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*Press release*

**7R City Flex Kraków Airport I - attractive proposition for the new logistic hub in Cracow**

**7R has completed the construction of the new warehouse located near Krakow-Balice airport. The buildings are already 70% leased, with its strategic location and environmentally friendly solutions attracting customers from the e-commerce, automotive, and distribution industries**

7R City Flex Kraków Airport I comprises two buildings with a total area of 28,000 sqm. The facility stands out not only for its modern design and advanced technologies but also for its excellent location. Situated just 500 meters from Kraków-Balice airport, 700 meters from the A4 highway, 1 kilometre from the S52 expressway, and 9 kilometres from the centre of Krakow, it provides outstanding logistics connectivity for the tenants.

*- Amidst the growing logistics scene in Krakow, we have observed the increasing appeal of the Balice Airport location for enterprises seeking modern spaces with unique features. Quick access to air transport and the highway makes entrepreneurs from the e-commerce, automotive, and distribution industries see excellent conditions for the development of their business –* explains **Joanna Ociepka – Wojciechowska, Regional Leasing Director w 7R.** -*The new 7R warehouse complements the offer of Krakow's industrial and logistics space market. Our goal is to flexibly adapt to the different needs of our customers. A diverse offer tailored to individual requirements is an asset for our customers*– she adds.

One of the first tenants is the veterinary and zoological wholesaler Eskulap. - *The strategic location, modern technologies, and sustainable solutions made this location perfectly suited to our needs. Cooperation with 7R is a step towards logistical efficiency and expresses our commitment to sustainable development. We are confident that this new space will allow us to serve our customers even more efficiently. –* concludes **Katarzyna Dela, Board Member at Eskulap.**

7R City Flex Kraków Airport I employs a wide range of green solutions. Photovoltaic panels with a capacity of 50 kWp installed on the roof allow for the efficient use of solar energy. Central heating in offices is based on the innovative VRV system, guaranteeing energy efficiency and thermal comfort. LED lighting with the DALI system enables dynamic brightness adjustments according to user needs, promoting effective energy consumption management.. Increased insulation of the hall's external walls helps to reduce heat losses. The investment also includes electric car charging stations, a bicycle service station and a well-being zone for employees. 7R has also taken measures to enhance biodiversity, planting 315 trees, 316 melliferous bushes, 876 perennials and 117 native grasses were planted. Areas with flower meadows covering a total area of 16 thousand sqm, landscape lawns spanning 6 thousand sqm, and mineral paving covering 112 sqm have been created.

The Antczak Group is the general contractor for the project, and the warehouse is in the process of BREEAM certification at the Excellent level.

**ABOUT 7R**

7R is a fast-growing, Poland-based developer of commercial real estate, offering Class A warehouses for lease. The company serves a variety of industries, offering warehouse and industrial facilities, including built-to-suit (BTS) projects. Its portfolio includes large-scale logistics parks, as well as small business units (SBUs) and urban warehouses known as 7R City Flex. To date, the company has completed projects totaling more than 1.8 million sq. m. and has about 2.3 million sq. m. in the pipeline. GLA in Poland and the Czech Republic. Demonstrating its commitment to sustainability, 7R engages in ESG activities, taking care of the environment, local communities and corporate governance. For more information, visit www.7rsa.pl

**Media contact:**

**Anna Groß**

Spokesperson

Tel. +48 538 246 949

Mail: anna.gross@7rsa.pl