## PANATTONI PARK ZIELONA GÓRA

# PLANNED AREA: 169,768sq m



Panattoni Park Zielona Góra offers 169,768 sq m of industrial space suitable for light production, logistic and e-commerce activities. The Park is connected directly with the adjacent scientific and technical campus of Zielona Góra university. Thanks to the available technically skilled employees it offers an ideal base for manufacturing companies as well as for the related logistics.

ZIELONA GÓRA CITY CENTRE

220 km, 150 min

WROCLAW
185 km, 150 min
PRAGUE
300 km, 225 min
CZECH BORDER
140 km, 105 min

BERLIN 180 km, 130 min SZCZECIN 215 km, 120 min DRESDEN 240 km, 165 min WARSAW



## **LOCATION IS KEY**

## DEVELOPMENT SPACE

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#### ACCESS

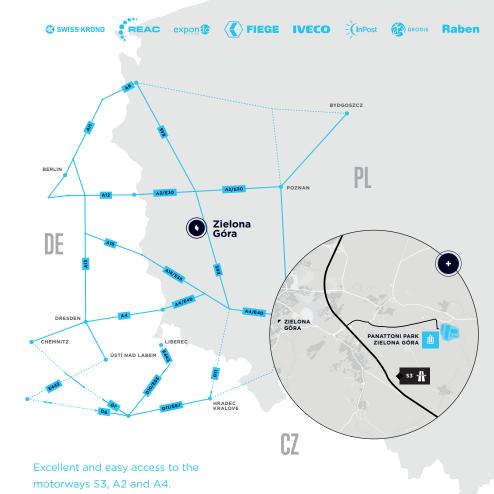
Excellent and easy access to the motorway S3 connecting the north and south of Poland, motorway A2 connecting the Park with Berlin and motorway A4 connecting the Park with Dresden.

## • PUBLIC TRANSPORT

Existing bus stop is 500m from the Park is providing connection with 2 bus lines. In 10 km distance from Park by reagional transport is also a railway station.

#### LABOR FORCE

Available resources of qualified personnel with population of 140,000 inhabitants and two colleges with approximately 15,000 students. There are a number of IT companies in the city, and electrical engineering has also long tradition here.



## **BUILDING INFORMATION**

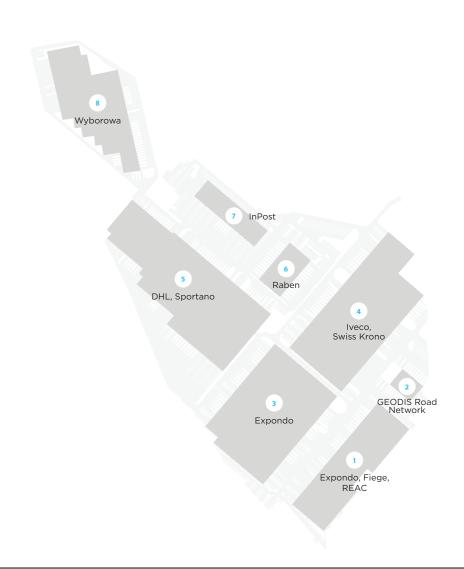
Building 1	17,682 sq m
Building 2	1,933 sq m
Building 3	30,297 sq m
Building 4	31,198 sq m
Building 5	47,189 sq m
Building 6	4,832 sq m
Building 7	6,842 sq m
Building 8	29,795 sq m

## **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.

## 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.

