

STRATEGIC HOME  
FOR YOUR  
BUSINESS



# P3 WARSAW I

**ADDRESS**

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All information in this document is valid on this date.  
For current information please contact P3 Team.

## OVERVIEW

**Lesznówola municipality is located in the Masovian Voivodeship, within Piaseczno County, approximately 22 km south of Warsaw – the capital and largest city in Poland. The location offers direct access to one of the country’s most important economic and logistics markets.**

Warsaw is Poland’s primary transportation hub, providing extensive road, rail, and air connections. The city is served by a well-developed infrastructure network, including five expressways, two national roads, and ten regional roads, ensuring efficient domestic and international connectivity. Warsaw is also home to two international airports: Warsaw Chopin Airport and Warsaw Modlin Airport. The property benefits from excellent road access, located less than 1 km from the E77 route, a major north-south transport corridor connecting Warsaw with key cities across Poland. In addition, Warsaw serves as one of Central Europe’s leading railway hubs. Warszawa Centralna railway station offers regular connections to major Polish cities as well as numerous destinations across Europe.

As one of the most dynamic metropolitan areas in the European Union, Warsaw continues to attract significant domestic and international investment, making the region an ideal location for logistics, distribution, and business operations.

### DISTANCES TO POINTS OF INTERESTS

Warsaw Centre	23 km	31 km
S7 route	32 mins	19 km
S8 route	13 mins	9,5 km
Warsaw Chopin Airport	19 mins	23 km
Łódź	1 h 40 mins	133 km
Marysin - bus stop	1 min	1 km



## LOCAL ACCESS

**P3 Warsaw I is a modern logistics park strategically located south of Warsaw in the municipality of Lesznowola. The park offers excellent connectivity to key transport routes, situated just 13 km from the Warsaw bypass and 8 km from the S8 expressway, ensuring efficient access to Warsaw, central Poland, and major national and international markets.**

The development comprises three high-quality warehouse buildings certified BREEAM Excellent, reflecting P3's commitment to sustainability and operational efficiency. The facilities incorporate a range of environmentally friendly solutions, including energy-efficient LED lighting with an intelligent automatic control system, helping tenants reduce energy consumption and operating costs. In addition, electric vehicle charging stations are available on-site to support modern fleet requirements and sustainable mobility initiatives.

P3 Warsaw I is designed to meet the expectations of logistics operators, retailers, e-commerce businesses, and light manufacturing companies seeking modern, sustainable warehouse space in a prime Warsaw location.

- |   |   |
|---|---|
|  Airport       |  Parking             |
|  Train station |  EV charging station |
|  Bus stop      |  Truck entrance      |
|  Tram stop     |  Main entrance       |



Get directions

**AVAILABLE SPACE**

Building	Available warehouse (m <sup>2</sup> )	Available office (m <sup>2</sup> )	Total space (m <sup>2</sup> )
1	-	-	30,950
2	-	-	50,202
3	30,783	1,539	32,322
<b>Total</b>	<b>30,783</b>	<b>1,539</b>	<b>113,474</b>



- Under construction
- Development opportunity
- Existing building

## TECHNICAL SPECIFICATIONS

### Space specification according to client requirements:

- Clear height of warehouse space: 12 m
- Floor loading capacity: 7.5 t/m<sup>2</sup>
- Designed WHS temperature: 15.9C when -20C outside
- Sprinklers (ESFR)
- Fire load: >4,000 MJ/m<sup>2</sup>
- Dock doors: 36
- Level loading doors: 4
- Car parking: 166
- 24-hour security



## SUSTAINABLE PERFORMANCE

# 100% LED 4

LIGHTING

EV CHARGING STATIONS

# Excellent A

TARGETTED BREEAM CERTIFICATION

TARGETTED EPC RATING





1

**We will continue to upgrade standing assets with energy efficiency measures, such as LED, right-sized HVAC, increased insulation, and energy storage technology and building out our developments to the best possible specification.**

**SUSTAINABLE BUILDING MATERIALS**

- Preference for utilising durable, locally-sourced building materials
- Reusing and recycling construction waste and building components where possible
- Usage of environmentally-friendly, low-emission materials

2

**MODERN BUILDING DESIGN WITH EXCELLENT THERMAL REGULATION**

- Modern heating and cooling systems to improve energy efficiency and regulate temperatures within the building
- Optimised insulation on walls and roof
- Modern building design with geographic variations that help to address unwanted heat-gains

3

**RENEWABLE ENERGY GENERATION DIRECTLY ON-SITE**

- Active onsite renewables targets aimed at increasing volume of energy generated on-site via panels on the roofs, canopies or covered parking spaces

4

**INITIATIVES THAT IMPROVE THE BIODIVERSITY OF OUR SITES**

- Landscaping programs aimed at improving the visual aesthetic of the park, as well as providing natural environments promoting pollinators
- Green spaces and sports facilities that can be a high-quality enhancements for our tenants and workers on-site
- Where feasible, introduction of green walls or green roofs on buildings
- Rainwater collection for landscaping, cleaning operations and vehicle wash

5

**ACCESS TO SUSTAINABLE TRANSPORTATION OPTIONS**

- Site availability of public transportation
- Bicycle shed with e-bike chargers
- Dedicated carpool and car share parking spaces
- Electric vehicle chargers



For further consultation about sustainability and customisation matters please contact:

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1

**Our sustainability standards are evident in the planning and execution of design standards within our warehouses, from smart-ready systems and fittings, to energy-efficient LED lighting, as well as sustainable office fit-out options.**

**SMART READY SYSTEMS AND FITTINGS**

- Smart metering systems and submeters to monitor energy, waste and water usage, contributing to a more efficient building and sustainability data transparency
- Energy-efficient fittings and appliances, including low-emission HVAC systems

2

**ENERGY-EFFICIENT LIGHTING**

- Highly-efficiency LED lighting as standard on all new developments
- Increased natural lighting through skylights and windows to reduce daytime energy consumption and its associated costs

3

**TENANT AND WORKER SAFETY**

- High-visibility safety markings to protect workers
- All developments following local building code with regards to safety

4

**ENVIRONMENTALLY-FRIENDLY TENANT FIT-OUT OPTIONS**

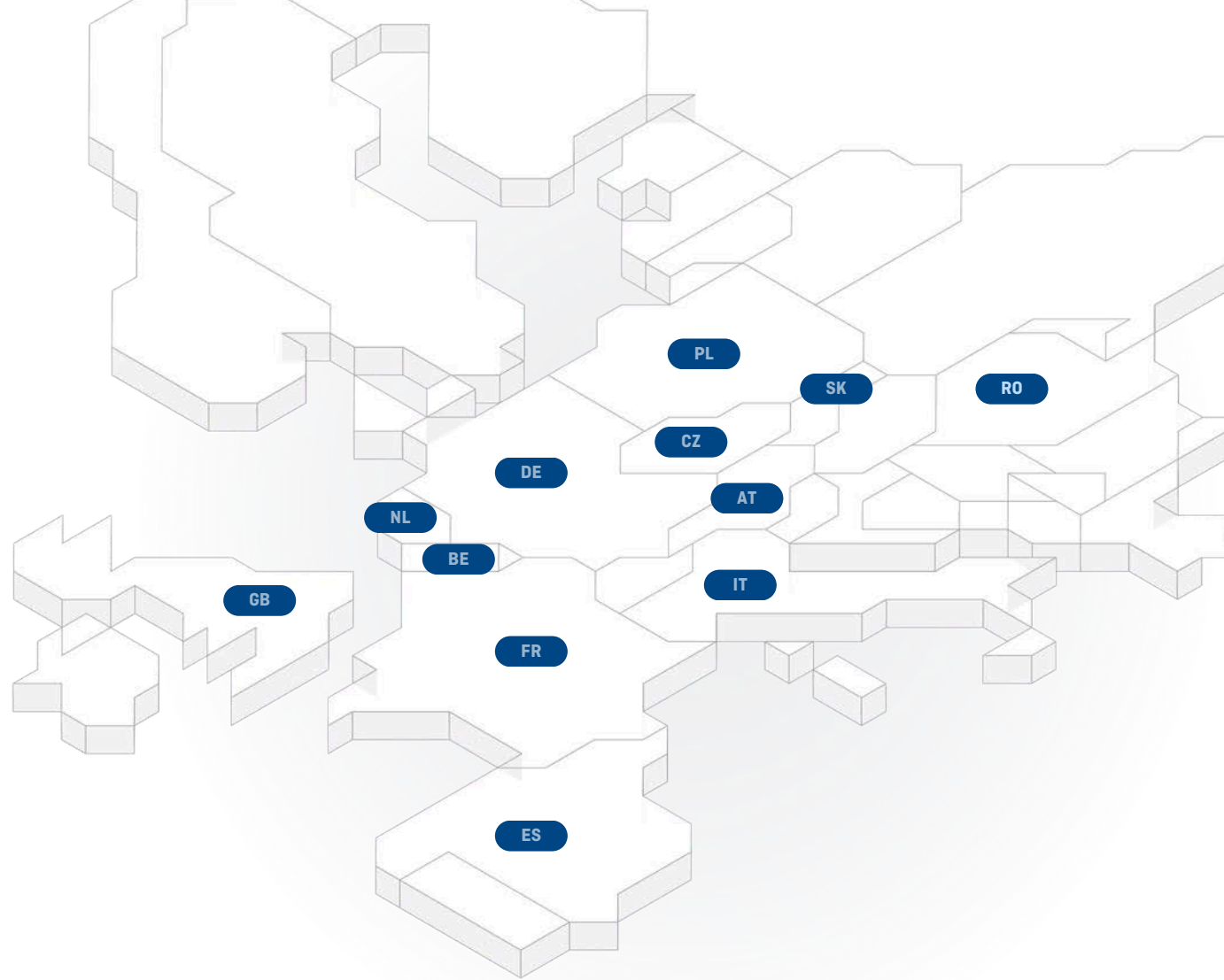
- Low-flow water fixtures and sinks to reduce water usage
- Option of using natural locally-sourced materials, such as wood, in final fit-out
- Inclusion of green spaces to aid in tenant comfort, including recreation spaces, outdoor fitness areas and sports facilities
- Waste sorting locations to encourage recycling and upcycling

## ABOUT P3

**P3 is a long-term investor, manager and developer of European warehouse properties with more than 10.2 million m<sup>2</sup> of assets under management and land bank of 1.7 million m<sup>2</sup> of future gross lettable area for further development.**

P3 has commercial activities in 11 countries and has been investing and developing in European markets for more than two decades. Headquartered in Prague, P3 employs more than 290 people across 11 offices in key European cities, offering integrated development, asset and property management services. P3 has an investment grade BBB credit rating by Standard & Poor's.

For more information about P3, please visit [www.p3parks.com](http://www.p3parks.com)



**10.2 mil. m<sup>2</sup> 11**

GROSS LETTABLE AREA

COUNTRIES

**1.7 mil. m<sup>2</sup> 490 +**

LANDBANK FOR DEVELOPMENT

CUSTOMERS



## REFERENCE PROJECTS



**P3 WROCLAW CITY**

GLA 18,474 m<sup>2</sup>

P3 Wrocław City is located in a strategic location on Rakietowa Street, near the International Airport in Wrocław and the A8 motorway. The area of 3.7 hectares will include a modern facility with a total area of 18,500 m<sup>2</sup>, tailored to logistical and industrial needs.



**P3 POZNAŃ III**

GLA 140,011 m<sup>2</sup>

P3 Poznań III, located in the town of Dachowa, 20 km south of Poznań, benefits from its proximity to the S11 expressway and the A2 motorway. Situated just 30 minutes from the center of Poznań, the park provides excellent access for logistics and industrial operations.



**P3 GLIWICE**

GLA 98,938 m<sup>2</sup>

The planned new P3 Gliwice investment is located in Upper Silesia, west of the Katowice conurbation, at the exit from the A4 motorway. The property is well connected to major road arteries and provides an excellent base for domestic and international transport. The plot has an area of 19.2 ha, on which a modern warehouse with office space with a total area of up to 100,000 m<sup>2</sup> will be built.



**P3 DĘBIEŃSKO**

GLA 165,699 m<sup>2</sup>

P3 Dębieńsko is a planned logistics investment located in Upper Silesia, south of the Katowice conurbation, with direct access to the A1 motorway. The park provides excellent connections to major national roads and key European transport corridors, making it an ideal location for both domestic and international distribution.



**P3 PIOTRKÓW**

GLA 467,588 m<sup>2</sup>

P3 Piotrków is a modern logistics park, strategically located in Piotrków Trybunalski at the intersection of the A1 motorway and main transport routes E75 and E67. The investment was established in 2008 and has since served as an important logistics hub.



**P3 POZNAŃ**

GLA 415,428 m<sup>2</sup>

P3 Poznań Park is one of the largest logistics parks in western Poland. It is located in Robakowo, south of Poznań, near the S11 road, which connects to the A2 motorway, providing access to Warsaw in the east and Berlin in the west. The park consists of 8 buildings, with the potential to expand to 12 facilities. Two access roads lead to the park, ensuring convenient transportation.

# SPACE TO CREATE

## COUNTRY OFFICE



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