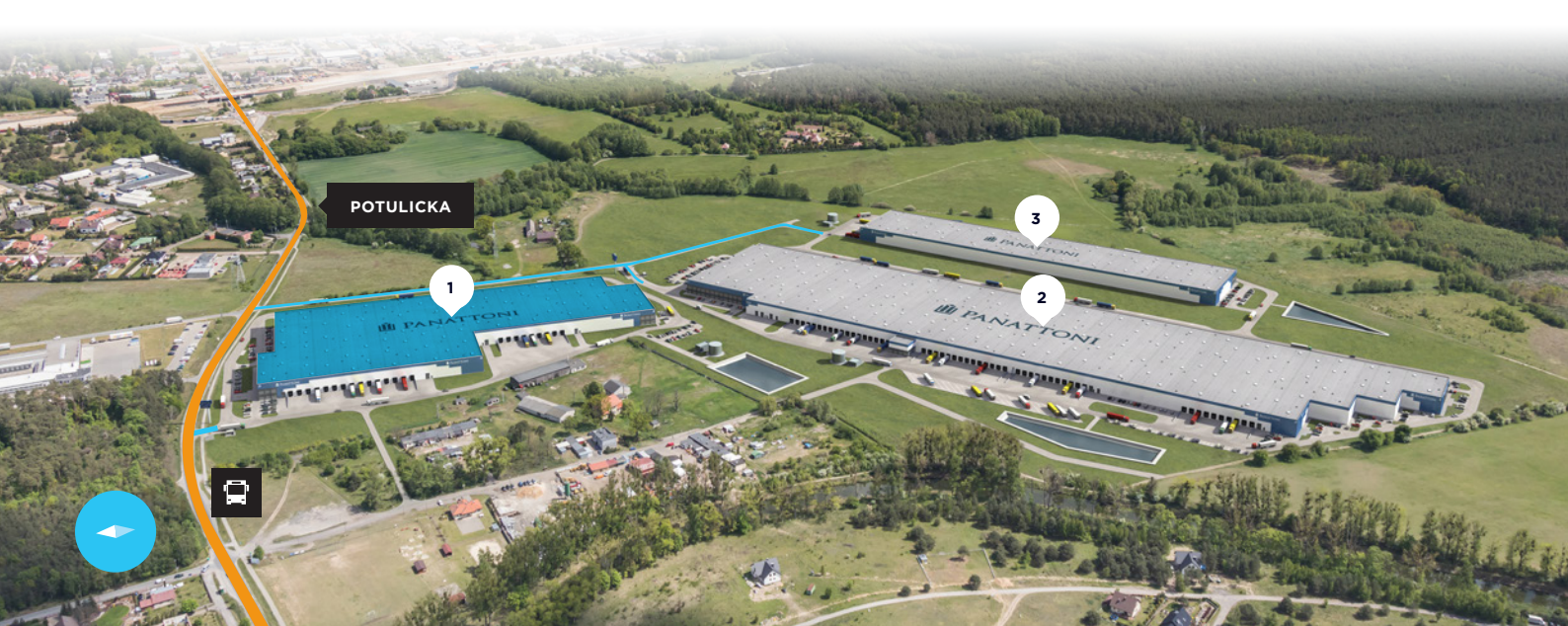


Panattoni Park Bydgoszcz IV offers 110,586 sq m of industrial space suitable for light production, logistic, and e-commerce activities.

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

↑ **GDAŃSK PORT**
180 km, 120 min

↓ **ŁÓDŹ**
230 km, 150 min



LOCATION IS KEY

● INDUSTRIAL SPACE

Panattoni Park Bydgoszcz IV offers 110,586 sq m of industrial space suitable for light production, logistic, and e-commerce activities.

● ACCESS

The park is located near the A1 and A2 motorways and excellent connection with other regions of the country is guaranteed by the nearby expressways S25, S10 and S5. The park is also located within the European E70 Antwerp - Lithuania river route and it is only 15 minutes away from the city center and the airport in Bydgoszcz.

● PUBLIC TRANSPORT

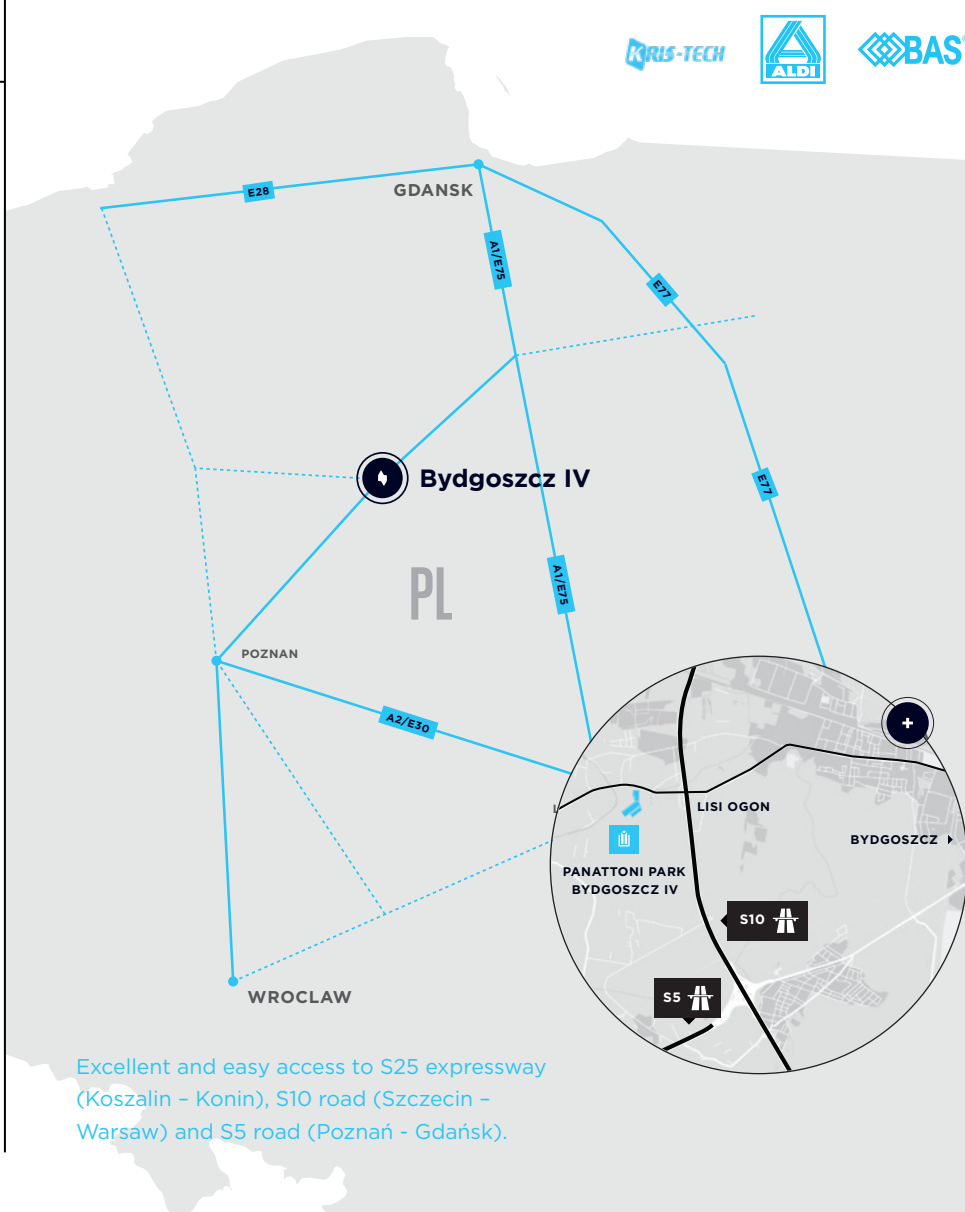
Public transport near the Park ensures easy commuting for employees. A railway station is located 10 km from the Park.

● 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.



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

BUILDING INFORMATION

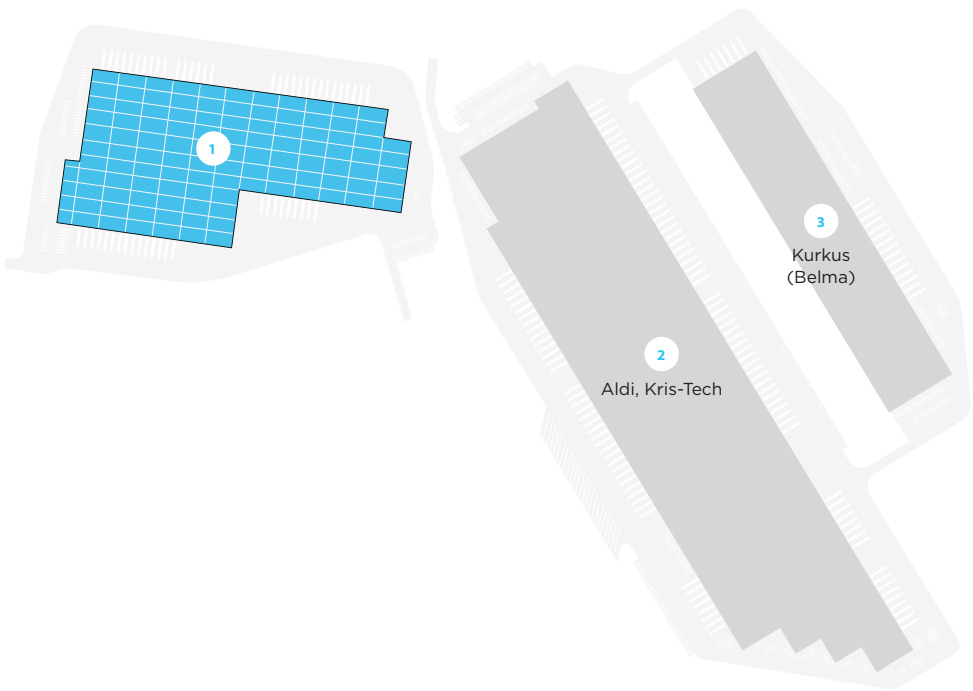
Building 1	29,514 sq m
Building 2	61,417 sq m
Building 3	19,655 sq m

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.

6 HALL INSTALLATIONS
Gas Sahara heaters or infrared gas radiators, heating according to norms for warehousing.
- 2 FLOOR**
Fibre reinforced concrete floor, PE membrane, cut joints, 18 cm thick, surface treated with hardener.

7 PRODUCTION UPGRADE (OPTIONAL)
Increased façade and roof insulation.
- 3 ROOF**
Corrugated steel sheets, mineral wool insulation, PVC membrane.

8 OFFICES
2 level custom designed in-built, incl. offices, socials, locker rooms, day room, excl. furniture and appliance.
- 4 FAÇADE**
Horizontal sandwich panels with mineral wool insulation.

9 OUTSIDE AREAS
Hard areas from concrete pavers, sloped for drainage.
- 5 DOCKS**
1x electrically operated 3 x 3.2 m dock for each 1,000 sq m of hall.

