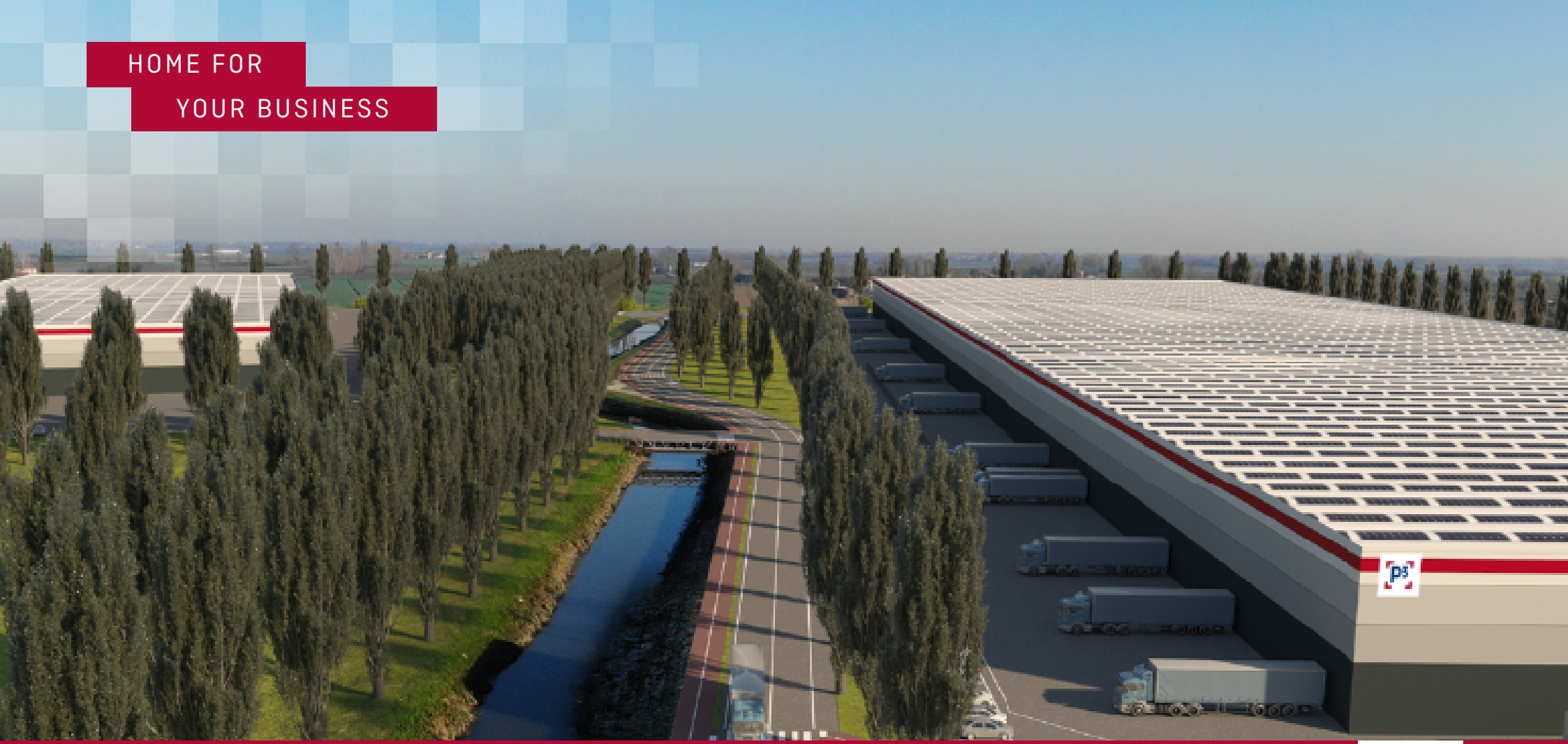
HOME FOR
YOUR BUSINESS



# P3 SZCZECIN I


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Generated: 28.10.2026
All information in this document is valid on this date.
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## STRATEGIC LOGISTICS LOCATION IN SZCZECIN

P3 Szczecin I is a light-industrial park located within an established industrial area on the eastern outskirts of Szczecin, approximately 15 km from the city centre. The property is situated just 4.5 km from the S3 expressway, providing convenient access to major regional and international transport routes. Szczecin Dąbie railway station is approximately 5 km away, while Szczecin Port Centralny railway station is around 15 km from the park. The location also benefits from access to public transport and the nearby port.

## MODERN & EFFICIENT LIGHT-INDUSTRIAL SPACE

The park comprises eight buildings offering a total gross lettable area of 62,574 m². All buildings provide a clear height of 10 metres and are equipped with energy-efficient LED lighting in both internal and external areas. The combination of modern technical standards, flexible industrial space and strong transport connections makes the park well suited for logistics, warehousing, distribution and light-industrial operations.

## STRONG REGIONAL CONNECTIVITY & PORT ACCESS

Szczecin is the capital of the West Pomeranian Voivodeship and is strategically located on the Oder River, close to the Baltic Sea and the German border. Its access to the Baltic Sea via the Oder River has helped establish the city as an important economic, industrial and logistics centre. The region benefits from excellent transport connections, including the E28 and E65 European routes, national roads No. 10, 13 and 31, the A6 motorway and the S3 expressway, providing efficient access to major domestic and international markets.






## AVAILABLE SPACE

| Building | Available development space | Available warehouse space | Available office space |
|---|---|---|---|
| A | 0 m² | 0 m² | 0 m² |
| B | 0 m² | 0 m² | 0 m² |
| C | 0 m² | 0 m² | 0 m² |
| D | 0 m² | 0 m² | 0 m² |
| E | 0 m² | 0 m² | 0 m² |
| F | 0 m² | 0 m² | 0 m² |
| G | 0 m² | 0 m² | 0 m² |
| H | 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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