



Bratislava (46 km, 25 min)

Vienna (91 km, 60 min)

**DUNAJSKÁ
STREDA**

TESCO AND
RETAIL PARK

entrance to the park

entrance to the park

572

E575

TRAIN STOP

- Panattoni Park Dunajská Streda is located in Golden Triangle – Bratislava – Vienna - Budapest
- Suitable for logistics, warehousing and product operations
- Dunajská Streda – one of the most dynamically developing cities of Slovakia located in the economic and cultural center of the region
- Excellent and easy access to motorway R7 connecting to Hungary and to highway D1 and D4 connecting to Austria – construction of D4R7 is currently the largest infrastructure project, not only in Slovakia, but currently one of the largest PPP projects in Europe
- Major container terminal (2 km from the site)
- Cargo port on Danube river in Bratislava (46 km) and in Komárno (53 km)
- Vienna (91 km)
- Schwechat (76 km)
- Bratislava International Airport (46 km)
- Rail stop for employees (500 m)



CLOSE TO E575 MOTORWAY

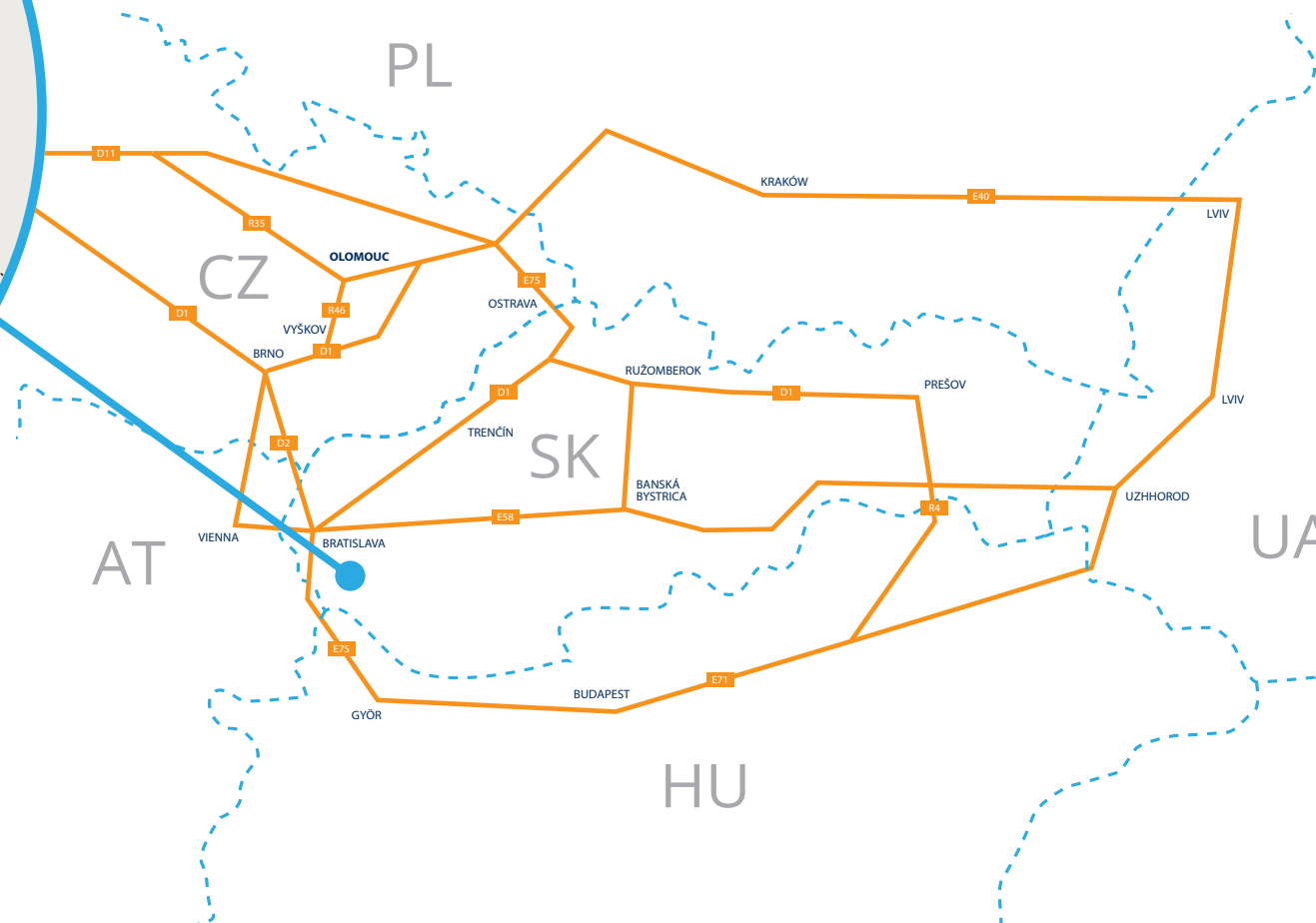
PERFECT CONNECTION TO AT, HU, CZ



- Container terminal / METRANS offering rail service to Hamburg, Bremerhaven, Rotterdam, Koper and newly also Istanbul
- Ideal location to supply Austria, Hungary, Balcan countries and Czech market due to close proximity of its borders
- Region is attractive to automotive supply chain producers with good access to OEMs
- Major business activities in town: KIK distribution center, Deichmann DC, Cargo Partner, Schindler production and DC
- Main logistic players in the region: Amazon, TNT Express, DB Schenker, GLS
- Main automotive players: BMW, Volkswagen, Jaguar, Land Rover, Kia, PSA Peugeot Citroen

Key distances

- Bratislava (SK) 46 km / 25 min
- Vienna (AT) 91 km / 60 min
- Gyor (HU) 39 km / 39 min
- Budapest (HU) 147 km / 120 min
- Brno (CZ) 185 km / 120 min



STANDARD TECHNICAL SPECIFICATION

SUPPORTING STRUCTURE

- Pad or pilot foundations, insulated plinth panels up to 30 cm 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, 18 cm 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 with insulated PVC profiles

DOCKS

- 1x electrically operated 3 x 3.2 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 3.5 x 4.2 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

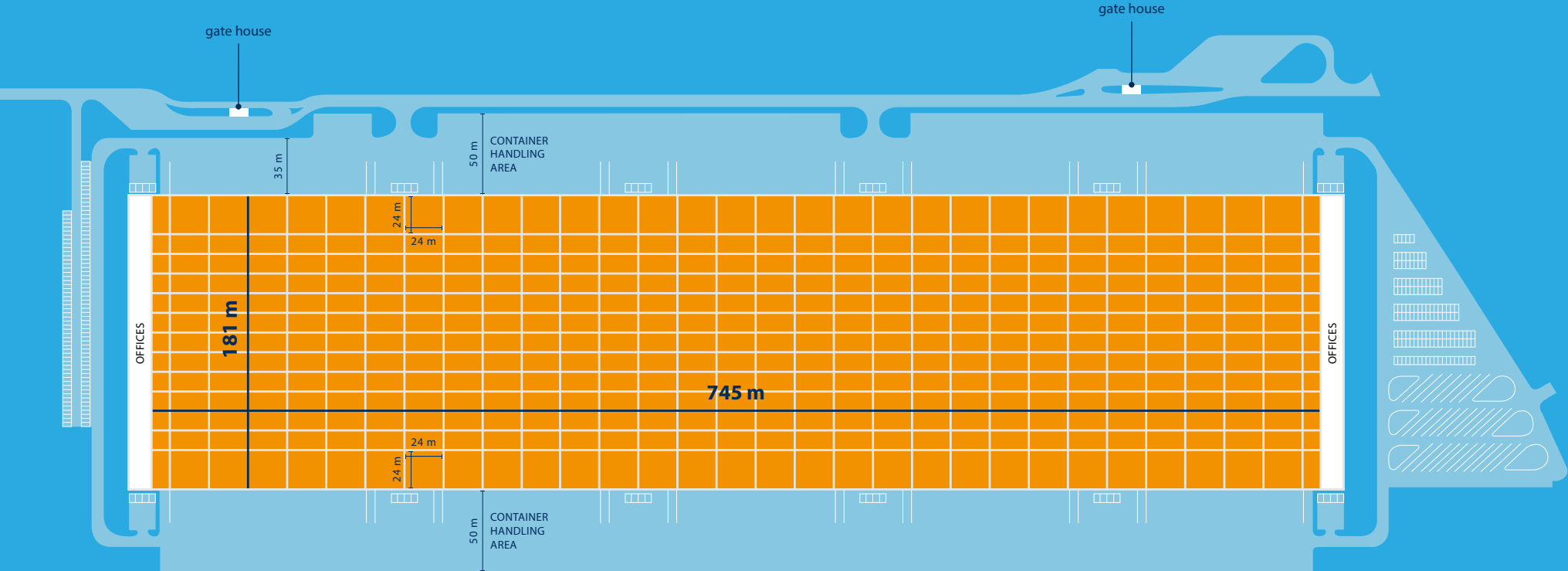
OFFICES

- 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 per work place
- 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, brushes, and trees

DEVELOPMENT CONCEPT



Hall 1 **134 933 sq m**

- Car parking places 303
- Truck parking places 47
- Docks Up to 248
- Drive-ins Up to 20
- Large container / swap body handling area

SUSTAINABILITY TRENDS

- LED lighting
- BREEAM Very Good / Excellent

WAREHOUSE

- Column grid warehouse 12 m x 24 m
- Column grid loading area 24 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



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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