



┌ Brno (109 km)
Ostrava (235 km)

➤ Gyor (101 km)
└ Budapest (221 km)

LOZORNO

 D2

PARK ENTRANCE

C

B

A

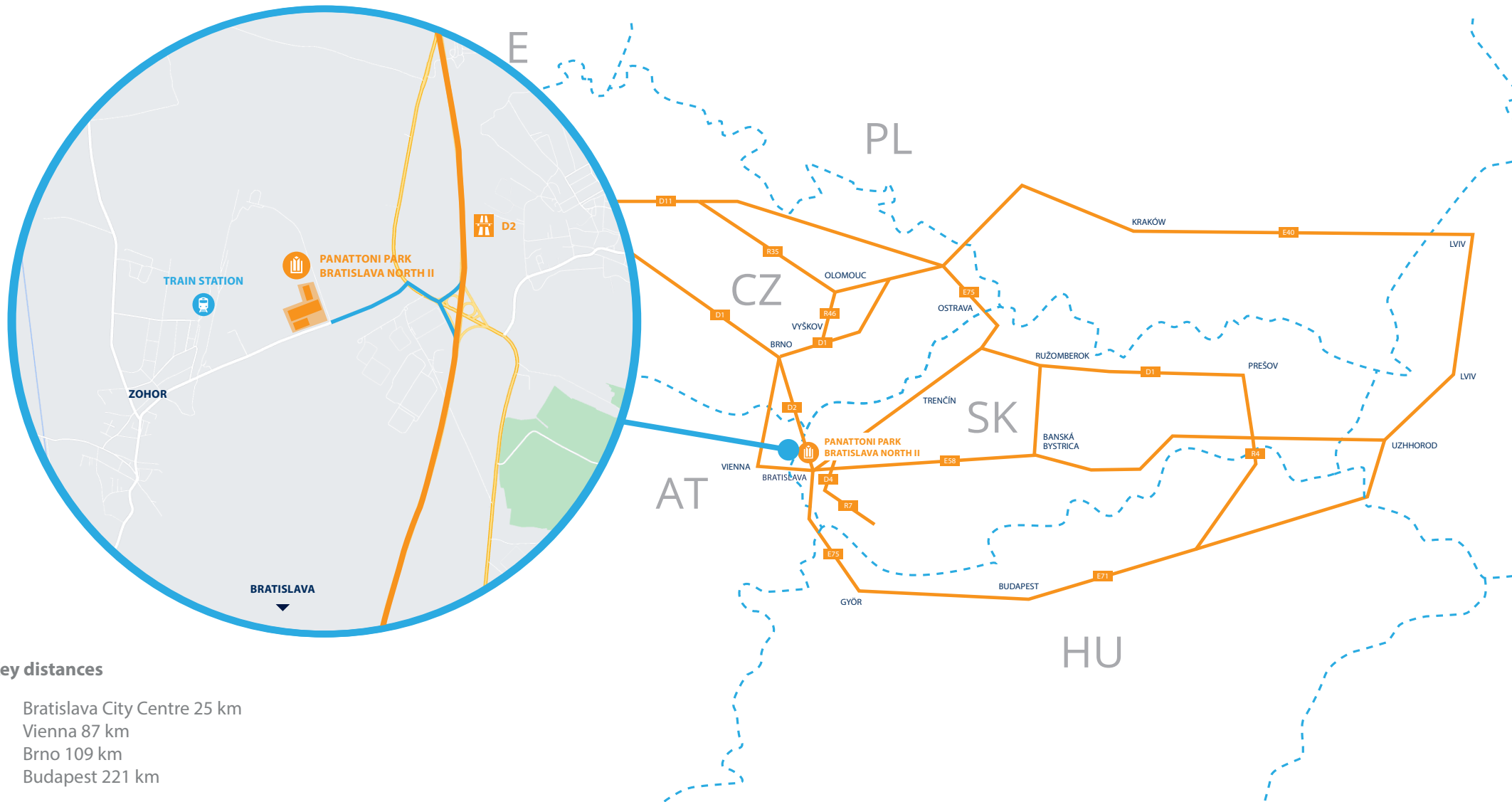


└ Bratislava (25 km)

└ Vienna (87 km)

PANATTONI PARK BRATISLAVA NORTH II

GREAT ACCESSIBILITY FROM D2 HIGHWAY



Key distances

- Bratislava City Centre 25 km
- Vienna 87 km
- Brno 109 km
- Budapest 221 km

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 20 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
- 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 5.0 m drive-in gate for each 6,000 sq m of hall



HALL INSTALLATIONS

- Gas Infra 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 20,000 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 automatic gate
- Green areas with grass, bushes, and trees
- Cycle shelters, rest area, smoking shelters

DEVELOPMENT CONCEPT

TOTAL BUILT-UP AREA 46,688 sq m

Building A 14,276 sq m

Car parking places 86
Docks 21
Drive-ins 4
Loading docks 1/700 sq m

Building B 23,820 sq m

Car parking places 122
Truck parking places 13
Docks 38
Drive-ins 4
Loading docks 1/700 sq m

Building C 8,592 sq m

Car parking places 33
Docks 8
Drive-ins 2
Loading docks 1/1000 sq m

SUSTAINABILITY TRENDS

LED lighting
BREEAM Excellent certified

WAREHOUSE

Column grid min. 12 m x 24 m
Light intensity in the hall 200 lux
Skylights min 2%
Floor loading 5 t/sq m

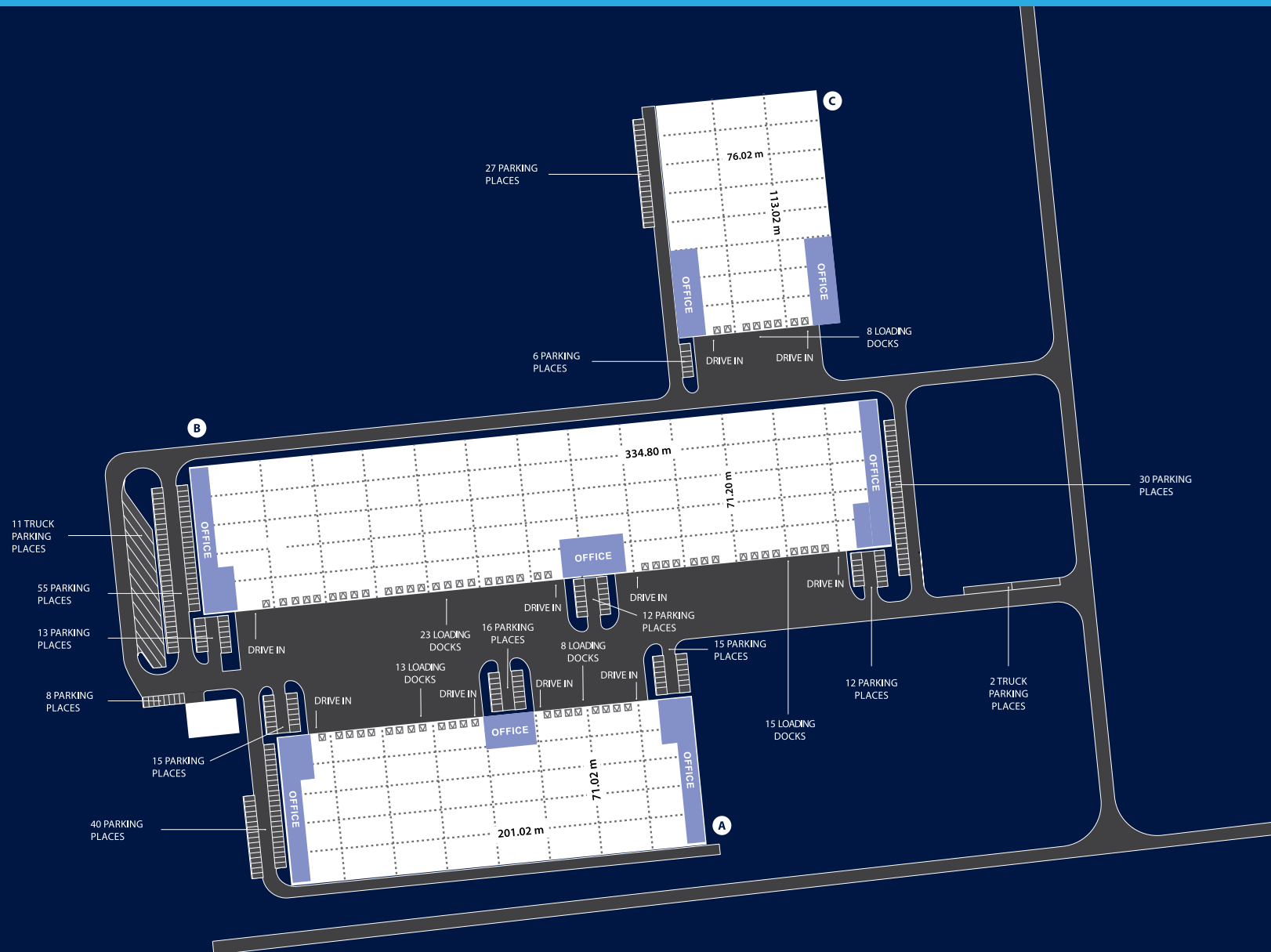
OFFICE PREMISES

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

BUILDING STANDARDS

Clear height 10 m
Floor loading capacity 5 t/sq m

- ESFR sprinkler system
- Parking areas for cars
- Truck loading yard
- 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 Plasticos 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 Plastivaloire, 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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Panattoni Worldwide
International vision. Local focus.

With an expansive international platform, Panattoni Development Company, Inc. specializes in industrial, office and build-to-suit development. Our 31 offices in the United States, Canada and Europe are responsible for the development of approximately 30 million square meters. Each office is rooted in the local community with strong partnerships that produce the best results for our clients in each region. You can find us in Poland, Great Britain, the Czech Republic, Slovakia, Germany and Luxembourg.

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