

Panattoni Park Bydgoszcz II offers 37,000 sq m of industrial space suitable for light production, logistic and e-commerce activities. And is one of the largest industrial and technological parks in Poland.

← **BYDGOSZCZ CITY CENTRE**
6 km, 10 min

↑ **GDAŃSK PORT**
180 km, 120 min

↓ **ŁÓDŹ**
230 km, 150 min



LOCATION IS KEY

DEVELOPMENT SPACE

Panattoni Park Bydgoszcz II offers 37,044 sq m of industrial space suitable for light production, logistic and e-commerce activities.

ACCESS

Excellent and easy access to the trunk road no. 5, which leads to national roads and highways connecting Gdańsk, Poznań, Łódź and Warsaw. Bydgoszcz is one of the 5 largest railroad-hubs in Poland due to the intersection of the line No 131 (N-S) and line 18 (E-W).

PUBLIC TRANSPORT

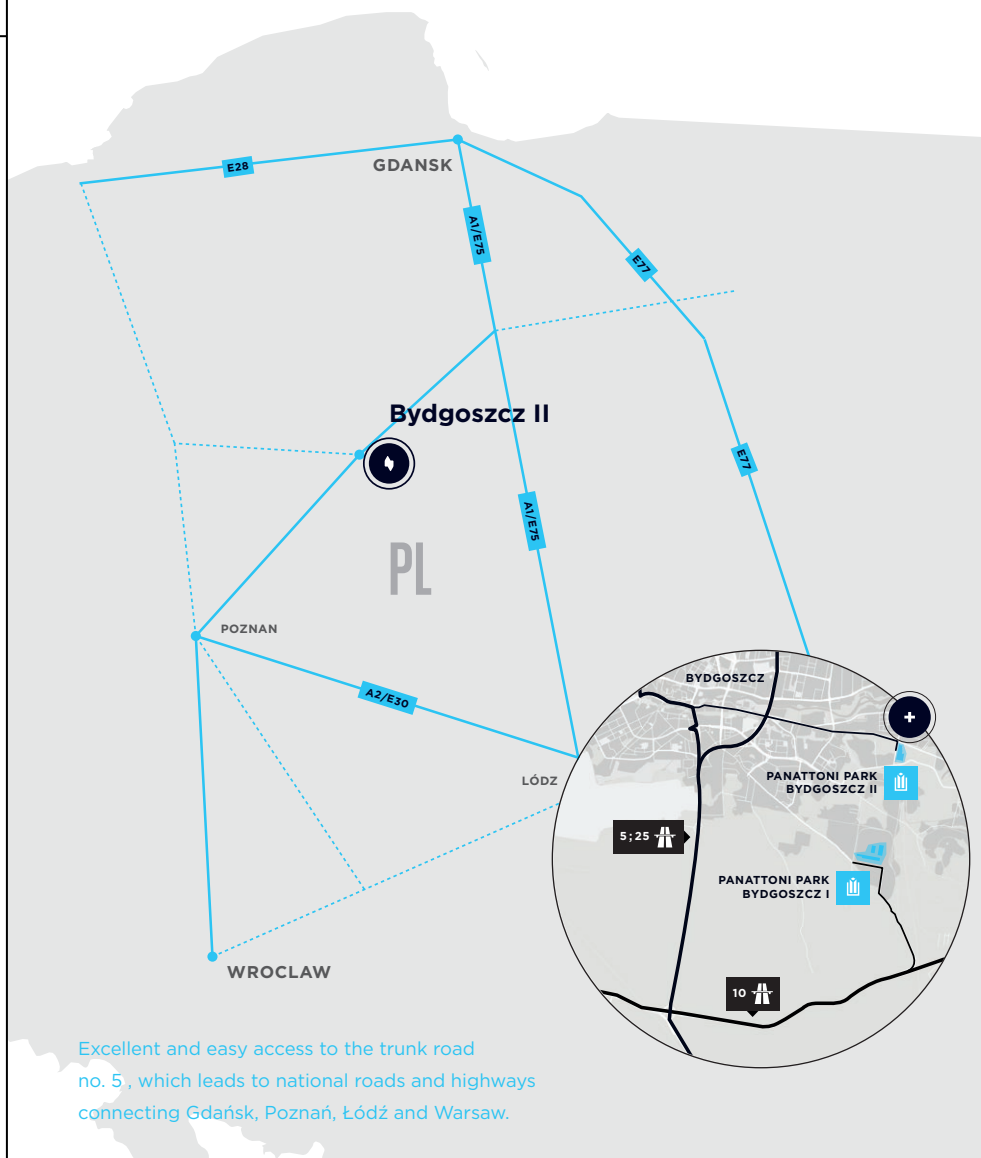
Existing bus stop is 200 m from the Park is providing connection with 2 bus lines. In 10 km distance from Park there is also a railway station.

WORKFORCE

Available resources of qualified personnel with a population of 2 million inhabitants and 16 universities with 45,000 students. The leading industries are: food, chemical, agriculture, furniture production, paper, electrical and railway engineering.

OTHER ADVANTAGES

Bydgoszcz inland port, which is a part of International Water Tract No E70, connecting Antwerp and Lithuania, offers capacity of 2 mil. tons p.a.



BUILDING INFORMATION

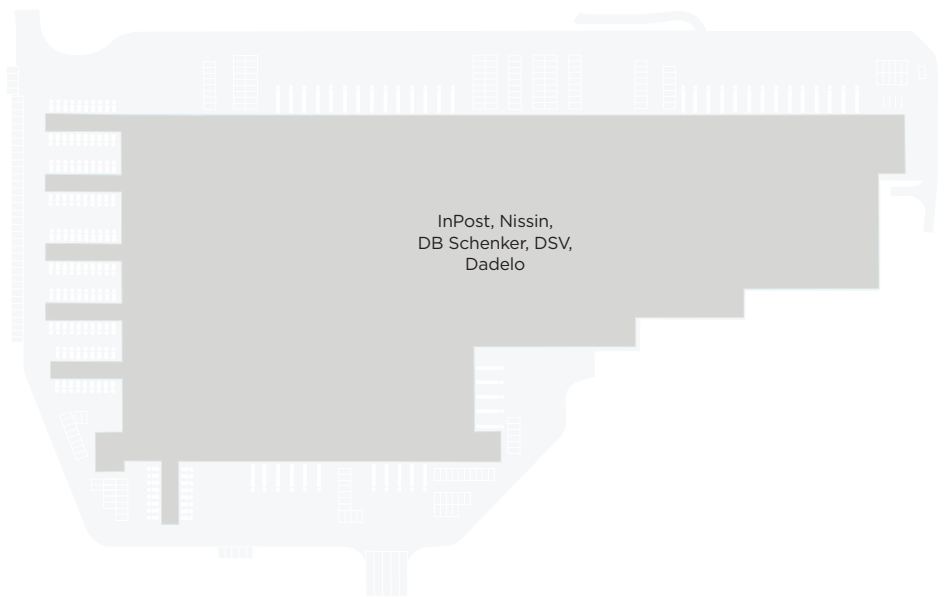
Building 37,044 sq m

WAREHOUSE

Column grid 12 m × 22,5 m
Clear height 10 m
ESFR sprinkler system
Light intensity in the hall 150-250 lux
Skylights min 2 %
Floor loading 5 t/sq m

OFFICE PREMISES

Clear height 3 m
Light intensity 400-600 lux
Built to suit solution



STANDARD TECHNICAL SPECIFICATION

1 SUPPORTING STRUCTURE

Pad or pilot foundations, insulated plinth panels up to 30 cm above floor.

2 FLOOR

Fibre reinforced concrete floor, PE membrane, cut joints, 18 cm thick, surface treated with hardener.

3 ROOF

Corrugated steel sheets, mineral wool insulation, PVC membrane.

4 FAÇADE

Horizontal sandwich panels with mineral wool insulation.

5 DOCKS

1x electrically operated 3 x 3.2 m dock for each 1,000 sq m of hall.

6 HALL INSTALLATIONS

Gas Sahara heaters or infrared gas radiators, heating according to norms for warehousing.

7 PRODUCTION UPGRADE (OPTIONAL)

Increased façade and roof insulation.

8 OFFICES

2 level custom designed in-built, incl. offices, socials, locker rooms, day room, excl. furniture and appliance.

9 OUTSIDE AREAS

Hard areas from concrete pavers, sloped for drainage.



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