

PARK SZCZECIN I

PLANNED AREA:
228,988 sq m



Park Szczecin I offers 228,988 sq m of industrial space suitable for light production, logistic and e-commerce activities. Thanks to its location, Szczecin Park plays an extremely important role in the economic development of the north-western Poland as for the country as a whole.

← **SZCZECIN CITY CENTRE**
18 km, 20 min
SZCZECIN PORT
16 km, 15 min

← **SZCZECIN AIRPORT**
30 km, 25 min
BERLIN
165 km, 120 min

↓ **POZNAŃ**
270 km, 160 min
WARSAWA
570 km, 320 min



LOCATION IS KEY

DEVELOPMENT SPACE

Park Szczecin I offers 228,988 sq m of industrial space suitable for light production, logistic and e-commerce activities.

ACCESS

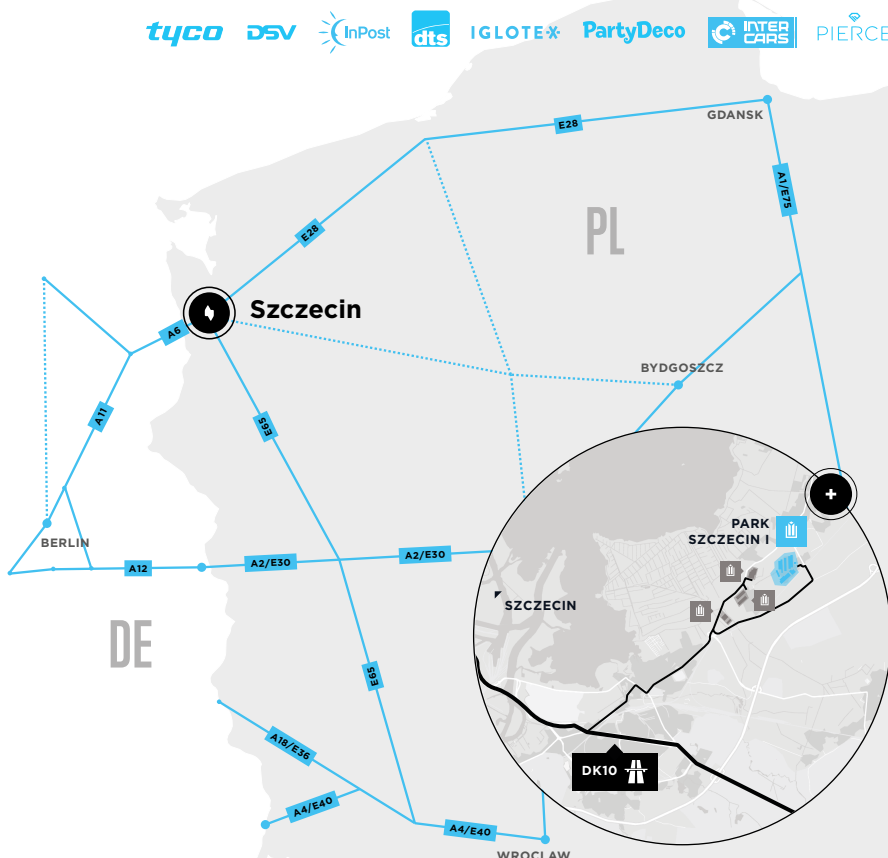
Excellent and easy access to expressway S3 connecting Szczecin and Legnica, expressway S10 leading to the A2 highway to Czech Republic and Warszawa and the A6 motorway to Berlin.

PUBLIC TRANSPORT

Existing bus stop is 400 m from the Park is providing connection with 3 bus lines.

LABOR FORCE

Available resources of qualified personnel with 25 higher education institutions operating in the Province educating over 40,000 students annually.



Excellent and easy access to the expressways S3 and S10 and motorway A6.

BUILDING INFORMATION

Building 1	31,082 sq m
Building 2	58,648 sq m
Building 3	56,040 sq m
Building 4	20,918 sq m
Building 5	4,436 sq m
Building 6	12,192 sq m
Building 7	45,673 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 5–6%
Floor loading 5 t/sq m

OFFICE PREMISES

Clear height 3 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)

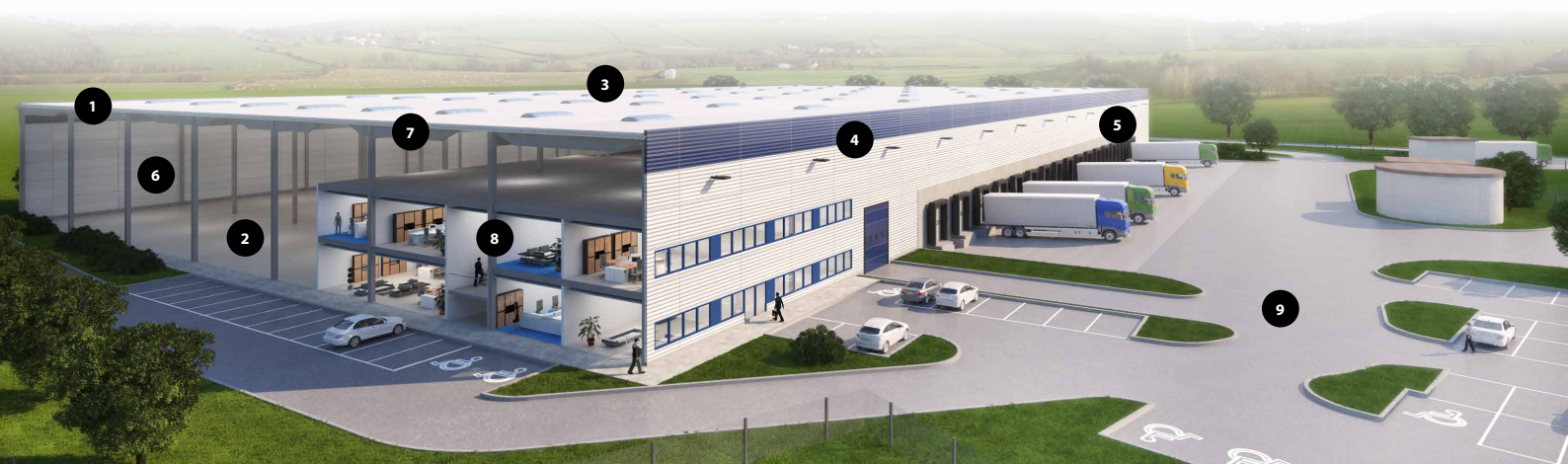
Increased façade and roof insulation.

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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