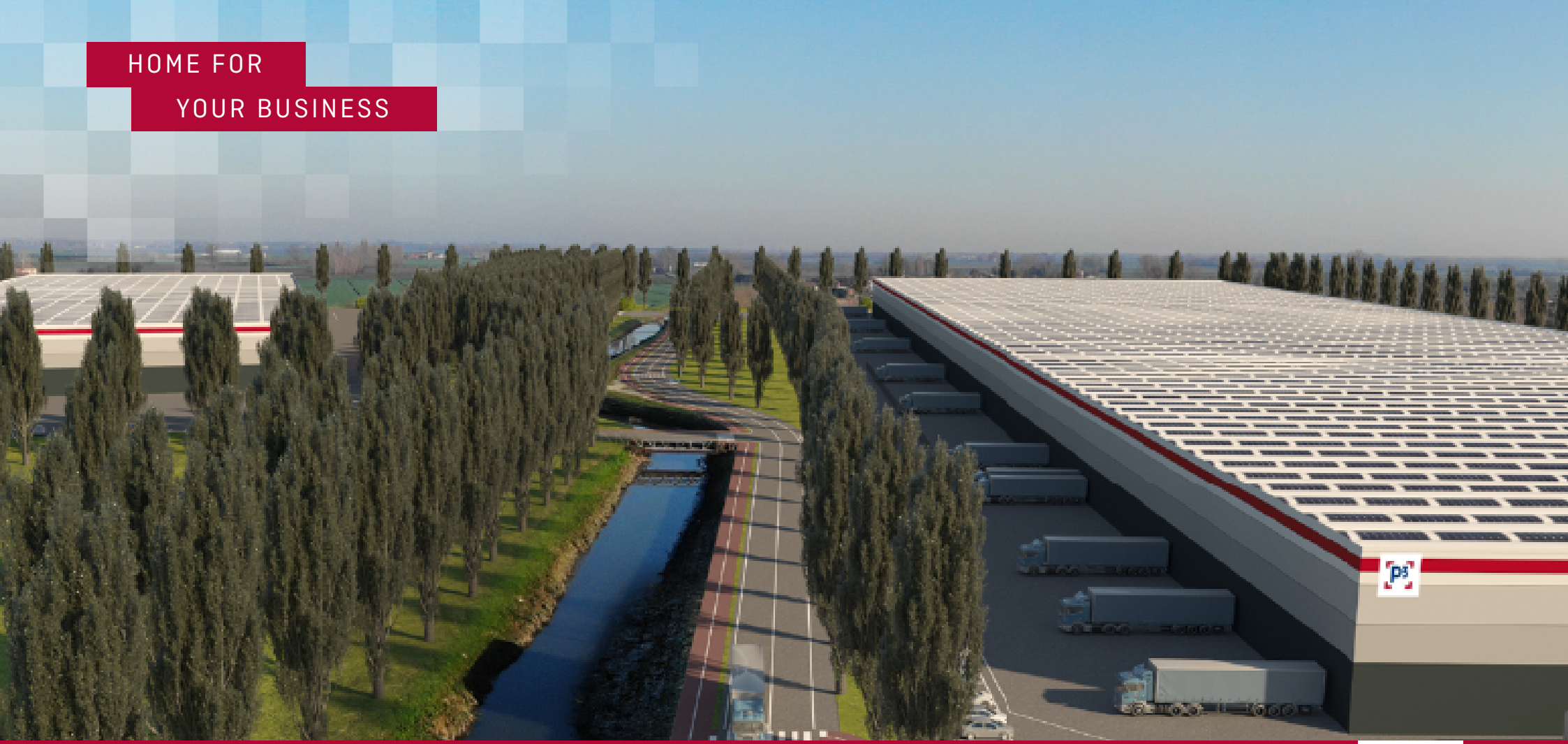
HOME FOR
YOUR BUSINESS



P3 SZCZECIN II

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COMMERCIAL CONTACT
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All information in this document is valid on this date.
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OVERVIEW

STRATEGIC LOGISTICS LOCATION IN SZCZECIN

P3 Szczecin II is a modern big-box logistics park located in the eastern part of Szczecin, approximately 15 km from the city centre. The park is situated just 4.5 km from the S3 expressway, providing efficient connections to Szczecin, the German border and key domestic and international markets. 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 public transport connections and convenient access to regional airports and ports.

MODERN BIG-BOX SPACE WITH FURTHER DEVELOPMENT POTENTIAL

The park comprises two single-storey warehouse buildings completed in 2020 and 2022, offering a combined gross lettable area of 76,612 m². An adjacent development plot provides the potential for a further 70,336 m² of modern logistics space. The buildings have been constructed to modern market standards and feature a clear height of 10 metres, making them suitable for logistics, warehousing, distribution, e-commerce and production operations.

SUSTAINABLE DEVELOPMENT & STRONG CROSS-BORDER CONNECTIVITY

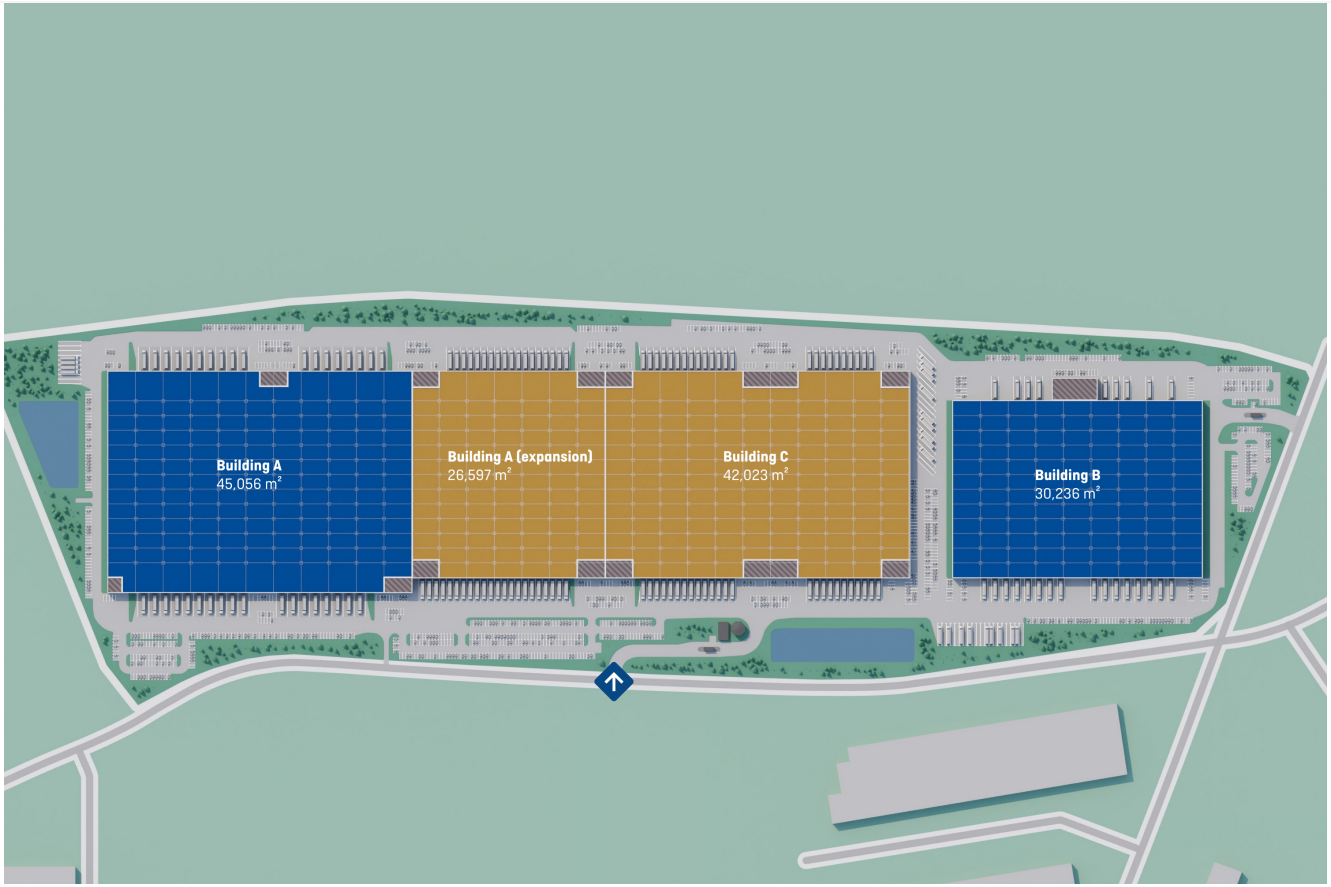
P3 Szczecin II incorporates a range of sustainable solutions, including internal and external LED lighting and electric vehicle charging stations next to the main entrances. Szczecin, the capital of the West Pomeranian Voivodeship, is one of northern Poland's key industrial and logistics locations, benefiting from proximity to the German border, access to the Baltic Sea and the Szczecin–Świnoujście seaport complex. Continued demand from manufacturing, logistics and e-commerce companies further





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	70,336 m²	m²	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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