

PANATTONI PARK JELENIA GÓRA

PLANNED AREA:
25,393 sq m

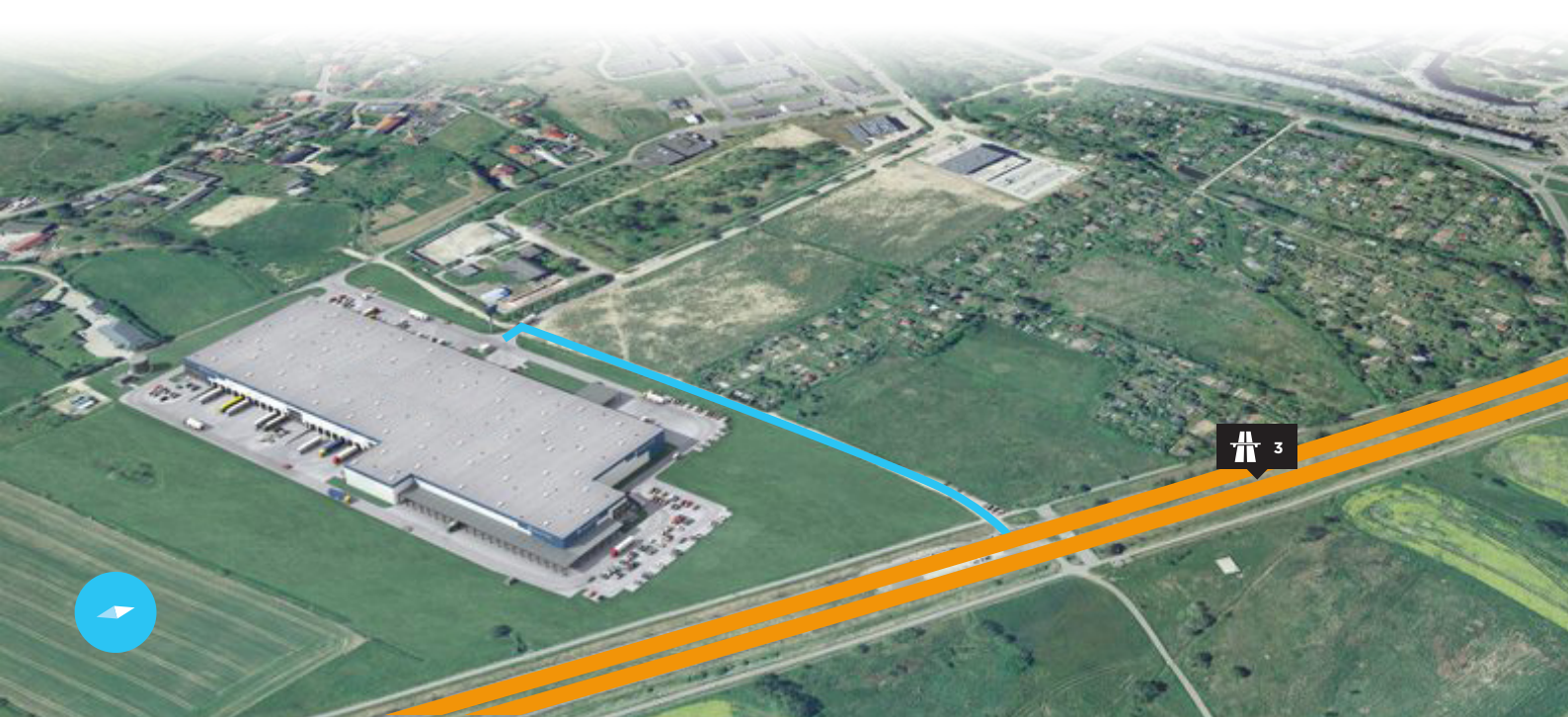


Panattoni Park Jelenia Góra offers 27,344 sq m of industrial space suitable for light production, logistic and e-commerce activities.

↑ **ZIELONA GÓRA**
182 km, 110 min

↙ **CZECH BORDER**
37 km, 45 min

↗ **WROCLAW**
117 km, 100 min



LOCATION IS KEY

● DEVELOPMENT SPACE

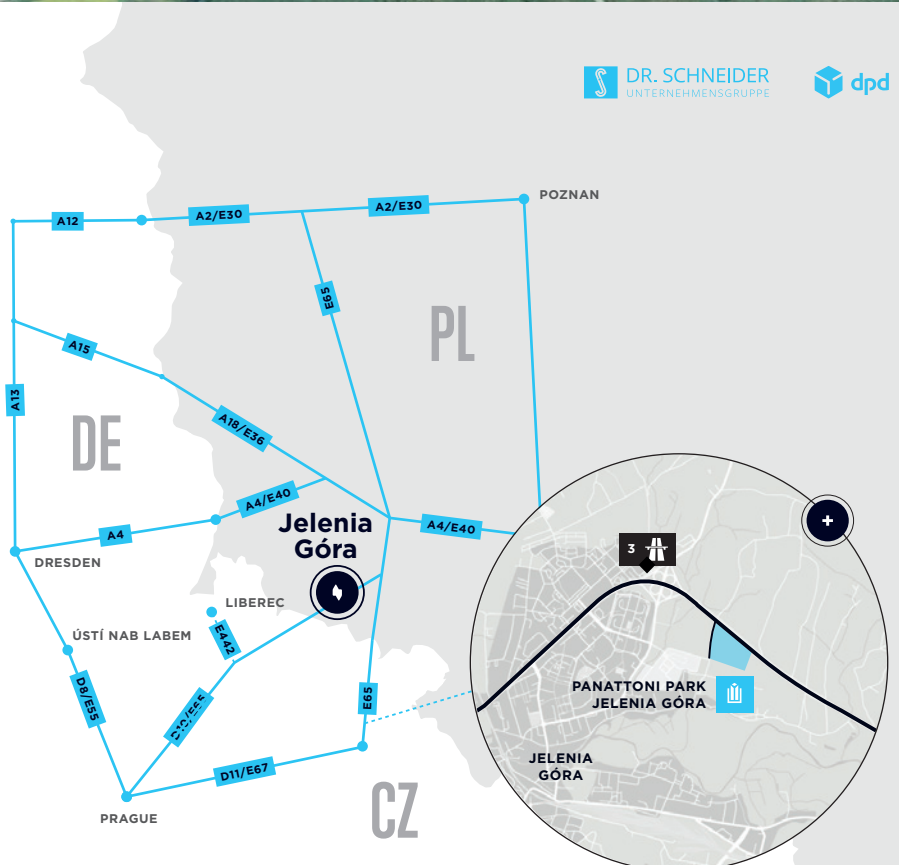
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● ACCESS

The park is located along the national road 3 Świnoujście-Jakuszyce road, which connects Jelenia Góra with the Baltic Sea, and further with the Scandinavian countries.

● 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.



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BUILDING INFORMATION

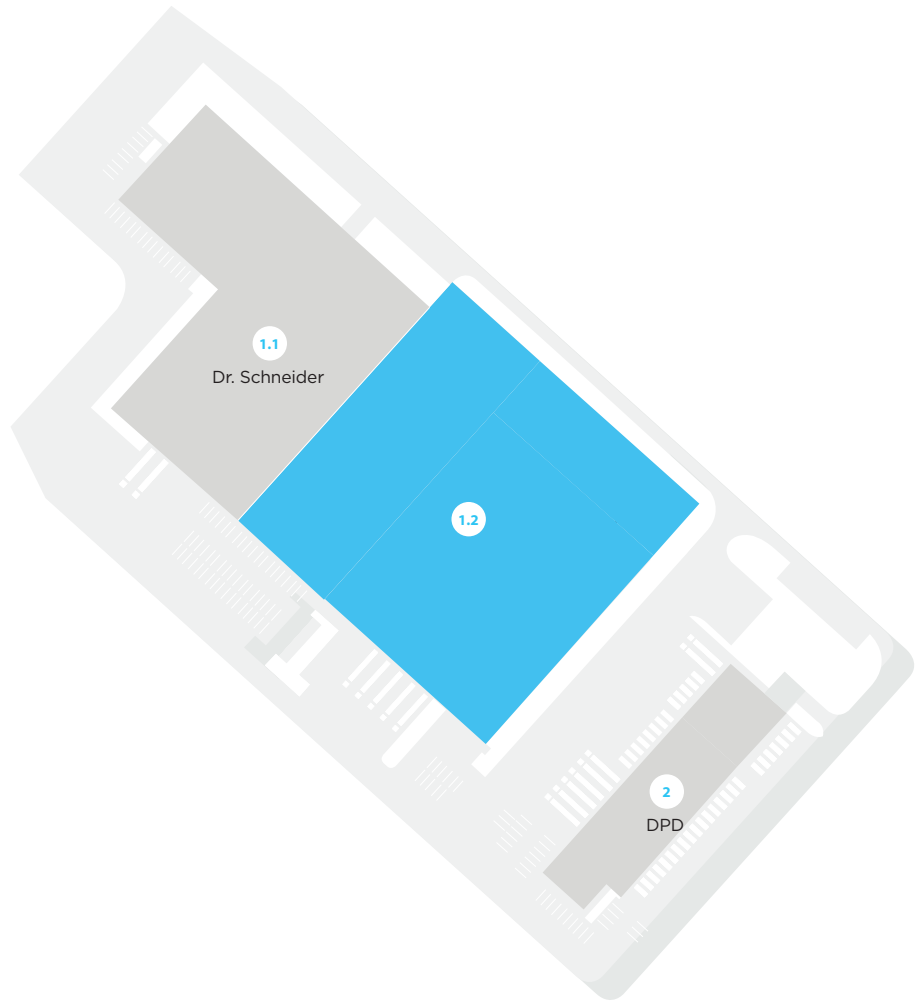
Building 1.1	9,314 sq m
Building 1.2	13,510 sq m
Building 2	2,569 sq m

WAREHOUSE

Column grid 12 x 22,5
 Clear height 10 m
 ESFR sprinkler system
 Light intensity in the hall 200 lx
 Skylights min 2%
 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 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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