PARK KOSZALIN

58,419 sq m

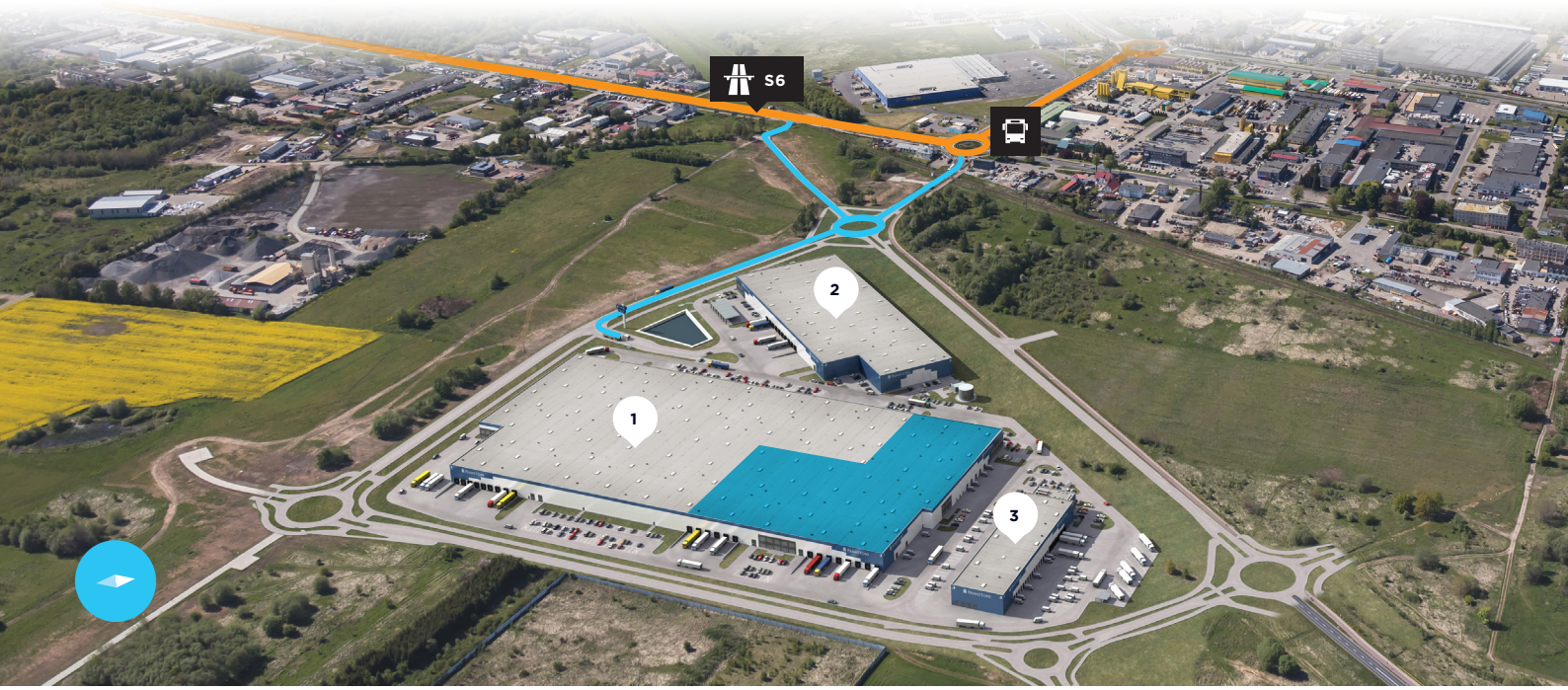
Accolade

Park Koszalin offers 58,419 sq m of industrial space suitable for light production, logistic and e-commerce activities, and it is a proposal for companies looking to develop in Pomerania, especially because it offers the benefits of being located in the Słupsk Special Economic Zone.

← **SZCZECIN**
170 km, 100 min

→ **KOSZALIN CITY CENTER**
3 km, 6 min

GDAŃSK
190 km, 3 hrs



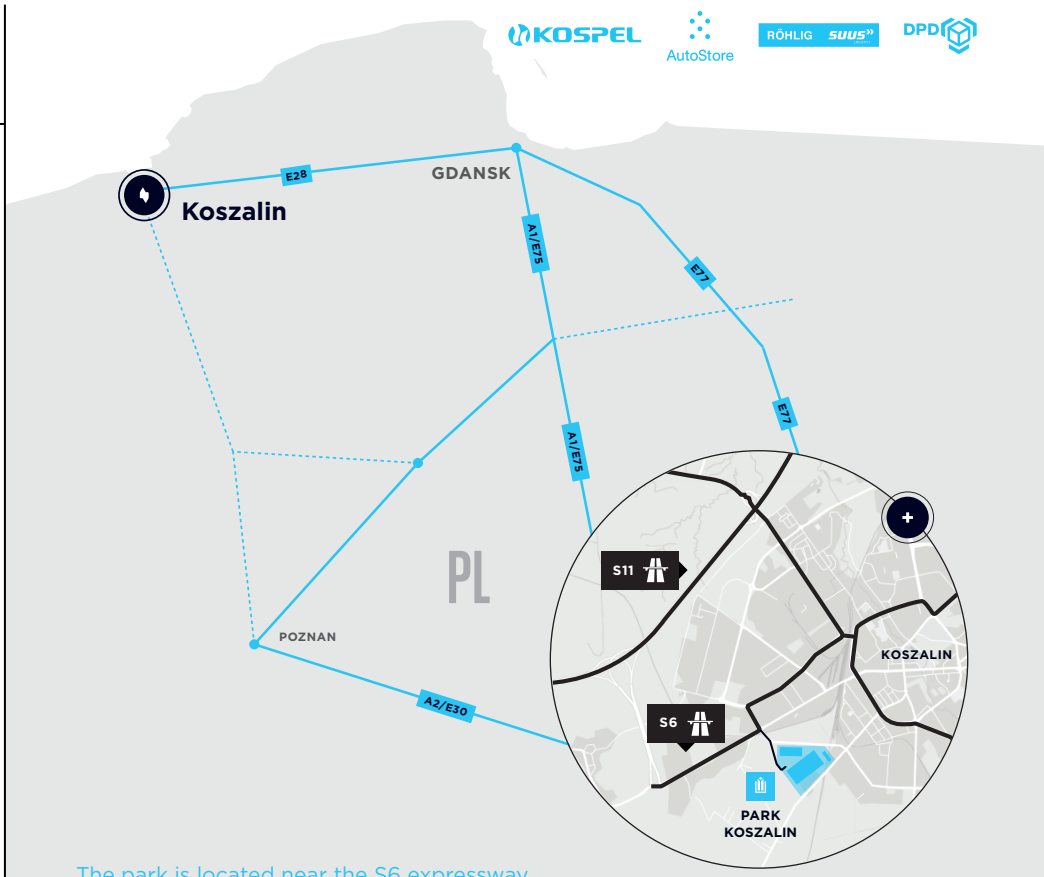
LOCATION IS KEY

DEVELOPMENT SPACE
Park Koszalin offers 58,419 sq m of industrial space suitable for light production, logistic and e-commerce activities.

ACCESS
The park is ideally located – a 5-minute drive from the S6 motorway and 3 km from the city center. The proximity of the Baltic Sea guarantees connections with Scandinavia, and important roads to Berlin and Kaliningrad lead nearby.

PUBLIC TRANSPORT
Existing bus stop 850 m from the Park is providing connection with 2 bus lines.

LABOR FORCE
Available resources of qualified personnel with a population of over 100,000.



The park is located near the S6 expressway, which connects the S11 to Szczecin and further to Germany.

BUILDING INFORMATION

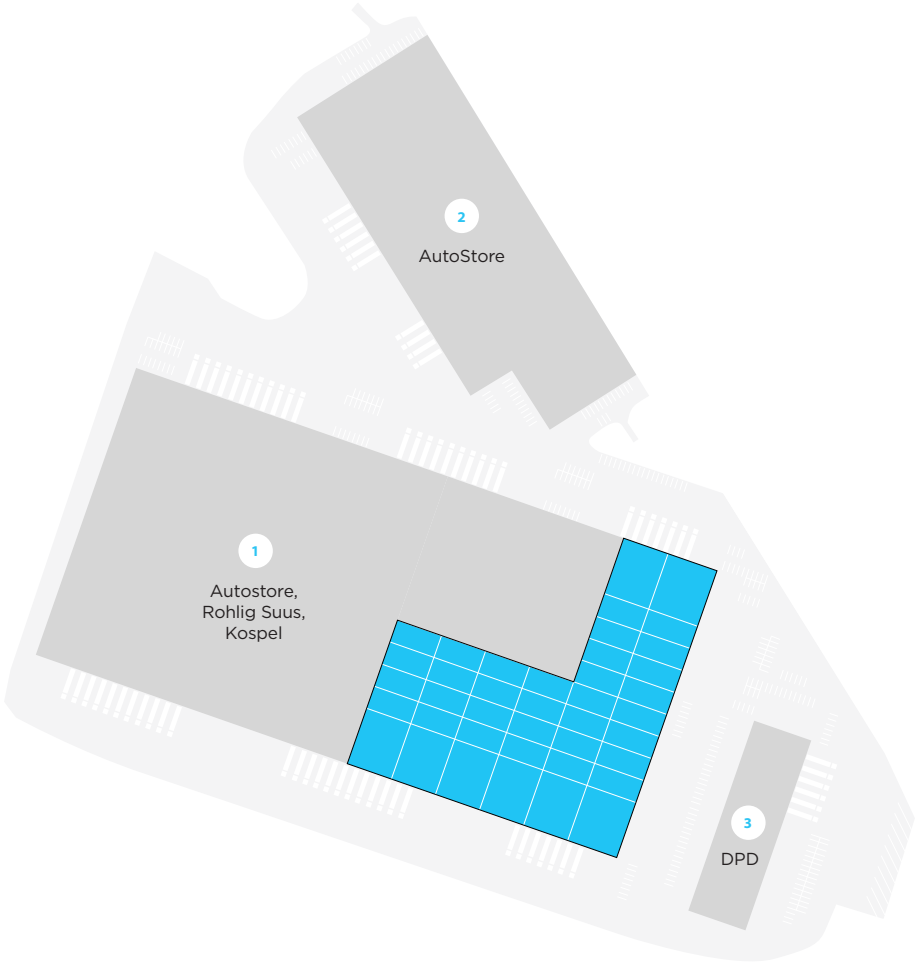
Building 1	**41,558 sq m**
Building 2	13,558 sq m
Building 3	3,303 sq m

WAREHOUSE

Column grid 12 m × 22.5 m
Clear height 10 m
ESFR sprinkler system
Light intensity in the hall 150–400 lux
Skylights min 2%
Floor loading 5 t/sq m

OFFICE PREMISES

Clear height 3 m
Light intensity 500–700 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.

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