



# P3 KOŠICE

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## ABOUT THE PARK

**P3 Košice** is the planned development of a modern logistics park, proudly part of P3's exceptional European distribution centres. The park is located in the centre of the cross-border region of Hungary, Poland and the Ukraine. Thanks to this strategic location, P3 Košice will become a major logistics hub in the area, providing an effective regional supply chain within central and eastern Europe, and an important location in the Košice region.

The park is located on the D1 motorway, 15 km from Košice (direction Prešov), with direct access to the E50 (Košice – Prešov).

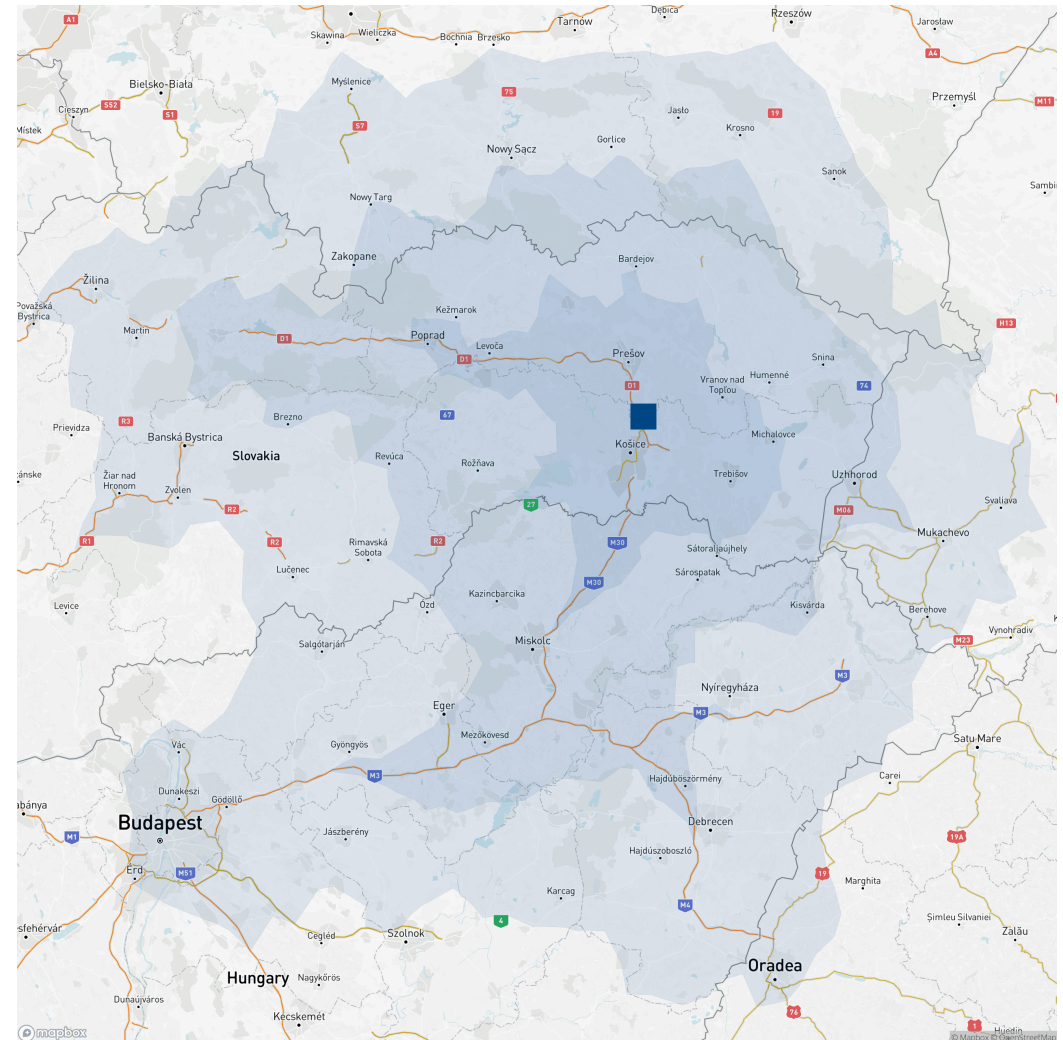
The project offers exceptional access from all directions, and regular public transportation from Košice and Prešov. The park is located in the region of Nová Polhora, in the heart of eastern Slovakia.

Our long-term customer, CS Cargo, resides in this brand new park.

- **Košice** 15 mins (15,5 km)
- **Prešov** 23 mins (22.2 km)
- **Poprad** 1 hour (100 km)



**GET  
DIRECTIONS**

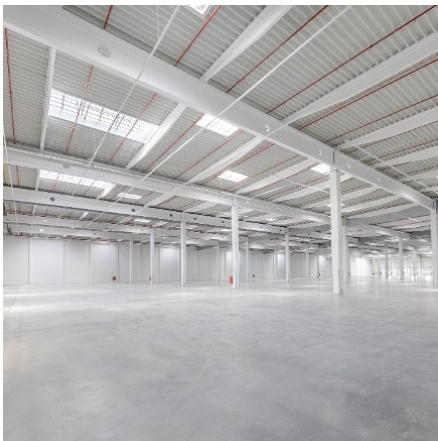


Truck Driving Time: 0 - 1 hours 1 - 2 hours 2 - 3 hours



## TECHNICAL SPECIFICATIONS

- ◆ Flexible unit sizes from 1,800 m<sup>2</sup>
- ◆ Clear height of warehouse space: 10 m
- ◆ Possible cross-docking
- ◆ Flexible office layouts
- ◆ Excellent park infrastructure
- ◆ Park management team on site
- ◆ 24-hour security with fenced area
- ◆ Flexible lease terms
- ◆ Suitable to accommodate light manufacturing, logistics and distribution activities





## COMMERCIAL OPPORTUNITY

**4,200 m<sup>2</sup>**

Available space - warehouse

**12,880 m<sup>2</sup>**

Available space - development

**0 m<sup>2</sup>**

Available space - office

**26,240 m<sup>2</sup>**

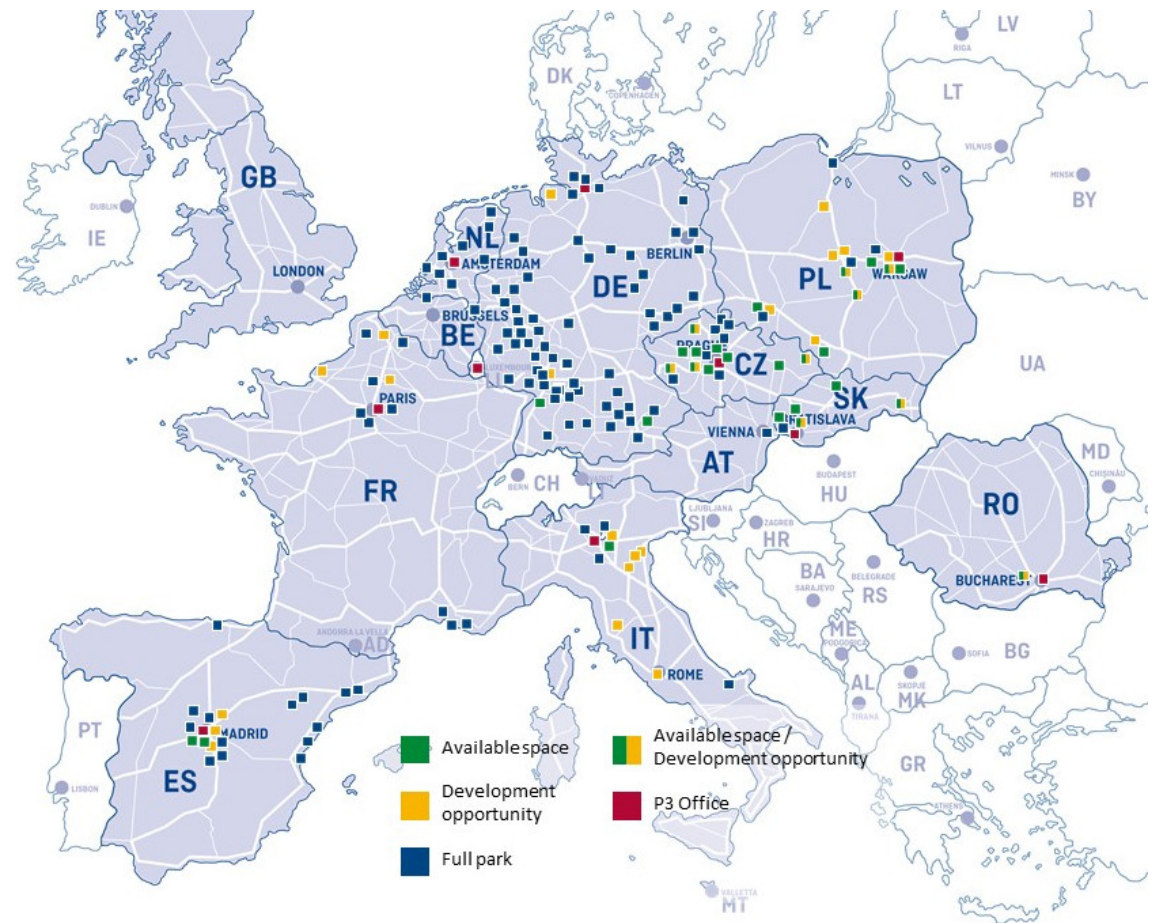
Total space in this park

| BUILDING | AVAILABLE WAREHOUSE SPACE | AVAILABLE OFFICE SPACE | TOTAL SPACE |
|----------|---------------------------|------------------------|-------------|
| 2B       | 4,200                     | 0                      | 13,360      |
| 2A       | 0                         | 0                      | 12,880      |

## ABOUT P3 LOGISTIC PARKS

P3 is a long-term investor, manager and developer of European warehouse properties with more than 7,6 million m<sup>2</sup> of assets under management and land bank of 1.9 million m<sup>2</sup> for further development. P3 has commercial activities in 11 countries and has been investing and developing in European markets for more almost two decades. Headquartered in Prague, P3 employs more than 250 people across 11 offices in key European cities, offering integrated development, asset and property management services. For more information about P3, please visit [www.p3parks.com](http://www.p3parks.com)

Where to find us?



**7,6 mil. m<sup>2</sup>**

Gross Lettable Area

**1,9 mil. m<sup>2</sup>**

Landbank for  
development

**98%**

Occupancy

**11**

Countries

**470**

Customers

## **P3 LOGISTIC PARKS SLOVAKIA S.R.O.**

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