

# PANATTONI PARK SZCZECIN TRZEBUSZ

PLANNED AREA:  
**102,399 sq m**



Panattoni 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

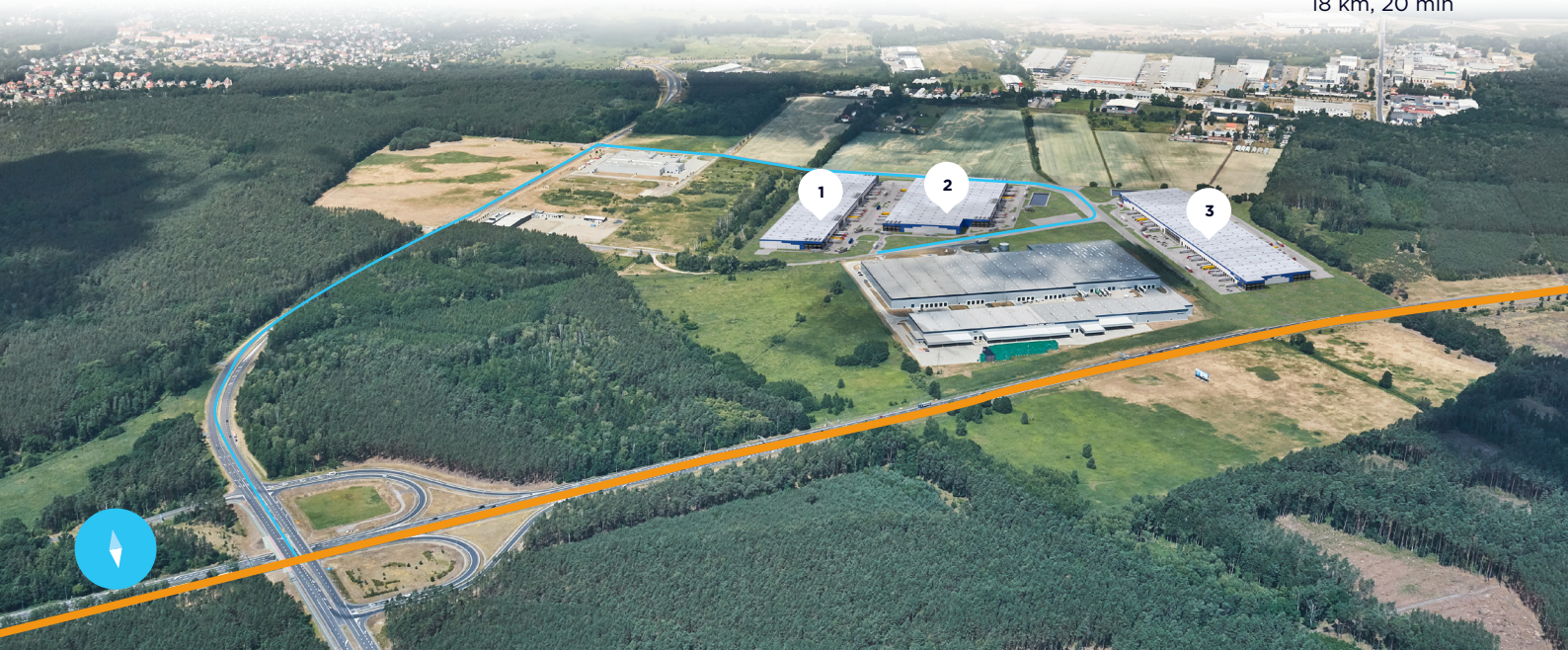
**GERMAN BORDER**  
45 km, 30 min

**BERLIN**

160 km, 110 min

**SZCZECIN CITY  
CENTRE**

18 km, 20 min



## LOCATION IS KEY

### ● DEVELOPMENT SPACE

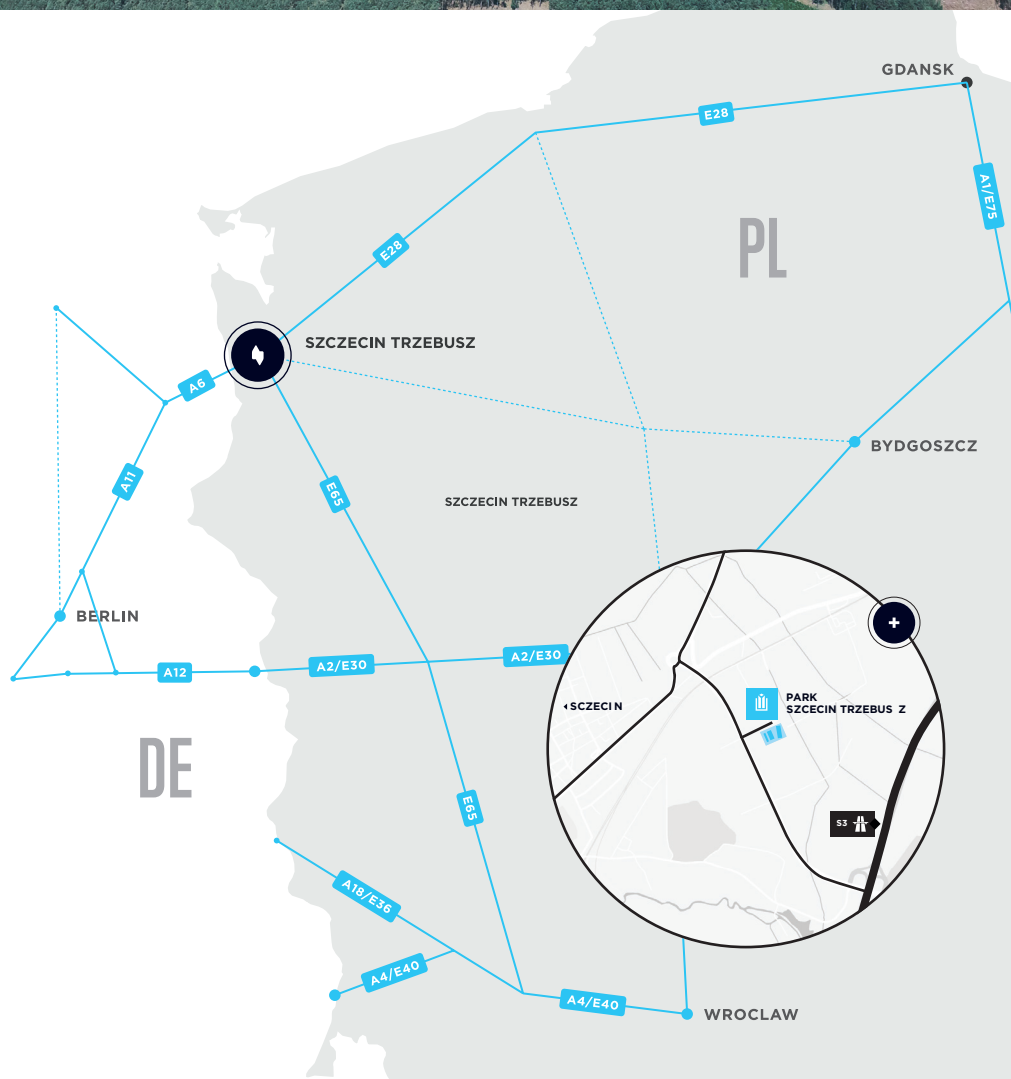
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### ● ACCESS

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

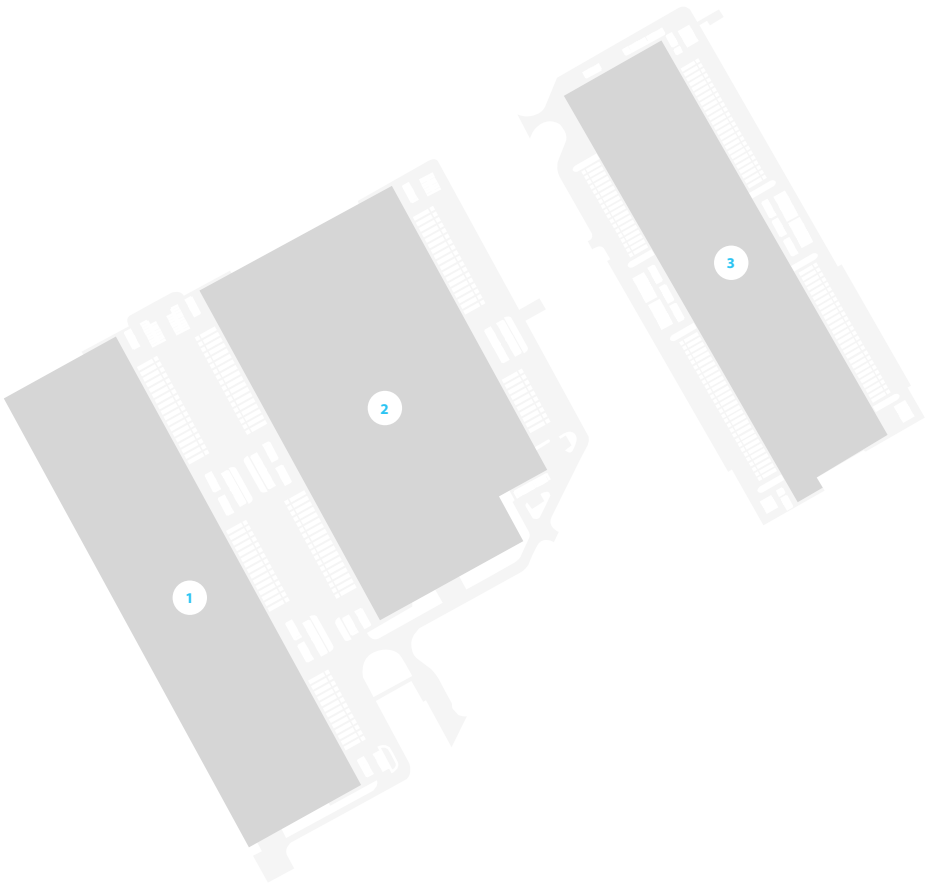
Building 1	28,848 sq m
Building 2	34,888 sq m
Building3	38,663 sq m

# 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.

