



# P3 BRATISLAVA AIRPORT

Senecká cesta 2/A  
900 28  
Ivanka pri Dunaji  
Slovakia



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## ABOUT THE PARK

P3 Bratislava Airport offers 91,000 m<sup>2</sup> 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. The park is in close proximity to the largest retail centre in the Slovak Republic and only 1 km from Bratislava Airport. It is easily accessible from the city centre and surrounding area with excellent customer logo visibility from the motorway.

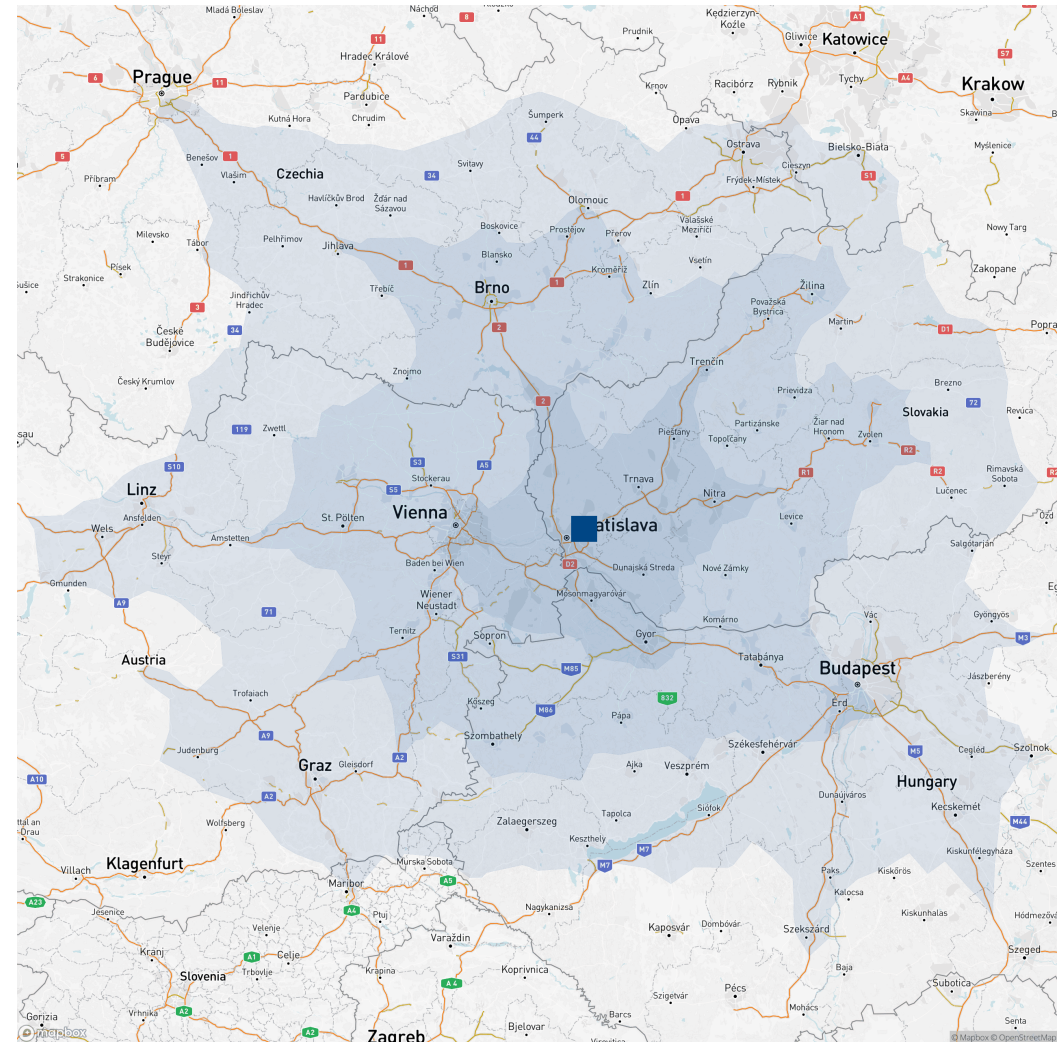
Our tenants are Action Logistics, Last Mile, No Limit Logistika, PALK, Ševt, Terno and XLSK Nábytok (XXXLutz).

This park has been awarded a BREEAM Very Good environmental certification.

- ▶ Bratislava 16 mins (16 km)
- ▶ Trnava 32 mins (38.6 km)
- ▶ Nitra 50 mins (80 km)



GET DIRECTIONS



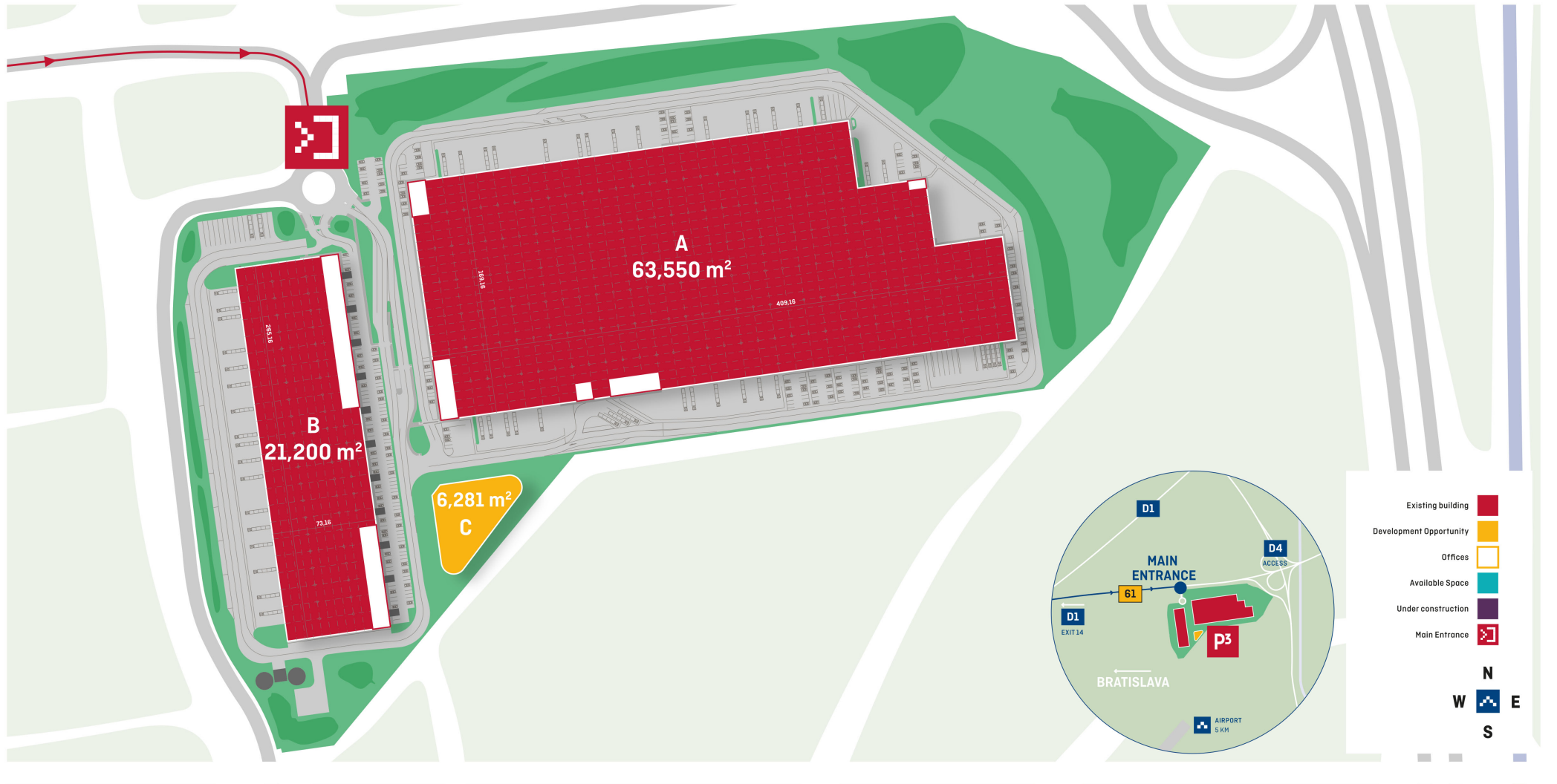
Truck Driving Time: 0 - 1 hours 1 - 2 hours 2 - 3 hours



## TECHNICAL SPECIFICATIONS

- ◆ 1 km from Bratislava Airport
- ◆ Turn-key premises specification and custom-made solutions
- ◆ Flexible layout with small business units and big box space
- ◆ Sprinkler system ESFR
- ◆ Intelligent lighting (average lighting level 200 lx)
- ◆ Infra-heating or heating blowers
- ◆ Full LED lighting
- ◆ Column grid structure: 24 x 12 m





- Existing building
  - Development Opportunity
  - Offices
  - Available Space
  - Under construction
  - Main Entrance
- N  
W E  
S



## COMMERCIAL OPPORTUNITY

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

Available space - warehouse

**6,281 m<sup>2</sup>**

Available space - development

**250 m<sup>2</sup>**

Available space - office

**91,041 m<sup>2</sup>**

Total space in this park

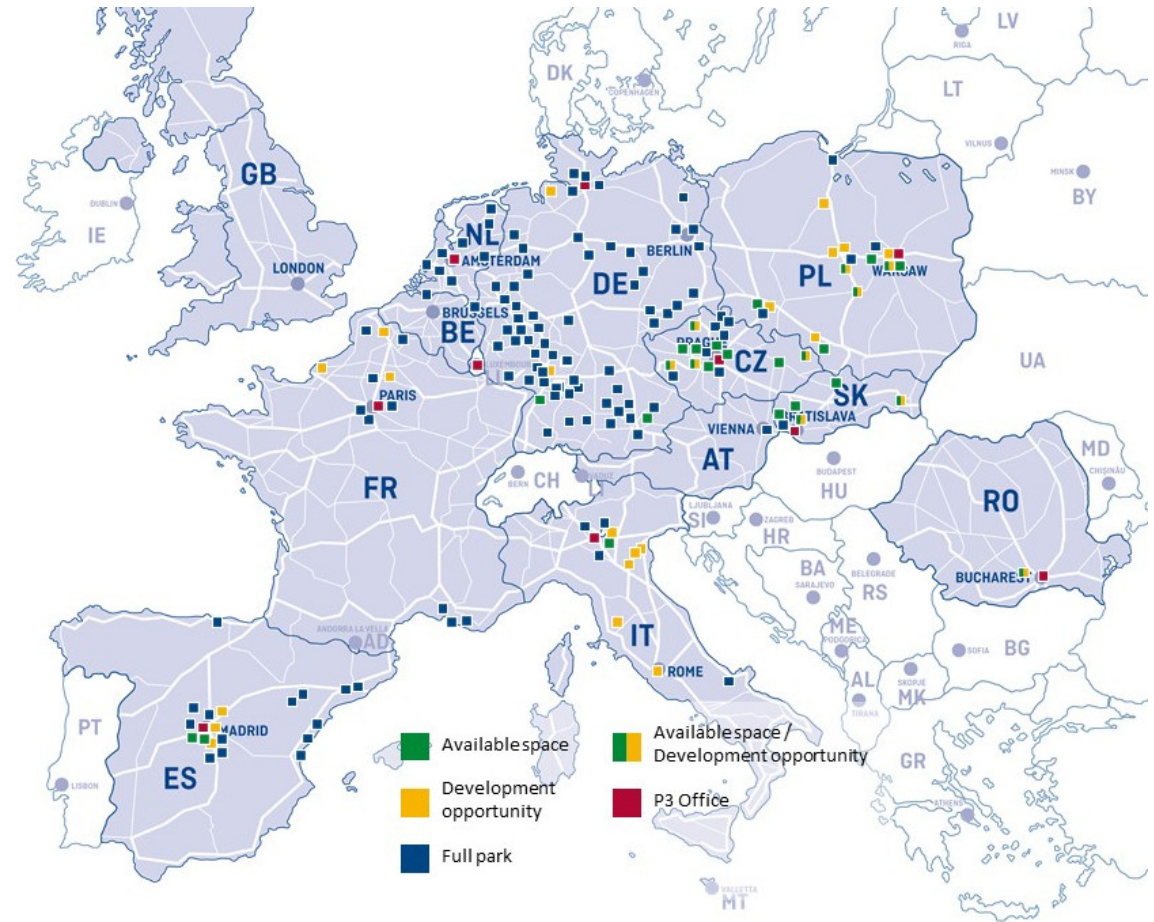
| BUILDING | AVAILABLE WAREHOUSE SPACE | AVAILABLE DEVELOPMENT | AVAILABLE OFFICE SPACE | TOTAL SPACE |
|----------|---------------------------|-----------------------|------------------------|-------------|
| A        | 0                         | 0                     | 250                    | 63,573      |
| B        | 0                         | 0                     | 0                      | 21,187      |
| C        | 0                         | 6,281                 | 0                      | 6,281       |



# 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



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