project implementation. PHN has been listed on the Warsaw Stock Exchange since 13 February 2013.

About Hillwood Polska

Hillwood is one of the world's leading global commercial real estate companies with more than 35 years of development experience in Europe and North America. Globally, the company has delivered more than 26.4 million sqm of warehouse space, including more than 2.8 million sqm in Poland. Hillwood has been present on the Polish market since 2014, building modern logistics and industrial centers for lease, including on a BTS (built-to-suit) basis. The company also acquires and

manages real estate. Hillwood Polska conducts its operations in major warehouse markets, such as Warsaw, Central Poland, Wrocław, Upper Silesia, as well as new prospective locations.

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