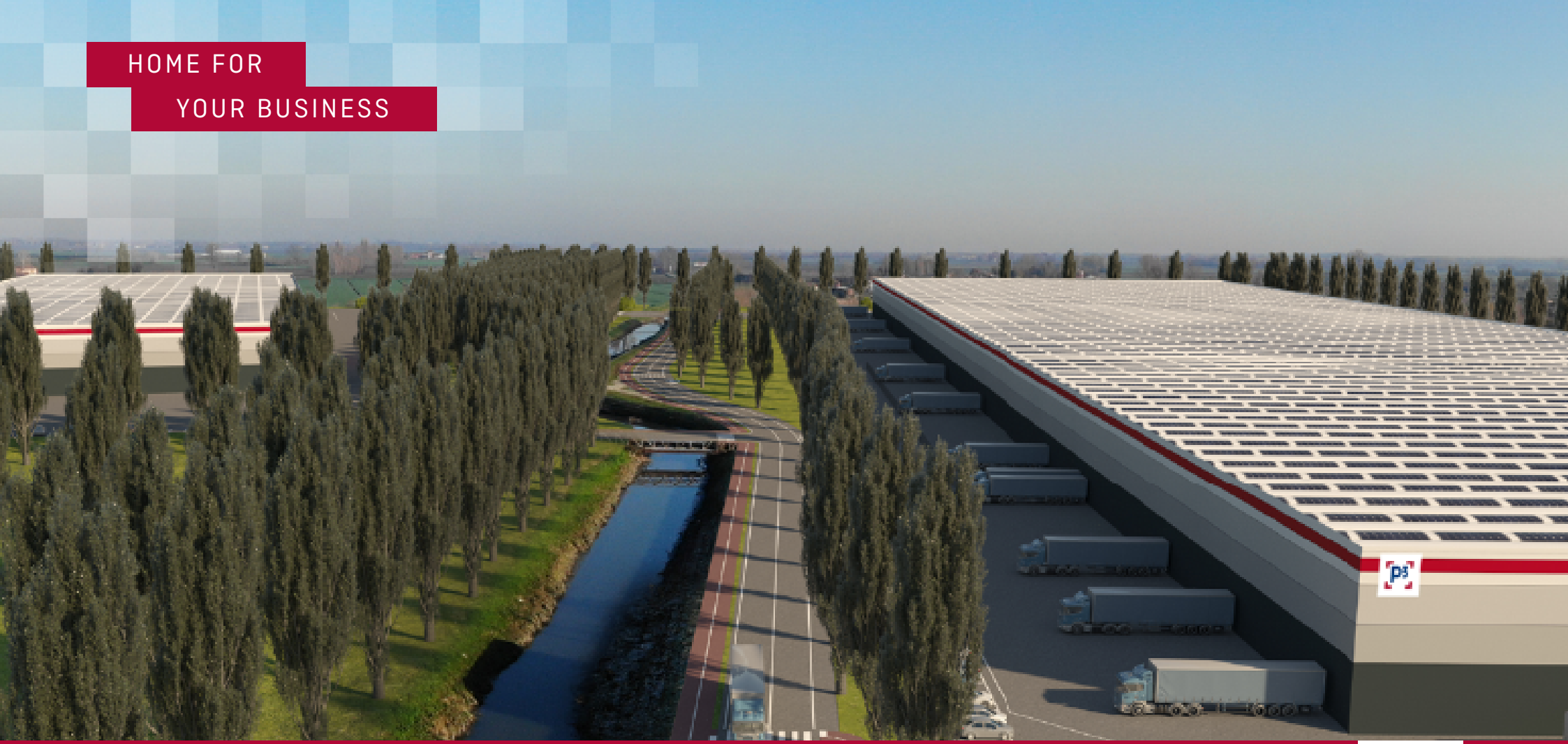
HOME FOR
YOUR BUSINESS



P3 SZCZECIN I

ADDRESS
Kniewska 3
70-846 Szczecin
Polonia

COMMERCIAL CONTACT
Anna Gawrońska

anna.gawronska@p3parks.com

Generated: 28.10.2026
All information in this document is valid on this date.
For current information please contact Anna Gawrońska.

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



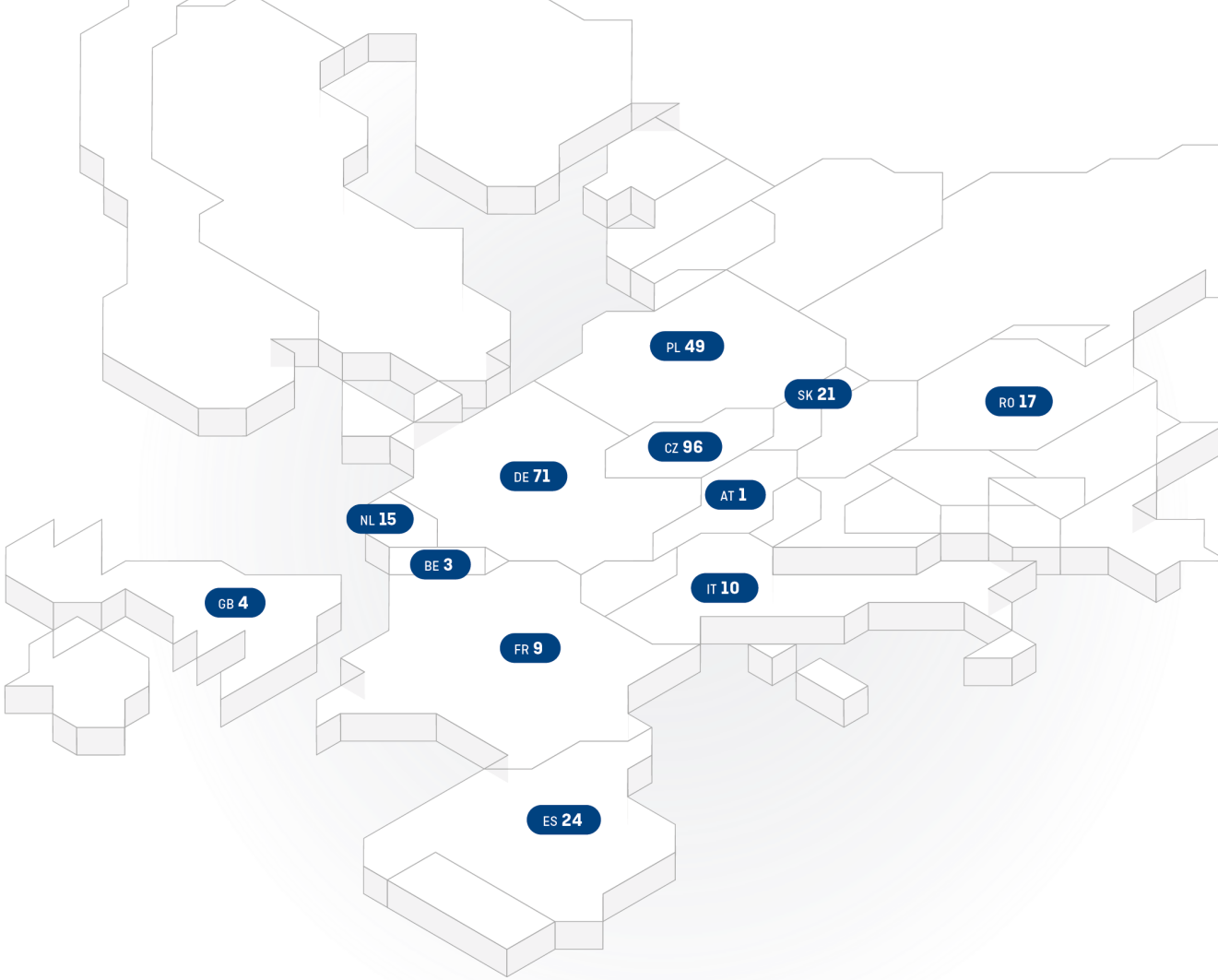
- Existing building
- Development opportunity
- Offices
- Under construction

KEY FEATURES

ABOUT P3

P3 è un investitore, gestore e sviluppatore a lungo termine di proprietà di magazzini in Europa, con oltre 9,7 milioni di m² di beni in gestione e una banca di terreni di 1,9 milioni di m² per ulteriori sviluppi. P3 ha attività commerciali in 11 Paesi e investe e sviluppa nei mercati europei da quasi due decenni. Con sede centrale a Praga, P3 impiega più di 280 persone in 11 uffici nelle principali città europee, offrendo servizi integrati di sviluppo, asset e gestione immobiliare. Per maggiori informazioni su P3, visitate il sito www.p3parks.com.

Dove trovarci?



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



Anna Gawrońska
anna.gawronska@p3parks.com

COUNTRY OFFICE



P3 Logistic Parks Sp. Z o.o.
ul. Złota 59, Skylight Building, 15th Floor
00-120 Warsaw, Poland
poland@p3parks.com

P3Parks.com