

SZCZECIN KOŁBASKOWO

PLANNED AREA:
44,664 sq m



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

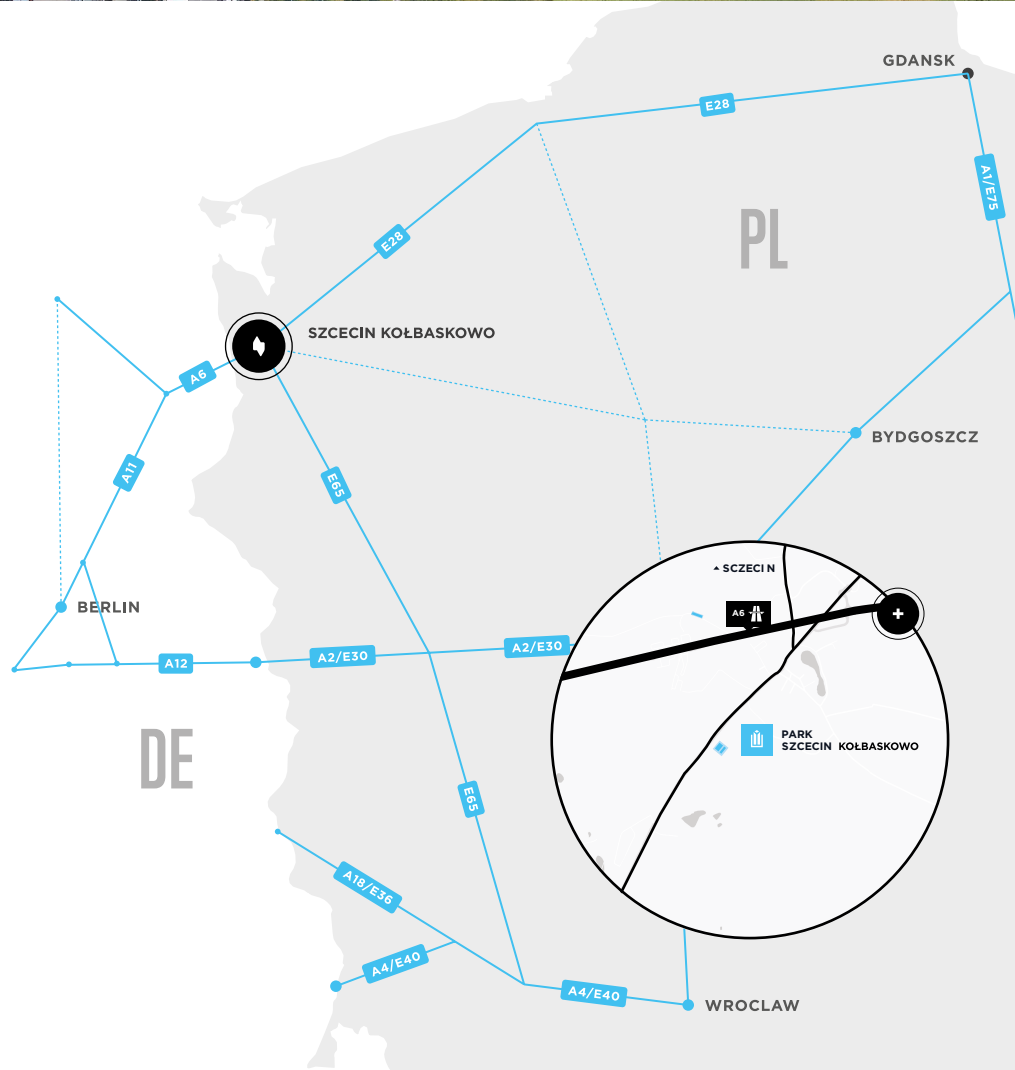
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ACCESS

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

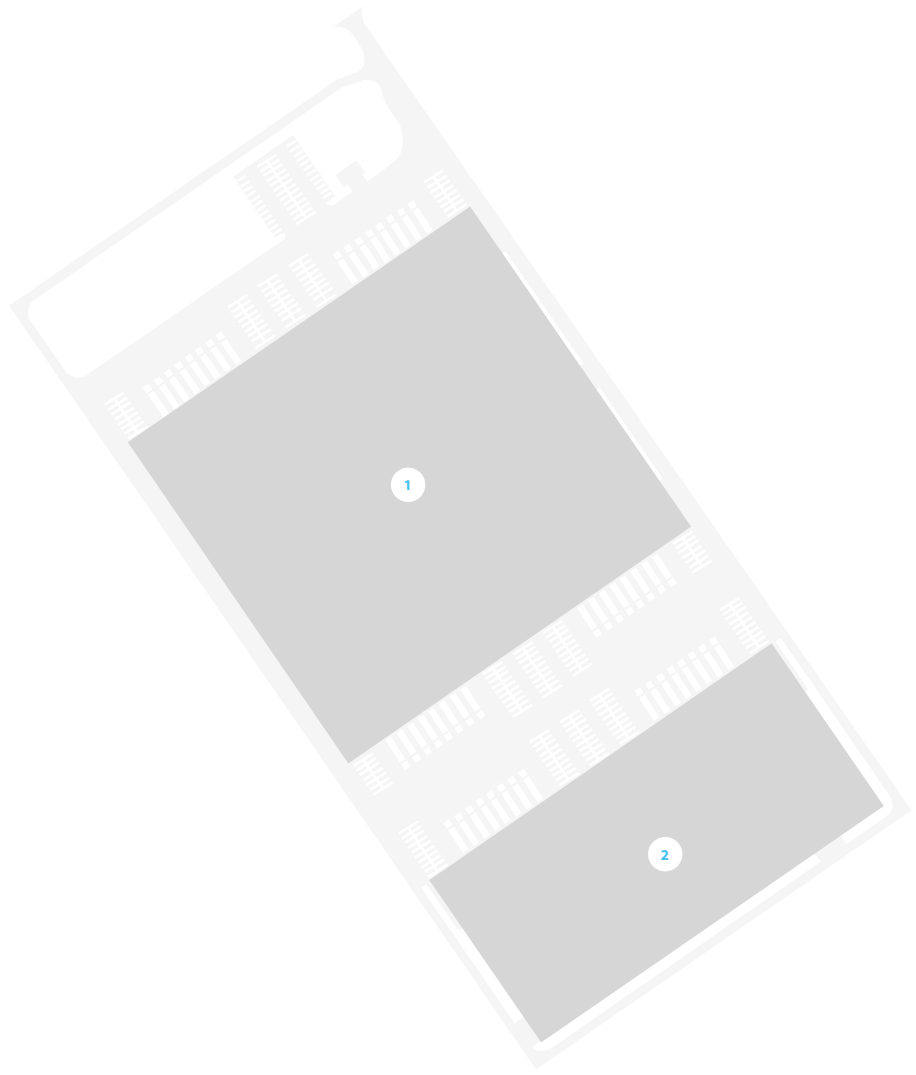
Building 1 28,667 sq m
Building 2 15,996 sq m

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)

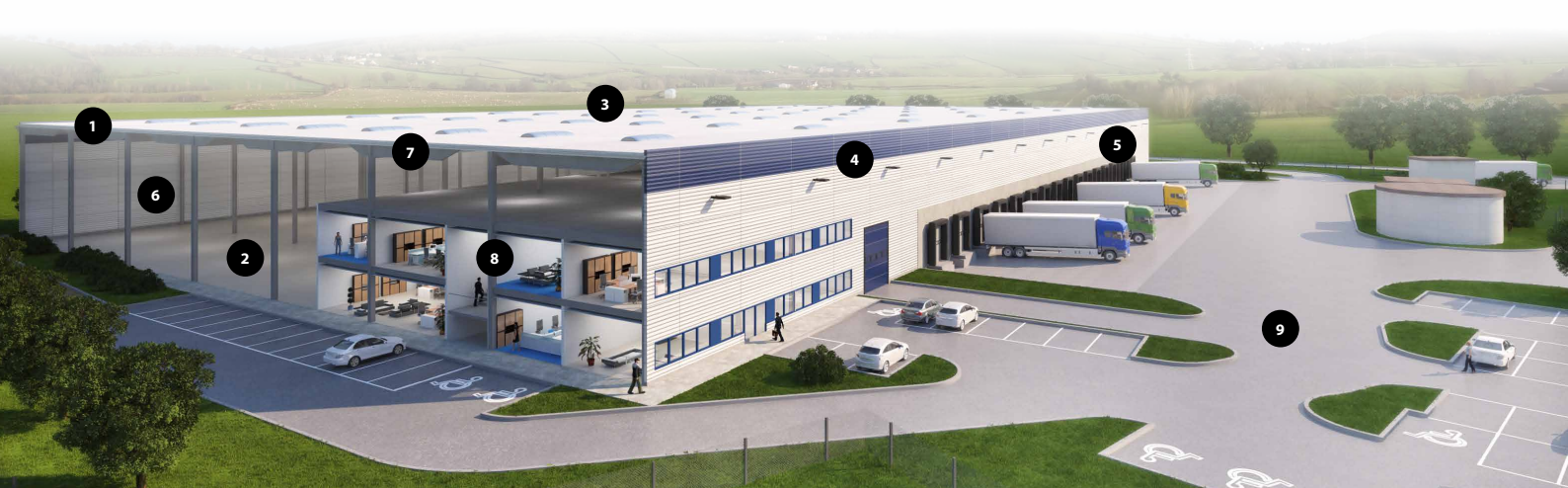
Increased façade and roof insulation.

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.



Accolade Holding, a.s.

Czech Republic

Sokolovská 394/17
186 00 Prague 8

info@accolade.eu
+420 220 303 019
www.accolade.eu

Poland

Warsaw Financial Center (29th floor)
Emilii Plater 53
00-113 Warszawa

poland@accolade.eu
+48 504 424 504
www.accolade.eu/pl

Spain

Avda. Aragón 30
46021 Valencia

spain@accolade.eu
www.accolade.eu/en

