

Panattoni park Košice Airport offers approx 35,746 sq m of industrial space suitable for logistic and production activities. The project is located right next to the D1 motorway and close to Košice Airport.

← **BRATISLAVA AIRPORT**
384 km, 4 hrs

↑ **KOŠICE CENTER**
60 km, 60 min
PREŠOV
41 km, 31 min

↓ **BUDAPEST**
240 km, 200 min



LOCATION IS KEY

DEVELOPMENT SPACE

Panattoni park Košice Airport offers approx 35,746 sq m of industrial space suitable for logistic and production activities.

LOCATION

Very good accessibility and proximity to markets such as Hungary, Poland and Ukraine.

ACCESS

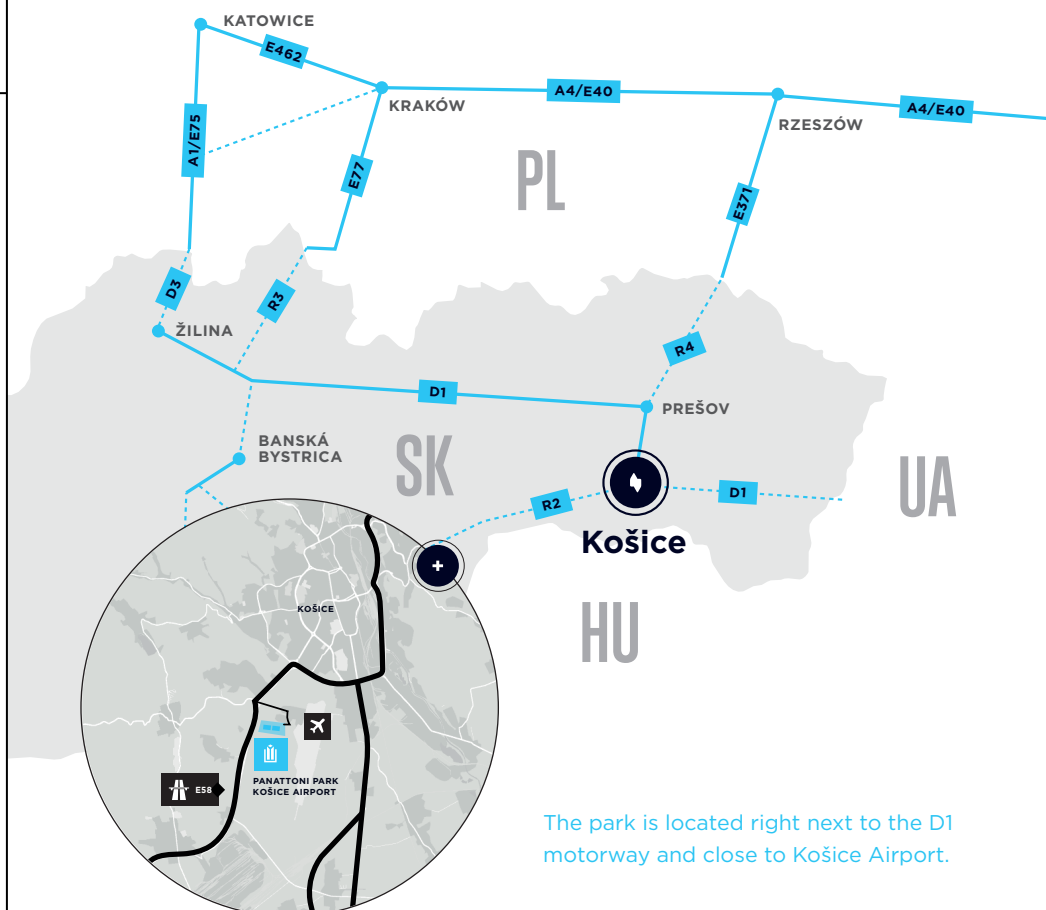
The park is located right next to the D1 motorway and close to Košice Airport.

PUBLIC TRANSPORT

There is a regular bus connection between to Košice city centre and the park.

LABOR FORCE

Košice, which offers studies at 3 universities, represent a strategically advantageous place also from the point of view of a sufficient number of qualified employees. There is also the possibility of cooperation with universities in the field of light industry.



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BUILDING INFORMATION

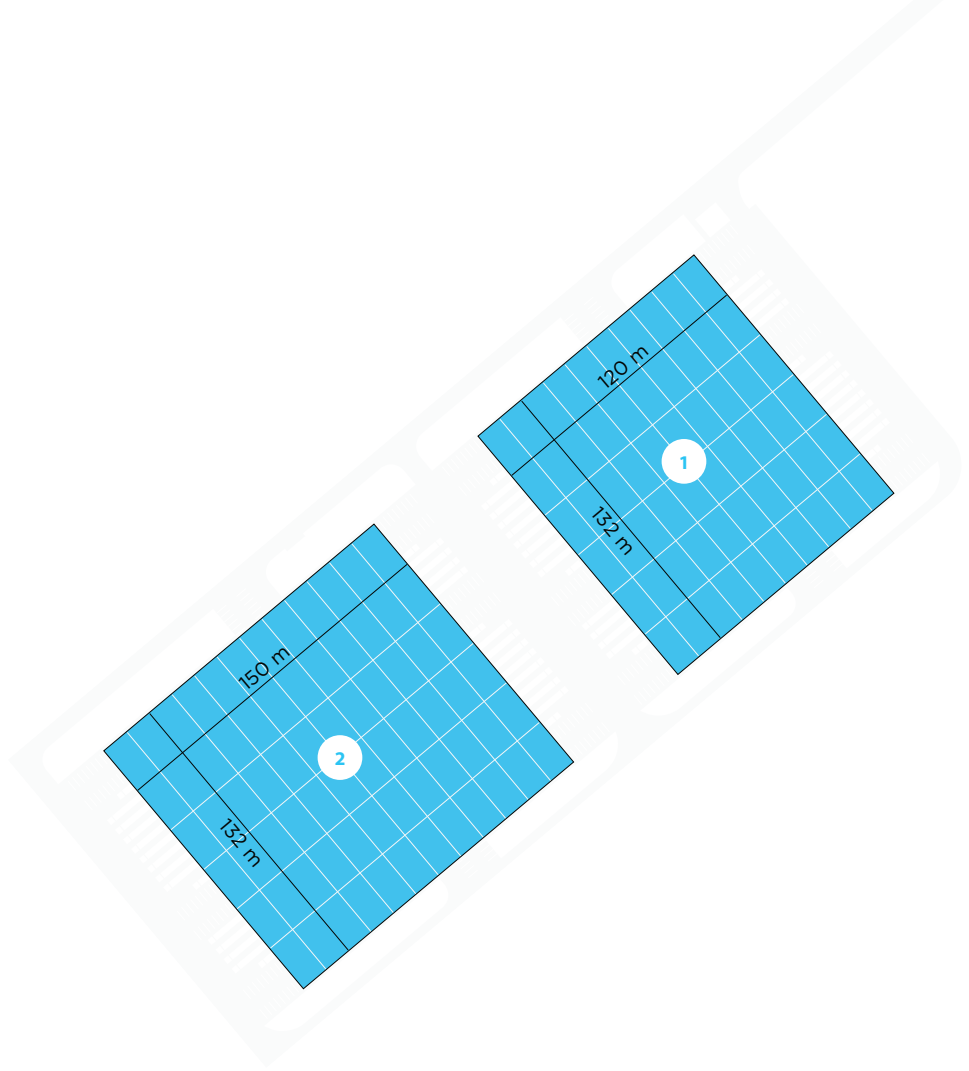
Building 1 15,890 sq m
Building 2 19,856 sq m

WAREHOUSE

Column grid 12,5 m × 22 m
Clear height 10 m
ESFR sprinkler system
Light intensity in the hall 200 lux
Skylights min 2%
Floor loading 6 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 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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