

PARK SZCZECIN TRZEBUSZ

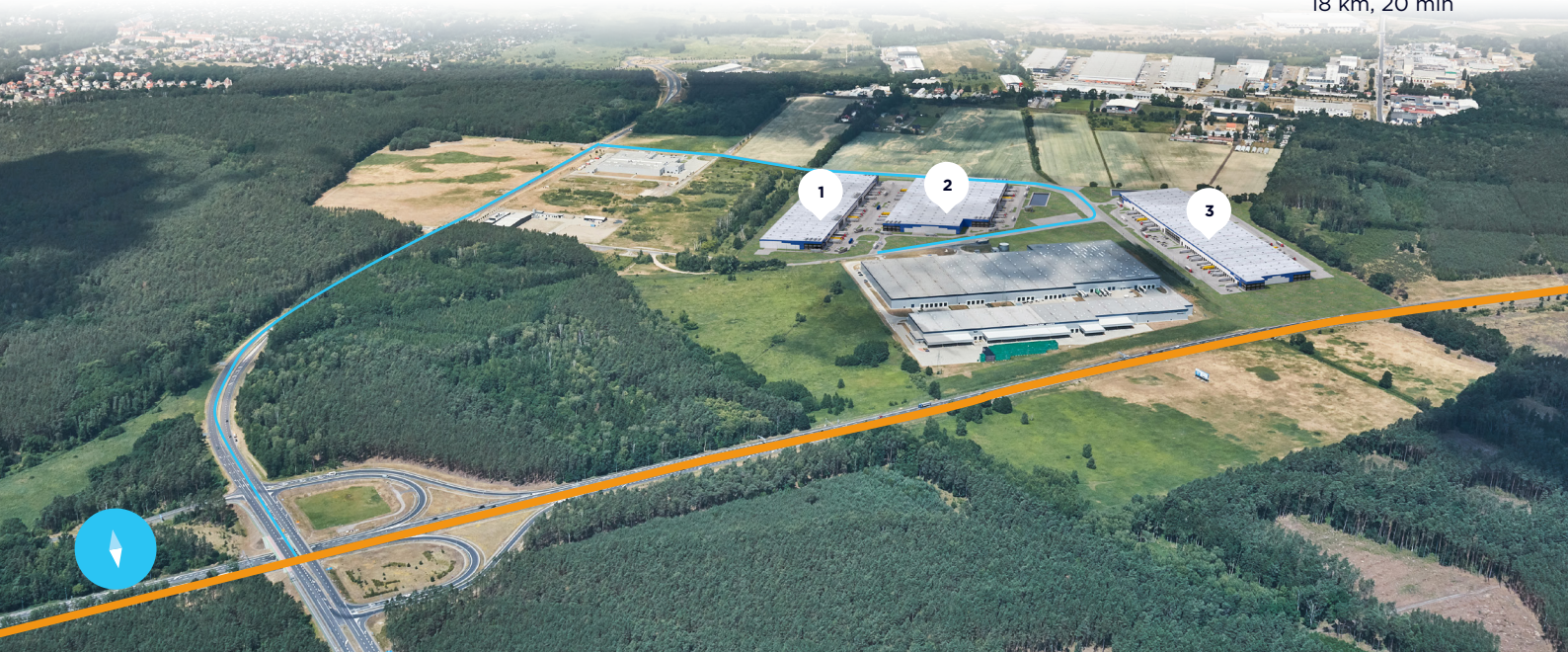
PLANNED AREA:
102,399 sq m



Park Szczecin Trzebusz offers 102,399 sq m of industrial space suitable for light production, logistic and e-commerce activities.

WARSAW
566 km, 340 min

GERMAN BORDER
45 km, 30 min
BERLIN
160 km, 110 min
SZCZECIN CITY CENTRE
18 km, 20 min



LOCATION IS KEY

DEVELOPMENT SPACE

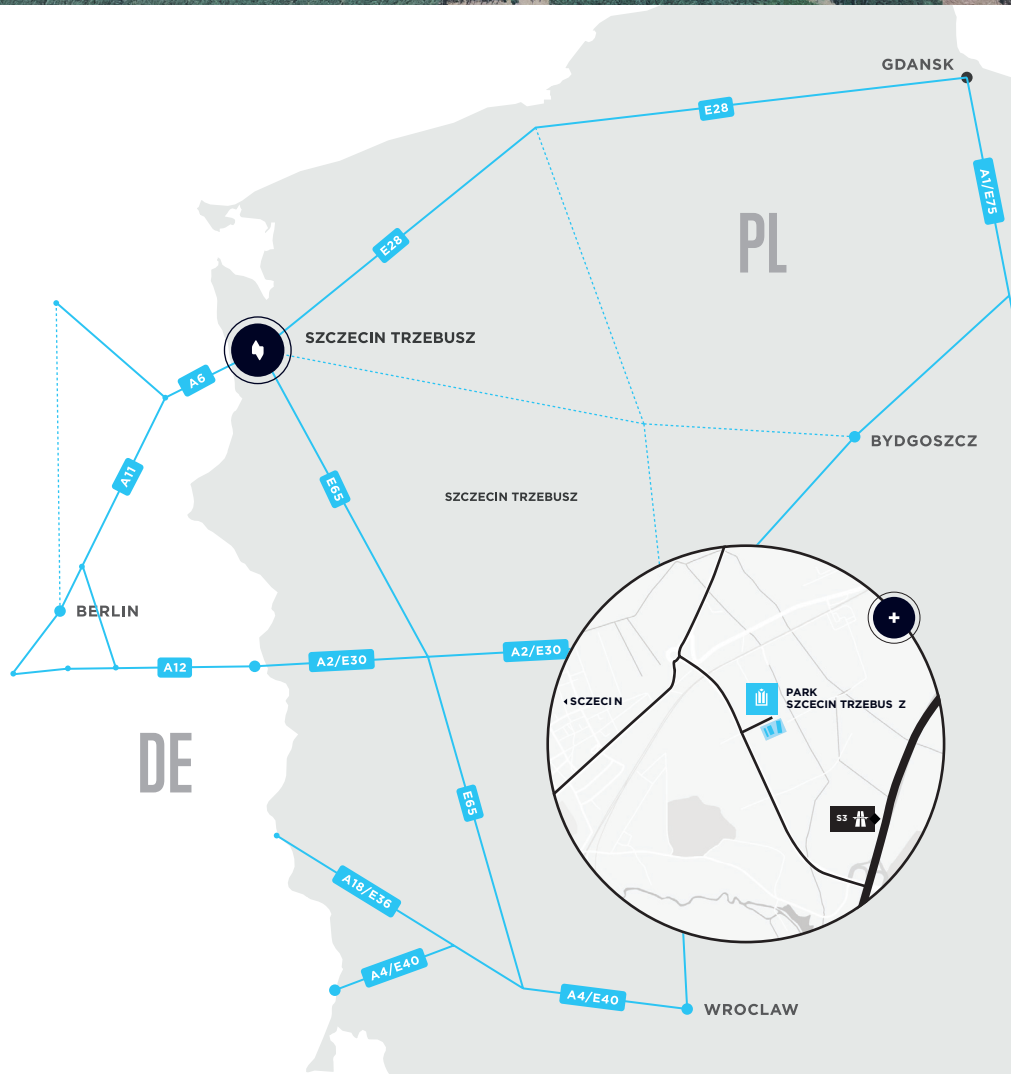
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ACCESS

The S3 and S10 roads connect the Park with the A6 motorway leading to Poland. The A6 motorway leading to Berlin is adjacent to the Park. Szczecin - Goleniów Airport is a 30-minute drive from the Park.

LOCATION

The location is an excellent address for tenants who trade with Poland's western neighbors or have logistical connections with companies in Western markets.



BUILDING INFORMATION

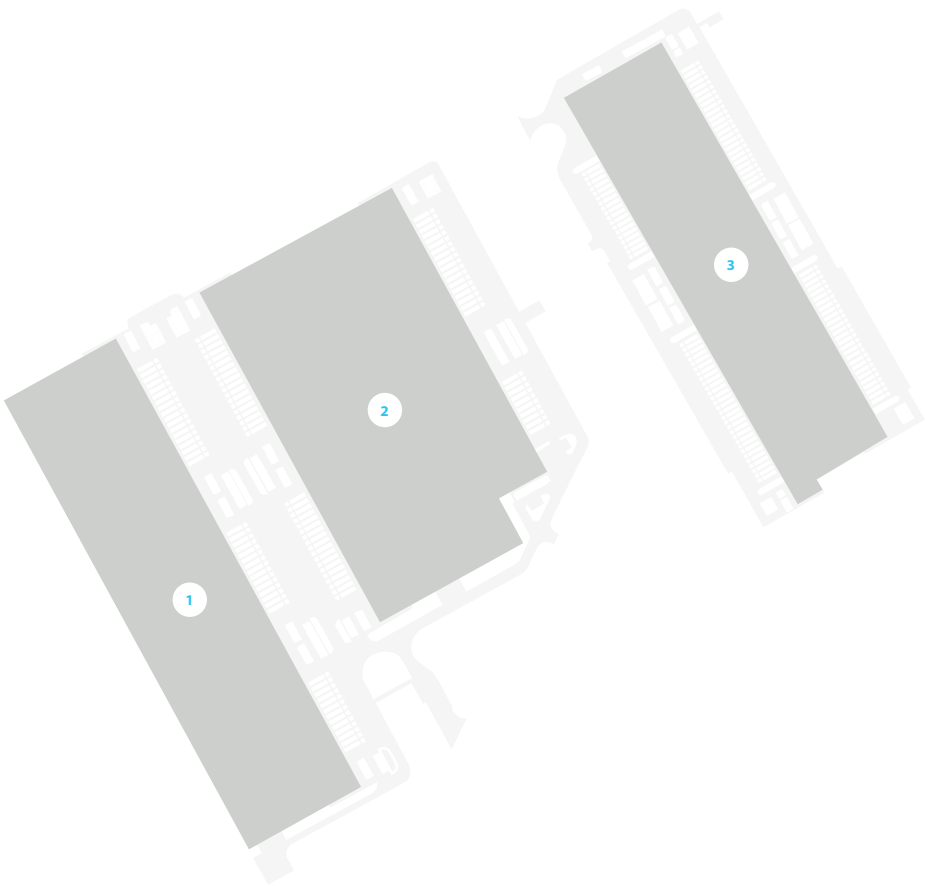
Building 1	28,848 sq m
Building 2	34,888 sq m
Building3	38,663 sq m

WAREHOUSE

- Column grid 12 m × 22.5 m
- Clear height 10 m
- ESFR sprinkler system
- Light intensity in the hall 200 lux
- Skylights min 2%
- Floor loading 5 t/sq m

OFFICE PREMISES

- Clear height 2.7 m
- Light intensity 500 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 × 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.

