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# P3 ŽILINA



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## OVERVIEW

P3 Žilina is located on the crossroad of the D1 motorway (Bratislava - Žilina - Poprad - Košice) and planned international road D3 connecting Slovakia with Poland. The park is situated 50 m from class road E50 which connects Žilina and Martin. The park is reachable from Žilina and Martin by city bus. Construction of this park commenced in June 2012 and, currently, it consists of 28,108 m<sup>2</sup> in three buildings. The park is aimed to provide Class-A logistic space for the automotive and machinery industry, prominent in the Žilina region.

The most important industrial production companies located in the proximity of the park are: Kia Motors, Mobis, Hyundai, Dong-Hee, Franke, Volvo Trucks and others.

The tenants of this park are Albatros Logistics, C. S. Cargo, GEFCO, Geis SK, Packeta, Shenker and Správca zálohového systému.

# 0 m<sup>2</sup>

### DEVELOPMENT OPPORTUNITY

Žilina 14 mins (12 km)

Martin 22 mins (21.2 km)

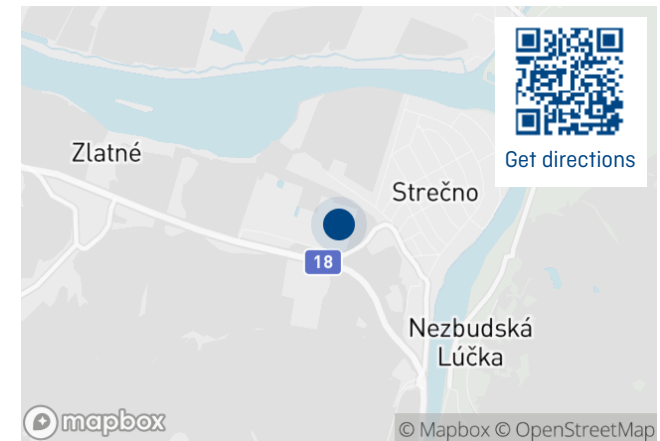
Banská Bystrica 1 hour 18 mins (80.6 km)

# 8,172 m<sup>2</sup>

### AVAILABLE SPACE

# 194 m<sup>2</sup>

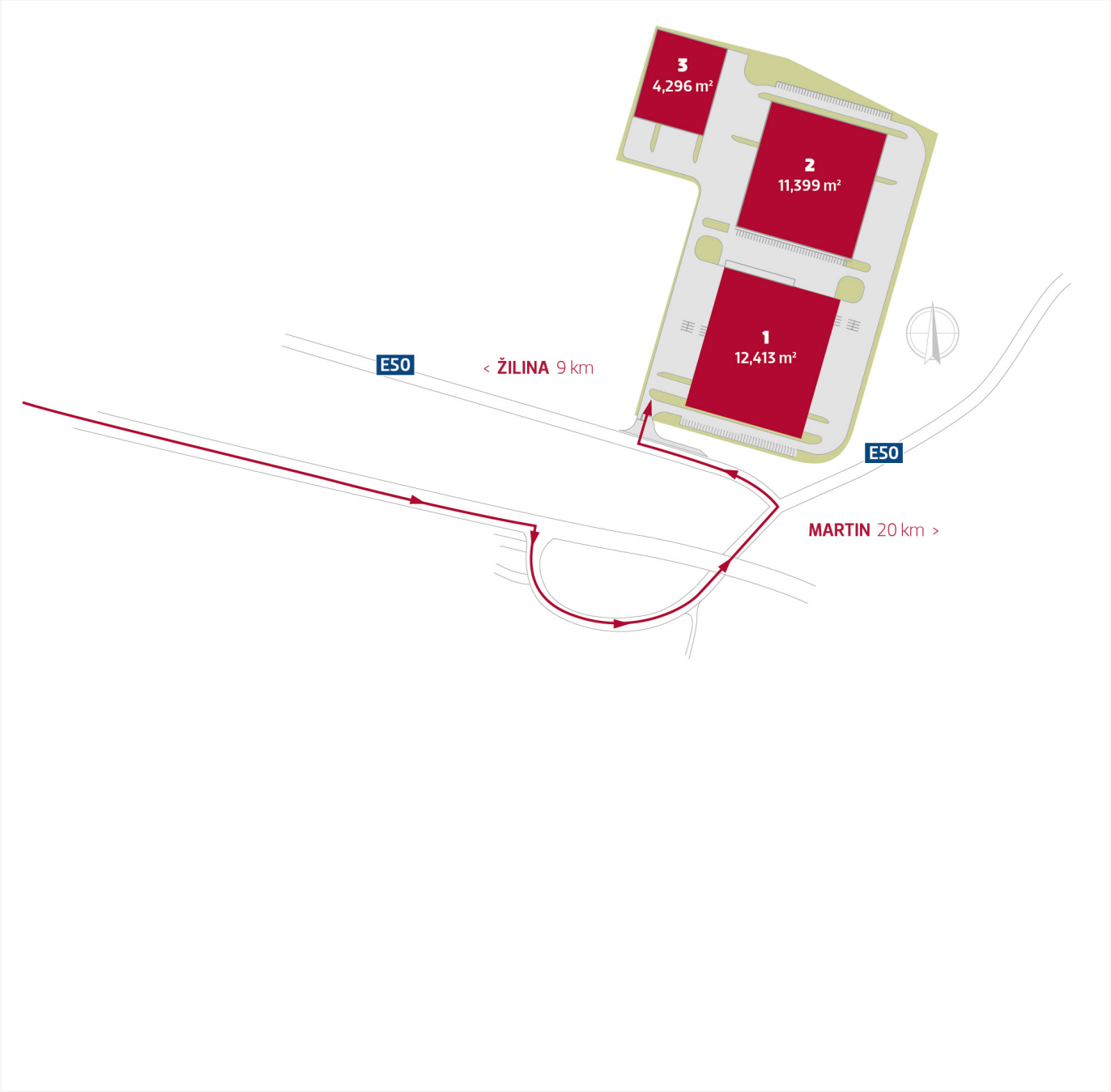
### AVAILABLE OFFICE SPACE



AVAILABLE SPACE

Building	Available development space	Available warehouse space	Available office space
1	0 m <sup>2</sup>	1,850 m <sup>2</sup>	0 m <sup>2</sup>
2	0 m <sup>2</sup>	4,260 m <sup>2</sup>	194 m <sup>2</sup>
3	0 m <sup>2</sup>	2,062 m <sup>2</sup>	0 m <sup>2</sup>

- Existing building
- Development opportunity
- Offices
- Under construction





## KEY FEATURES

- Flexible unit sizes: from 1,200 m<sup>2</sup>
- Flexible office spaces
- Turn-key premises specification
- Clear height of warehouse space: 10 m
- Floor loading capacity: 5 t/m<sup>2</sup>
- Possible cross-docking
- Possible light manufacture, logistics & distribution
- 24-hour security

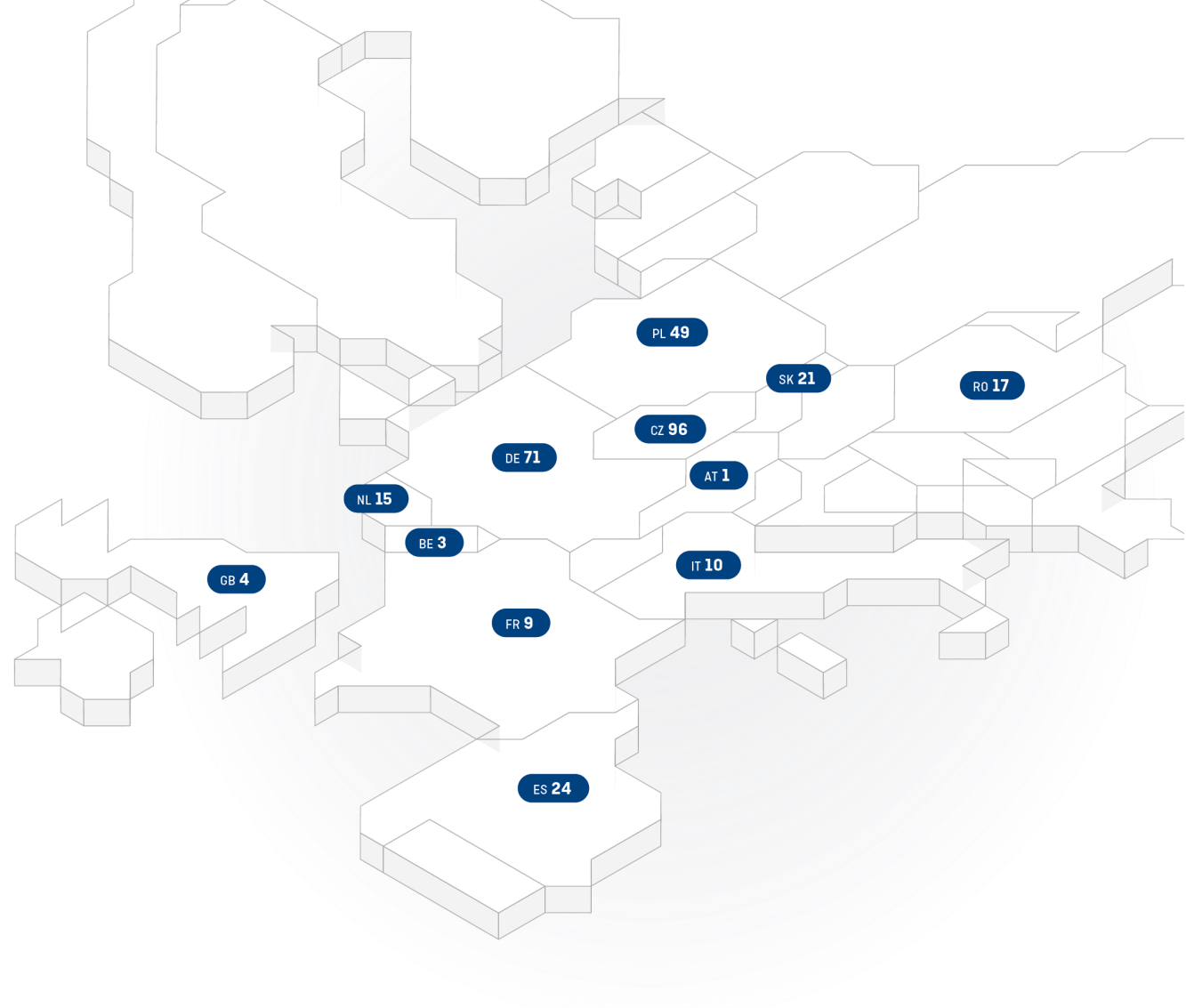


## ABOUT P3

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

# 11

COUNTRIES

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

LANDBANK FOR DEVELOPMENT

# 470

CUSTOMERS



# SPACE TO CREATE

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## COUNTRY OFFICE



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