STRATEGIC INDUSTRIAL PROPERTY HADYKÓWKA — POLAND

28.4 ha | Industrial infrastructure | Direct access to DK9



ASKING PRICE: USD 15,000,000 NEGOTIABLE

Advertiser: gatevia.eu
MATIUS Sp. z o.o. | +48 790 390 339
investment@gatevia.eu

INTRODUCTION

The property offered for sale is a distinctive industrial asset with substantial investment potential, located at Hadykówka 105, Cmolas municipality, Podkarpackie province, Poland. It is the site of a former fully operational building-ceramics plant, comprising extensive land, comprehensive technical infrastructure and a suspended clay extraction concession.

The property covers approximately 28.4 hectares. Its scale, existing technical infrastructure and transport access place it among large industrial assets rarely available on the open market. The site is currently not in operational use, giving a purchaser flexibility to determine its future development concept.

The offering is addressed to investors seeking strategic locations for substantial industrial, logistics or mineral-resource projects.

Map key: Rzeszów–Jasionka Airport; Podkarpackie Province. The distances 14 km and 34 km are reproduced from the source location map.



KEY INVESTMENT HIGHLIGHTS

• 28.4 ha total area — scale for substantial projects
• 7.4 ha paved and fenced area
• 1.6 ha of industrial and office buildings
• 5 ha water body
• 11,500 sq m main industrial hall
• Direct access to national road DK9
• Two independent electricity connections — combined capacity 1.5 MW
• Medium-pressure gas connection
• Water supply, fire-protection network and sanitary sewerage
• No current operations — flexibility to develop an investment concept

SITE SCALE AND STRUCTURE

The site includes both undeveloped land and areas prepared for intensive industrial activity. Approximately 7.4 ha is paved and fenced, suitable for heavy-vehicle circulation and storage. The property also contains approximately 1.6 ha of buildings providing production, warehouse, office and staff-welfare accommodation.

The main production hall contains a complete technological line, including a refurbished firing kiln, drying facilities and storage space. The facility is equipped with an overhead crane. The hall layout and technical parameters offer scope both for the continuation of production and for adaptation to other industrial processes requiring substantial building volume and internal handling infrastructure.


STOP
10
HADYKÓWKA
CERAMIKA POLSKA





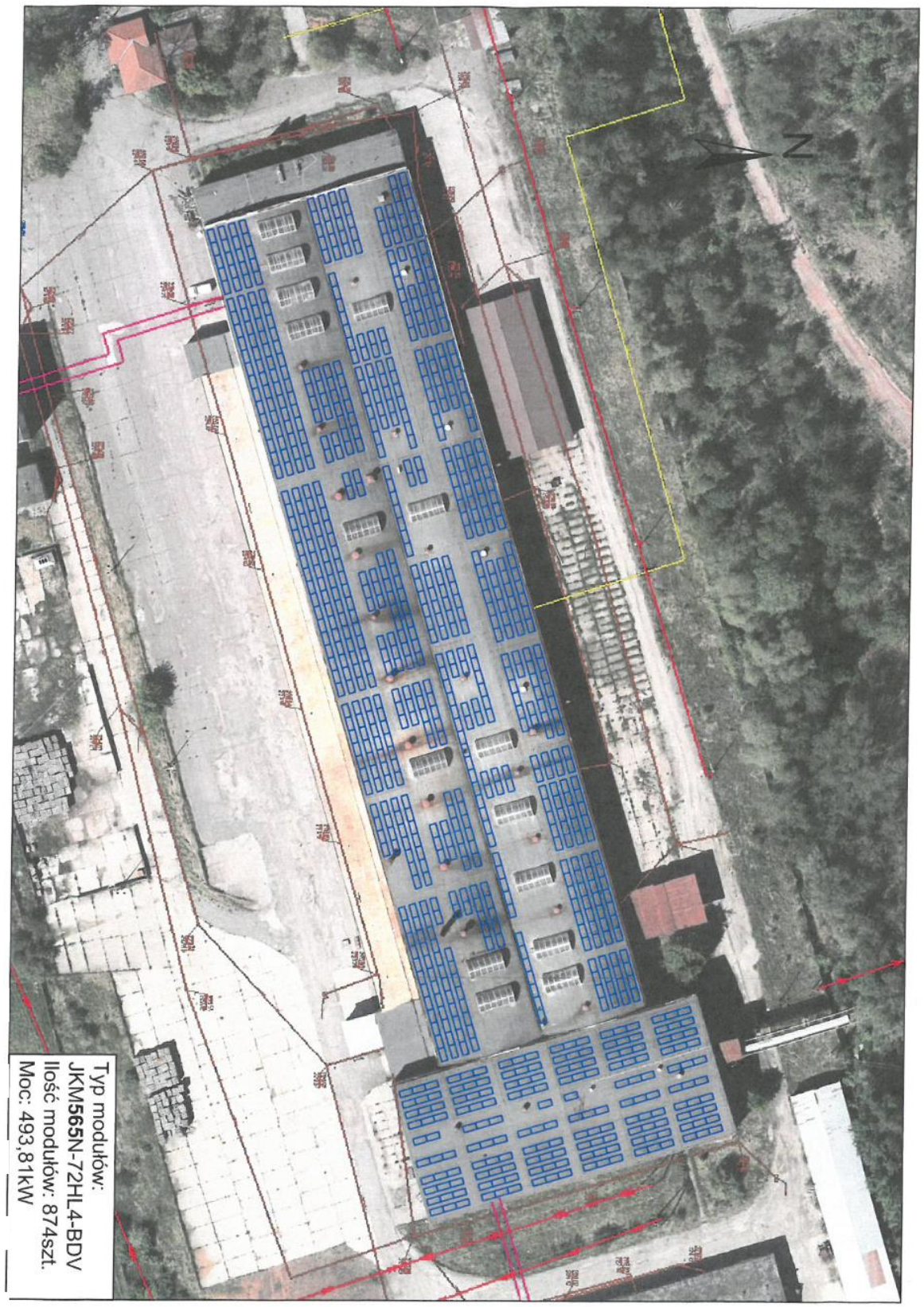






The site boundaries are marked in pink. Source map scale: 1:5,000.

The scale of the property allows phased development, the separation of independent functional zones or the delivery of several parallel projects within a single asset. This flexibility is particularly relevant to investors combining industrial or logistics functions within one portfolio.



Illustrative layout of a rooftop photovoltaic installation on the main hall.

Source drawing: module type JKM565N-72HL4-BDV; 874 modules; indicated capacity 493.81 kW. This is an illustrative concept, not confirmation of an installed or permitted system.

UTILITIES AND TECHNICAL INFRASTRUCTURE

One of the principal strengths of the property is its extensive technical infrastructure with industrial-scale parameters. The site has two independent electricity connections with a combined capacity of approximately 1.5 MW. The source documentation presents these as supporting energy-intensive production or logistics without lengthy new-connection procedures.

A medium-pressure gas connection, described in the source brochure as having no significant restrictions, is also available, together with a water supply, fire-protection infrastructure and sanitary sewerage. From an investor’s perspective, reuse of this infrastructure may shorten the time to operational start-up and reduce initial expenditure compared with providing infrastructure from scratch.

The scale of the landholding, existing infrastructure and utility availability create a substantial barrier to entry and provide a basis for projects that could be uneconomic or formally difficult to implement in other locations. They offer scope for:

- phased investment development;
- combining industrial and logistics functions;
- subsequent repositioning or resale following an increase in value.

The property combines scale, infrastructure and flexibility, providing a basis for long-term value creation.

The site has a documented mineral deposit and an extraction concession requiring reactivation. This should be regarded as a strategic option that may enhance the asset’s value, rather than a prescribed development direction. The source brochure states that the concession does not restrict other investment concepts and may remain unused.

According to the business documentation, the plant was designed for industrial-scale, multi-shift production, with annual output measured in millions of units depending on the product range and operating model.

This confirms that the infrastructure was designed to serve processes with substantial energy and logistics requirements.

The Hadykówka property is not a closed project or tied to a single function. Potential applications include industrial, logistics or specialist projects such as manufacturing plants, logistics centres, equipment bases, technical-service facilities or recycling installations.

From an investment perspective, the property should be viewed as a long-term industrial asset with value-growth potential arising from its scale, utility infrastructure and distinctive configuration. The source brochure describes the site as having no current operating activity and a clear legal position, supporting an efficient transaction and flexible asset management.

The key proposition is flexibility: the purchaser retains control over the direction, timing and scale of development. The source brochure presents the asset as not being restricted to a single concept.

Detailed information, technical documentation and the opportunity to arrange a site visit are available on request.

CONTACT

Advertiser: gatevia.eu
Website: https://gatevia.eu/investment
Email: investment@gatevia.eu
Entity responsible for the offering:
MATIUS Sp. z o.o.
KRS: 0000602406 | Tax ID (NIP): 5170373814
Contact phone: +48 790 390 339

ASKING PRICE: USD 15,000,000 — NEGOTIABLE

Specifications and descriptions are based on the source brochure. Title, condition, utilities and permissible uses require documentary verification. All areas are approximate; the total area includes the water body. The PV illustration is a concept. Tax and transaction terms to be agreed.