Why Grudziądz?

Grudziądz is a thriving town with an excellent geographical location in Poland and Europe, an intensively modernised road infrastructure, 300,000 inhabitants in its zone of influence, highly motivated human capital, an increasing number of foreign capital investors and a number of key infrastructure investments. Long-standing industrial traditions, human capital and local entrepreneurs are the factors that make the local government flexible and willing to ensure constant development and implementation of modern solutions in the region. Therefore, our offer for business investors has been carefully designed to meet our partners’ needs and expectations.

As a result, we can provide you with investment zones with full municipal utilities and excellent road infrastructure. The great potential of the locations offered stems from their varied nature and the opportunities for cooperation with our existing partners. We can guarantee packages of exemptions and allowances as well as professional support throughout the entire investment process.

Grudziądz is home to the Pomeranian Special Economic Zone (Pomorska Specjalna Strefa Ekonomiczna), Grudziądz Industrial Park (Grudziądzki Park Przemysłowy) and Grudziądz Credit Guarantee (Grudziądzkie Poręczenia Kredytowe), as well as many other institutions and organisations there to support the development of your organisation and the economic growth of the city and the region. Finally, Grudziądz is worthy of attention not only because of its socioeconomic benefits, but also thanks to its rich and fascinating history, cultural background, natural resources, tourist attractions and a picturesque location on the Vistula River.

I would like to strongly encourage you to find out more about what Grudziądz has to offer. Invest in Grudziądz, a place where tradition meets modernity, and a fascinating history meets a promising future. Your presence in our city is an opportunity for mutual benefits and dynamic growth. Therefore I and all the inhabitants of Grudziądz would like you to feel welcome here!

Robert Malinowski
The Mayor of Grudziądz
Grudziądz is located in the north of Poland, 120 km south of the ports of Gdynia and Gdańsk, approx. 70 km north of Bydgoszcz and Toruń, which are the administrative centres of Kujawsko-Pomorskie Province, and 230 km north-east of Warsaw. The city is located by the northern section of A1 motorway (Gdańsk – Toruń). There are four motorway interchanges located within a 20 km radius of Grudziądz. The international E-75 route (Gdynia – Cieszyn) runs 5 km from the city, and two national roads No. 55 and 16, which cut through the city, are the sections of the transport corridor connecting the western and eastern borders. The nearest international airports are located within an hour’s journey from Grudziądz – in Bydgoszcz (70 km) and Gdańsk (120 km). There is a regional airport operating charter light aircraft in the nearby village of Lisie Kąty.

Human resources
With almost 100,000 inhabitants, Grudziądz is among the four largest cities in Kujawsko-Pomorskie Province. Its zone of influence (30 km) is inhabited by 300,000 people, while approx. 4 million people live within a 100 km radius of the city. By investing in Grudziądz you will obtain a huge potential labour force (67% of people are of economically productive age) and access to human resource reserves (21% unemployment). The city has 3 higher education facilities and 8 post-graduate schools. We can also offer a flexible professional education system allowing the profile of education to be adapted to the investors’ needs.

Investment profile:
The setting in the vicinity of the A1 motorway and at the crossing of major transport routes is a convenient location for logistics and distribution centres. The biggest producers of the paper industry (Mondi Świecie, International Paper Kwidzyn, Schumacher Packaging) operate within a thirty-kilometre radius, as do numerous companies from the food, chemical, metal, electronic, electrical machinery and light industry sectors, providing favourable conditions for cooperation. An investor looking for a good location for production purposes will find a large reserve of unskilled workers in Grudziądz. Statistically, salary levels in Grudziądz have been below the provincial and national average for many years.
Greenfields of the Pomeranian Special Economic Zone

Available area: 86.55 ha

Description: It is an undeveloped, flat formerly agricultural area, intended for warehouses and production halls.

Form of disposal: in accordance with the terms applicable in special economic zones.

Assets of the land:
- The area is located directly by the Grudziądz Intercity Road, which will connect the city with the A1 motorway interchange.
- New road infrastructure in the form of access roads to plots.
- Access to all necessary technical utilities: electricity (voltage 15 kV; 0.4 kV; available power 2 MW with the possibility to increase this); gas (calorific value 39.769 MJ/m³, available volume 6,151 Nm³/h, pipe diameter 250mm); water (available volume 3,000 m³/24h); sewage system (available volume 3,000 m³/24h); telephone network; storm runoff drainage system.
- Three key energy mains with voltages up to 400 kV run through the city, as well as the biggest high-pressure gas main in northern Poland. The investor will also gain access to reserves of high quality water and the possibility to use a modern waste treatment plant with a large reserve capacity.
- In the vicinity of the Customs Chamber.
- Investors holding a permit to operate in the area can benefit from state aid in the form of exemption from income tax. Furthermore, Grudziądz offers a regional aid programme in the form of exemption from property tax (for up to 10 years) and support from the District Labour Office in the field of workplace upgrading as well as organisation of public works and internships.

They have trusted us:
Limito Sp. z o.o. – investment: Fish Processing Plant in Grudziądz.
Greenfield of Grudziądz Industrial Park at Droga Łąkowa Street

Available area: 4,3695 ha

Description: within the Pomeranian Special Economic Zone, an undeveloped, flat area intended for warehouses and production halls in the spatial development plan. Near the Customs Chamber.

Form of disposal: sale.

Assets of the land:
- The land is connected to Droga Łąkowa Service Road leading to the bridge on the Vistula River and the Grudziądz Intercity Road, which will connect the city with the A1 motorway interchange;
- New road infrastructure in the form of access roads to plots;
- The area is connected to all technical utilities: electricity (voltage 15 kV; 0.4 kV; available power 8 MW); gas (calorific value 39.769 MJ/m³, available volume 6,151 N m³/h, pipe diameter 250 mm); water (available volume 3,000 m³/24h); sanitary sewage system (available volume 3,000 m³/24h); telephone network and a storm runoff drainage system;
- Three key energy mains with voltages up to 400 kV run through the city, as well as the biggest high-pressure gas main in northern Poland. The investor will also gain access to reserves of high quality water and the possibility to use a modern waste treatment plant with a large reserve capacity;
- Investors holding a permit to operate in the area can benefit from state aid in the form of exemption from income tax. Furthermore, Grudziądz offers a regional aid programme in the form of exemption from property tax (for up to 10 years) and support from the District Labour Office in the field of workplace upgrading as well as organisation of public works and internships.

They have trusted us:
- Schumacher Packaging – paper and packaging manufacturer.
- Unitex Research and Development Centre – water filter manufacturer.
Available area: 3,4391 ha

Description: undeveloped flat area intended for warehouses and production halls in the spatial development plan.

Form of disposal: sale.

Assets of the land:
• the land is located in the immediate vicinity of the Grudziądz Intercity Road, which will connect the city with the A1 motorway interchange;
• the area is well connected with the city centre;
• in the immediate vicinity of railway tracks and a siding;
• the property can be extended to include adjacent private land;
• access to the necessary technical utilities: electricity (voltage 15 kV; 0.4 kV; available power 8 MW); gas (calorific value 39.769 MJ/m³, available volume 6,151 Nm³/h, pipe diameter 250 mm); water (available volume 3,000 m³/24h); sanitary sewage system (available volume 3,000 m³/24h); telephone network and a storm runoff drainage system;
• Three key energy mains with voltages up to 400 kV run through the city, as well as the biggest high-pressure gas main in northern Poland. The investor will also gain access to reserves of high quality water and the possibility to use a modern waste treatment plant with a large reserve capacity;
• Grudziądz offers a regional aid programme in the form of exemption from property tax (for up to 10 years) and support from the District Labour Office in the area of workplace upgrading as well as organisation of public works and internships.
• Nearby are investment areas of the Pomeranian Special Economic Zone and the following companies: Venture Industries – ventilation system manufacturer; Vadain International – dealing with comprehensive interior furnishing, Schumacher Packaging – paper and cardboard manufacturer, Unitex – filter manufacturer, Rossmann – distribution centre, Przedsiębiorstwo Budowy Dróg, Limito dealing with fish and seafood processing.
Industrial halls at the Grudziądz Industrial Park

Usable area: 2 halls with a surface area of approx. 6,000 m² each (60×30 m and 78.5×24.68 m), three storeys, each building has a separate entrance, but the facilities are connected at first floor level with an elevated walkway. One of the halls has an annex in the form of a single storey back office facility.

Total area: 1.5 ha.

Location: Grudziądz, Waryńskiego Street (the former STOMIL complex)

Form of disposal: rental or sale.

Technical infrastructure: electricity, water, sewage system, heating system, access for trucks, ramp, car park, freight lift.

Former form of usage: until the late 1990s, the facilities were used by GZPG Stomil to manufacture textile and rubber shoes.

Assets:
• The land is located within the Pomeranian Special Economic Zone. Investors holding a permit to operate in the area can benefit from state aid in the form of exemption from income tax. Furthermore, Grudziądz offers a regional aid programme in the form of exemption from property tax (for up to 10 years) and support from the District Labour Office in the field of workplace upgrad ing as well as organisation of public works and internships.
• The halls are located near the city centre, at one of the main streets with access to public transport. The area is located near a railway line and the Grudziądz Intercity Road connecting the city with the A1 motorway.
• The facility was modernised in 2008–2010. Its thermal insulation upgrade included roof renovation, replacement of windows, lagging and new facade. The transformer station was renovated and new utilities were connected. Ceilings were also reinforced and freight lifts for communication between the storeys were installed. The area has its own, new car parks. The parking area is closed off and fenced.

They have trusted us:
W-tech – manufacturer of components for electronic equipment
SKS Connecto Poland – manufacturer of fibre-optic cables and wire bundles
Greenfield for commercial use in the city centre

Location:
City centre

Area of plots:
B 2,967m²
C 8,982m²
D 3,090m²

Total area:
1.5039ha

Land use:
B and D: inner city built-up area
C: commercial services with commercial area of more than 2,000 m².

Form of sale:
open tender

Property type: undeveloped. The buildings visible in the satellite photo were knocked down and cleared by the land owner in 2010.

Assets of the property:
- The land is located in the very centre of Grudziądz, so it has perfect public transport connections with other parts of the city (buses, trams).
- In the immediate vicinity of a school, court building and many commercial and service outlets;
- In the immediate vicinity of main transit roads, i.e. Sikorskiego, Legionów and Piłsudskiego Streets (within national roads no. 55 and 16);
- The land has complete technical infrastructure
Area for hotel purposes near Geotermia Grudziądz

Available area: 5,467 m²

Use: a commercial lot intended for a health, treatment, recreational and entertainment centre. The building located within the property is intended for hotel purposes with the potential for further alteration, expansion and construction of superstructures and new facilities.

Description: One of the plots is developed with a non-used shell stage building. The building is covered with a roof and consists of 3 storeys, with a surface area of approx. 879 m² each. The usable space of the building is 2,278.57 m². The shape of the building is a regular square and covers 1,041 m² of the plot. It has an inner courtyard with the dimensions 12.6 m × 12.7 m. Demolition of the building to the foundation level has been suggested due to the existence of specific hospital installations.

Form of cooperation: sale by way of tender or joint-venture.

Assets of the location:
- By the access road to the city from Warsaw, at a distance from dense urban development;
- The land has good connections with the city centre;
- In the vicinity of Geotermia Grudziądz using brine for therapeutic purposes, a new general hospital, forested areas and Rudnickie Wielkie Lake;
- The potential to organise open-air events at the hotel premises;
- The potential to provide a complementary offer of services for business and conference customers, spa tourism, offer for the inhabitants of Grudziądz;
- Increased number of business trips and a growing interest in domestic spas;
- The city’s interesting location, in terms of transport and tourism, in northern Poland;
- A wide range of great tourist attractions within less than 100 km;
- Four A1 motorway interchanges in the immediate vicinity;
- Lack of a directly competitive facility in the region;
- In Grudziądz Municipality’s land development concept the area is intended for a hotel and conference centre.