PARK SZCZECIN TRZEBUSZ

PLANNED AREA:
102,399 sq m

Accolade

Park Szczecin Trzebusz offers 102,399 sq m of industrial space suitable for light production, logistic and e-commerce activities.

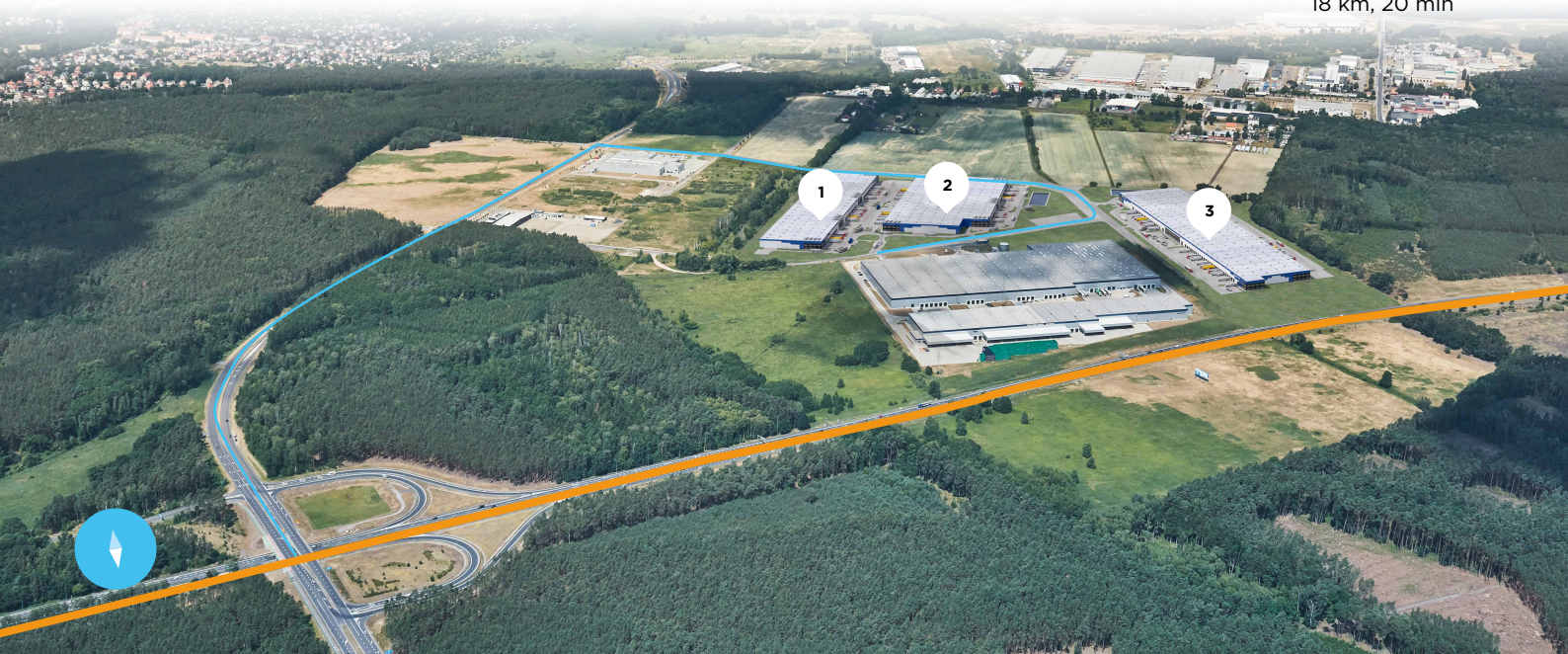**WARSAW**
566 km, 340 min

GERMAN BORDER
45 km, 30 min

BERLIN
160 km, 110 min

SZCZECIN CITY CENTRE
18 km, 20 min
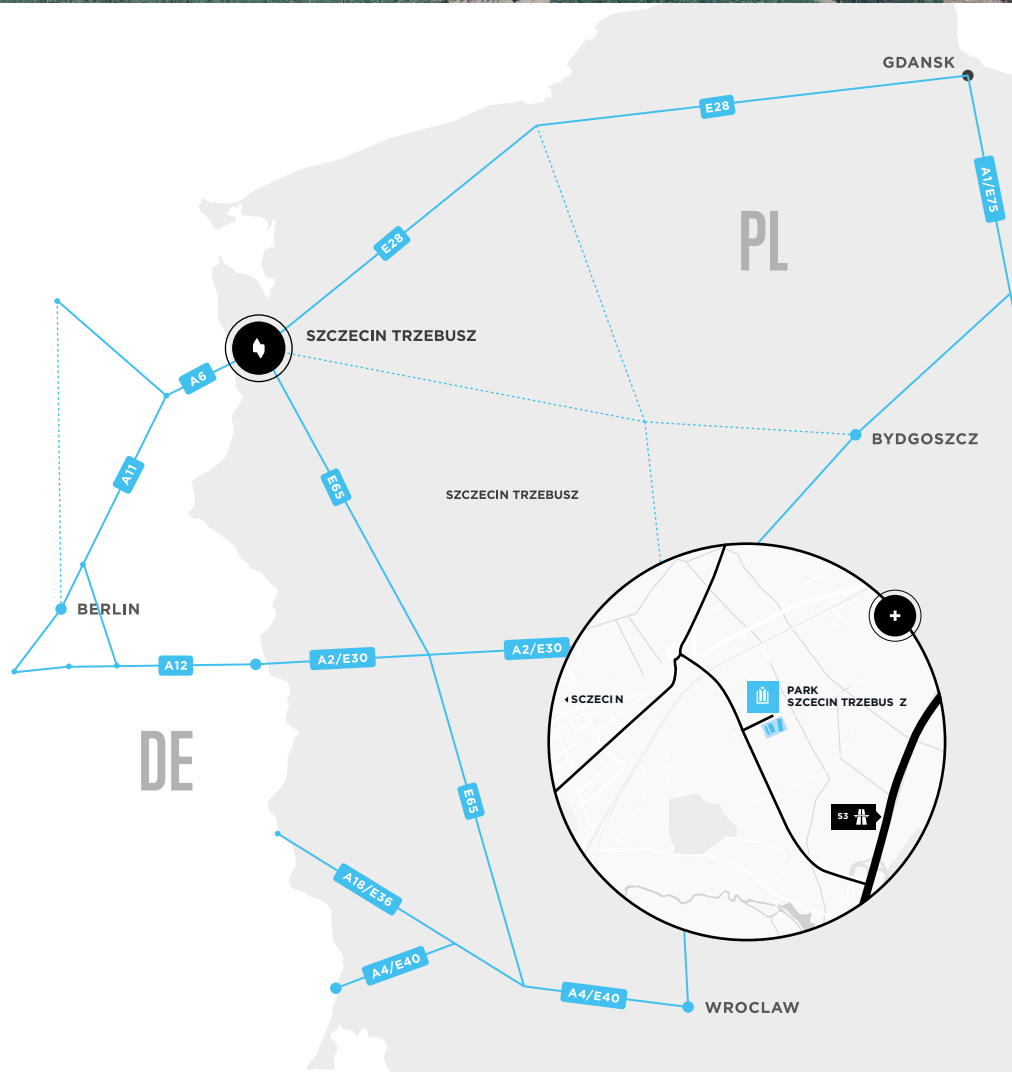

LOCATION IS KEY

● **DEVELOPMENT SPACE**
Park Szczecin Trzebusz offers 102,399 sq m of industrial space suitable for light production, logistic and e-commerce activities.

● **ACCESS**
The S3 and S10 roads connect the Park with the A6 motorway leading to Poland. The A6 motorway leading to Berlin is adjacent to the Park. Szczecin - Goleniów Airport is a 30-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.
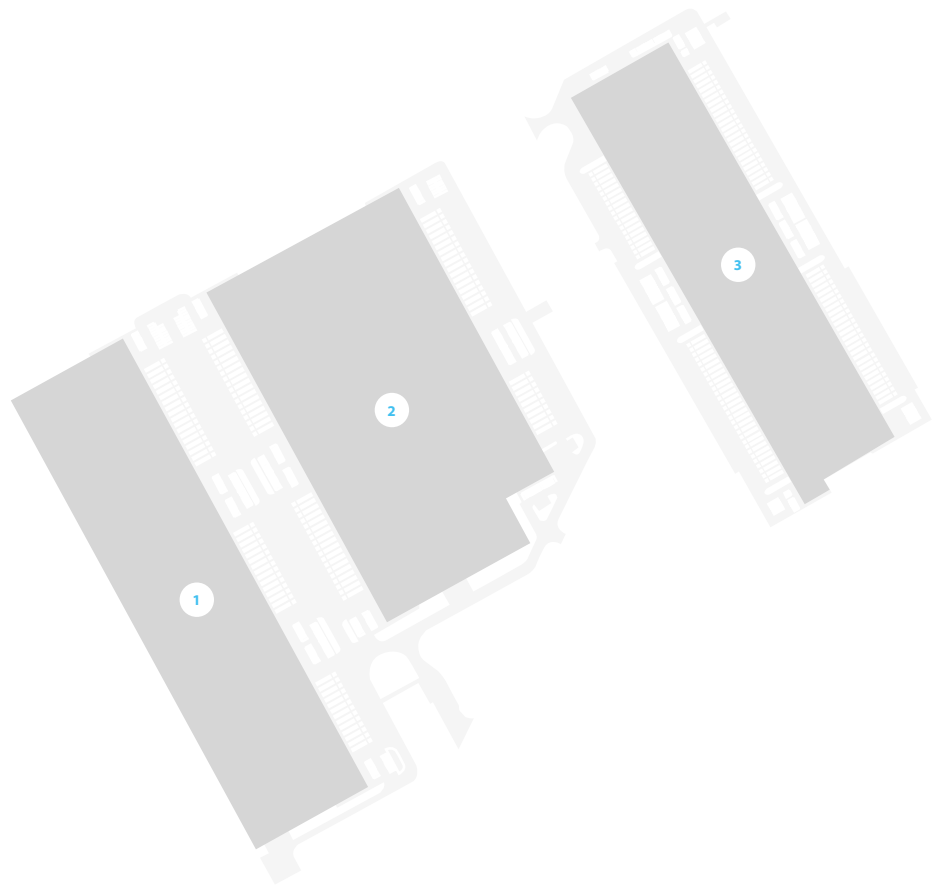
BUILDING INFORMATION

Building 1	28,848 sq m
Building 2	34,888 sq m
Building3	38,663 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.
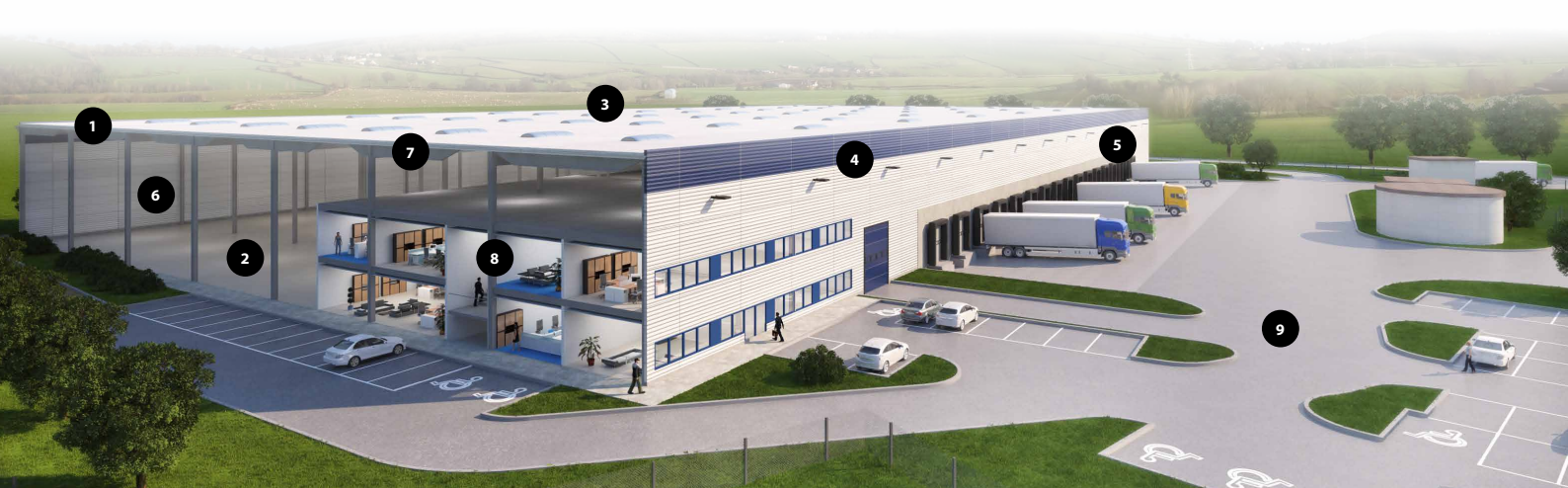
7 PRODUCTION UPGRADE (OPTIONAL)
Increased façade and roof insulation.

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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