





Košice historic centre (9.1 km, 10 min)
Prešov (41 km, 31 min)

KOŠICE

E58

PARK ENTRANCE

A

OCCUPIED

B



Bratislava Airport (390 km, 4 h)

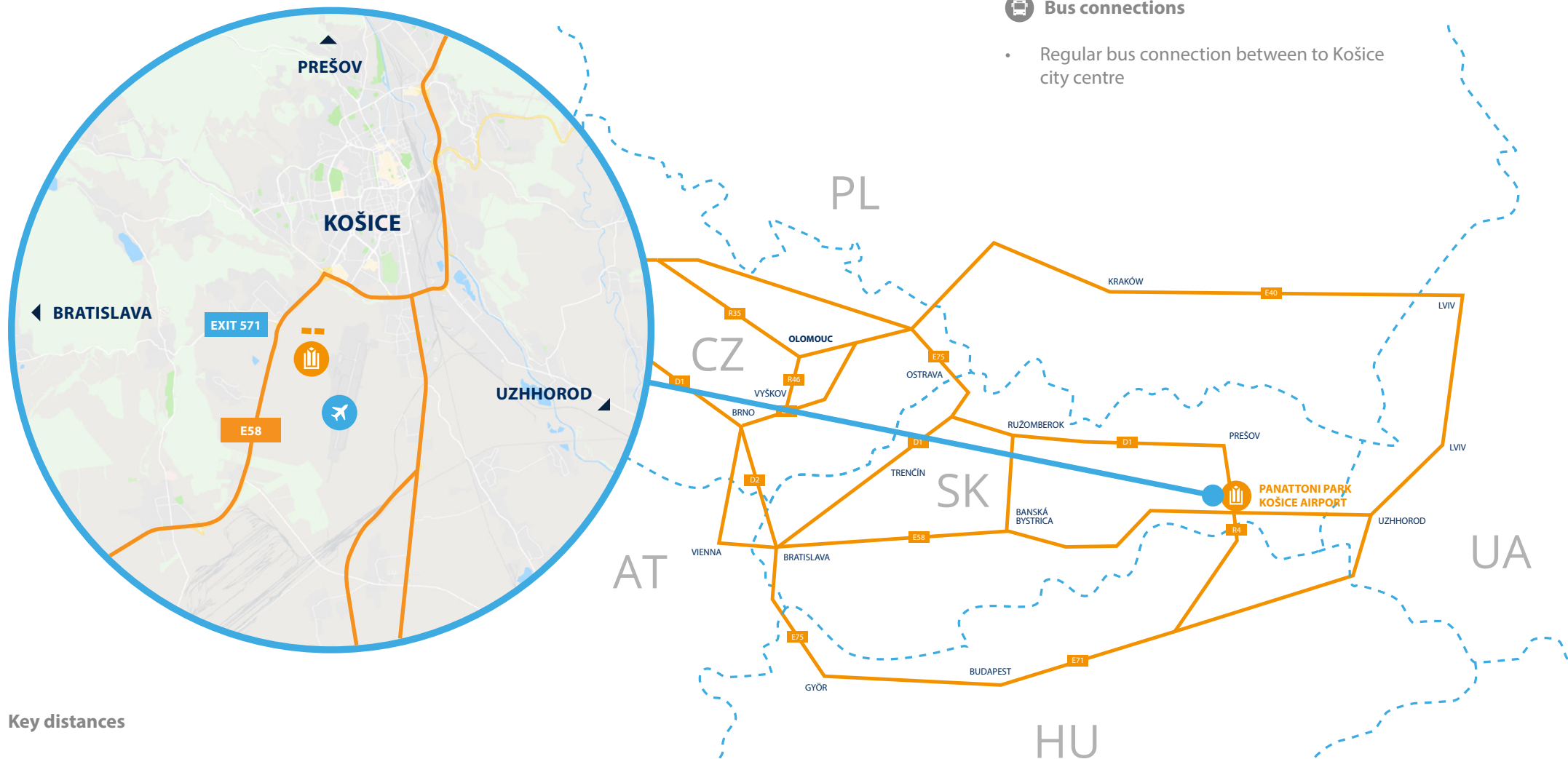


Budapest (260 km, 2 h 40 min)



PERFECT ACCESS FROM EXIT 571

GREAT VISIBILITY FROM E58 MOTORWAY



STANDARD TECHNICAL SPECIFICATION

SUPPORTING STRUCTURE

- Pad or pilot foundations, insulated plinth panels up to 300 mm above floor
- Prefabricated concrete columns in 12 x 24 m grid or per layout
- Prefabricated concrete or steel roof beams, clear height of 10 m

FLOOR

- Fibre reinforced concrete floor, PE membrane, cut joints, 180 mm thick, surface treated with hardener
- Load capacity of 50 kN/sq m, 60 kN point load
- Flatness according to DIN 1822, table 3, line 3

ROOF

- Corrugated steel sheets, mineral wool insulation, PVC membrane
- Free load capacity of 15 kg/sq m for clients installations
- Min. 2% of skylights in warehouse area
- Syphonic drainage system, emergency overflows

FACADE

- Horizontal sandwich panels with mineral wool insulation
- Prefabricated concrete facade around docks to approx. 4.5 m height
- Double glazed windows in offices

DOCKS

- 1 x electrically operated 3.0 x 3.0 m dock for each 1,000 sq m of hall
- Each dock equipped with hydraulic leveller, 60 kN capacity, PE shelter, wheel guides
- 1 x electrically operated 4.0 x 4.5 m drive-in gate for each 5,000 sq m of hall



HALL INSTALLATIONS

- Gas Sahara heaters or infrared gas radiators, heating according to norms for warehousing
- ESFR sprinklers under roof, FM Global certified tank and pumps
- 200 lux LED lighting (excluding influence of clients installations)
- 1 x 630 kVA dry transformer station per each 25,000 sq m of hall

PRODUCTION UPGRADE (OPTIONAL)

- Increased facade and roof insulation
- Heating and ventilation in accordance with code for manufacturing (assembly)
- 300 lux LED lighting (excluding influence of clients installations)
- Increased percentage of skylights area

OFFICES

- 2 level custom designed in-built, incl. offices, socials, locker rooms, day room, excl. furniture and appliance
- Aluminium entrance door with canopy to entrance lobby
- Tiles, carpets or PVC floor surfaces, suspended mineral ceiling panels
- Social rooms with ceramic fixtures, wall tiles, and basic accessories
- PVC cable trays below windows, 2x 220 V socket each 8 sq m
- Server room with 2 split units and antistatic PVC floor
- Top cooling

OUTSIDE AREAS

- Hard areas from concrete pavers, sloped for drainage
- 2 m high mesh fence, entrance barriers and manual gate
- Green areas with grass, bushes, and trees

DEVELOPMENT CONCEPT

Total built-up area 35,746 sq m

Building A – OCCUPIED 15,890 sq m

Car parking places 112
Docks 24
Drive-ins 6

Building B 19,800 sq m

Car parking places 112
Docks 24
Drive-ins 6

SUSTAINABILITY TRENDS

LED lighting
BREEAM Very Good / Excellent

WAREHOUSE

Column grid 12.5 m x 22 m
Light intensity in the hall 200 lux
Skylights min 2%
Floor loading 5 t/sq m

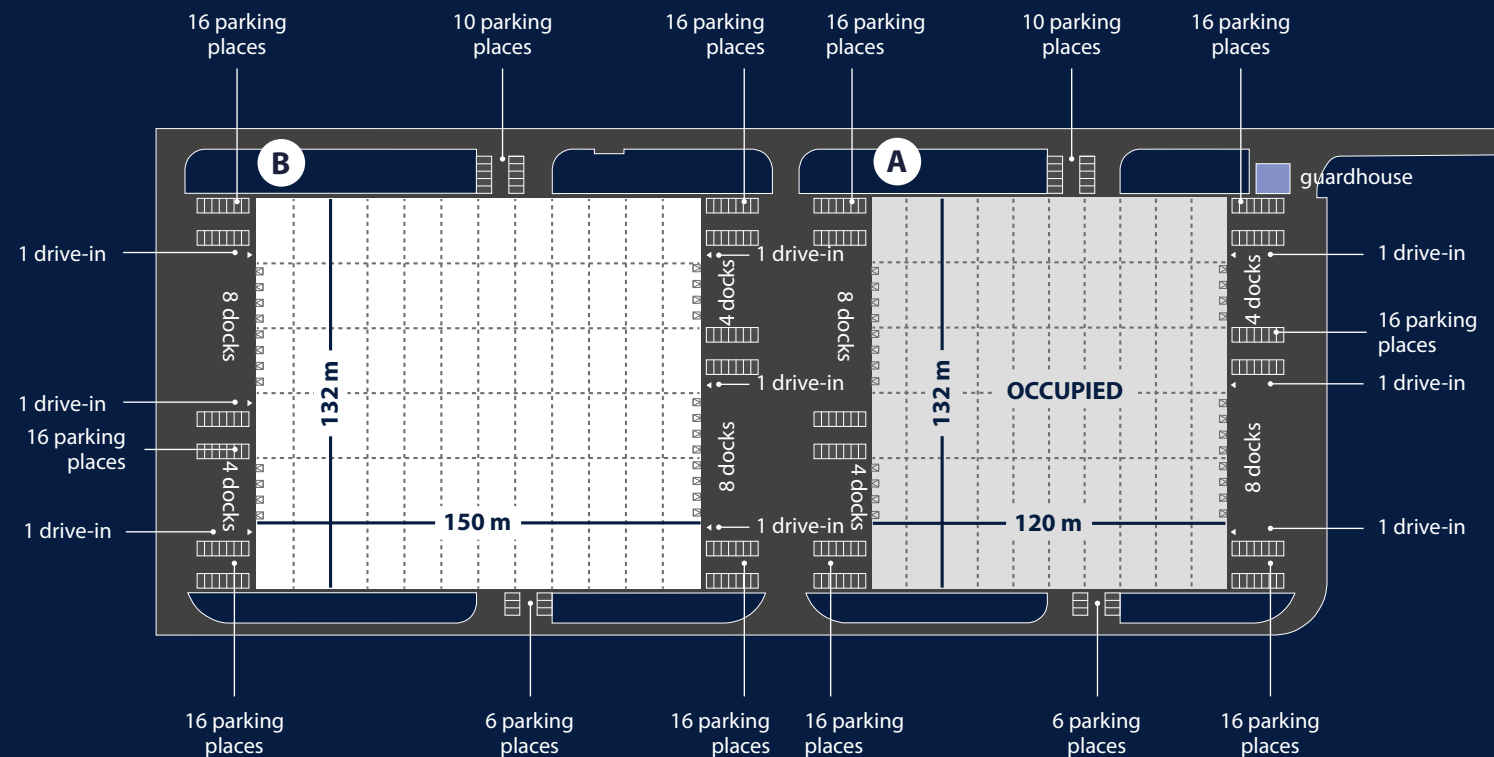
OFFICE PREMISES

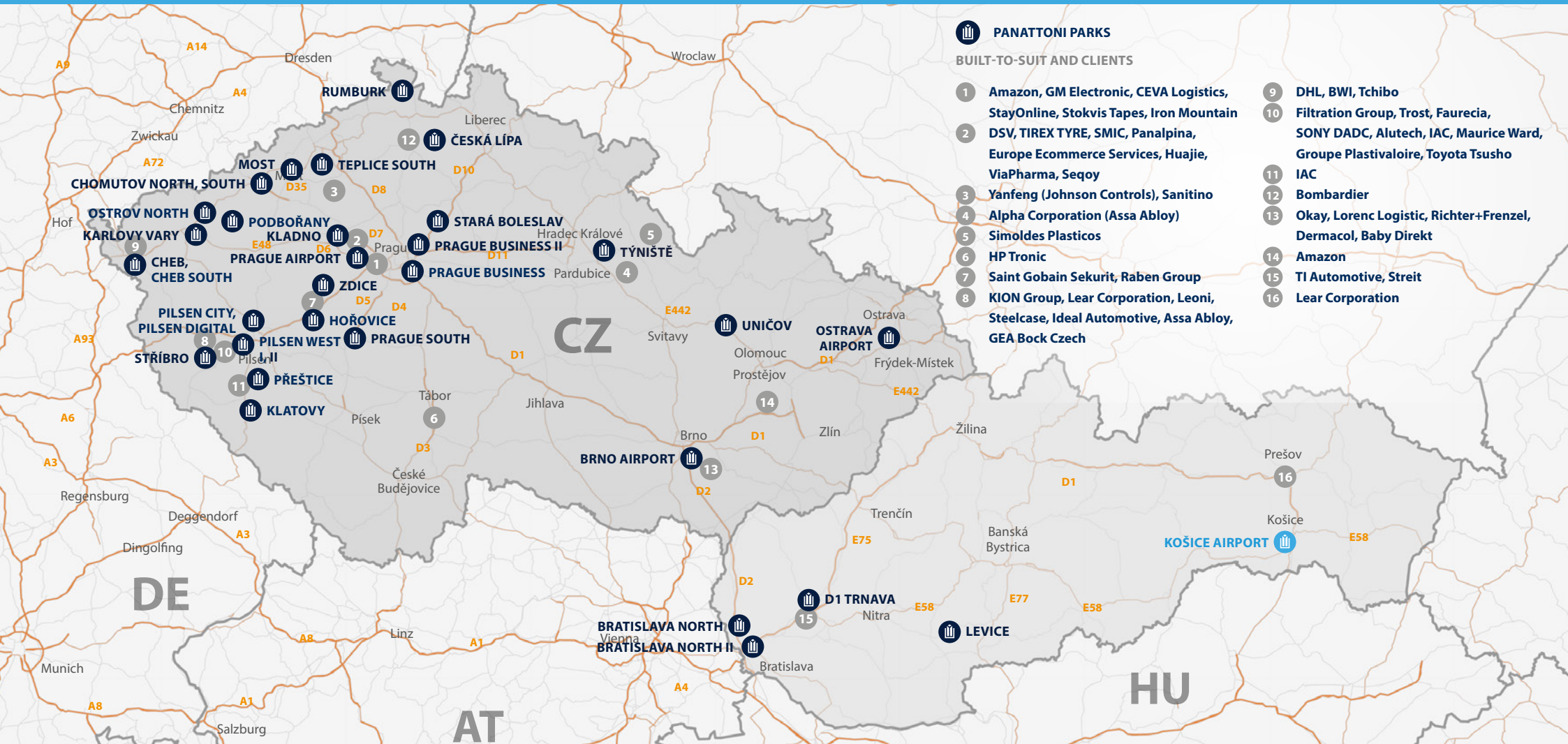
Clear height 2.7 m
Light intensity 500 lux
Build-to-suit

BUILDING STANDARDS

Clear height 10 m
Loading docks 1/740 sq m
ESFR sprinkler system YES
Floor loading capacity 5 t/sq m
Parking areas for cars YES
Truck loading yard YES

Office space with facilities according to the clients requirements





PANATTONI PARKS
BUILT-TO-SUIT AND CLIENTS

- | | |
|--|---|
| <ul style="list-style-type: none"> 1 Amazon, GM Electronic, CEVA Logistics, StayOnline, Stokvis Tapes, Iron Mountain 2 DSV, TIREX TYRE, SMIC, Panalpina, Europe Ecommerce Services, Huajie, ViaPharma, Seqoy 3 Yanfeng (Johnson Controls), Sanitino 4 Alpha Corporation (Assa Abloy) 5 Simoldes Plásticos 6 HP Tronic 7 Saint Gobain Sekurit, Raben Group 8 KION Group, Lear Corporation, Leoni, Steelcase, Ideal Automotive, Assa Abloy, GEA Bock Czech | <ul style="list-style-type: none"> 9 DHL, BWI, Tchibo 10 Filtration Group, Trost, Faurecia, SONY DADC, Alutech, IAC, Maurice Ward, Groupe Plastivoire, Toyota Tsusho 11 IAC 12 Bombardier 13 Okay, Lorenc Logistic, Richter+Frenzel, Dermacol, Baby Direkt 14 Amazon 15 TI Automotive, Streit 16 Lear Corporation |
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