

Panattoni Park Bydgoszcz III offers 44,342 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

● INDUSTRIAL SPACE

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● 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

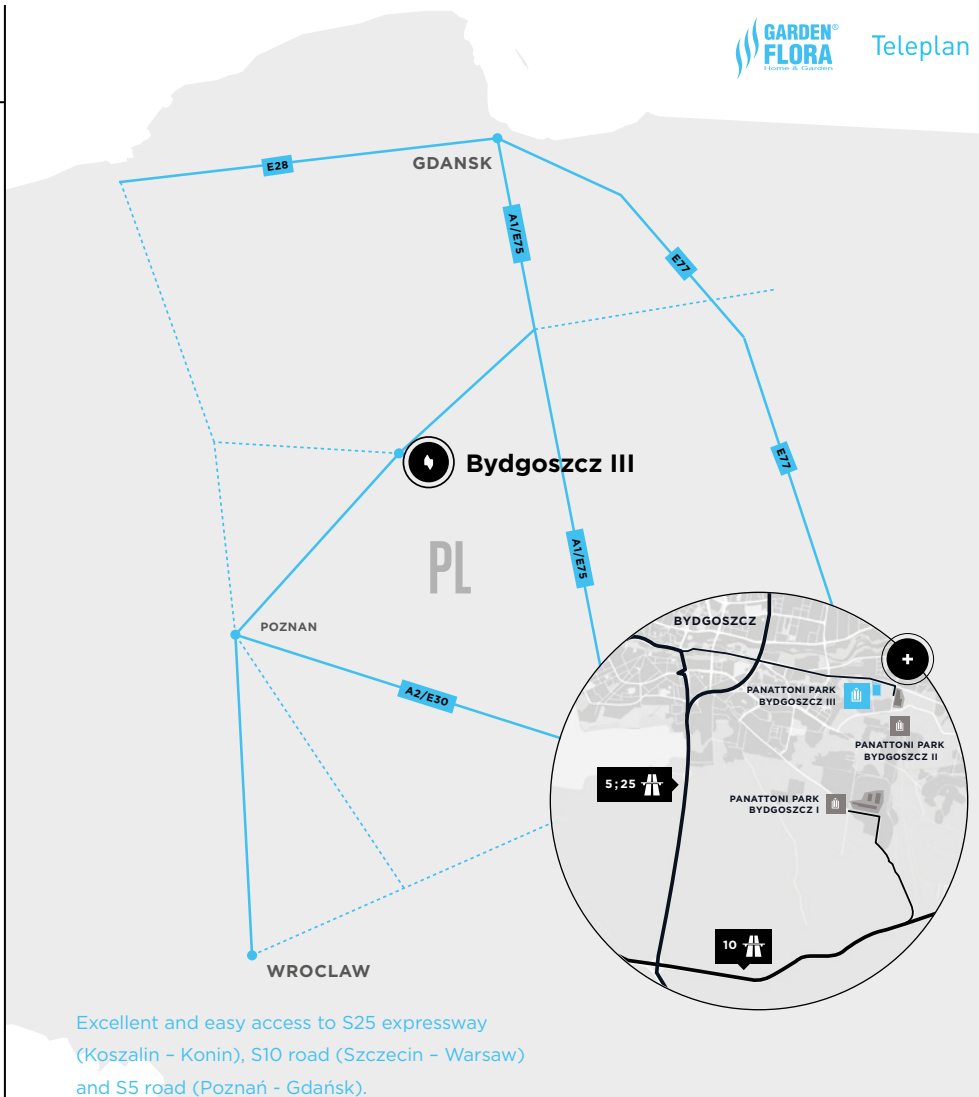
Public transport near the Park ensures easy commuting for employees. A railway station is located 10 km from the Park.

● 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

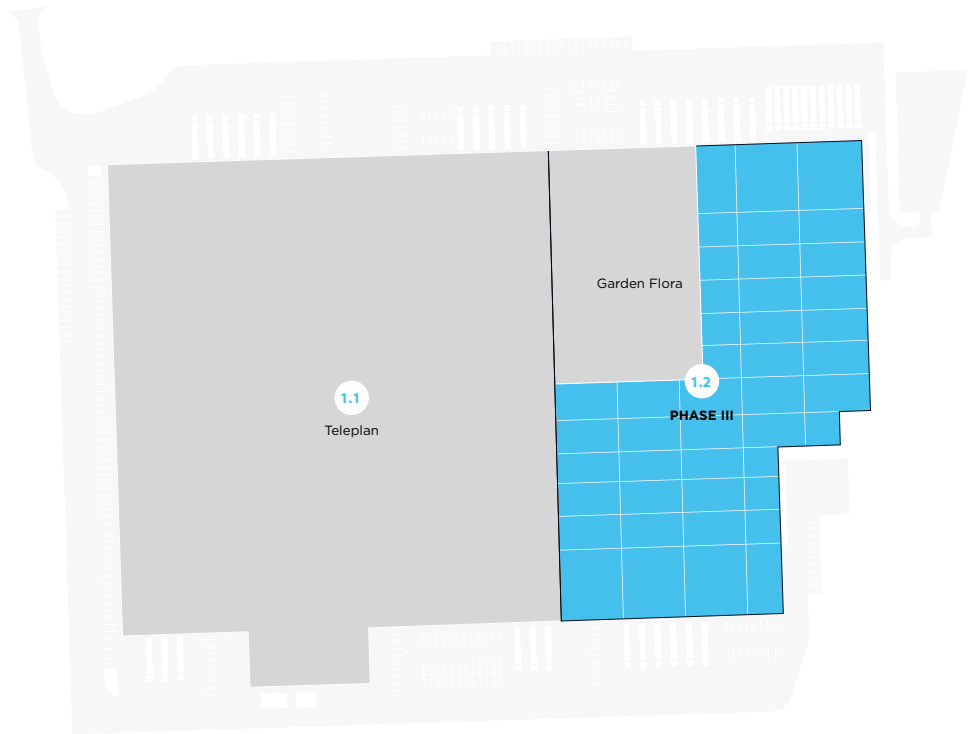
| | |
|---------------------------------|--------------------|
| Building 1.1 | 29,386 sq m |
| Building 1.2 (Phase III) | 4,461 sq m |
| Building 1.2 (Phase III) | 10,495 sq m |

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)

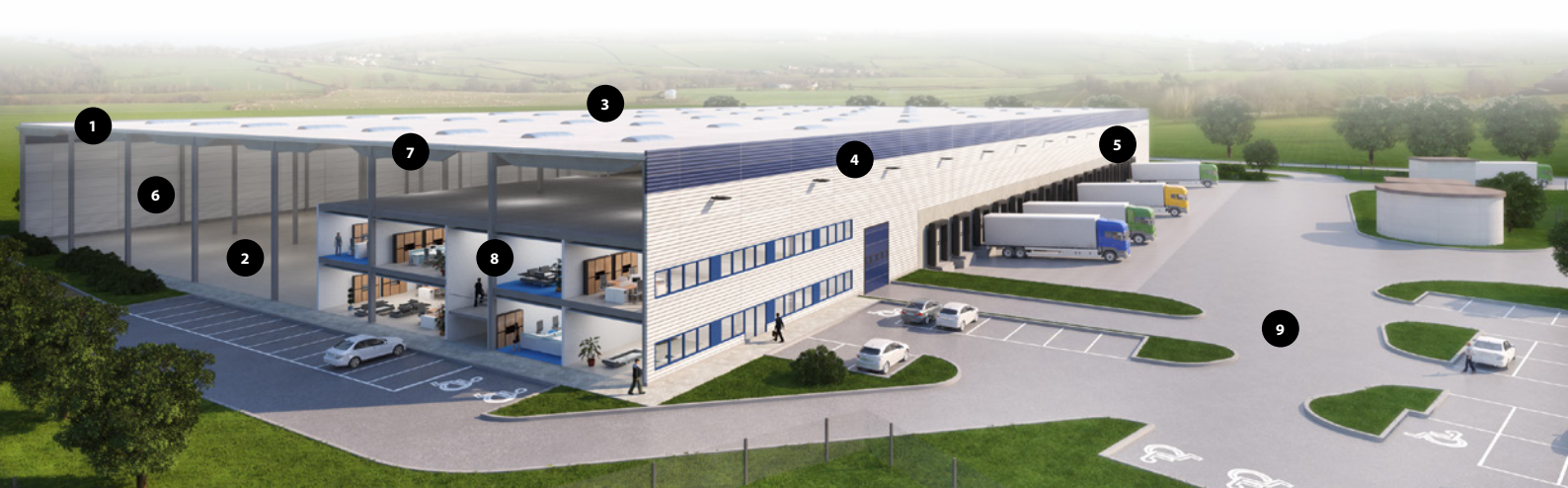
Increased façade and roof insulation.

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.



Accolade Holding, a.s.

Czech Republic

Sokolovská 394/17
186 00 Prague 8

info@accolade.eu
+420 220 303 019
www.accolade.eu

Poland

Warsaw Financial Center (29th floor)
Emilii Plater 53
00-113 Warszawa

poland@accolade.eu
+48 504 424 504
www.accolade.eu/pl

Spain

Avda. Aragón 30
46021 Valencia

spain@accolade.eu
www.accolade.eu/en

