





# PANATTONI PARK BRATISLAVA NORTH



Brno (106 km)

Bus stop

PARK ENTRANCE

D2

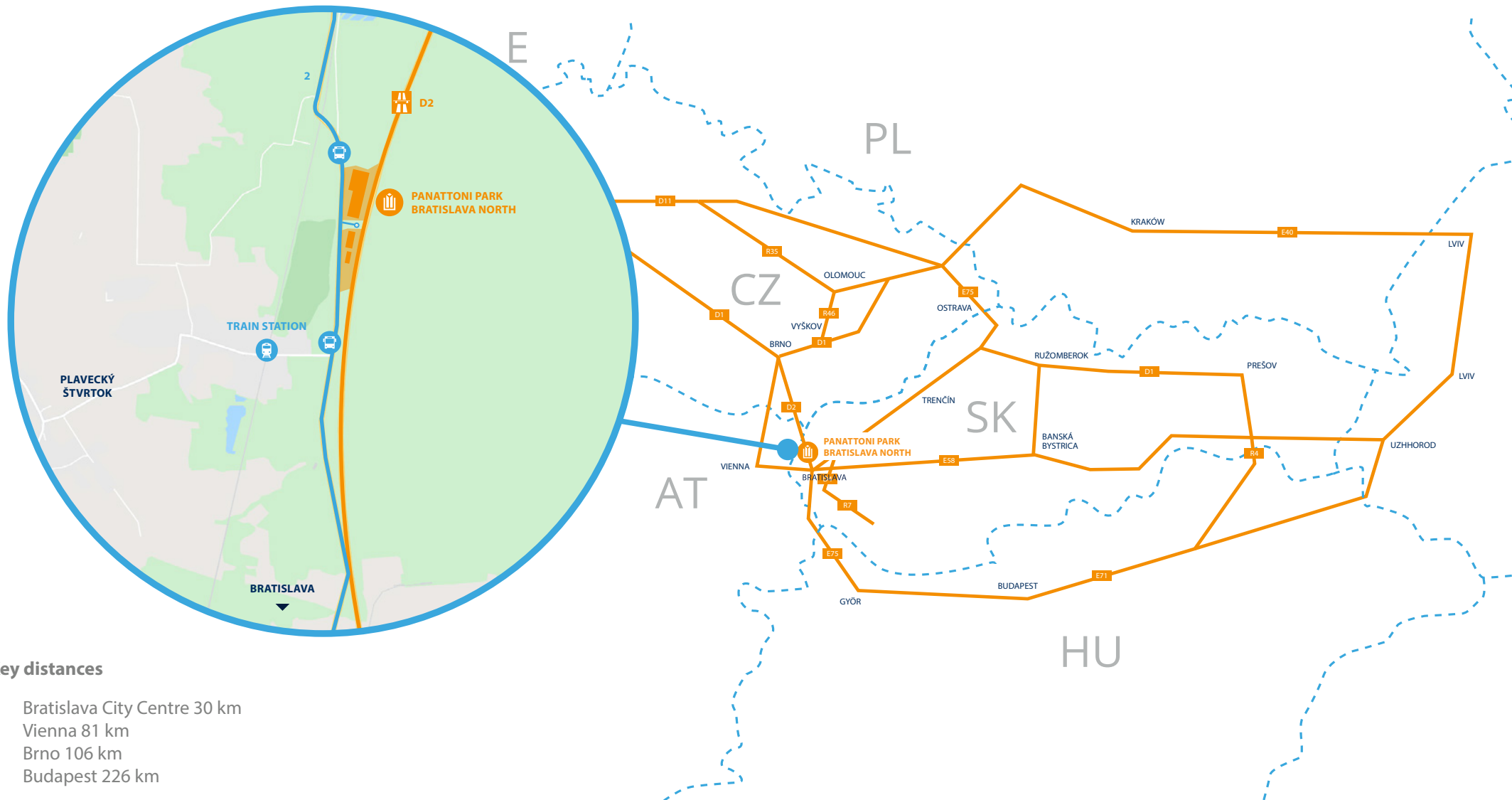
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Bratislava City Centre (30 km)  
Vienna (81 km)  
Budapest (226 km)



# PANATTONI PARK BRATISLAVA NORTH

PERFECT ACCESS FROM D2 HIGHWAY





# PANATTONI PARK BRATISLAVA NORTH

## 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

- 1x 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
- 1x 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)
- 1x 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

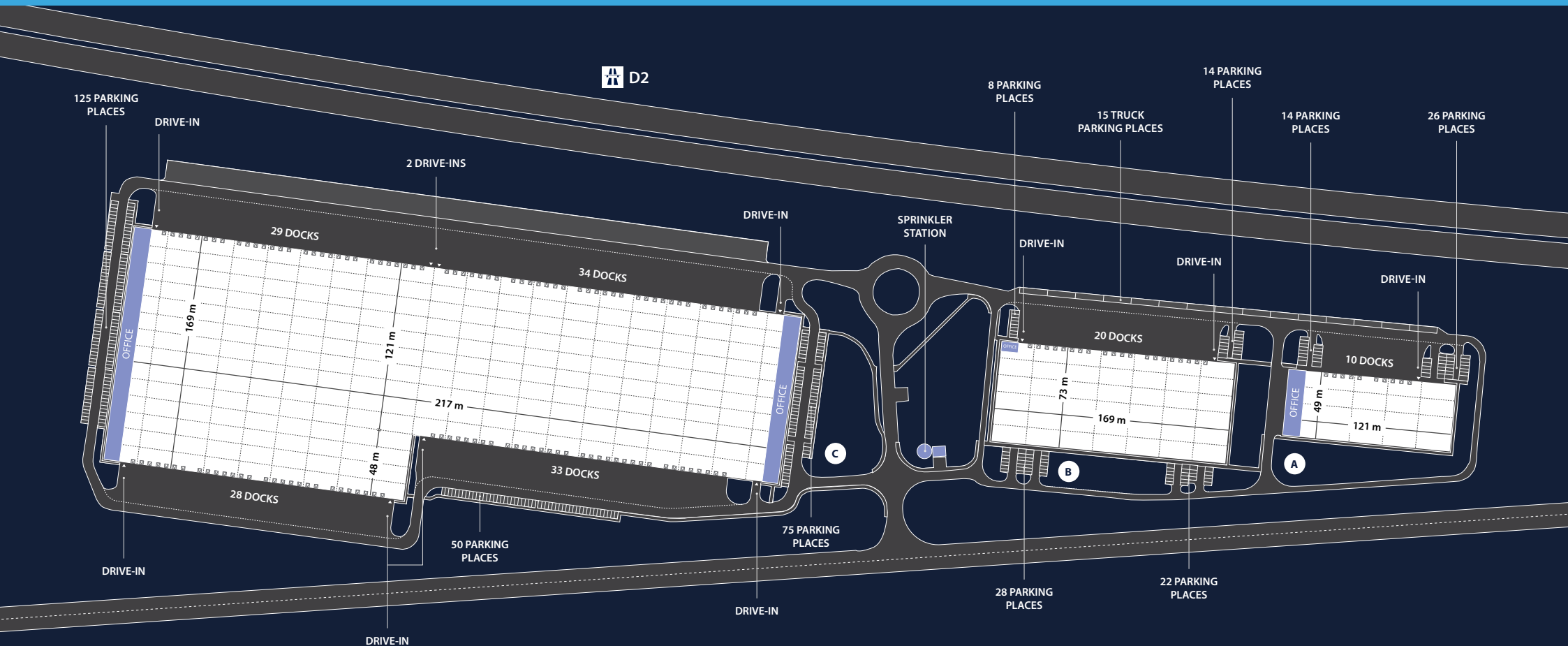
- 2 level custom designed in-built, incl. offices, socials, locker rooms, day room, excl. furniture and appliance
- Aluminium entrance door with canopy to entrance lobby
- Tiles, carpets or PVC floor surfaces, suspended mineral ceiling panels
- Social rooms with ceramic fixtures, wall tiles, and basic 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

# PANATTONI PARK BRATISLAVA NORTH

## DEVELOPMENT CONCEPT



**Total built-up area** 87,265 sq m

**Building A** 5,956 sq m

Car parking places 40  
Docks 10  
Drive-ins 1

**Building B** 12,376 sq m

Car parking places 86  
Docks 20  
Drive-ins 2

Shared truck parking  
places for building A and B 15

**Building C** 68,721 sq m

Car parking places 250  
Truck parking places 0  
Docks 124  
Drive-ins 8

### SUSTAINABILITY TRENDS

LED lighting  
BREEAM Excellent certified

### WAREHOUSE

Column grid 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

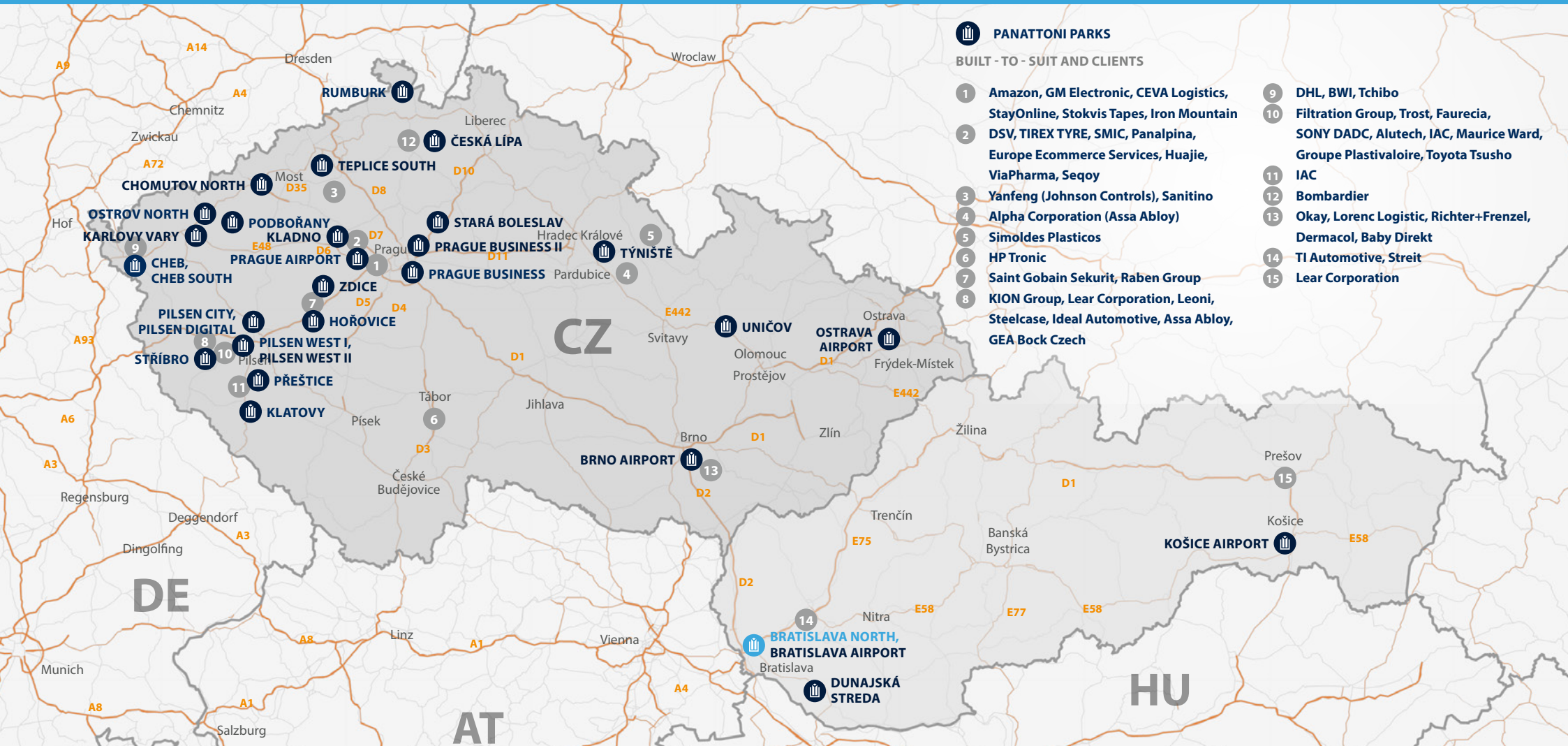
Clear height 12 m  
Loading docks 1/1 000 sq m  
Floor loading capacity 5 t/sq m

- ESFR sprinkler system
- Parking areas for cars
- Truck loading yard
- Office space with facilities according to the clients requirements





# PANATTONI PARK BRATISLAVA NORTH



## PANATTONI PARKS

### BUILT - TO - SUIT AND CLIENTS

- |  |  |
|--|--|
| 1 Amazon, GM Electronic, CEVA Logistics, StayOnline, Stokvis Tapes, Iron Mountain              | 9 DHL, BWI, Tchibo   |
| 2 DSV, TIREX TYRE, SMIC, Panalpina, Europe Ecommerce Services, Huajie, ViaPharma, Seqoy        | 10 Filtration Group, Trost, Faurecia, SONY DADC, Alutech, IAC, Maurice Ward, Groupe Plastivaloire, Toyota Tsusho |
| 3 Yanfeng (Johnson Controls), Sanitino   | 11 IAC   |
| 4 Alpha Corporation (Assa Abloy)   | 12 Bombardier  |
| 5 Simoldes Plasticos   | 13 Okay, Lorenc Logistic, Richter+Frenzel, Dermacol, Baby Direkt   |
| 6 HP Tronic  | 14 TI Automotive, Streit   |
| 7 Saint Gobain Sekurit, Raben Group  | 15 Lear Corporation  |
| 8 KION Group, Lear Corporation, Leoni, Steelcase, Ideal Automotive, Assa Abloy, GEA Bock Czech |  |



## 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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