

88,000 M² MODERN WAREHOUSE
OPPORTUNITY IN SLADKOVIČOVO
IN THE I.PHASE



P3 SLÁDKOVIČOVO PARK



COMMERCIAL CONTACT

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All information in this document is valid on this date.
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MACRO LOCATION

Slovakia is a high-income, export-driven economy characterized by robust industrial output, particularly in automotive manufacturing, and a growing emphasis on innovation and services.

In 2023, the country's GDP was approximately \$132.9 billion, with a per capita GDP of \$24,491. Major industries include automobile production, electronics, and machinery, with Slovakia being one of the world's leading car producers per capita. The nation benefits from a strategic location in Central Europe, bordering Austria, the Czech Republic, Poland, Ukraine, and Hungary, and is well-integrated into European transport networks

Sládkovičovo is a town located in the Galanta District of the Trnava Region in southwestern Slovakia, with a population of approximately 5,740 residents. Situated on the Danubian Lowland along the Dudvák River, it lies about 45 km east of the capital, Bratislava. The town boasts a rich history dating back to 1252 and features notable landmarks such as the Kuffner Manor and the Church of the Assumption of the Virgin Mary.

Sládkovičovo's strategic location and transportation infrastructure, including road and rail connections, make it a valuable hub for regional commerce. The town's connectivity is further enhanced by its role in international rail freight, serving as a node in routes linking Western Europe with Southeastern Europe.



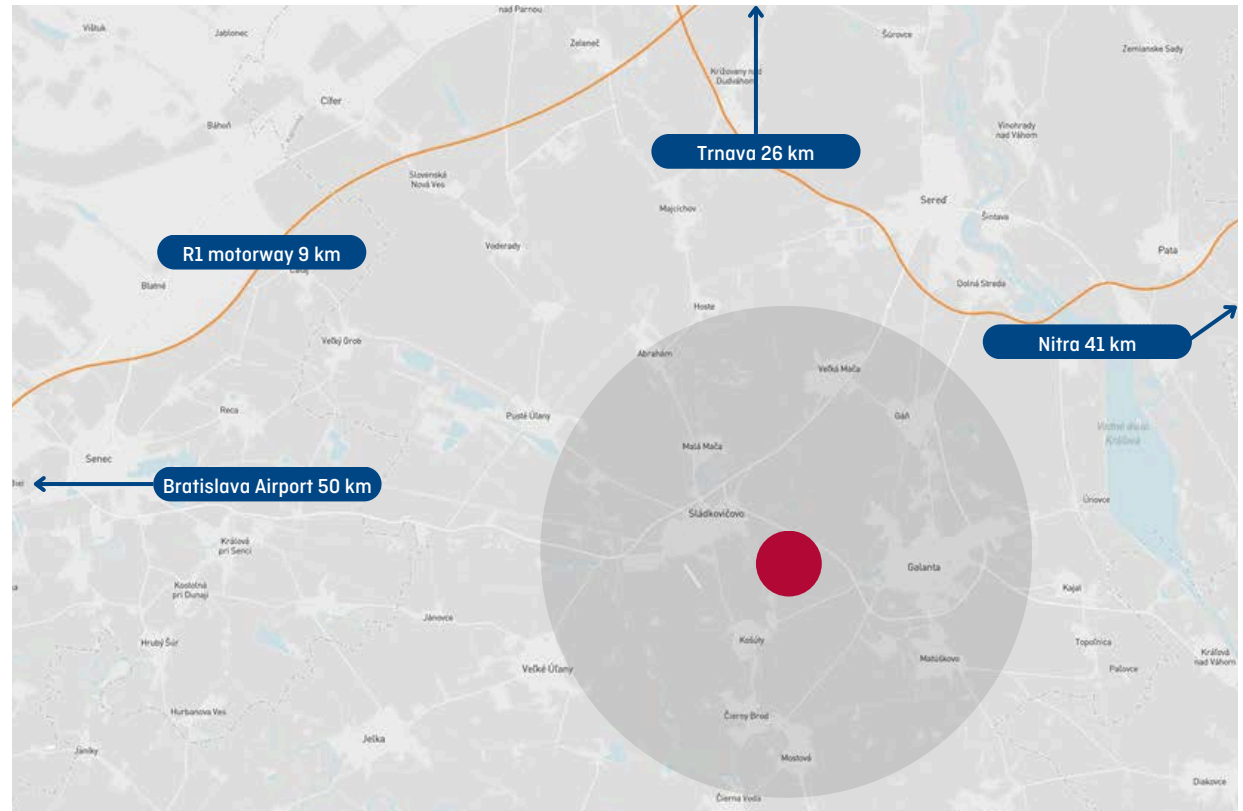
OVERVIEW

Sládkovičovo offers a highly strategic location for logistics and industrial operations, with excellent connectivity to key transportation routes and economic hubs.

The town is situated just 9 km from the R1 motorway, providing direct access to both Trnava and Nitra, and facilitating smooth distribution throughout western Slovakia.

Major cities are within close reach—only 26 km to Trnava, 41 km to Nitra, and approximately 50 km to the center of Bratislava. This proximity enables efficient access to a broad labor pool and multiple supply chain networks.

Within a 40-minute drive are major logistics hubs and manufacturing operations, including About You, Samsung, and top automotive players like Jaguar Land Rover, PSA Group, and Volkswagen. This makes Sládkovičovo a prime location for warehousing, production, and supply chain operations.



DISTANCES TO MAJOR CITIES

R1	9 mins	9 km
Trnava	30 mins	26 km
Nitra	50 mins	41 km
Bratislava Airport	55 mins	50 km
Gyor	1 hour 20 mins	75 km
Vienna	1 hour 55 mins	124 km
Bratislava	55 mins	50 km



LOCAL ACCESS

Discover an exceptional opportunity to lease over 200,000 sqm of modern warehouse space designed to A+ standards, incorporating innovative ESG solutions. This prime location is strategically positioned to offer excellent access to key regional and international markets.

Key Features:

- **Sustainability:** Enhanced sustainability measures, including energy-efficient systems, waste reduction programs, and sustainable materials.
- **Space Flexibility:** Configurable spaces to accommodate various operational requirements.
- **Nearby Amenities:** Access to local services, workforce, and transportation links.
- **Strategic Positioning:** Ideal for businesses looking to optimize their logistics and distribution networks throughout Central Europe.
- **Growth Potential:** The region's development plans and infrastructure improvements offer long-term opportunities for growth.



Airport



Parking



Train station



EV charging station



Bus stop



Truck entrance



Tram stop



Main entrance



Get directions

AVAILABLE SPACE



Unit	Warehouse (m ²)	Office (m ²)
A	24,049	1,200
B	64,071	3,500
C	113,143	5,000
Total	201,263	9,700

- Existing building
- Development opportunity
- Offices
- Under construction

TECHNICAL SPECIFICATIONS

Space specification according to client requirements:

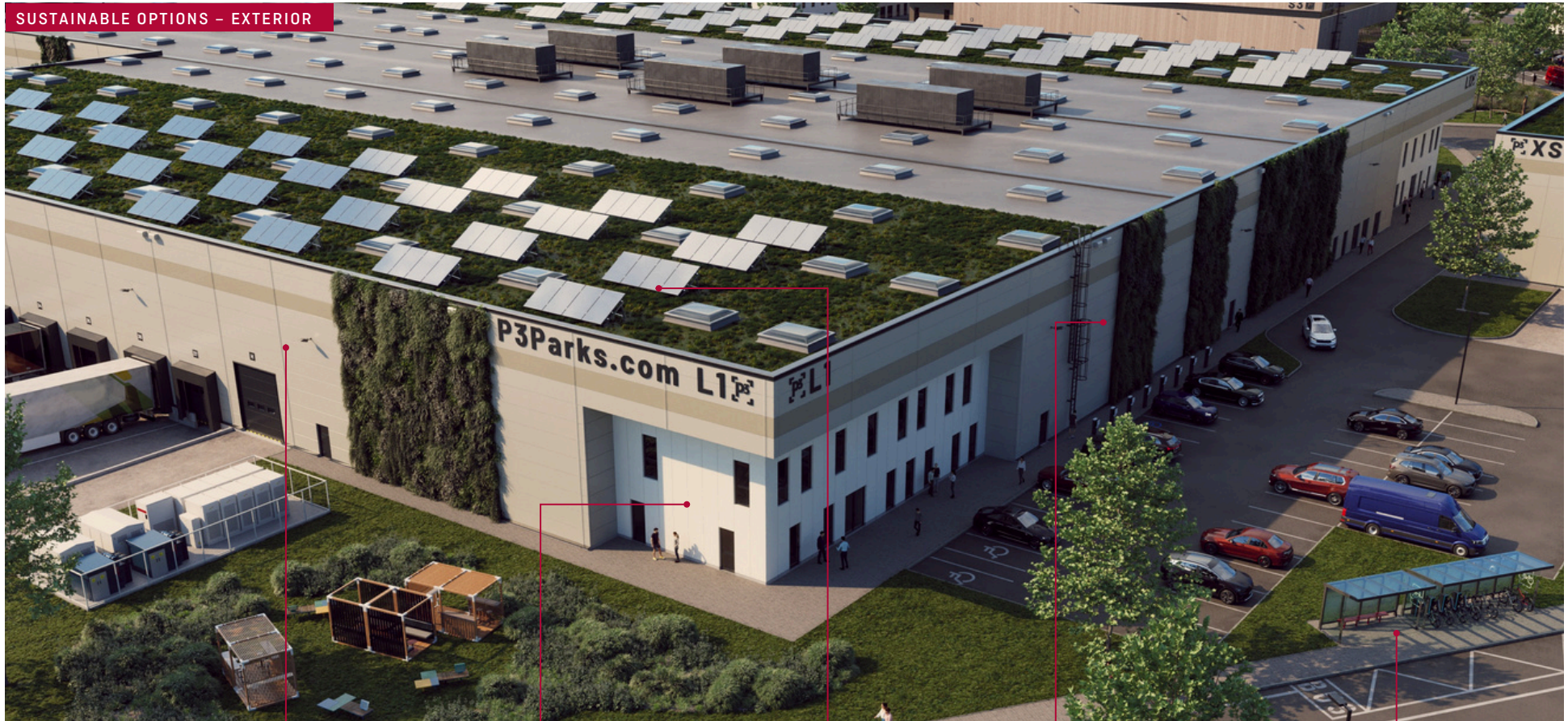
- Standard warehouse of class A+
- Clear height: 10-12 meters
- BREEAM excellent
- Roof preparation for photovoltaic panels
- LED Lighting
- Eco Desing - Recuperation is a part of air conditioning
- Radiant tube heater - with lower consumption gas
- Secondary energy measurement - electrical + outdoor lighting + pumps or other energy-relevant equipment, and gas (built-ins and hall separately), meters with preparation for remote reading
- Energy-saving fixtures





Visualisation of the completed park

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

SUSTAINABLE OPTIONS - INTERIOR



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



For further consultation about sustainability and customisation matters please contact:

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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

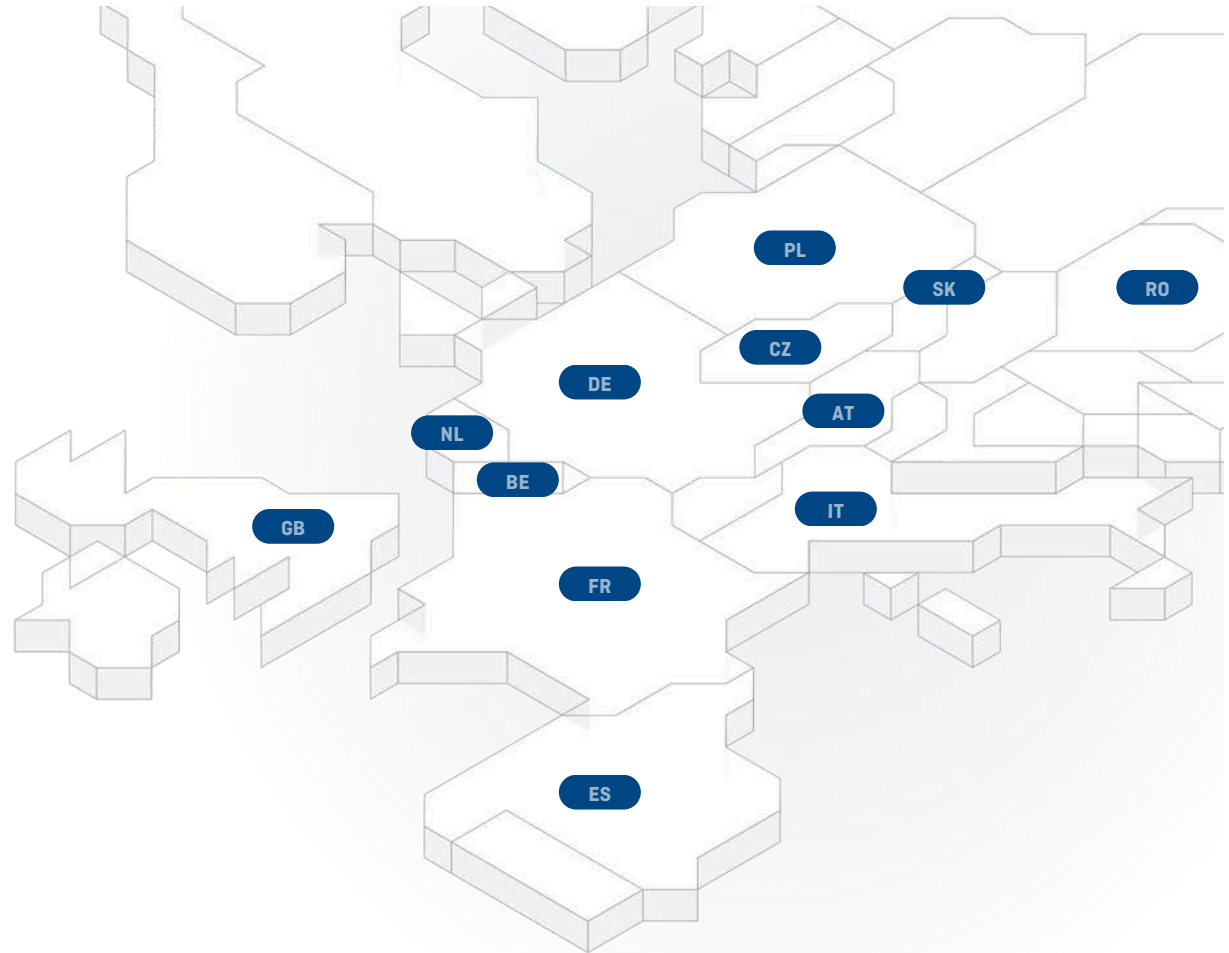
COUNTRIES

3.5 mil. m²

LANDBANK FOR DEVELOPMENT

490+

CUSTOMERS



REFERENCE PROJECTS



P3 OSTRAVA CENTRAL COUNTRY

GLA 153,275 m² | COMPLETION 2021 | ANCHOR TENANT: Tefcold

P3 Ostrava Central is a 44-hectare brownfield site that has undergone a demanding renovation to prepare for the construction of a modern industrial park. Designed by award-winning architect David Kotek (Projektstudio), the park integrates seamlessly with the nearby city center while reflecting the unique aesthetic of the Agglomeration.



P3 PLZEŇ MYSLÍNKA COUNTRY

GLA 63,826 m² | COMPLETION 2022 | ANCHOR TENANT: WM SE

Located 15 km from the Plzeň city centre near exit 93 of the D5 motorway (Prague–Plzeň–Germany), P3 Plzeň Myslínka has transformed a 44-hectare brownfield site into a modern industrial park. Designed by award-winning architect David Kotek (Projektstudio), the park integrates seamlessly into the nearby centre and reflects the unique aesthetic influenced by Josef Pleskot. Units ranging from 3,000 to 30,000 m² are available



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 WROCLAW CITY COUNTRY

GLA 18,474 m² | COMPLETION 2023

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 NOVE MESTO COUNTRY

GLA 26,573 m²

Nove Mesto is situated directly on D1 highway in the municipality Rakouby. Perfect connection to the D1 highway that connect capital city Bratislava with north of Slovakia and proximity to Czech Republic makes it one of the most important logistic centers.



P3 KOŠICE COUNTRY

GLA 12,959 m² | COMPLETION 2020 | ANCHOR TENANT: CS Cargo

P3 Košice is a modern logistics park located in the Nová Polhora region, strategically positioned on the D1 motorway, 15 km from Košice. As part of the cross-border region between Hungary, Poland, and Ukraine, the park is a key logistics hub providing efficient regional supply chains and public transportation access from Košice and Prešov.

SPACE TO CREATE

COMMERCIAL CONTACT



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COUNTRY OFFICE



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