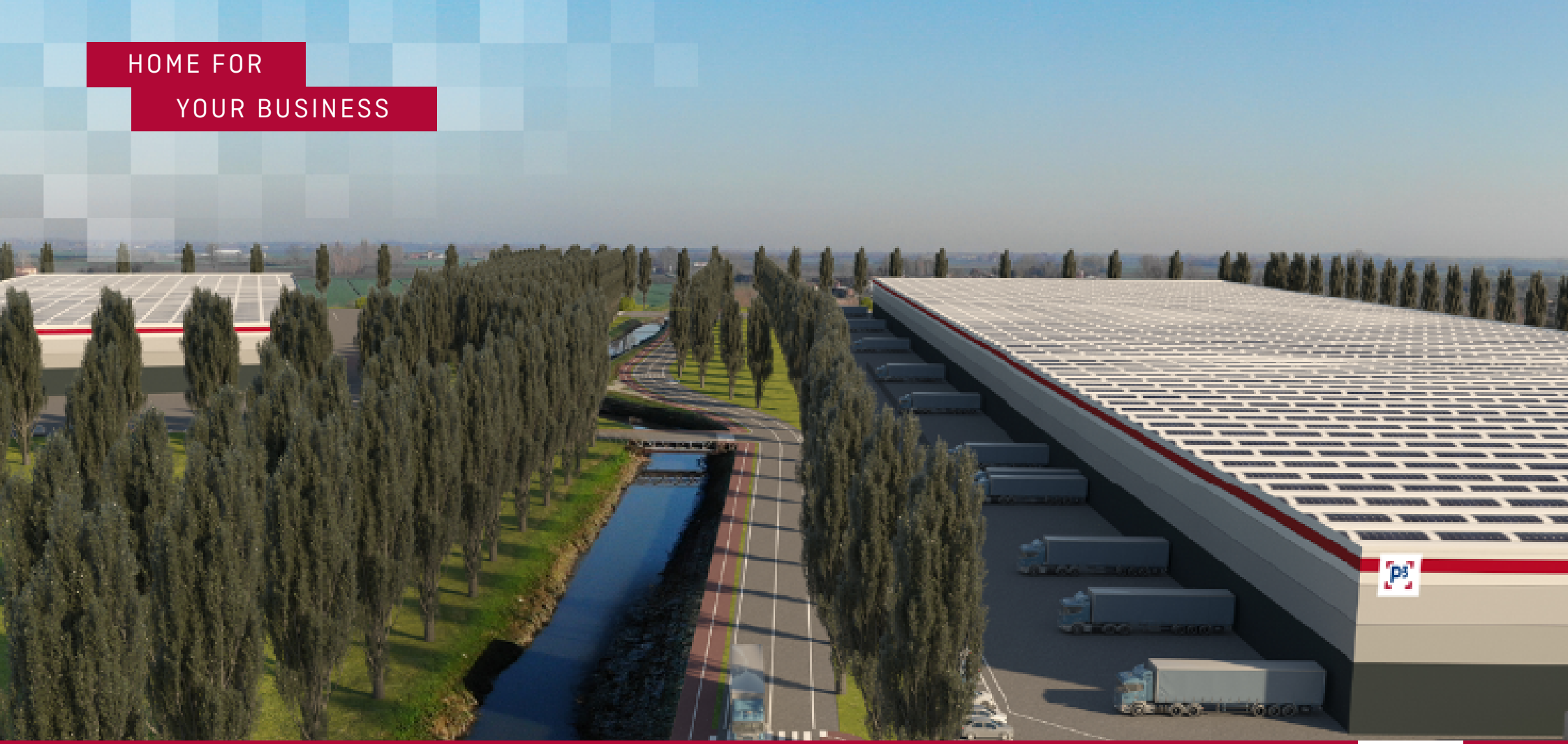
HOME FOR
YOUR BUSINESS



P3 STRYKÓW

ADDRESS
Przemysłowa 1
95-010 Sosnowiec - Pieńki
Poland

COMMERCIAL CONTACT
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All information in this document is valid on this date.
For current information please contact Paulina Kozłowska.

OVERVIEW

STRATEGIC LOGISTICS LOCATION IN CENTRAL POLAND

P3 Stryków is located on Przemysłowa Street in Sosnowiec-Pieńki, approximately 24 km north-east of Łódź. The wider Łódź region, including Stryków and Piotrków Trybunalski, is a major centre for logistics, distribution, manufacturing and e-commerce, benefiting from its central position within the country. This location enables businesses to efficiently serve Poland's largest consumer markets while also providing convenient access to key European transport corridors.

EXCELLENT A1 & A2 MOTORWAY CONNECTIVITY

The park is situated approximately 2.5 km from the A2 motorway junction and close to the Łódź Północ interchange, where the A1 and A2 motorways intersect. The A1 forms one of Poland's principal north-south transport corridors, providing connections towards Gdańsk and northern Poland as well as southern Poland and the Czech border. The A2 provides the key east-west route towards Warsaw and Poznań, continuing towards the German border. Additional accessibility is provided by National Road No. 14, local public transport and nearby railway infrastructure, creating strong connections for both goods and employees.

ESTABLISHED DISTRIBUTION HUB & MODERN LOGISTICS ENVIRONMENT

Stryków has developed into one of Poland's leading logistics and distribution locations, attracting a significant concentration of logistics operators, retailers, manufacturers and distribution businesses. P3 Stryków comprises three well-maintained buildings with a total GLA of approximately 128,452 m², providing substantial capacity for large-scale logistics and warehousing operations. Its strategic position within Central Poland and direct access to the country's two principal motorway corridors





AVAILABLE SPACE

Building	Available development space	Available warehouse space	Available office space
1	0 m²	0 m²	328 m²
2	0 m²	0 m²	0 m²
3	0 m²	0 m²	0 m²



Existing building
Development opportunity
Offices
Under construction

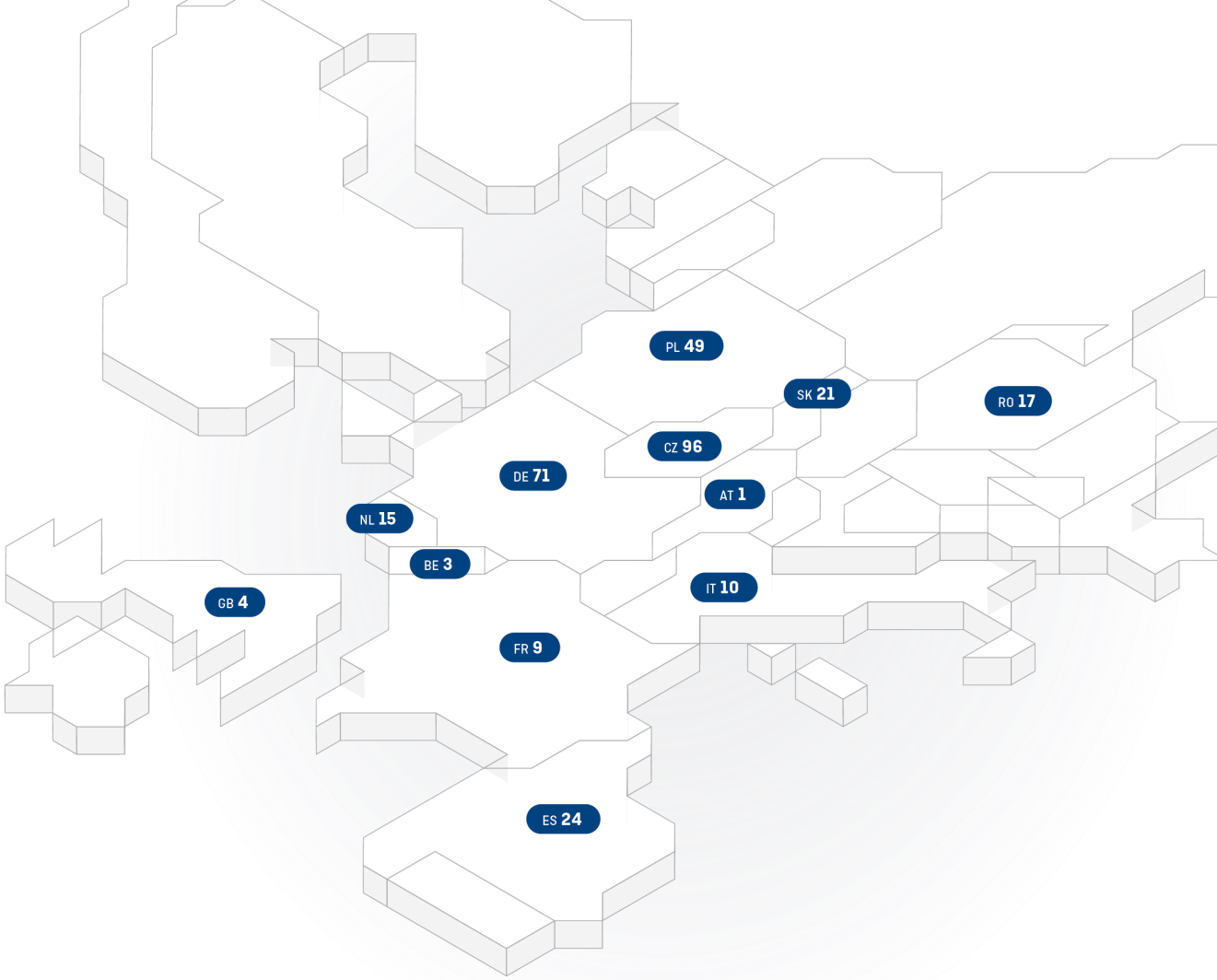
KEY FEATURES

ABOUT P3

P3 is a long-term investor, manager and developer of European warehouse properties with more than 9,7 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 280 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?



10,1 mil. m²
GROSS LETTABLE AREA

11
COUNTRIES

3,5 mil. m²
LANDBANK FOR DEVELOPMENT

470+
CUSTOMERS

OWNER — INVESTOR
DEVELOPER — MANAGER

BUSINESS MODEL

SPACE TO CREATE

COMMERCIAL CONTACT



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