

STRATEGIC HOME
FOR YOUR
BUSINESS



P3 GLIWICE

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All information contained in this document is current as of the date of issue.
For up-to-date information, please contact the P3 team.

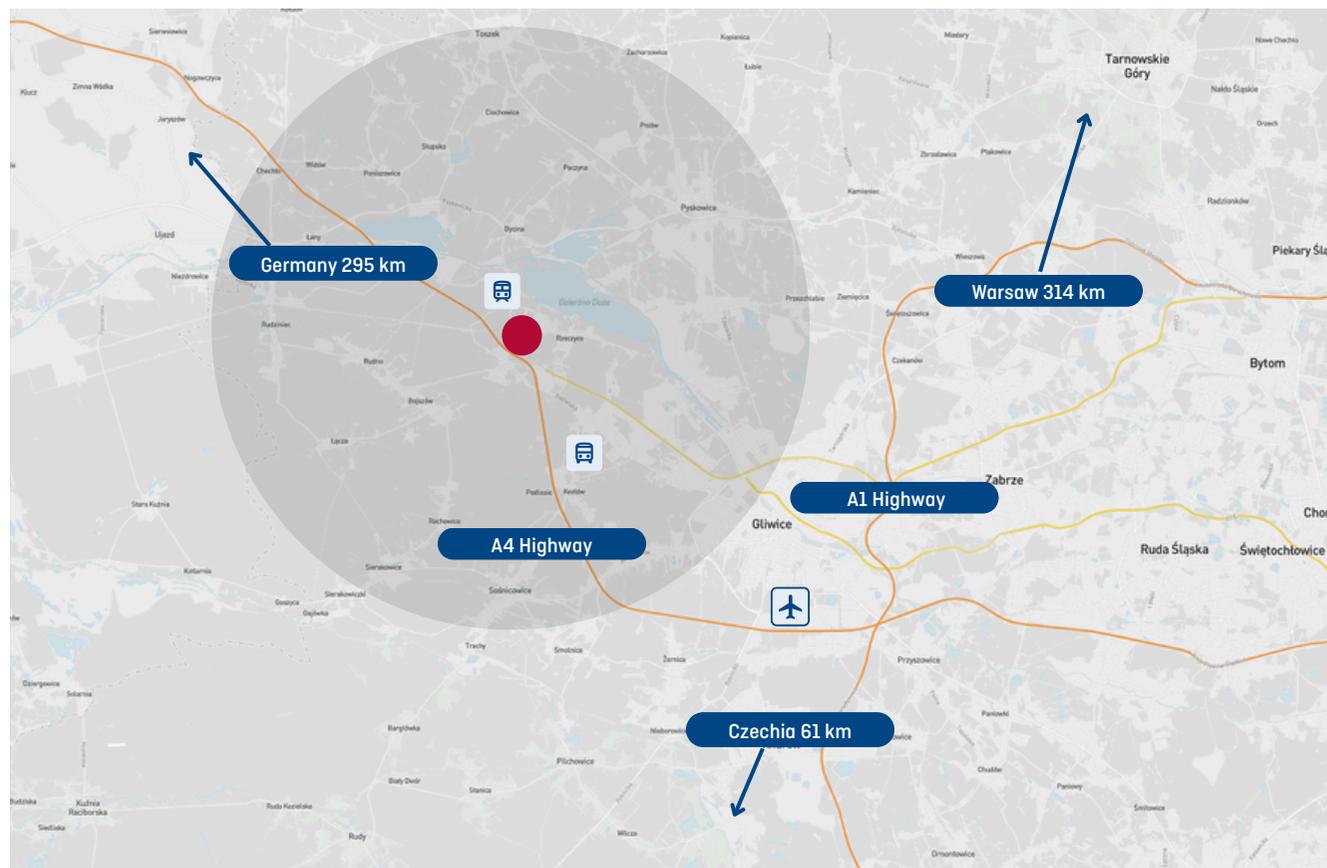
LOCATION

Gliwice is one of the key industrial and logistics centers in Poland, located in the heart of the Upper Silesian-Zagłębie Metropolis.

The city is located in the immediate vicinity of the A4 motorway (east-west corridor) and near the A1 motorway (north-south corridor), which provides excellent road connections both within the country and with European markets

The region's extensive rail network and proximity to intermodal terminals and the Silesia logistics center further enhance its attractiveness as a distribution hub. Another advantage is the proximity of Katowice Airport (approximately 40 km), which handles cargo and air transport.

Gliwice is also a city with high human resources potential – the presence of technical universities and a developed labor market favor the development of modern warehouse, production and e-commerce centers.



DISTANCE TO THE MOST IMPORTANT POINTS

A4 motorway	2 mins	1.8 km
Gliwice Airport	17 mins	20 km
Katowice Airport	40 mins	40 km
Warsaw	3 h 15 mins	314 km
Border with the Czech Republic	55 mins	61 km
Border with Germany	2 h 55 mins	295 km



LOCATION

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 m² will be built.



Airport



Station



Bus stop



Tram stop



Parking



Electric vehicle charging station



Entrance for trucks



Main entrance



Access

AVAILABILITY

Building	Warehouse (m ²)	Office (m ²)
1	94,000	4,700
Total	94,000	4,700



TECHNICAL SPECIFICATIONS

Space specification according to customer requirements:

- Clear height: 12 m net
- Fire load: > 4,000 mJ
- Floor load capacity: 7.5 T/m²
- Floor evenness: 5 mm per 2 m of floor surface
- Warehouse temperature: 15°C (at -20°C outside)
- Sprinkler System: NFPA 13
- BREEAM Certificate: Excellent
- Lighting: LED system (Philips / Regiolux)
- Taps with motion sensors
- Motion sensors in the most frequently used rooms



SUSTAINABLE ENERGY

Excellent **A**

BREEAM

EPC





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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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.

1

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

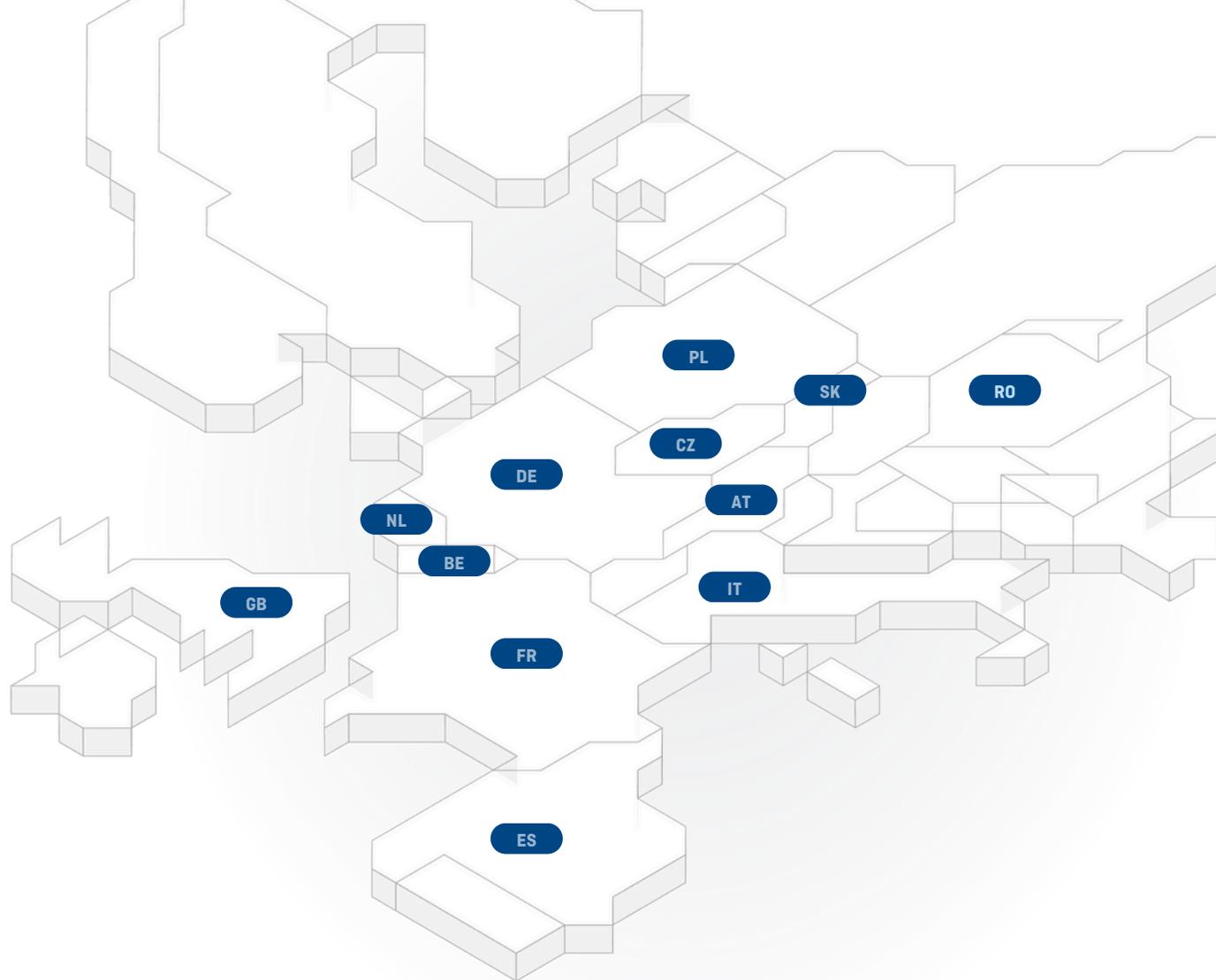
- Low-flow water fixtures and sinks to reduce water usage
- Option of using natural locally-sourced materials, such as wood, in final fit-out
- Inclusion of green spaces to aid in tenant comfort, including recreation spaces, outdoor fitness areas and sports facilities
- Waste sorting locations to encourage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

ABOUT P3

P3 is a long-term investor, manager and developer of European warehouse properties with more than 10.3 million m² of assets under management and land bank of 3.2 million m² 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 280 people across 11 offices in key European cities, offering integrated development, asset and property management services.

For more information, visit www.p3parks.com



10.3 mil. m² 11

GROSS LETTABLE AREA

COUNTRIES

3.2 mil. m² 470 +

LANDBANK FOR DEVELOPMENT

CUSTOMERS



OUR PROJECTS



P3 WROCLAW CITY

GLA 18,474 m²

P3 Wrocław City is strategically located on Rakietowa Street, adjacent to Wrocław International Airport and the A8 motorway. The 3.7-hectare site will include a modern facility with a total area of 18,500 m², adapted to logistics and industrial needs.



P3 POZNAŃ III

GLA 140,011 m²

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



P3 KATOWICE CITY

GLA 21,949 m²

P3 Katowice City is a modern warehouse park located on Lwowska Street, in the eastern part of Katowice, right next to the exit from National Road No. 79. The 4.7-hectare plot houses a modern 25,000 m² warehouse facility, designed for tenants who prioritize proximity to the city center.



P3 WROCLAW II

GLA 25,839 m²

P3 Wrocław II is a modern logistics park located in one of the region's largest logistics hubs. The complex comprises four buildings with a total area of approximately 200,000 m², suitable for both warehousing and light manufacturing. The project is BREEAM certified with an "Excellent" rating.



P3 PIOTRKÓW

GLA 467,588 m²

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



P3 ŁODZ CITY

GLA 43,793 m²

P3 Łódź City is located on Śnieżna Street, east of the city center, in an excellent location for city and last-mile logistics. Two modern warehouse buildings with a total area of 43,793 m² will be constructed on a 9.1-hectare plot.

SPACE TO CREATE

OFFICE



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