

# P3 WARSAW III

Strażacka 89  
04-462  
Warsaw  
Poland



**COMMERCIAL CONTACT**

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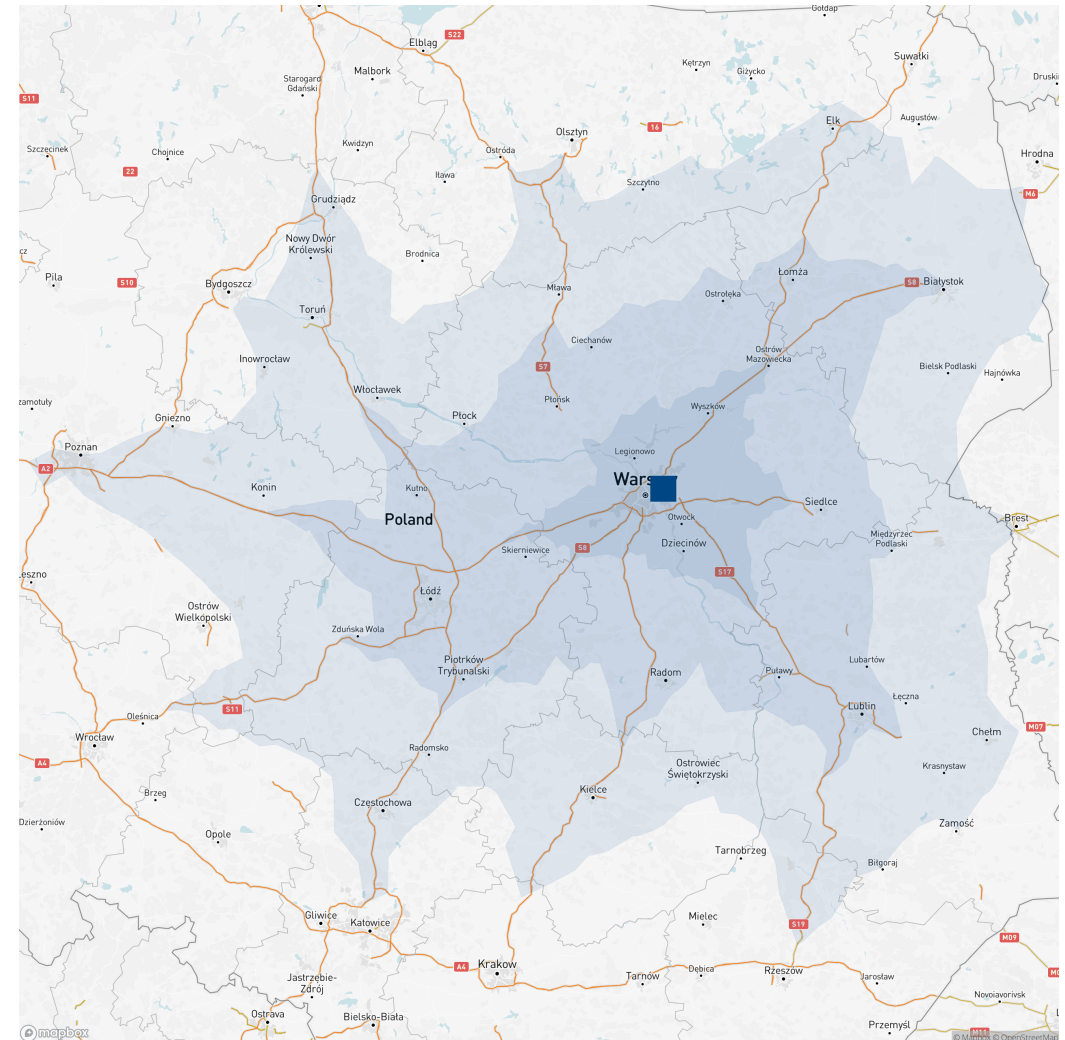
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For current information please contact Weronika Adamowicz.

## ABOUT THE PARK

P3 Warsaw III is located in the eastern part of Warsaw, in an industrial zone, along Road 631, which provides direct access to the S8 expressway in the northern part of the city. Thanks to its strategic location, P3 Warsaw III Park is an excellent site for urban logistics, production, and assembly. Ultimately, the park can accommodate 45,000 m<sup>2</sup> of modern warehouse and office space across three buildings. All facilities will be certified under the BREEAM system at the Excellent level and equipped with eco-friendly solutions, such as energy-efficient LED lighting with a DALI control system and electric vehicle charging stations.



GET  
DIRECTIONS



Truck Driving Time: 0 - 1 hours 1 - 2 hours 2 - 3 hours



## TECHNICAL SPECIFICATIONS

- ◆ Flexible unit sizes: from 1,350 m<sup>2</sup>
- ◆ Turn-key premises specification
- ◆ Clear height of warehouse space: 10 m
- ◆ Floor loading capacity: 5 t/m<sup>2</sup>
- ◆ Sprinkler (ESFR)
- ◆ LED lighting
- ◆ BREEAM certification: Excellent
- ◆ 24-hour security



0 m<sup>2</sup>

Available space - warehouse

44,143 m<sup>2</sup>

Available space - development

0 m<sup>2</sup>

Available space - office

44,143 m<sup>2</sup>

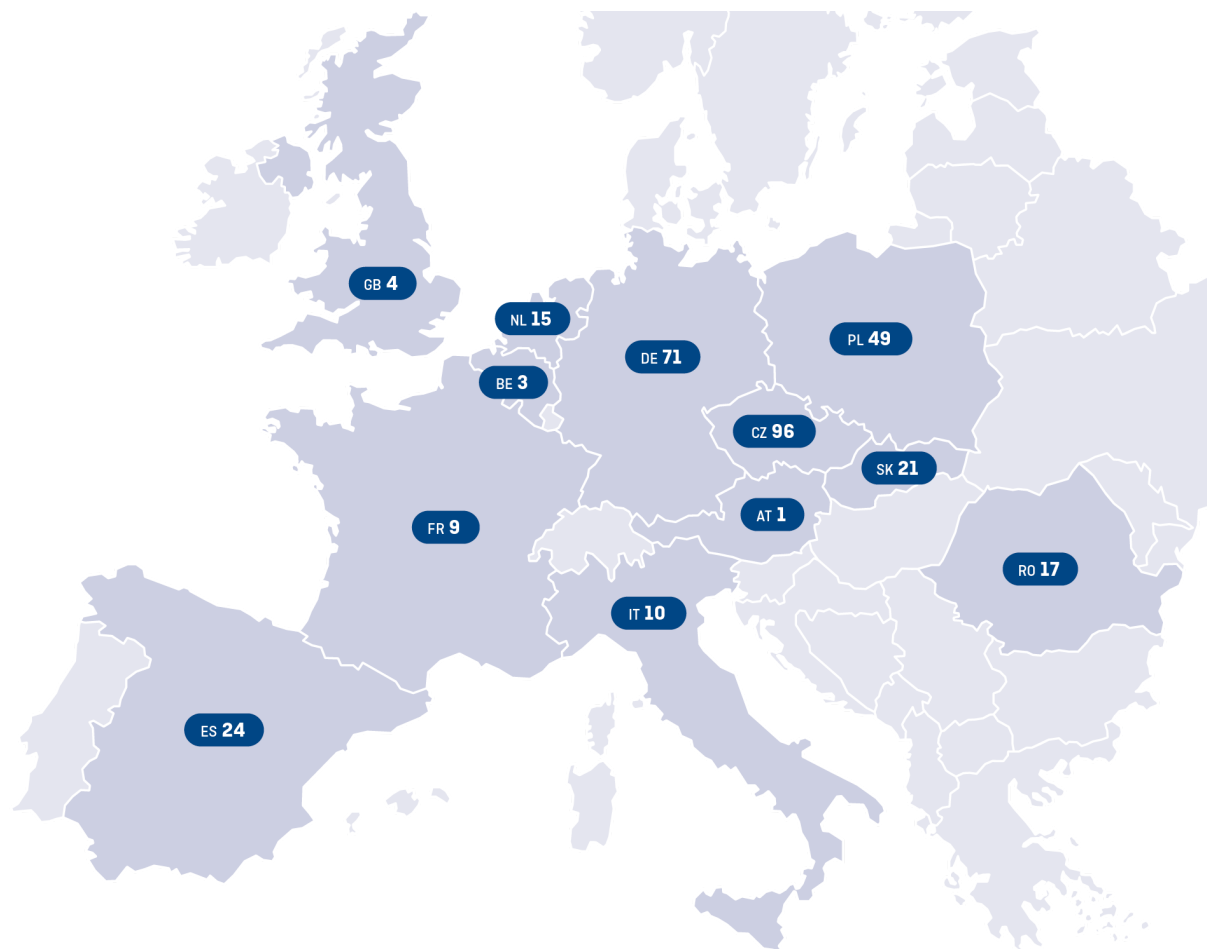
Total space in this park

BUILDING	AVAILABLE WAREHOUSE SPACE	AVAILABLE DEVELOPMENT	AVAILABLE OFFICE SPACE	TOTAL SPACE
1	0	21,244	0	21,244
2	0	10,657	0	10,657
3	0	12,242	0	12,242

## ABOUT P3 LOGISTIC PARKS

P3 is a long-term investor, manager and developer of European warehouse properties with more than 7,6 million m<sup>2</sup> of assets under management and land bank of 1.9 million m<sup>2</sup> for further development. P3 has commercial activities in 12 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 12 offices in key European cities, offering integrated development, asset and property management services. For more information about P3, please visit [www.p3parks.com](http://www.p3parks.com)

Where to find us?



**7,6 mil. m<sup>2</sup>**  
Gross Lettable Area

**1,9 mil. m<sup>2</sup>**  
Landbank for  
development

**98%**  
Occupancy

**11**  
Countries

**470**  
Customers



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