

CBRE

Lear Space for lease

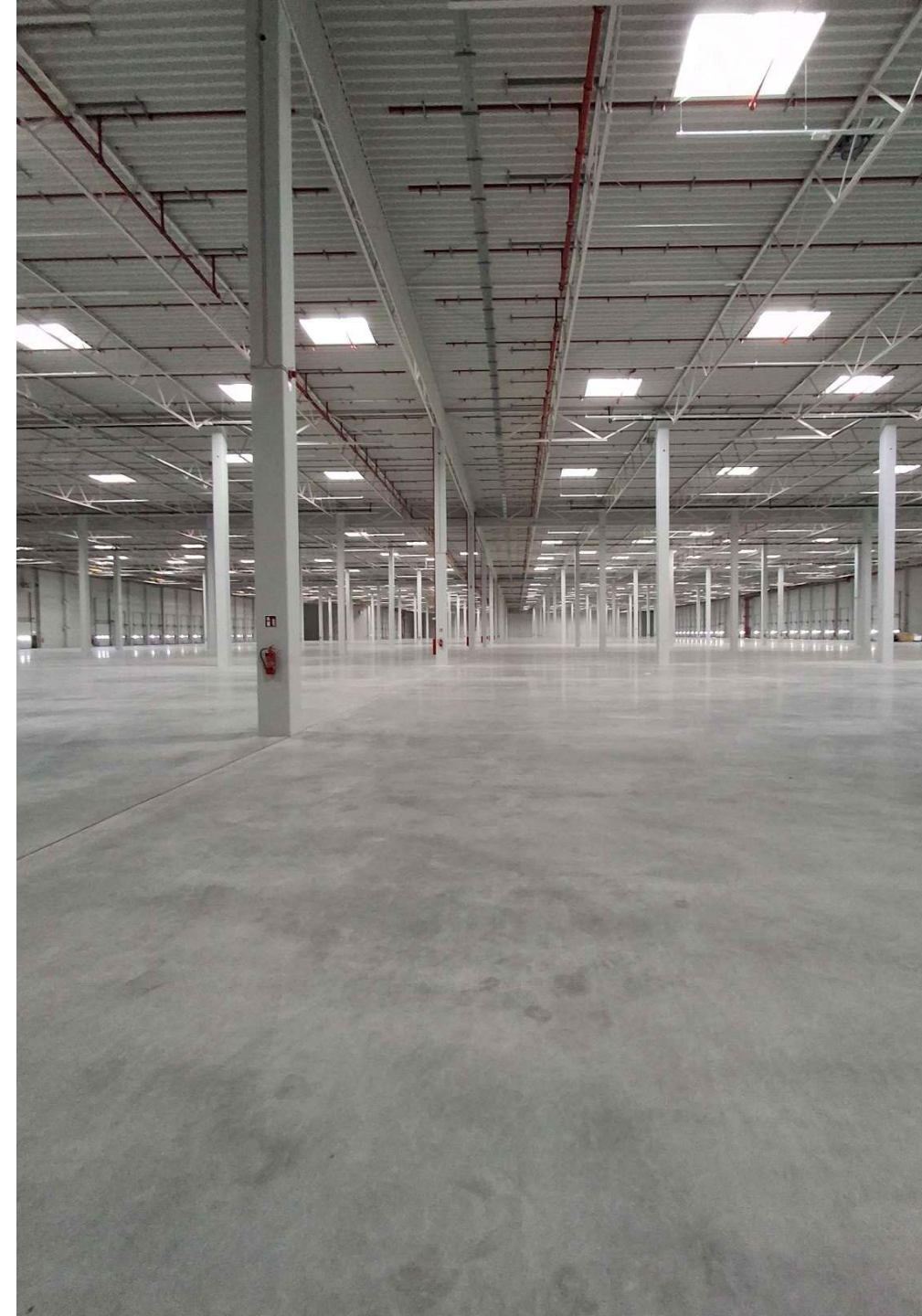
3rd of August 2026



Key Facts

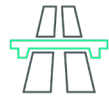
The Lear facility in Brześć Kujawski is more than just production and warehouse space – it is a strategic point on your distribution map. Located directly near the A1 motorway, we provide rapid access to key markets in Poland and Europe. This site is designed for efficiency and is ready to accommodate the most demanding production and logistics processes. Choose a location that accelerates your growth.

The building offers versatile infrastructure that allows for the seamless integration of operational processes in one location. We provide 10,668 sqm of advanced production space, 2,430 sqm of warehouse space, and 3,355 sqm of modern office space. This functional layout ensures optimal conditions for both demanding manufacturing and the management of logistics and administration, creating a complete environment for your company's development.



Location

- A property in an exceptional location, just 3 km from an interchange providing almost immediate access to the A1 motorway. This is Poland's key north-south transport corridor, connecting the Tricity metropolitan area (and its seaports) with central Poland, Łódź, Upper Silesia, and the country's southern border.
- There are 5 bus lines available, which provides communication with city center of Włocławek. Bus stops are nearby facility, around 1 minutes walk from property.
- Bydgoszcz Airport, the biggest airport in Kujawsko-Pomorskie voivodeship, situated 100 km from the property. Additionally the Łódź Airport is located 144 km from the property and Gdańsk Airport 210 km



Highway A1
3 KM



Airport
100 km



Public Transport
Next to site



Włocławek
City Center
11 km



[Go to map](#)



Plant layout

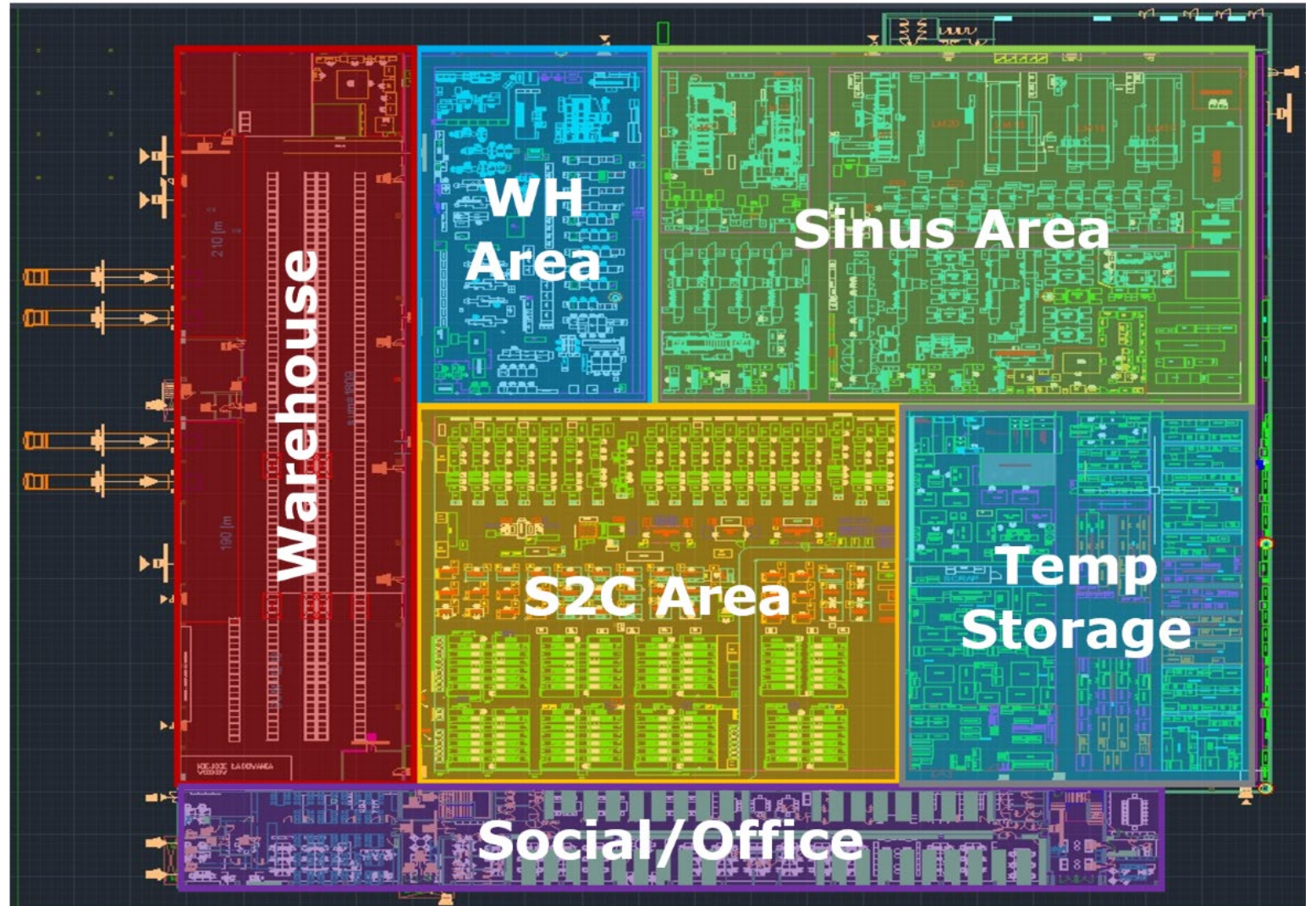
Purpose	Area [sq. m]
Site area	59 500
Building area	15 515
Parking area	9 755
Possibility of expansion	5 880





Available space

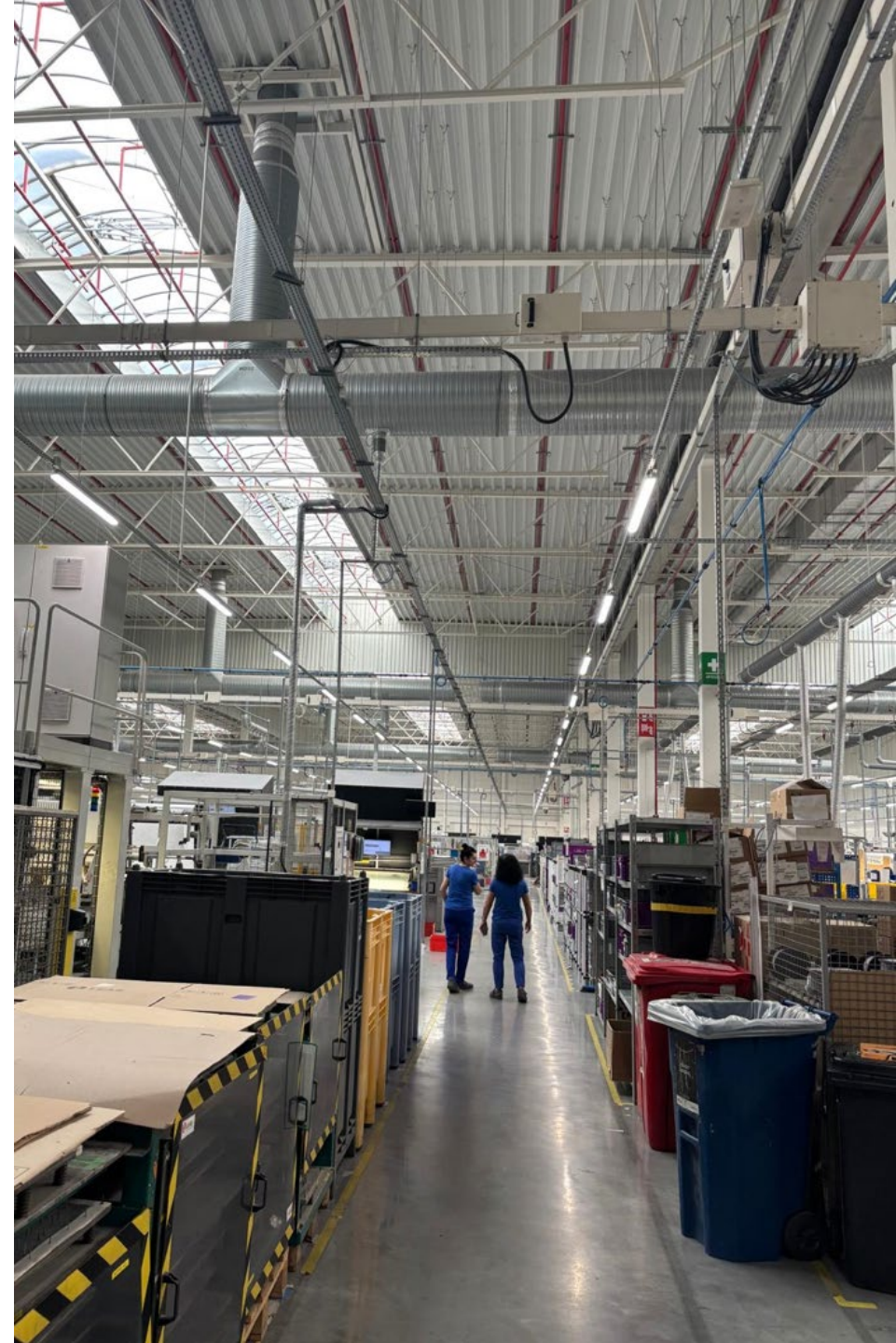
Purpose	Building space [sq. m]
Production	10 668
Warehouse	2 430
Other	420
Office / social area	3 355
Total	16 875



LEAR

Lear Corporation standard of production space

- Production area: 10,668 m²
- Usable height of the hall 5 m
- Floor load capacity: 5 t/sqm, anti-dust floor
- Pole grid: 12 x 24 m
- 1.6 MW park power connection (max 3.2 MW possible), two 1 kVA transformers
- Smoke dampers and skylights delivering 12.5%
- LED Production Area Lighting 300 Lux
- Gas heating and additional air handling units with heat pumps
- ESFR Head Sprinkler System
- Fire resistance above 4,000 MJ/sq. m.
- Adequate number of car and truck parking for production needs
- Office space located within the building: 3,355 m²:
- Heating, ventilation and air conditioning
- 500 Lux LED lighting compliant with current legal requirements
- Employee canteen and employee changing rooms adapted to production standards



LEAR

Lear Corporation standard of warehouse space

- Warehouse area: 2,430 m²
- Usable height of the hall 10 m
- 4 loading docks with hydraulic dock levellers
- 2 Drive-in doors
- Floor load capacity 5 t/sqm,
- Pole grid: 12 x 24 m
- Smoke dampers and skylights providing 2% natural light for warehouse standard
- LED warehouse space lighting, min. 200 Lux
- Gas heating and additional air handling units with heat pumps
- Minimum indoor temperature 15°C with outdoor temperature -20°C
- Separate cooling area with reduced temperature approx. 36 m²
- ESFR Head Sprinkler System
- Fire resistance above 4,000 MJ/sq. m.
- Adequate number of truck parking lots, manoeuvring yard and shelter









Rental rates

Production space/
warehouse rent



4.5 EUR/SQM

Office rent



11 EUR/SQM

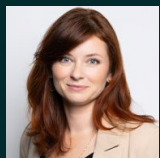
Services charge



4.6 PLN/SQM

Thank You!

CBRE



Justyna Węclewska

Senior Consultant
+48 661 812 011
justyna.weclewska@cbre.com

Visit us on cbre.pl

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