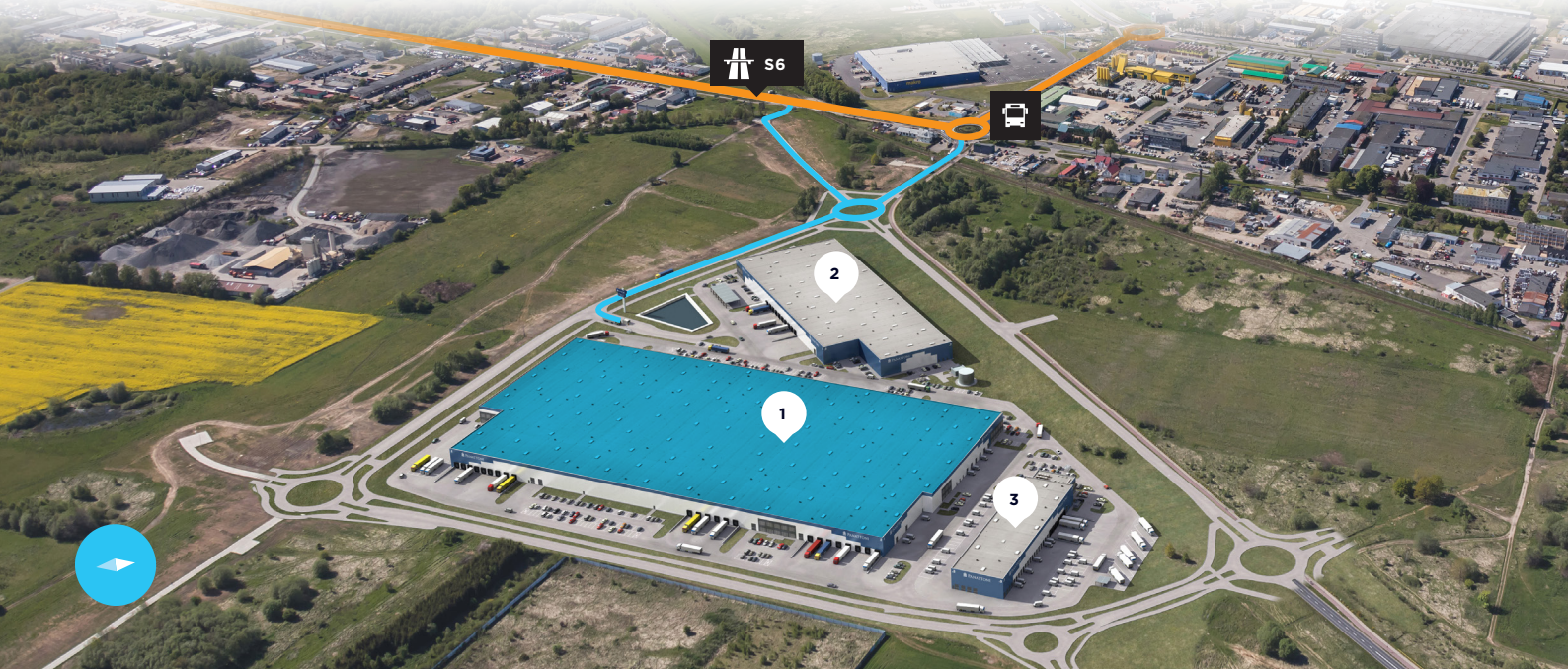


Panattoni Park Koszalin offers 59,244 sq m of industrial space suitable for light production, logistic and e-commerce activities, and it is a proposal for companies looking to develop in Pomerania, especially because it offers the benefits of being located in the Słupsk Special Economic Zone.

← **SZCZECIN**  
170 km, 100 min

→ **KOSZALIN CITY CENTER**  
3 km, 6 min  
**GDAŃSK**  
190 km, 3 hrs



## LOCATION IS KEY

### DEVELOPMENT SPACE

Panattoni Park Koszalin offers 59,244 sq m of industrial space suitable for light production, logistic and e-commerce activities.

### ACCESS

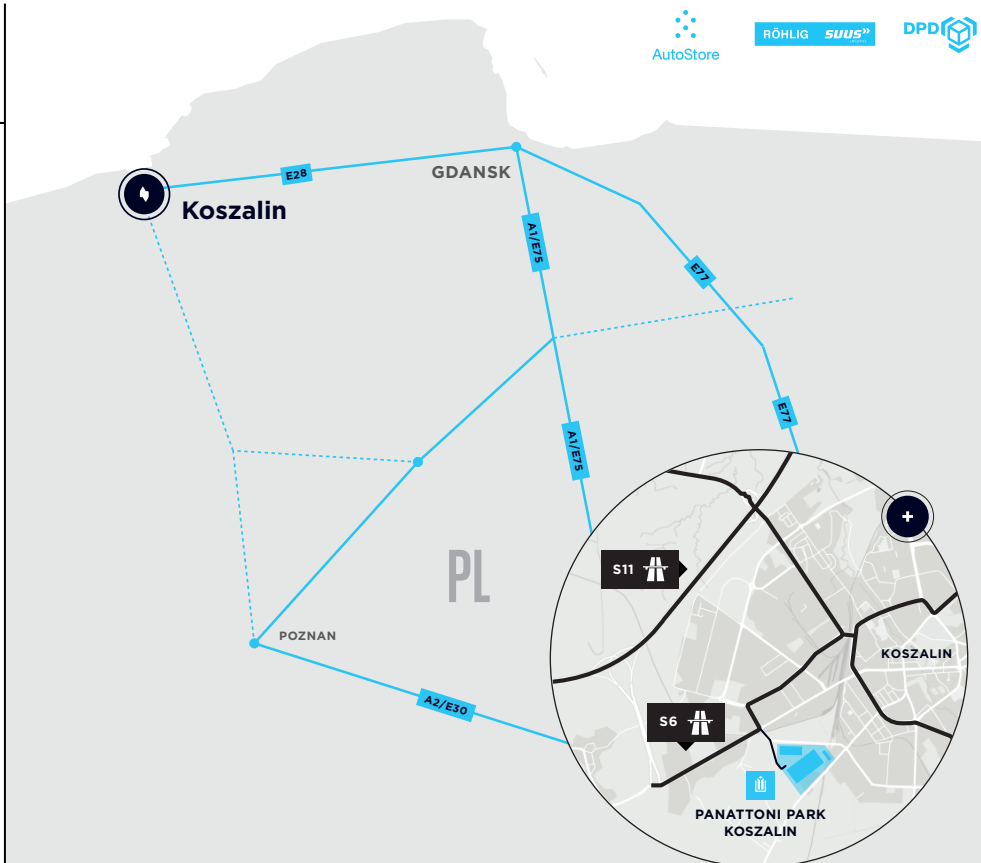
The park is ideally located - a 5-minute drive from the S6 motorway and 3 km from the city center. The proximity of the Baltic Sea guarantees connections with Scandinavia, and important roads to Berlin and Kaliningrad lead nearby.

### 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

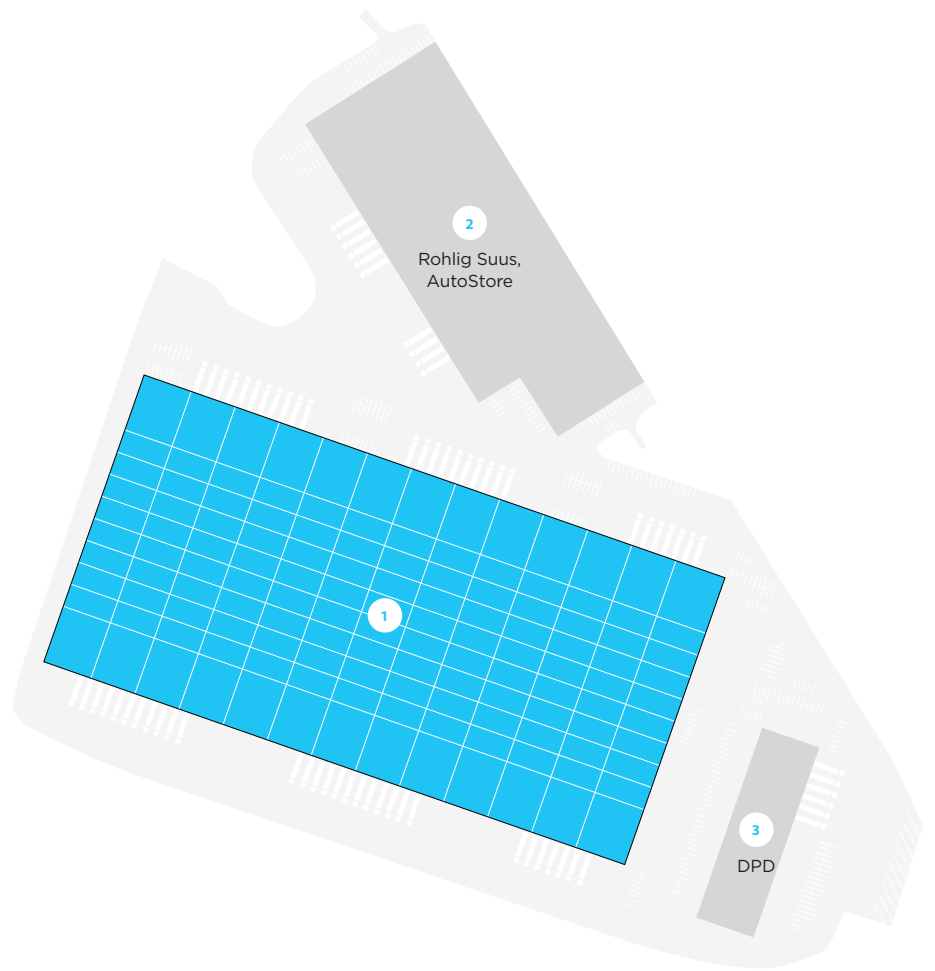
<b>Building 1</b>	<b>42,097 sq m</b>
Building 2	13,844 sq m
Building 3	3,303 sq m

# 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 x 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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