

HOME FOR  
YOUR BUSINESS



# P3 WROCLAW CITY

## ADDRESS

Rakietowa 33  
54-615 Wrocław  
Polonia

## COMMERCIAL CONTACT

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## OVERVIEW

P3 Wrocław City is an urban warehouse with a total area of 18,500 m<sup>2</sup>, including 16,700 m<sup>2</sup> of warehouse space and 1,800 m<sup>2</sup> of office space.

The facility is built on a 3.7-hectare plot on Rakietowa Street, right next to Wrocław Airport and the A8 motorway. This prime location is ideal for companies distributing goods not only within the city but also across the entire Lower Silesia region and western Poland.

It is also a perfect choice for businesses that require smaller spaces but with the flexibility to arrange them for various purposes, such as a showroom or a pick-up point combined with a warehouse and office.

0 m<sup>2</sup>

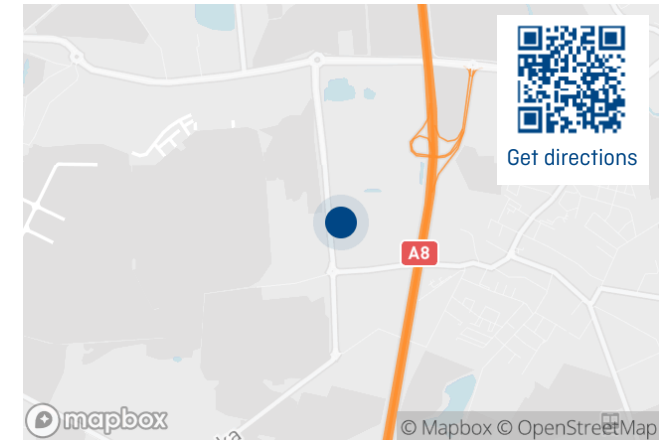
DEVELOPMENT OPPORTUNITY

11.242 m<sup>2</sup>

AVAILABLE SPACE

879 m<sup>2</sup>

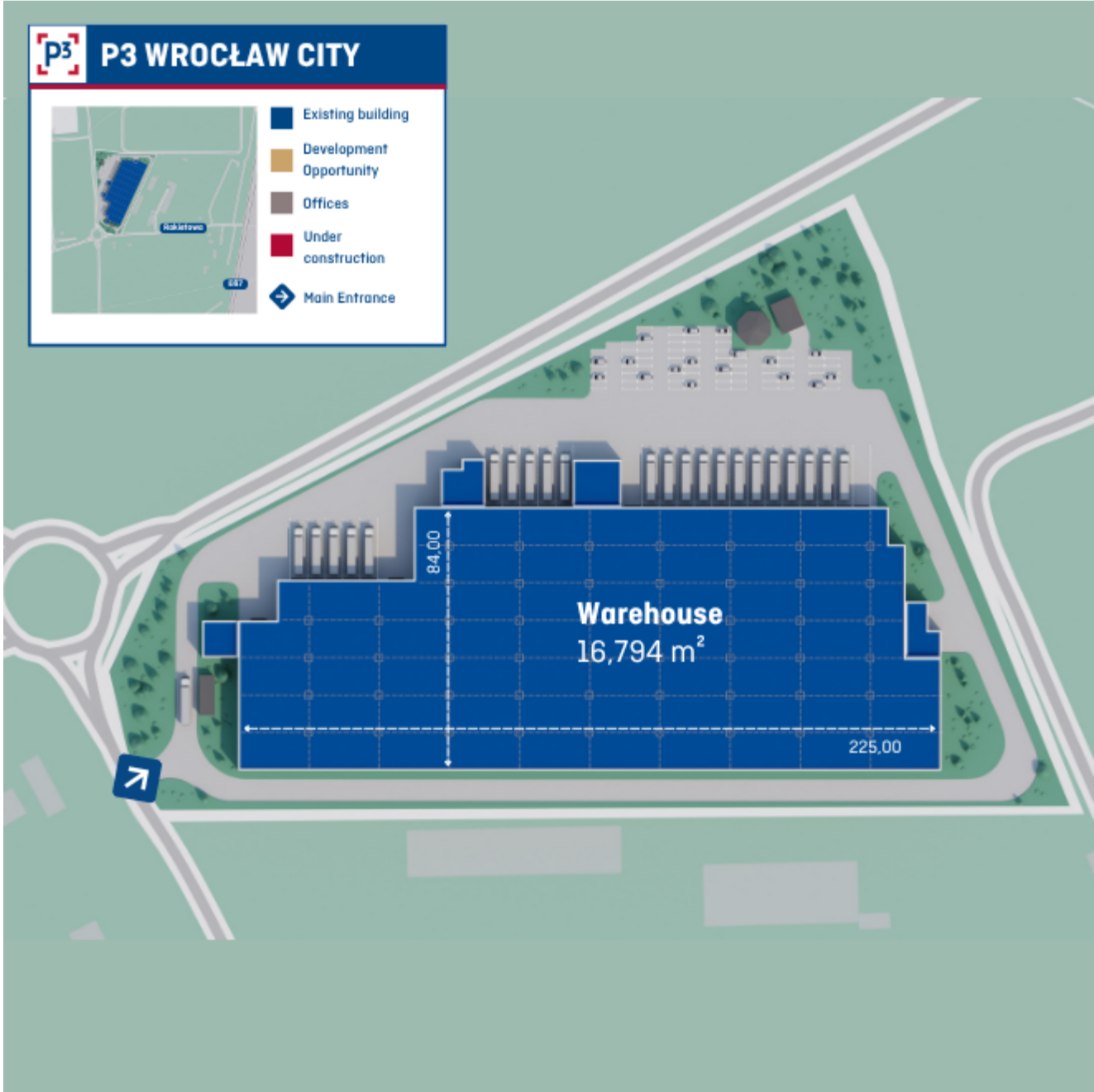
AVAILABLE OFFICE SPACE



AVAILABLE SPACE

| Building | Available development space | Available warehouse space | Available office space |
|----------|-----------------------------|---------------------------|------------------------|
| 1        | 0 m <sup>2</sup>            | 11.242 m <sup>2</sup>     | 879 m <sup>2</sup>     |

- Existing building
- Development opportunity
- Offices
- Under construction



## KEY FEATURES

- Flexible units;
- Turn-key premises specification and custom-made solution;
- Height of warehouse space: 10 m;
- Floor loading capacity: 5T/m<sup>2</sup>;
- Column grid structure: 12x22,5;
- Minimum of 1 loading dock with dock leveler per 750 m<sup>2</sup> of warehouse space;
- Sprinklers NFPA 13;
- Fire resistance class over 4000 MJ;
- LED Lighting;
- BREEAM Certification: Excellent



## ABOUT P3

P3 è un investitore, gestore e sviluppatore a lungo termine di proprietà di magazzini in Europa, con oltre 7,1 milioni di m<sup>2</sup> di beni in gestione e una banca di terreni di 1,6 milioni di m<sup>2</sup> per ulteriori sviluppi. P3 ha attività commerciali in 12 Paesi e investe e sviluppa nei mercati europei da quasi due decenni. Con sede centrale a Praga, P3 impiega più di 240 persone in 12 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](http://www.p3parks.com).

Dove trovarci?



# 7,6 mil. m<sup>2</sup>

GROSS LETTABLE AREA

# 11

COUNTRIES

# 1,9 mil. m<sup>2</sup>

LANDBANK FOR DEVELOPMENT

# 470

CUSTOMERS

OWNER  
DEVELOPER



BUSINESS MODEL

INVESTOR  
MANAGER

# SPACE TO CREATE

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## COUNTRY OFFICE



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