



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 regoin 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)



**GET
DIRECTIONS**



Truck Driving Time:

■ 0 - 1 hours

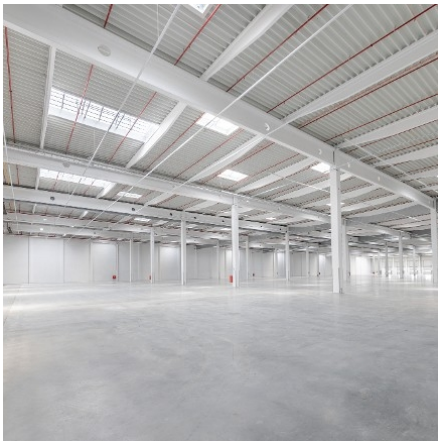
■ 1 - 2 hours

■ 2 - 3 hours



TECHNICAL SPECIFICATIONS

- ◆ Flexible unit sizes from 1,800 m²
- ◆ 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

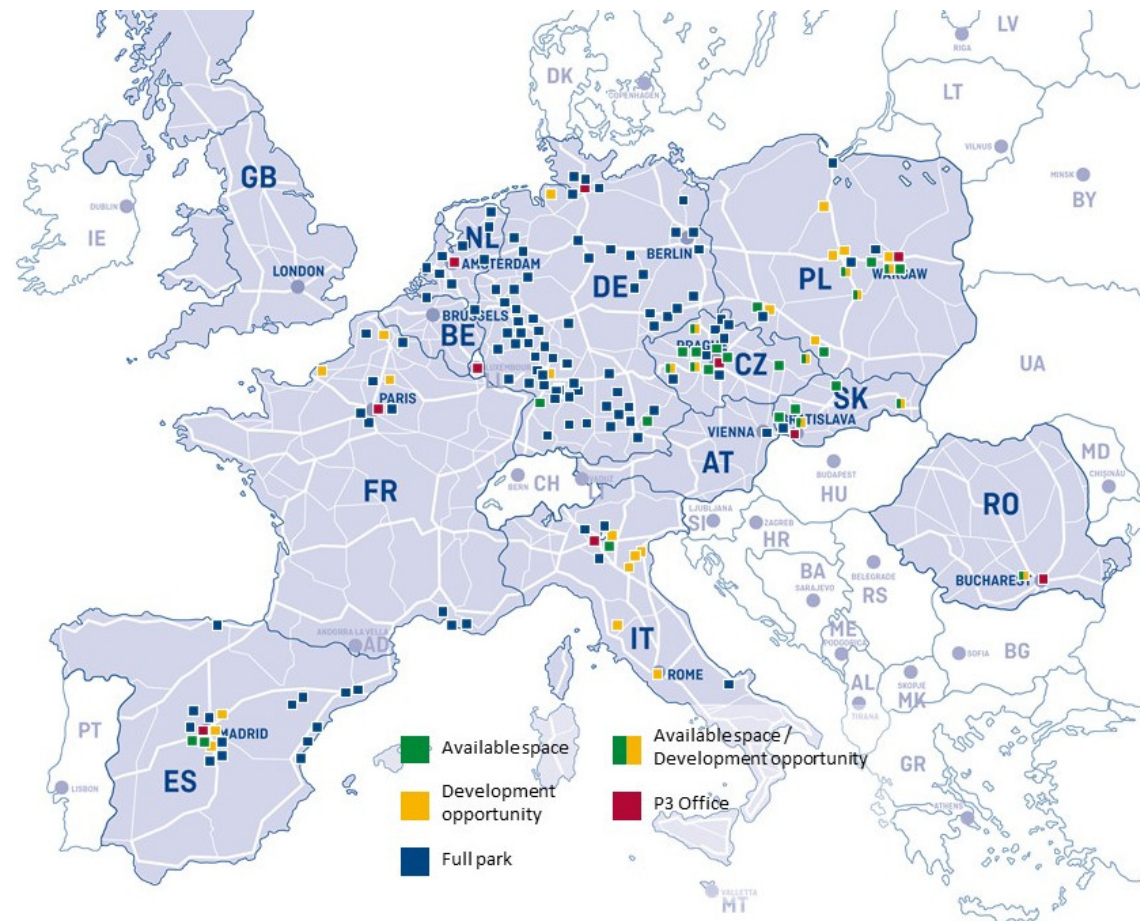


BUILDING	AVAILABLE WAREHOUSE SPACE	AVAILABLE DEVELOPMENT	AVAILABLE OFFICE SPACE	TOTAL SPACE
2A	0	12,880	0	12,880
2B	0	0	0	12,990

ABOUT P3 LOGISTIC PARKS

P3 is a long-term investor, manager and developer of European warehouse properties with more than 7,6 million m² of assets under management and land bank of 1.9 million m² 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

Where to find us?



7,6 mil. m²
Gross Lettable Area

1,9 mil. m²
Landbank for
development

98%
Occupancy

11
Countries

470
Customers

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GET AN OFFER

