

# PANATTONI PARK SZCZECIN KOŁBASKOWO

PLANNED AREA:  
**44,664 sq m**



Panattoni Park Szczecin Kołbaskowo offers 44,664 sq m of industrial space suitable for light production, logistic and e-commerce activities.

**WARSAW**  
560 km, 330 min

**GERMAN BORDER**  
4 km, 5 min

**BERLIN**  
138 km, 90 min  
**SZCZECIN CITY CENTRE**  
18 km, 20 min



## LOCATION IS KEY

### DEVELOPMENT SPACE

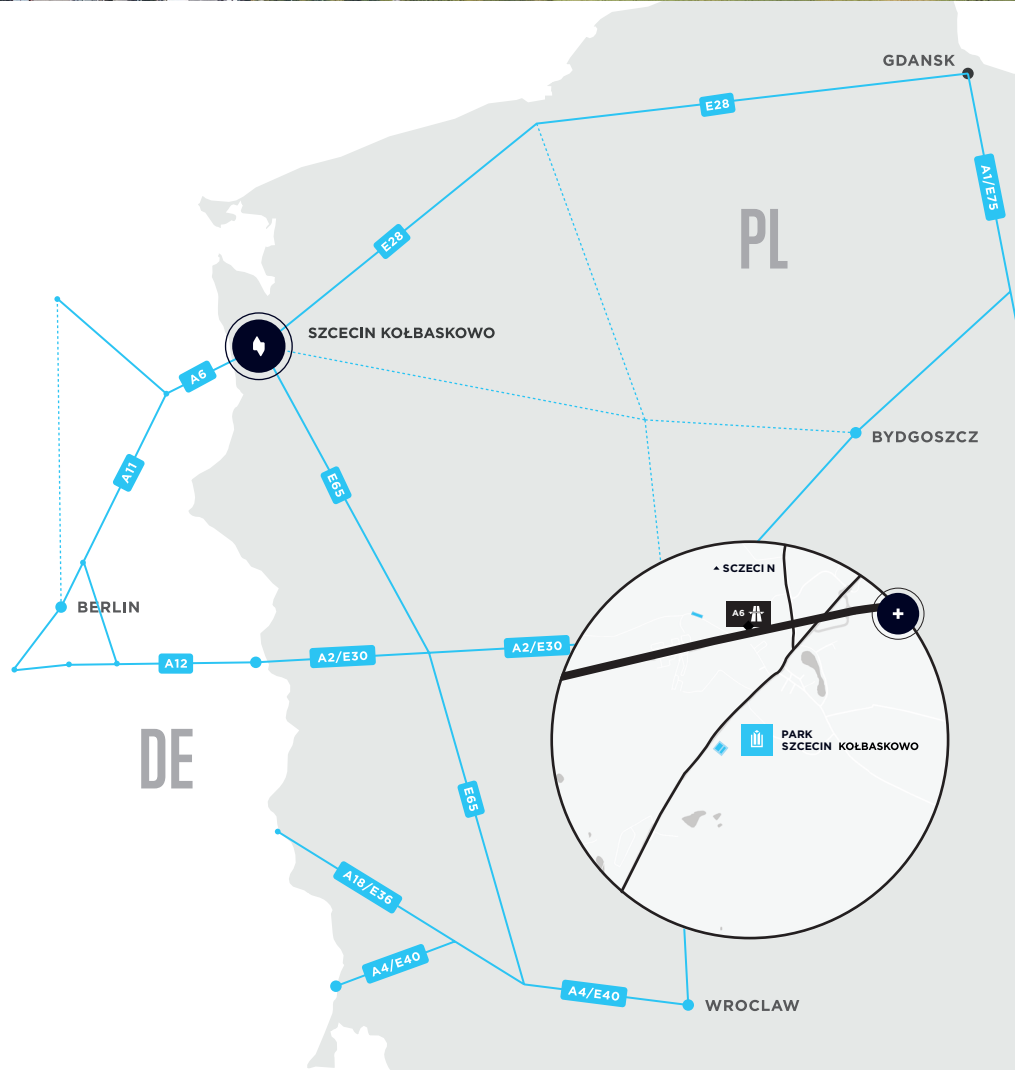
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### ACCESS

The park is located along the S13 expressway, right next to the A6 motorway junction. The A6 motorway leading to Berlin is adjacent to the Park. Szczecin - Goleniów Airport is a 35-minute drive from the Park.

### LOCATION

The location is an excellent address for tenants who trade with Poland's western neighbors or have logistical connections with companies in Western markets



# BUILDING INFORMATION

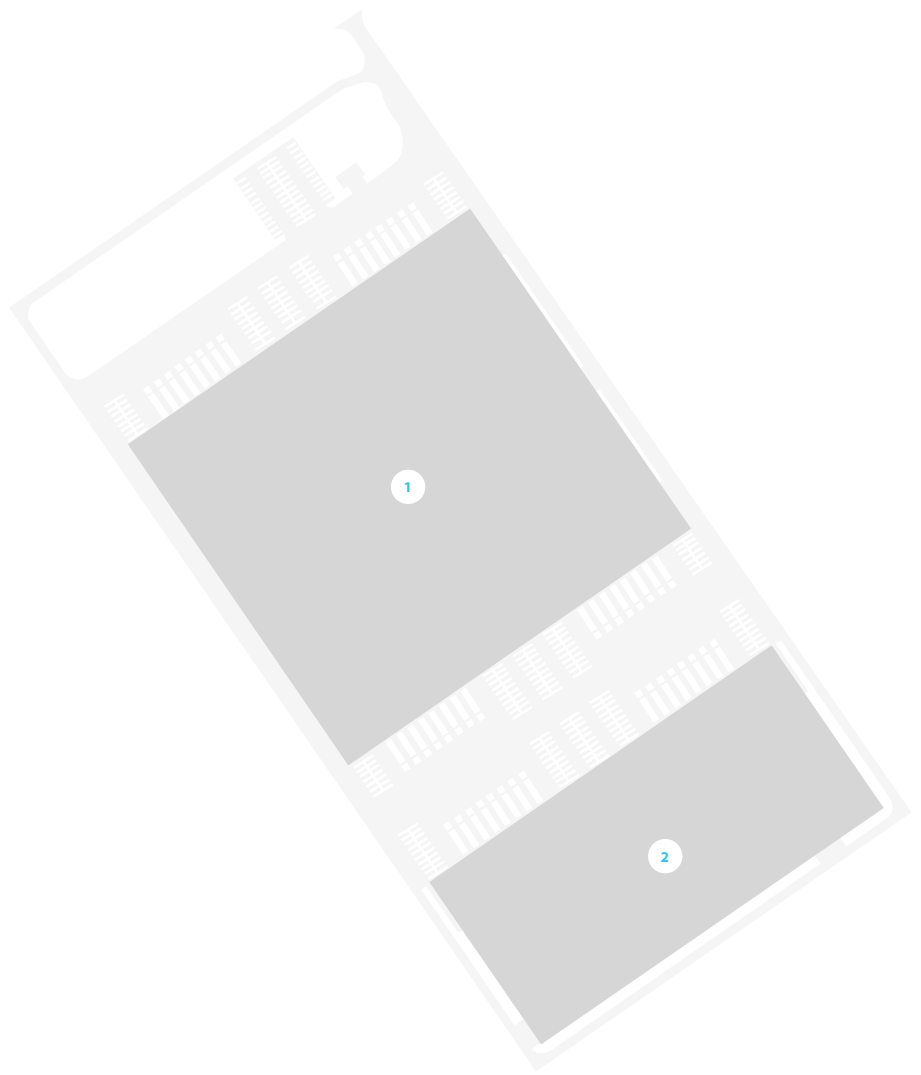
Building 1 28,667 sq m  
Building 2 15,996 sq m

# 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.

## 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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