

P3 WROCLAW II

Energetyczna 12

Krzyżowice
Poland



COMMERCIAL CONTACT

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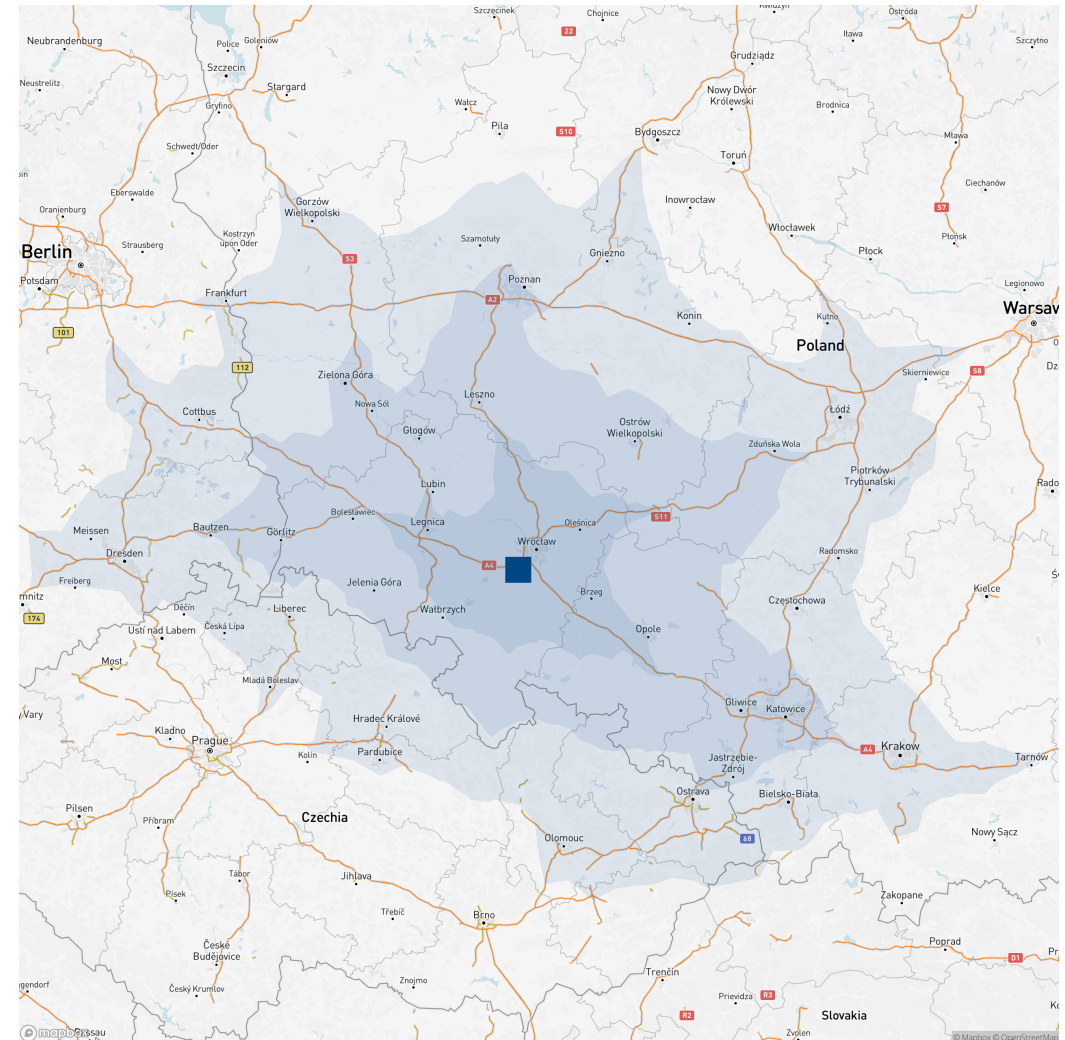
ABOUT THE PARK

P3 Wrocław II is a modern logistics park located in one of the region's largest logistics hubs. The complex consists of four buildings with a total area of approximately 200,000 m², designed for both warehousing and light production. The investment is **BREEAM-certified at the "Excellent" level**.

The park is situated directly next to the **A4 motorway**, which is part of the **Third Pan-European Transport Corridor**, connecting Berlin, Wrocław, Kraków, and Ukraine. An additional advantage is its proximity to the **junction connecting the A4 motorway with Wrocław's A8 motorway bypass**, just a **10-minute drive** from the park. This strategic location enables **efficient distribution** across both regional and international markets.



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DIRECTIONS



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



TECHNICAL SPECIFICATIONS

- ◆ 12 m clear height;
- ◆ 7t/sqm floor load;
- ◆ 909 car parking spaces;
- ◆ BREEAM Excellent;
- ◆ Fire load > 4000 MJ;
- ◆ Sprinkler system NFPA 13;
- ◆ Pillars net: 22,5x12;
- ◆ LED lighting;
- ◆ Dock density: 1/ 550 m²





34,614 m²

Available space - warehouse

0 m²

Available space - development

594 m²

Available space - office

185,581 m²

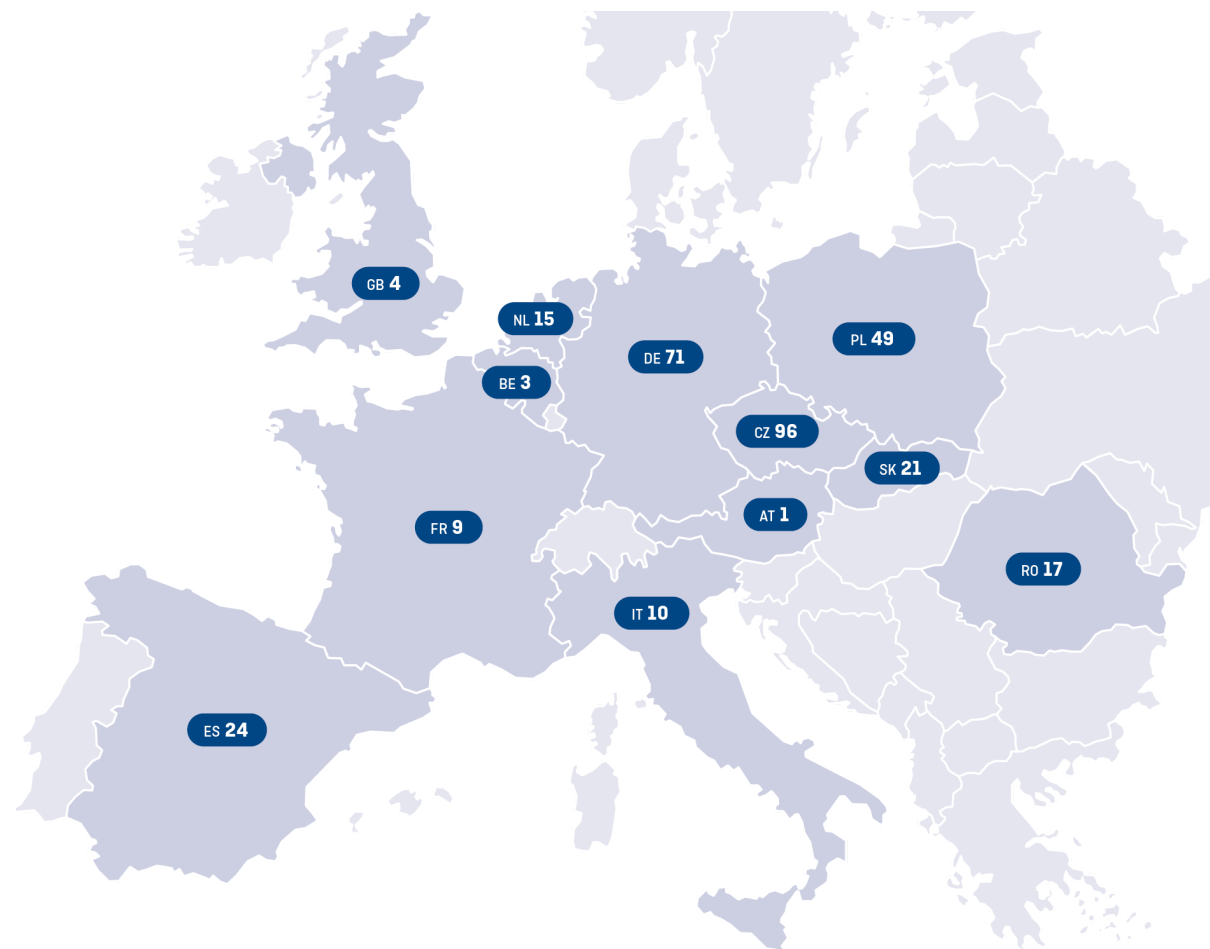
Total space in this park

BUILDING	AVAILABLE WAREHOUSE SPACE	AVAILABLE DEVELOPMENT	AVAILABLE OFFICE SPACE	TOTAL SPACE
B	34,614	0	594	113,293
D	0	0	0	21,512
E	0	0	0	19,247
A	0	0	0	31,529

ABOUT P3 LOGISTIC PARKS

P3 is a long-term investor, manager and developer of European warehouse properties with more than 7,6 million m² of assets under management and land bank of 1.9 million m² 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

Where to find us?



7,6 mil. m²
Gross Lettable Area

1,9 mil. m²
Landbank for
development

98%
Occupancy

11
Countries

470
Customers



P3 LOGISTIC PARKS SP. Z O.O.

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