

Panattoni Park Bydgoszcz III offers 46,206 sq m of industrial space suitable for light production, logistic, and e-commerce activities. The Park is part of the Bydgoszcz Industrial and Technology Park, which is one of the largest industrial zones in Poland.

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

↑ **GDAŃSK PORT**
180 km, 120 min

↓ **ŁÓDŹ**
230 km, 150 min



LOCATION IS KEY

INDUTRIAL SPACE

Panattoni Park Bydgoszcz III offers 46,206 sq m of industrial space suitable for light production, logistic, and e-commerce activities.

ACCESS

Excellent and easy access to S25 expressway (Koszalin – Konin), S10 road (Szczecin – Warsaw) and S5 road (Poznań – Gdańsk). 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

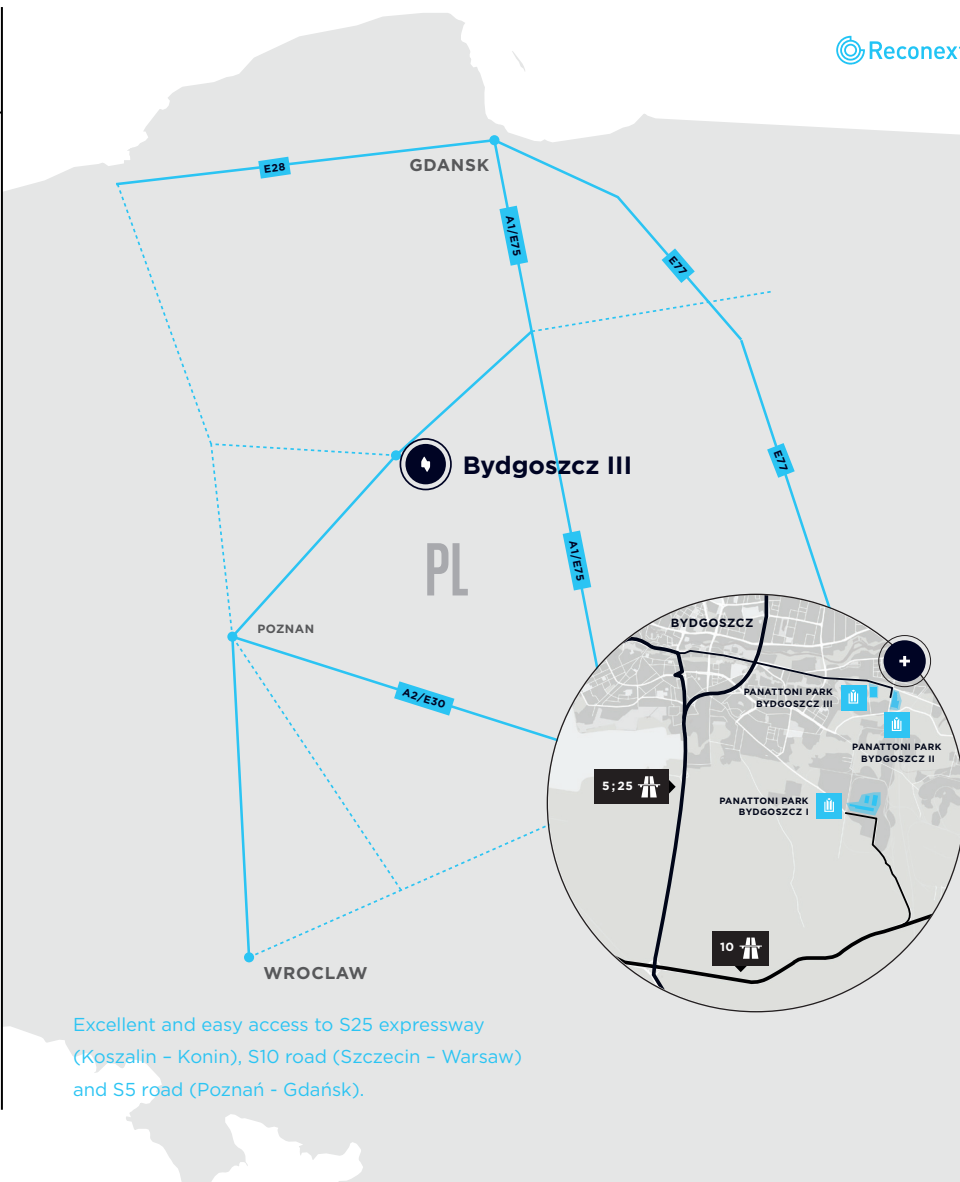
Public transport near the Park ensures easy commuting for employees. A railway station is located 10 km from the Park.

LABOR FORCE

Available resources of qualified personnel with a population of 2 million inhabitants and 16 universities with 45,000 students.

OTHER ADVANTAGES

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



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BUILDING INFORMATION

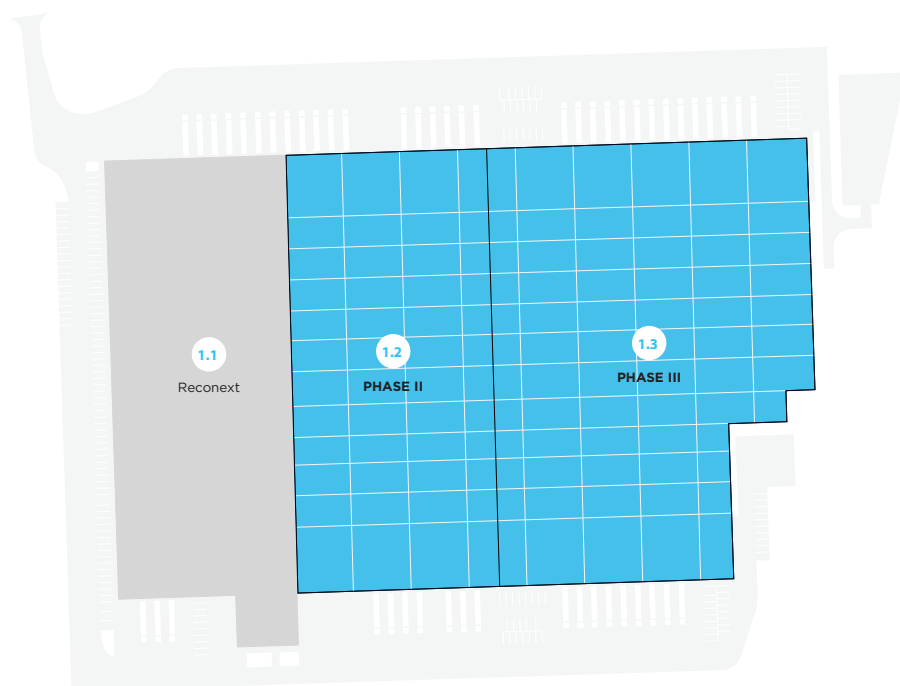
Building 1.1	12,793 sq m
Building 1.2 (Phase II)	13,323 sq m
Building 1.3 (Phase III)	20,090 sq m

WAREHOUSE

- Column grid standard
- 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.

