

PARK SZCZECIN IV

PLANNED AREA:
39,661 sq m

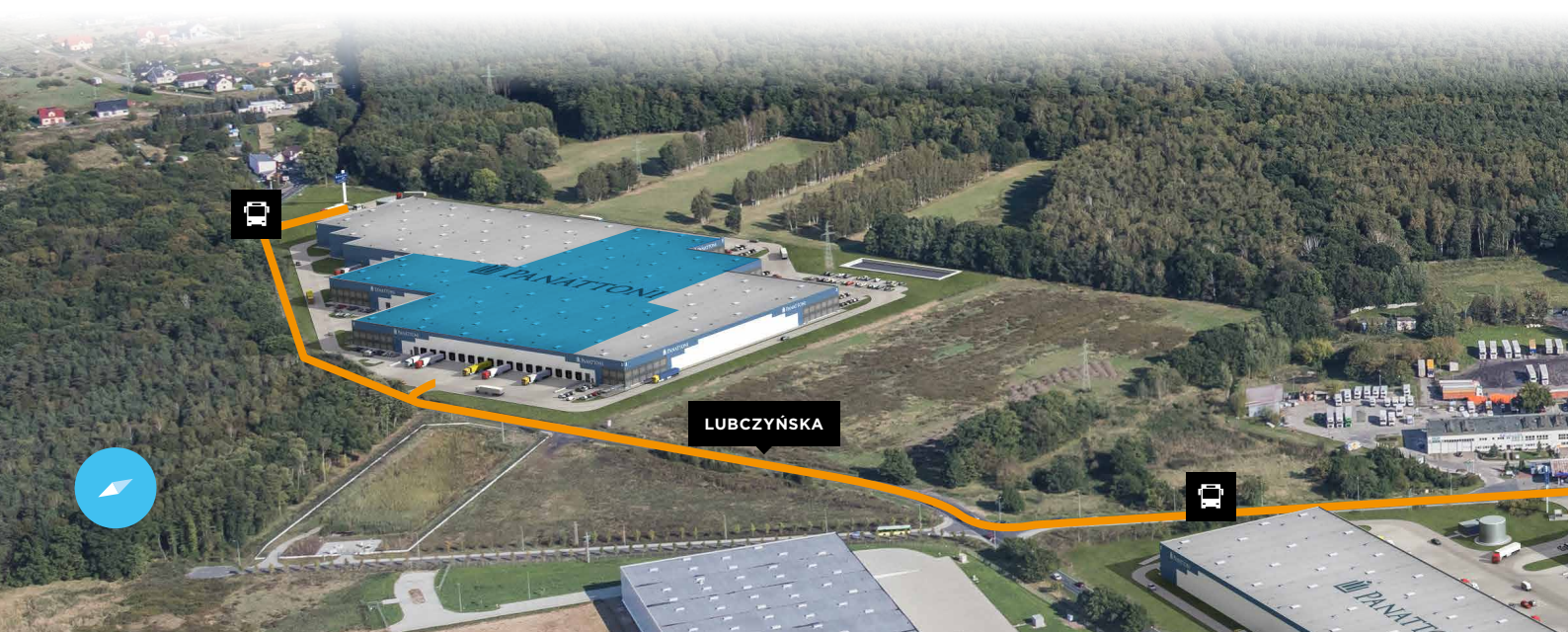


Park Szczecin IV offers 39,661 sq m of industrial space suitable for light production, logistic and e-commerce activities. Thanks to its location, Szczecin Park plays an extremely important role in the economic development of the north-western Poland as for the country as a whole.

← **SZCZECIN CITY CENTRE**
15 km, 20 min
SZCZECIN PORT
16 km, 15 min

← **SZCZECIN AIRPORT**
30 km, 25 min
BERLIN
165 km, 120 min

↓ **POZNAŃ**
270 km, 160 min
WARSAWA
570 km, 320 min



LOCATION IS KEY

DEVELOPMENT SPACE

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ACCESS

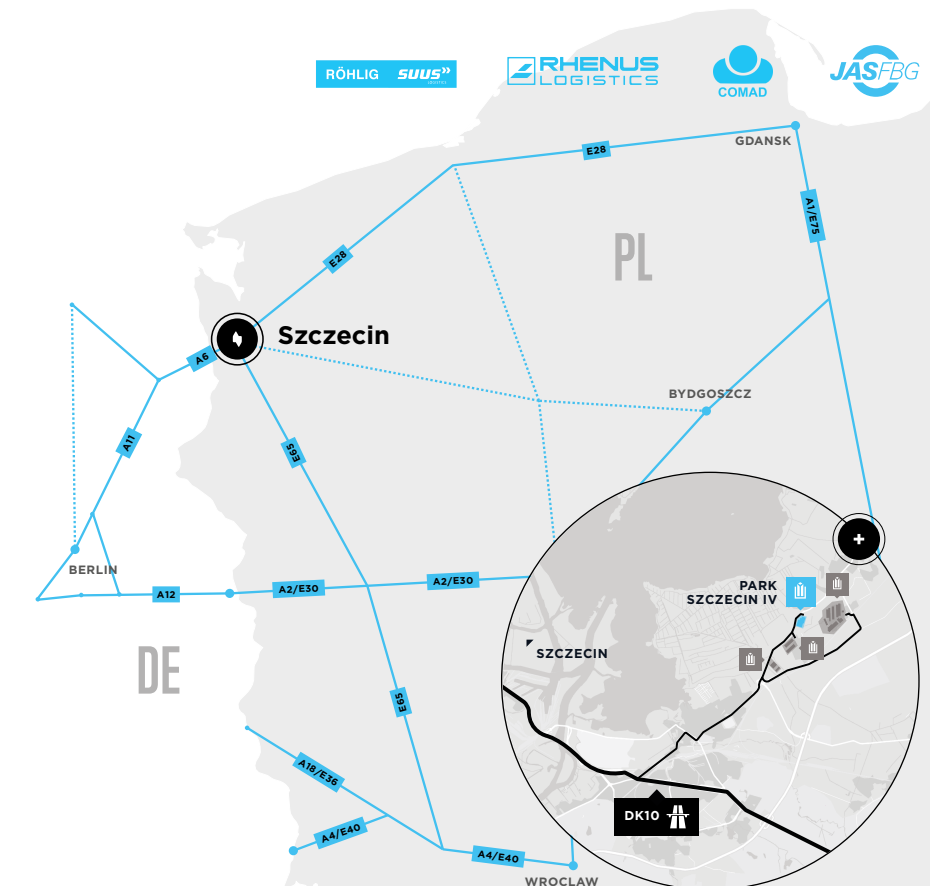
The S3 and S10 roads connect the Park with the A2 motorway leading to Poland. The A6 motorway leading to Berlin is adjacent to the Park. Szczecin-Goleniów Airport is a 20-minute drive from the Park.

PUBLIC TRANSPORT

Existing bus stop is 200 m from the Park is providing connection with several bus lines.

LABOR FORCE

Available resources of qualified personnel with 25 higher education institutions operating in the Province educating over 40,000 students annually.



Excellent and easy access to the expressways S3 and S10, and motorway A6.

BUILDING INFORMATION

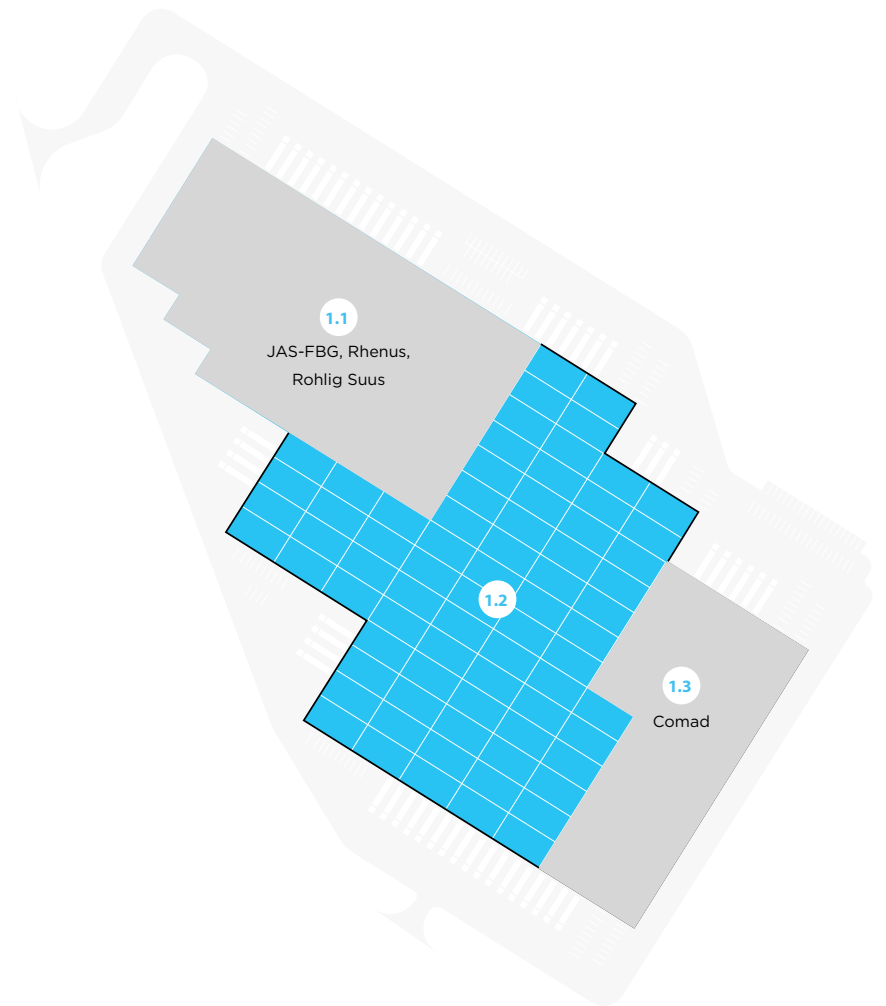
Building 1.1	12,338 sq m
Building 1.2	19,813 sq m
Building 1.3	7,510 sq m

WAREHOUSE

Column grid 12 m × 22.5 m
Clear height 10 m
ESFR sprinkler system
Light intensity in the hall 200 lux
Skylights min 5–6%
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 × 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)

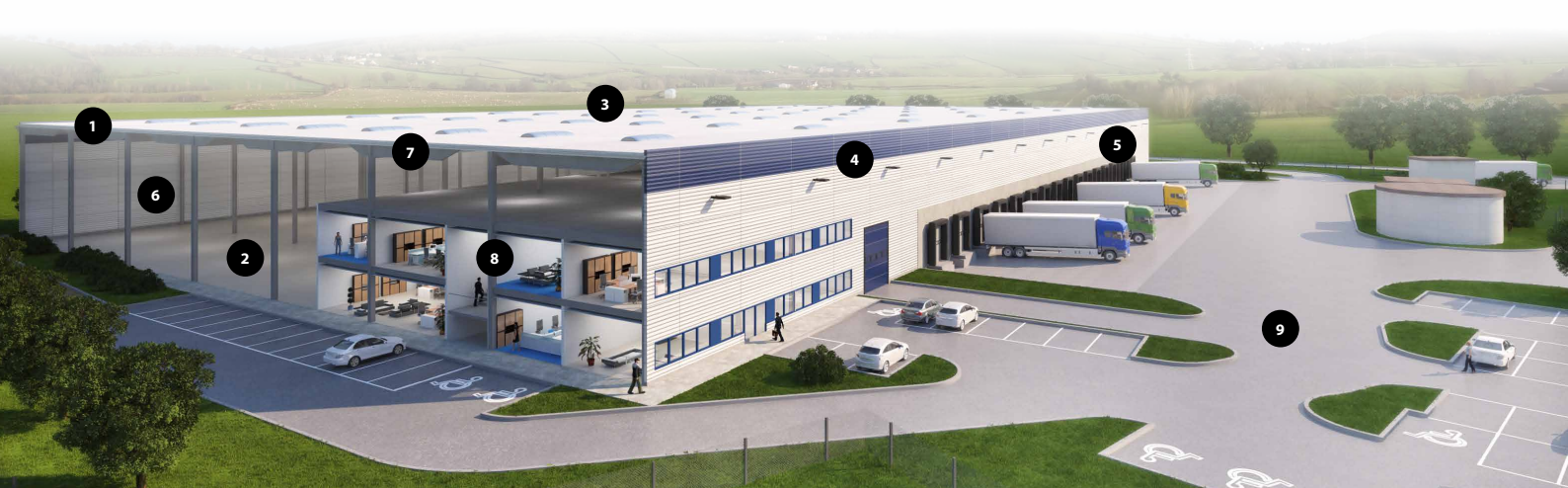
Increased façade and roof insulation.

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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