

DEVELOPMENT POSSIBILITY OF
ADDITIONAL 55,000 SQM OF WAREHOUSE
SPACE WITH FULL PERMITTING



P3 NOVÉ MESTO PARK



COMMERCIAL CONTACT

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All information in this document is valid on this date.
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MACRO LOCATION

Slovakia is a high-income, export-driven economy characterized by robust industrial output, particularly in automotive manufacturing, and a growing emphasis on innovation and services.

Slovakia is a landlocked country in Central Europe, bordering Austria, Czechia, Hungary and Poland within the European Union, and sharing its eastern border with Ukraine. It is a developed, high-income economy and a member of the EU and the euro area. Major industries include automobile production, electronics, and machinery, with Slovakia being one of the world's leading car producers per capita.

Nové Mesto nad Váhom is a town situated in western Slovakia, within the Trenčín Region, and serves as the administrative center of the Nové Mesto nad Váhom District. It has a population of approximately 20,000 residents. Nestled near the Váh River and surrounded by the scenic Považský Inovec mountains, the town is located around 100 km northeast of Bratislava and benefits from its proximity to major transport routes.

Thanks to its advantageous location along the D1 motorway and its well-developed rail links, Nové Mesto nad Váhom plays a key role in regional logistics and trade. Its connectivity supports both industrial development and access to domestic and international markets.



OVERVIEW

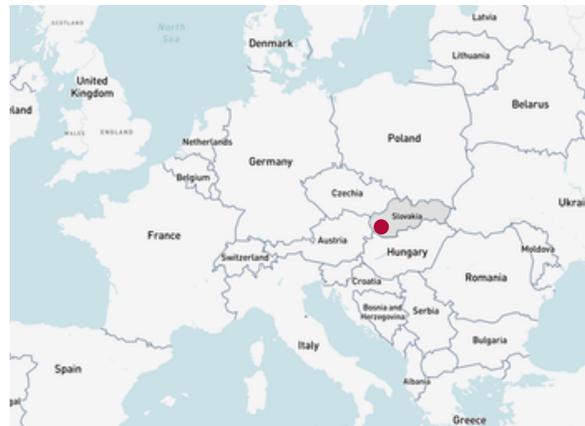
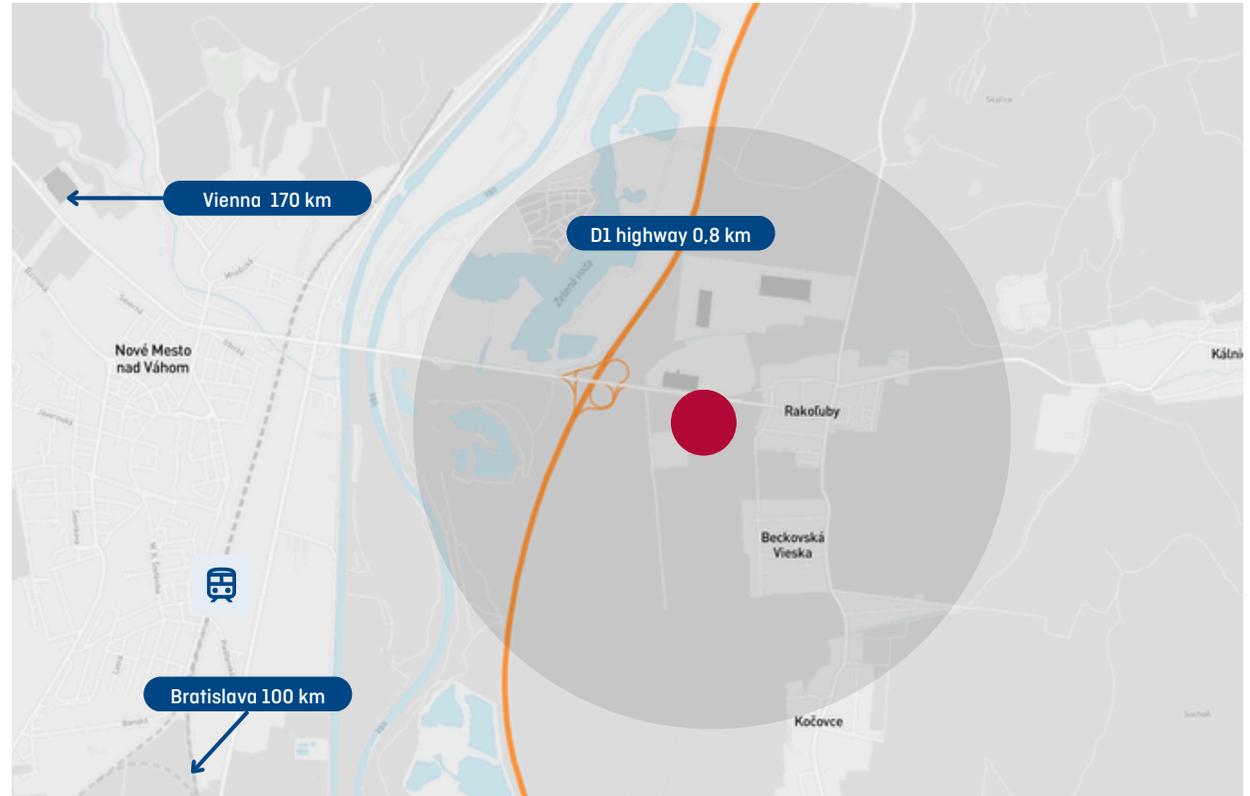
Nove Mesto, located in the municipality of Rakouby, enjoys a prime strategic position directly on the D1 highway — Slovakia's most important transport corridor.

This highway provides direct and efficient connectivity between the capital city Bratislava and the northern regions of Slovakia, ensuring smooth transportation of goods across the country. Additionally, the close proximity to the Czech Republic enhances its role as a critical cross-border logistics gateway, facilitating regional trade and distribution.

Thanks to its excellent infrastructure and accessibility, Nove Mesto has rapidly developed into one of the country's most significant logistics centers. The area is particularly well-suited for warehousing, distribution hubs, and last-mile delivery services, offering reliable access to both domestic and international markets. Its location minimizes transit times and optimizes supply chain efficiency, making it an ideal choice for logistics operators, manufacturers, and e-commerce providers looking to scale their operations in Central Europe.

DISTANCES TO MAJOR CITIES

D1	1 min	0,8 km
Nové Mesto nad Váhom	3 mins	3 km
Bratislava Airport	1 hours 15 mins	100 km
Brno	1 hour 20 mins	124 km
Vienna	1 hour 55 mins	170 km
Bratislava	1 hours 15 mins	100 km



LOCAL ACCESS

Discover an exceptional opportunity for existing 100 000 m² and future development 55 000 m² warehouse space designed to A+ standards, incorporating innovative ESG solutions. This prime location is strategically positioned to offer excellent access to key regional and international markets.

Key Features:

- **Sustainability:** Enhanced sustainability measures, including energy-efficient systems, waste reduction programs, and sustainable materials.
- **Space Flexibility:** Configurable spaces to accommodate various operational requirements.
- **Nearby Amenities:** Access to local services, workforce, and transportation links.
- **Strategic Positioning:** Ideal for businesses looking to optimize their logistics and distribution networks throughout Central Europe.
- **Growth Potential:** The region's development plans and infrastructure improvements offer long-term opportunities for growth.



Airport



Parking



Train station



EV charging station



Bus stop



Truck entrance



Tram stop



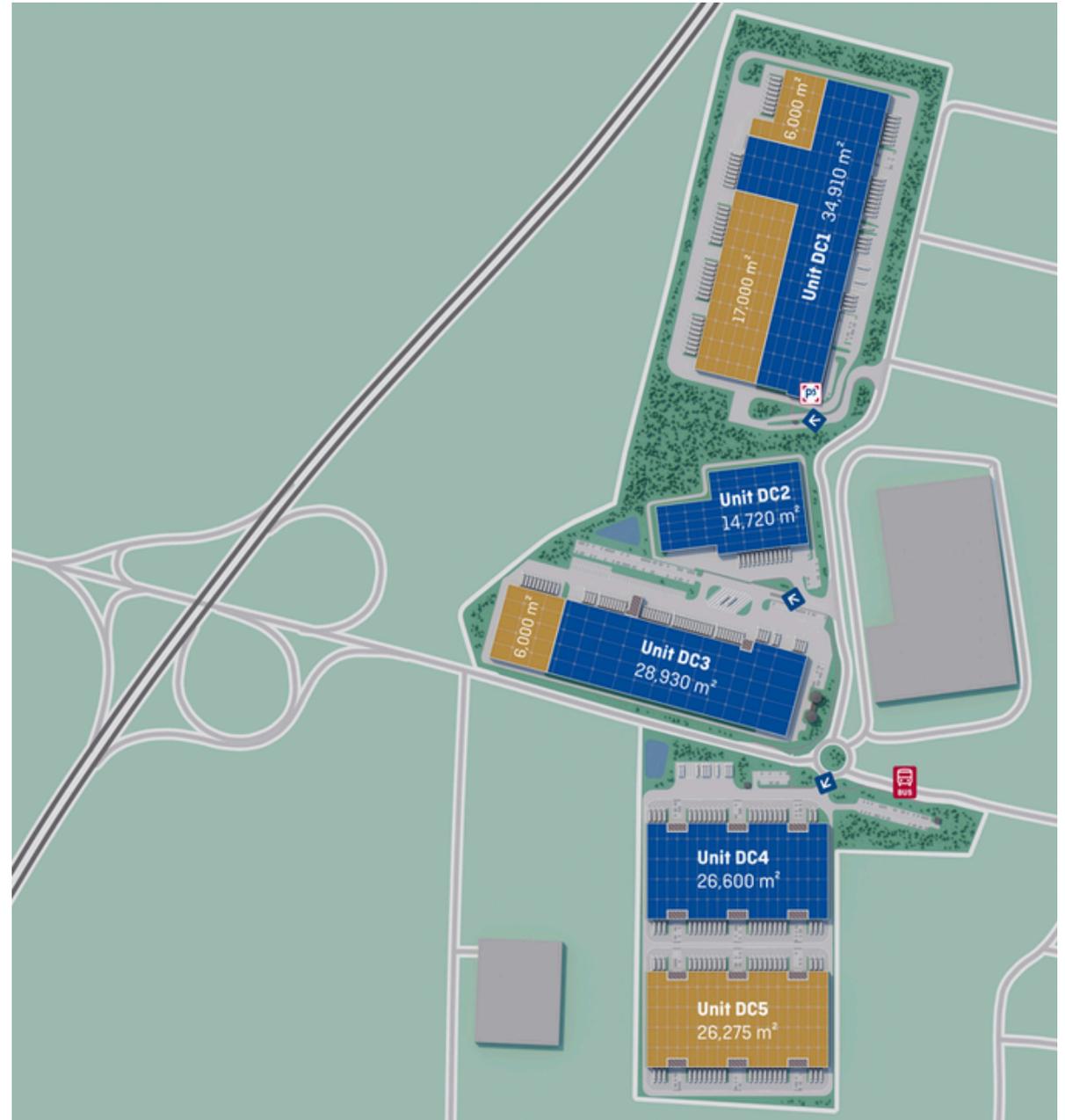
Main entrance



Get directions

AVAILABLE SPACE

Unit	Warehouse	Office space	Vacancy	New.develop.
DC1	33,260 m ²	1,650 m ²	16,400 m ²	23,000 m ²
DC2	14,240 m ²	480 m ²	0 m ²	0 m ²
DC3	27,500 m ²	1,430 m ²	0 m ²	6,000 m ²
DC4	24,800 m ²	1,800 m ²	5,900 m ²	0 m ²
DC5	0 m ²	0 m ²	0 m ²	26,275 m ²
Total	99,800 m²	5,360 m²	22,300 m²	55,275 m²



- Existing building
- Development opportunity
- Ⓟ P3 Office

TECHNICAL SPECIFICATIONS

Space specification according to client requirements:

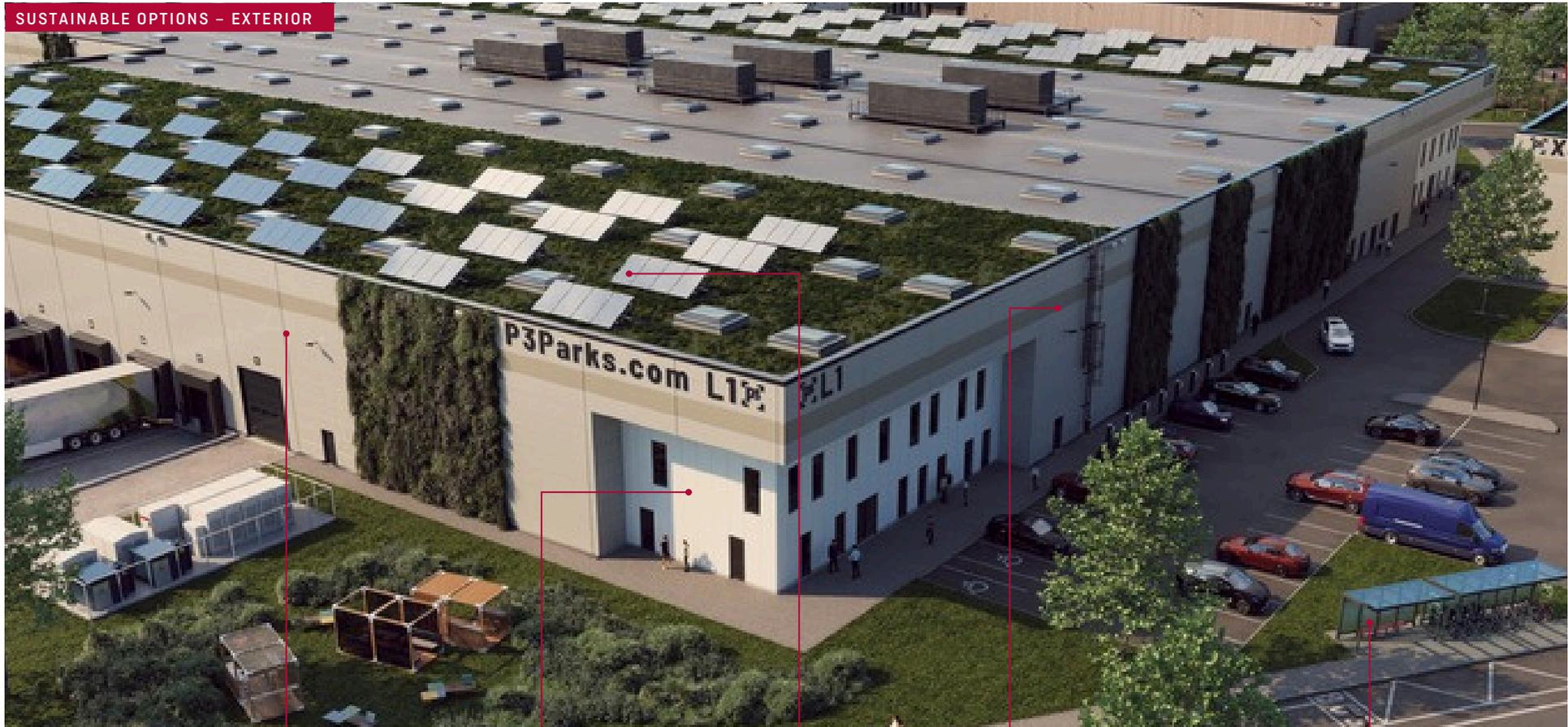
- Standard warehouse of class A+
- Clear height 10-12 meters
- BREEAM Excellent
- Roof preparation for photovoltaic panels
- LED Lighting
- Eco Desing - Recuperation is a part of air conditioning
- Radiant tube heater - with lower consumption gas
- Secondary energy measurement - electrical + outdoor lighting + pumps or other energy-relevant equipment, and gas (built-ins and hall separately), meters with preparation for remote reading
- Energy-saving fixtures





Visualisation of the completed park

SUSTAINABLE OPTIONS - EXTERIOR



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

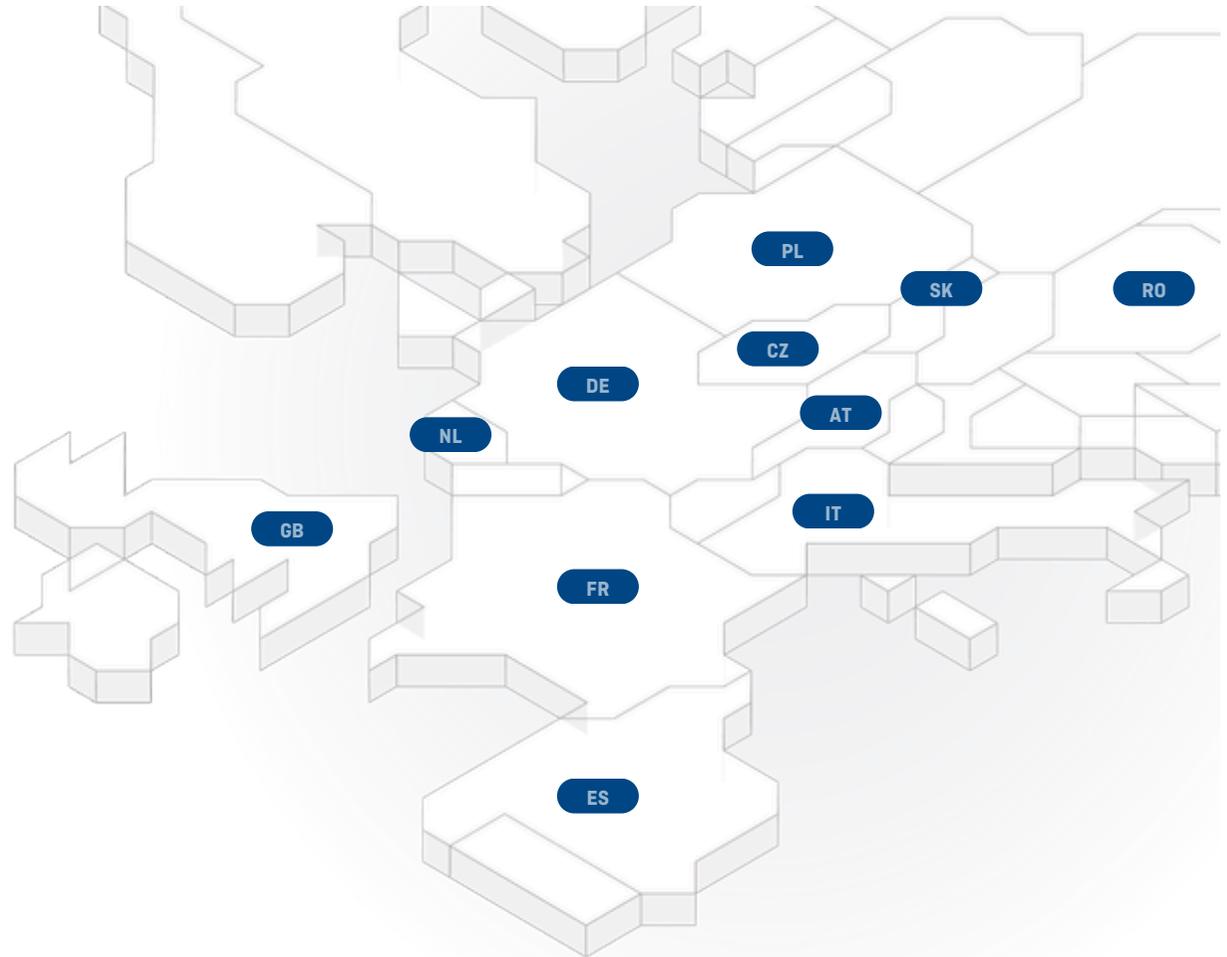
GROSS LETTABLE AREA

COUNTRIES

3.2 mil. m² 470+

LANDBANK FOR DEVELOPMENT

CUSTOMERS



REFERENCE PROJECTS



P3 OSTRAVA CENTRAL COUNTRY 

GLA 153,275 m² | COMPLETION 2021 | ANCHOR TENANT: Tefcold

P3 Ostrava Central is a 44-hectare brownfield site that has undergone a demanding renovation to prepare for the construction of a modern industrial park. Designed by award-winning architect David Kotek (Projektstudio), the park integrates seamlessly with the nearby city center while reflecting the unique aesthetic of the Agglomeration.



P3 PLZEŇ MYSLINKA COUNTRY 

GLA 63,826 m² | COMPLETION 2022 | ANCHOR TENANT: WM SE

Located 15 km from the Plzeň city centre near exit 93 of the D5 motorway (Prague–Plzeň–Germany), P3 Plzeň Myslinka has transformed a 44-hectare brownfield site into a modern industrial park. Designed by award-winning architect David Kotek (Projektstudio), the park integrates seamlessly into the nearby centre and reflects the unique aesthetic influenced by Josef Pleskot. Units ranging from 3,000 to 30,000 m² are available



P3 POZNAŃ III COUNTRY 

GLA 140,011 m²

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



P3 WROCLAW CITY COUNTRY 

GLA 18,474 m² | COMPLETION 2023

P3 Wrocław City is strategically positioned on Rakietowa Street, next to Wrocław International Airport and the A8 highway. The site spans 3.7 hectares and will feature a modern facility with a total area of 18,500 m², catering to logistics and industrial needs.



P3 SLADKOVICOVO COUNTRY 

GLA 201,263 m²

Discover an exceptional opportunity to lease over 200,000 sqm of modern warehouse space designed to A+ standards, incorporating innovative ESG solutions. This prime location is strategically positioned to offer excellent access to key regional and international markets.



P3 AIRPORT BRATISLAVA COUNTRY 

GLA 91,000 m² | ANCHOR TENANT: ACTION

P3 Bratislava Airport offers 91,000 m² of modern spaces for your business in two warehouses, plus one stand-alone office building for development opportunity. Located on the city circle (exit D4) and the D1 motorway, the park is suitable for logistics, retail, e-commerce, light manufacturing and showroom space.

SPACE TO CREATE

COMMERCIAL CONTACT



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COUNTRY OFFICE



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