

STRATEGIC HOME
FOR YOUR
BUSINESS



P3 ŁÓDŹ CITY



ADDRESS

Śnieżna
90-001 Łódź
Poland

COMMERCIAL CONTACT

Paulina Kozłowska
paulina.kozlowska@p3parks.com
+48 788 248 077

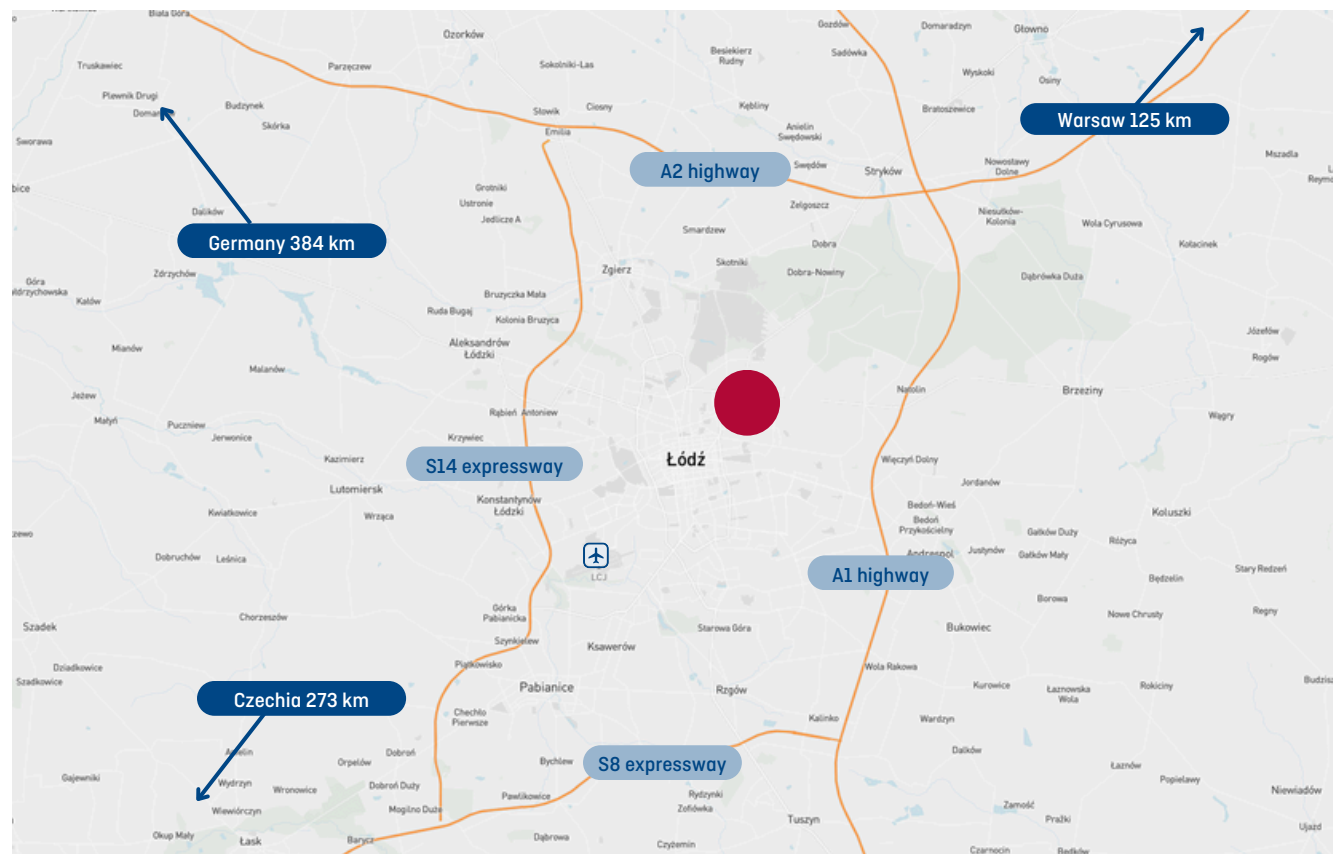
Issued: Oct 2025

All information in this document is valid on this date.
For current information please contact P3 Team

OVERVIEW

Łódź, the fourth-largest city in Poland, is a strategic logistics and industrial hub, attracting investors from around the world due to its central location.

The proximity of the A1 and A2 highways, as well as the S8 and S14 expressways, ensures excellent connectivity and efficient distribution of goods across the country. The Łódź region boasts a modern warehouse infrastructure with a total area of over 4.6 million m², making it the third-largest warehouse market in Poland.



DISTANCES TO POINTS OF INTERESTS

A1 highway	10 mins	9 km
Łódź Airport	15 mins	13 km
A2 highway	30 mins	25 km
S8 expressway	20 mins	22 km
Warsaw	1 hour 10 mins	125 km
Czechia	2 hours 55 mins	273 km
Germany	3 hours 50 mins	384 km



LOCAL ACCESS

P3 Łódź City is located on Śnieżna Street, east of the city center, in an excellent location for urban and last-mile logistics operations. The site, covering 9.1 hectares, will feature two modern warehouse buildings with a total area of 43,793 m².



Airport



Parking



Train station



EV charging station



Bus stop



Truck entrance



Tram stop

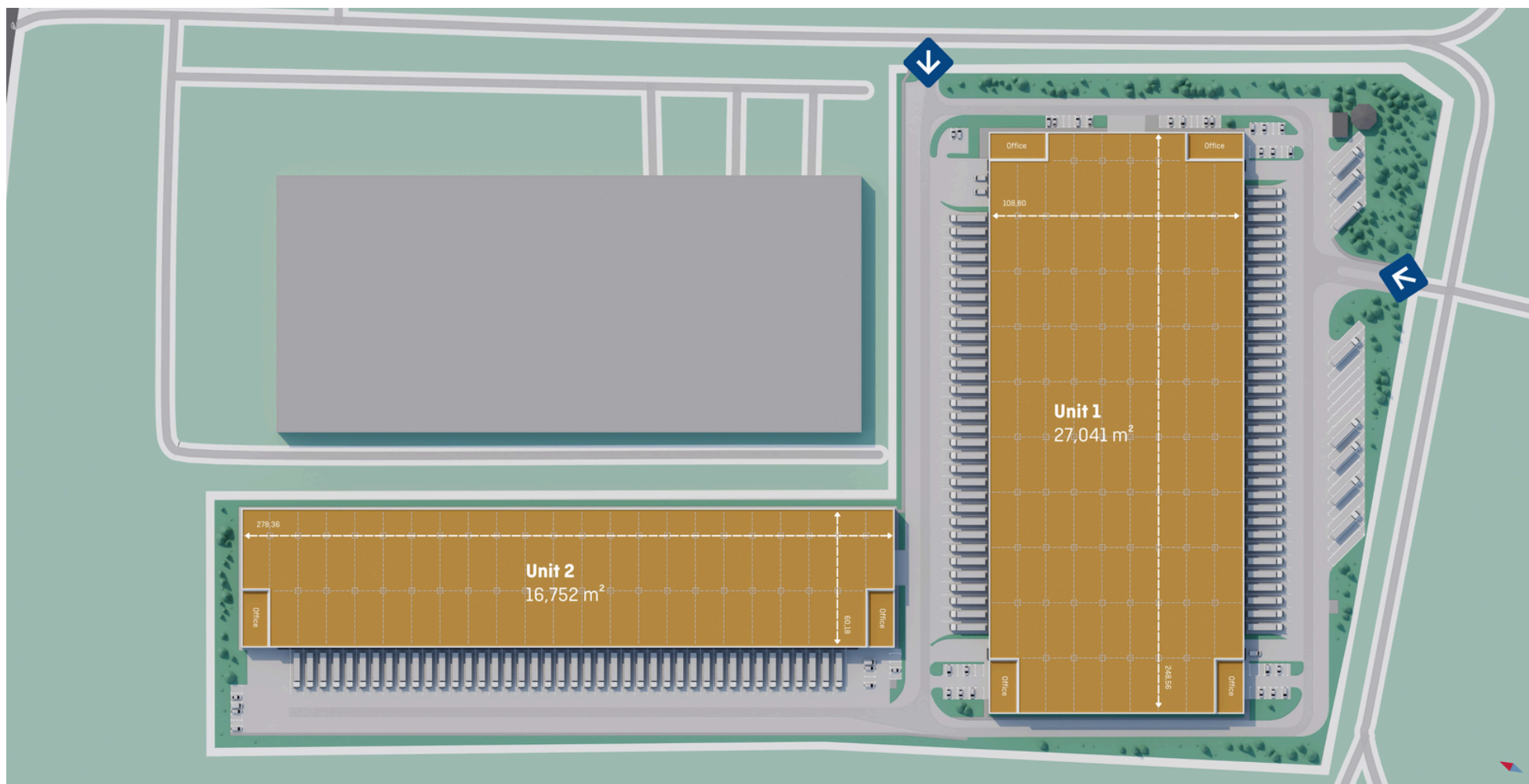


Main entrance



Get directions

AVAILABLE SPACE



- Existing building
- Development opportunity
- Offices
- Under construction

Unit	Warehouse (m ²)	Office (m ²)	In development (m ²)
1	-	-	27,041
2	-	-	16,752
Total	-	-	43,793

TECHNICAL SPECIFICATIONS

Space specification according to client requirements:

- Turn-key premises specification and custom-made solution
- Clear height of warehouse space: 10-12 m
- Floor loading capacity: 5-7,5 t/m²
- Column grid structure: 12 x 22,5
- Minimum of 1 loading dock with dock leveler per 900 m² of warehouse space
- Sprinkler system NFPA13
- Fire load: > 4000 MJ
- Lighting: LED system
- BREEAM Excellent



SUSTAINABLE PERFORMANCE

Excellent

BREEAM CERTIFICATION

A

EPC RATING



SUSTAINABLE OPTIONS – EXTERIOR



We will continue to upgrade standing assets with energy efficiency measures, such as LED, right-sized HVAC, increased insulation, and energy storage technology and building out our developments to the best possible specification.

1

SUSTAINABLE BUILDING MATERIALS

- Preference for utilising durable, locally-sourced building materials
- Reusing and recycling construction waste and building components where possible
- Usage of environmentally-friendly, low-emission materials

2

MODERN BUILDING DESIGN WITH EXCELLENT THERMAL REGULATION

- Modern heating and cooling systems to improve energy efficiency and regulate temperatures within the building
- Optimised insulation on walls and roof
- Modern building design with geographic variations that help to address unwanted heat-gains

3

RENEWABLE ENERGY GENERATION DIRECTLY ON-SITE

- Active onsite renewables targets aimed at increasing volume of energy generated on-site via panels on the roofs, canopies or covered parking spaces

4

INITIATIVES THAT IMPROVE THE BIODIVERSITY OF OUR SITES

- Landscaping programs aimed at improving the visual aesthetic of the park, as well as providing natural environments promoting pollinators
- Green spaces and sports facilities that can be a high-quality enhancements for our tenants and workers on-site
- Where feasible, introduction of green walls or green roofs on buildings
- Rainwater collection for landscaping, cleaning operations and vehicle wash

5

ACCESS TO SUSTAINABLE TRANSPORTATION OPTIONS

- Site availability of public transportation
- Bicycle shed with e-bike chargers
- Dedicated carpool and car share parking spaces
- Electric vehicle chargers



For further consultation about sustainability and customisation matters please contact:

Julie Paulson
julie.paulson@p3parks.com
+420 731 435 734

Our sustainability standards are evident in the planning and execution of design standards within our warehouses, from smart-ready systems and fittings, to energy-efficient LED lighting, as well as sustainable office fit-out options.

1

SMART READY SYSTEMS AND FITTINGS

- Smart metering systems and submeters to monitor energy, waste and water usage, contributing to a more efficient building and sustainability data transparency
- Energy-efficient fittings and appliances, including low-emission HVAC systems

2

ENERGY-EFFICIENT LIGHTING

- Highly-efficiency LED lighting as standard on all new developments
- Increased natural lighting through skylights and windows to reduce daytime energy consumption and its associated costs

3

TENANT AND WORKER SAFETY

- High-visibility safety markings to protect workers
- All developments following local building code with regards to safety

4

ENVIRONMENTALLY-FRIENDLY TENANT FIT-OUT OPTIONS

- Low-flow water fixtures and sinks to reduce water usage
- Option of using natural locally-sourced materials, such as wood, in final fit-out
- Inclusion of green spaces to aid in tenant comfort, including recreation spaces, outdoor fitness areas and sports facilities
- Waste sorting locations to encourage recycling and upcycling

ABOUT P3

P3 is a long-term investor, manager and developer of European warehouse properties with almost 10 million m² of assets under management.

P3 has commercial activities in 10 countries and has been investing and developing in European markets for more than 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

9.7 mil. m²

GROSS LETTABLE AREA

11

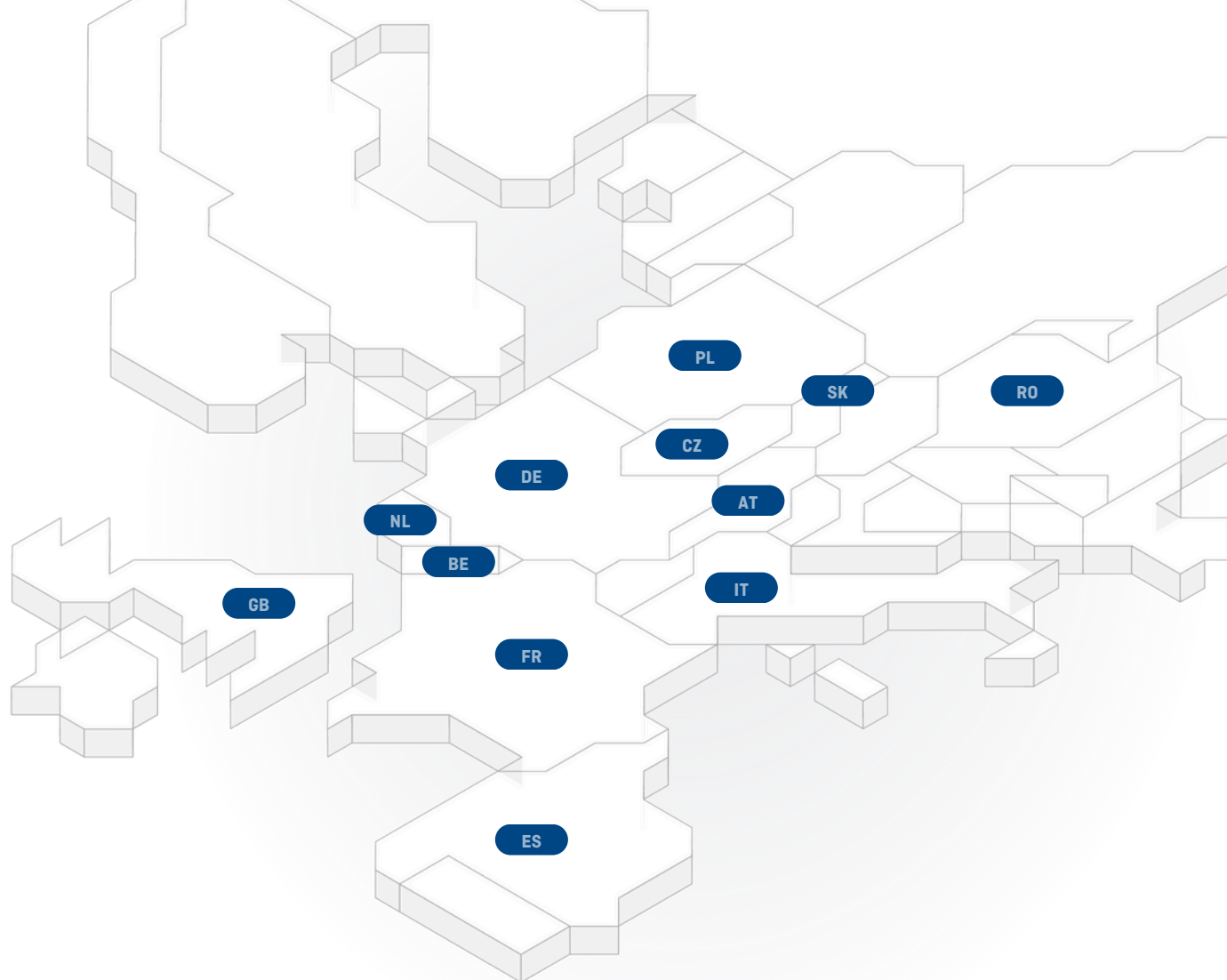
COUNTRIES

3.5 mil. m²

LANDBANK FOR DEVELOPMENT

490+

CUSTOMERS



REFERENCE PROJECTS



P3 WROCLAW CITY

COUNTRY 

GLA 18,474 m²

P3 Wrocław City is strategically positioned on Rakietowa Street, next to Wrocław International Airport and the A8 highway. The site spans 3.7 hectares and will feature a modern facility with a total area of 18,500 m², catering to logistics and industrial needs.



P3 POZNAŃ III

COUNTRY 

GLA 140,011 m²

Situated in Dachowa village, 20 km south of Poznań, P3 Poznań III benefits from proximity to the S11 expressway and A2 motorway. Located just 30 minutes from Poznań city centre, the park offers excellent access for logistics and industrial operations.



P3 KATOWICE CITY

COUNTRY 

GLA 21,949 m²

P3 Katowice City is a modern warehouse park located on Lwowska Street, in the eastern part of Katowice, right next to the exit from national road No. 79. On a 4.7-hectare plot, there is a modern warehouse facility with an area of 25,000 m², designed for tenants for whom proximity to the city center is a key factor.



P3 PIOTRKÓW

COUNTRY 

GLA 467,588 m²

P3 Piotrków is a modern logistics park located in the town of Wola Bykowska, in the immediate vicinity of Piotrków Trybunalski. Situated at the intersection of the A1 motorway and major transport routes E75 and E67, the park offers excellent transport accessibility to both domestic and international markets. The site allows for further expansion with an additional 138,670 m² of modern space, offering tenants flexible solutions tailored to their individual business needs.



P3 ŁÓDŹ I

COUNTRY 

GLA 75,286 m²

P3 Łódź I Park is located right next to the A2 motorway, at its intersection with route E75 and national road No. 72. The park's central location in the country ensures efficient and convenient connections to major metropolitan areas in Poland and beyond. The investment is situated 20 km from the city center. Tenants of the park have access to two modern warehouse facilities with a total area of over 75,000 m².



P3 POZNAŃ

COUNTRY 

GLA 413,451 m²

P3 Poznań Park is one of the largest logistics parks in western Poland. It is located in Robakowo, south of Poznań, near the S11 road, which connects to the A2 motorway, providing access to Warsaw in the east and Berlin in the west. The park consists of 8 buildings, with the potential to expand to 12 facilities. Two access roads lead to the park, ensuring convenient transportation. Its high technical standards and excellent location, offering quick access to key European markets, make it highly valued among tenants.

SPACE TO CREATE

COMMERCIAL CONTACT



Paulina Kozłowska
paulina.kozlowska@p3parks.com
+48 788 248 077

COUNTRY OFFICE



P3 Logistic Parks
Złota 59
00-120 Warsaw, Poland
info@p3parks.com

P3Parks.com

