

Park Goleniów II offers 50,792 sq m of industrial space suitable for light production, logistic, and e-commerce activities. The Park was designated a special economic zone, which makes it very attractive for potential entrepreneurs.

↓ **SZCZECIN**  
36 km, 20 min  
**GERMAN BORDER**  
61 km, 45 min

↓ **POZNAŃ**  
283 km, 170 min  
**WARSAW**  
585 km, 340 min



## LOCATION IS KEY

### ● INDUSTRIAL SPACE

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### ● ACCESS

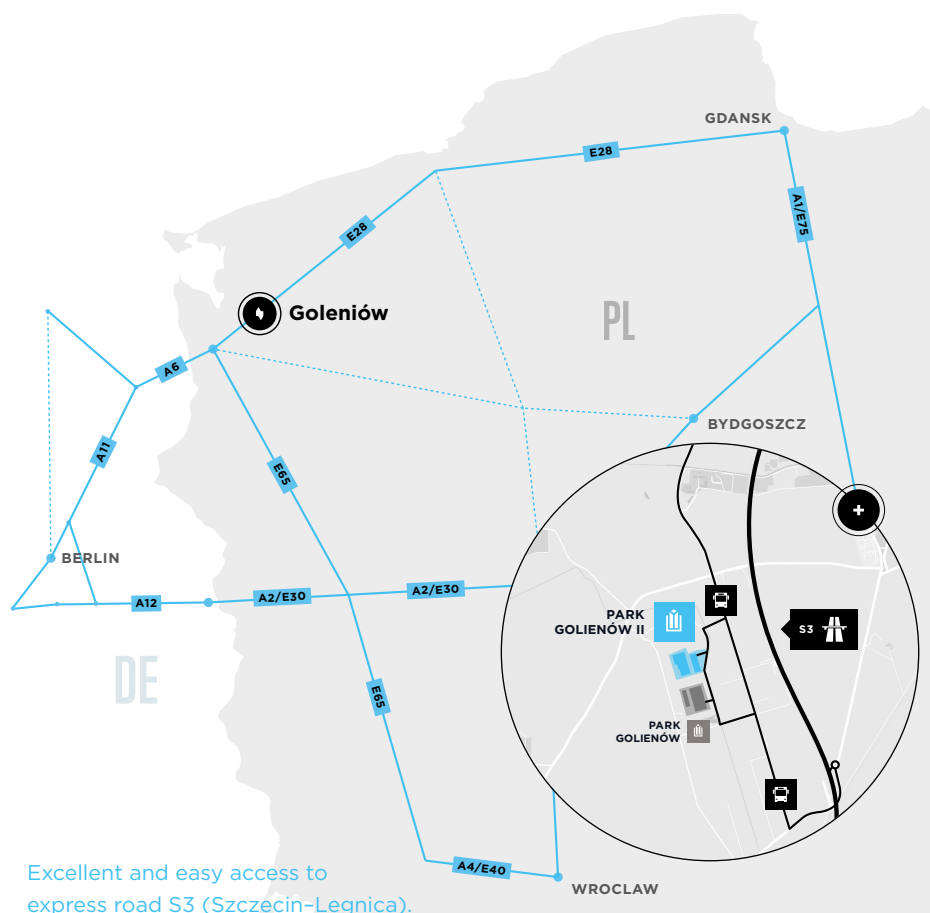
The proximity to S3 Szczecin-Legnica express road ensures great road traffic routes to the largest cities in the Western, Central and Southern Poland. The commute from the Park to Szczecin takes 20 minutes. The Park is also located close to the German border, which can be reached by car in 45 minutes.

### ● LABOR FORCE

Available resources of qualified personnel in an agglomeration of 750,000 inhabitants.

### ● PUBLIC TRANSPORT

Public transport near the Park ensures easy commuting for employees.



# BUILDING INFORMATION

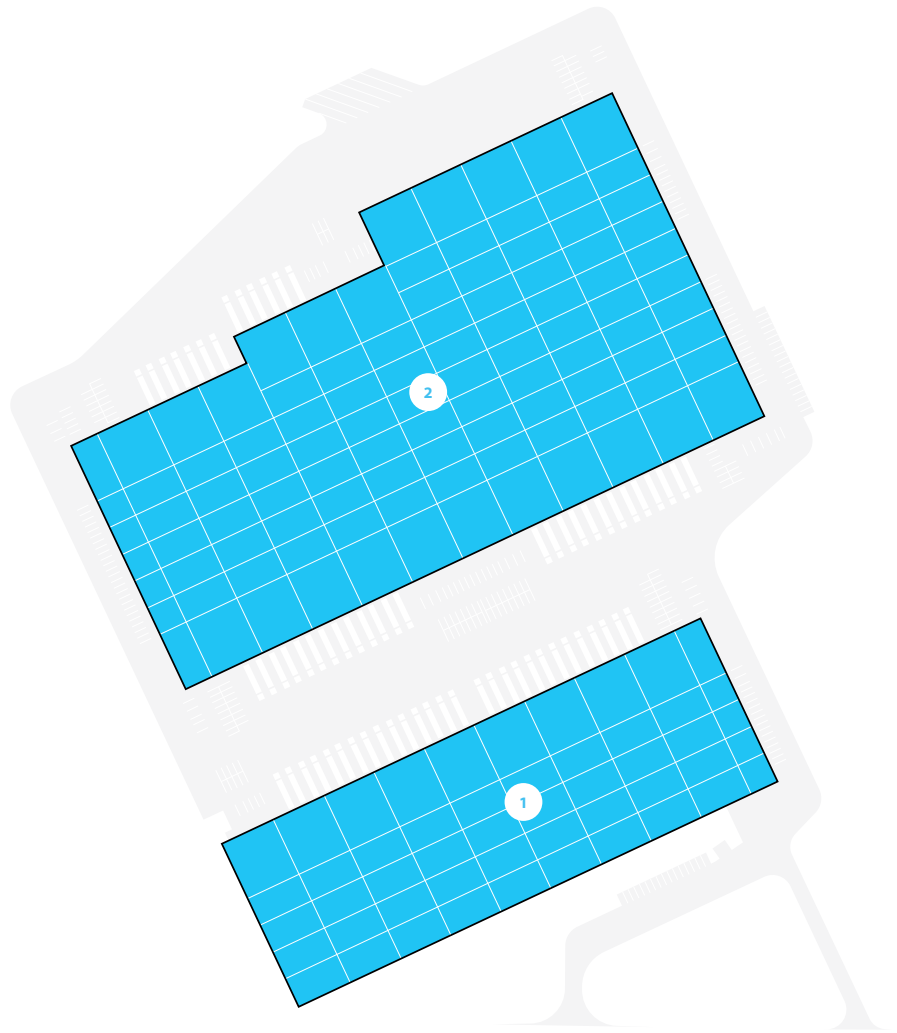
Building 1 16,303 sq m  
Building 2 34,489 sq m

# 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 × 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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