



Bratislava (46 km, 25 min)

Vienna (91 km, 60 min)

- 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 Komarno (53 km)
- Vienna (91 km)
- Schwechat (76 km)
- Bratislava International Airport (46 km)
- Rail stop for employees (500 m)

DUNAJSKÁ  
STREDA

TESCO AND  
RETAIL PARK

entrance to the park

entrance to the park

572

E575

TRAIN STOP

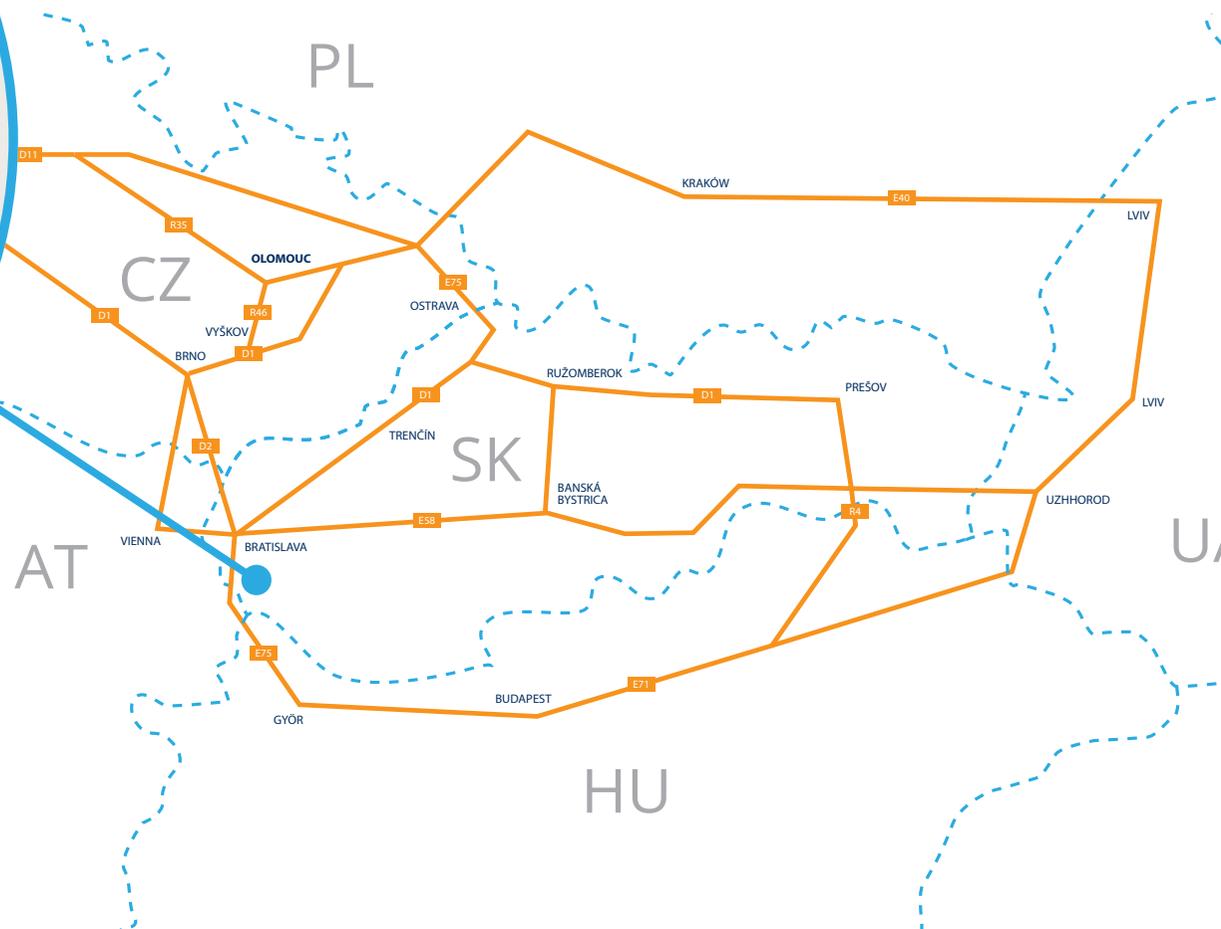


# CLOSE TO E575 MOTORWAY

## 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
- Győr (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 30cm above floor
- Prefabricated concrete columns in 12 x 24 m grid or per layout
- Prefabricated concrete or steel roof beams, clear height of 10m

## FLOOR

- Fibre reinforced concrete floor, PE membrane, cut joints, 18cm thick, surface treated with hardener
- Load capacity of 50 kN/sqm, 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/sqm for clients installations
- Min. 2% of skylights in warehouse area
- Syphonic drainage system, emergency overflows

## FAÇADE

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

## DOCKS

- 1x electrically operated 3 x 3.2 m dock for each 1 000 sqm 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 sqm 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 sqm of hall

## PRODUCTION UPGRADE (OPTIONAL)

- Increased façade 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

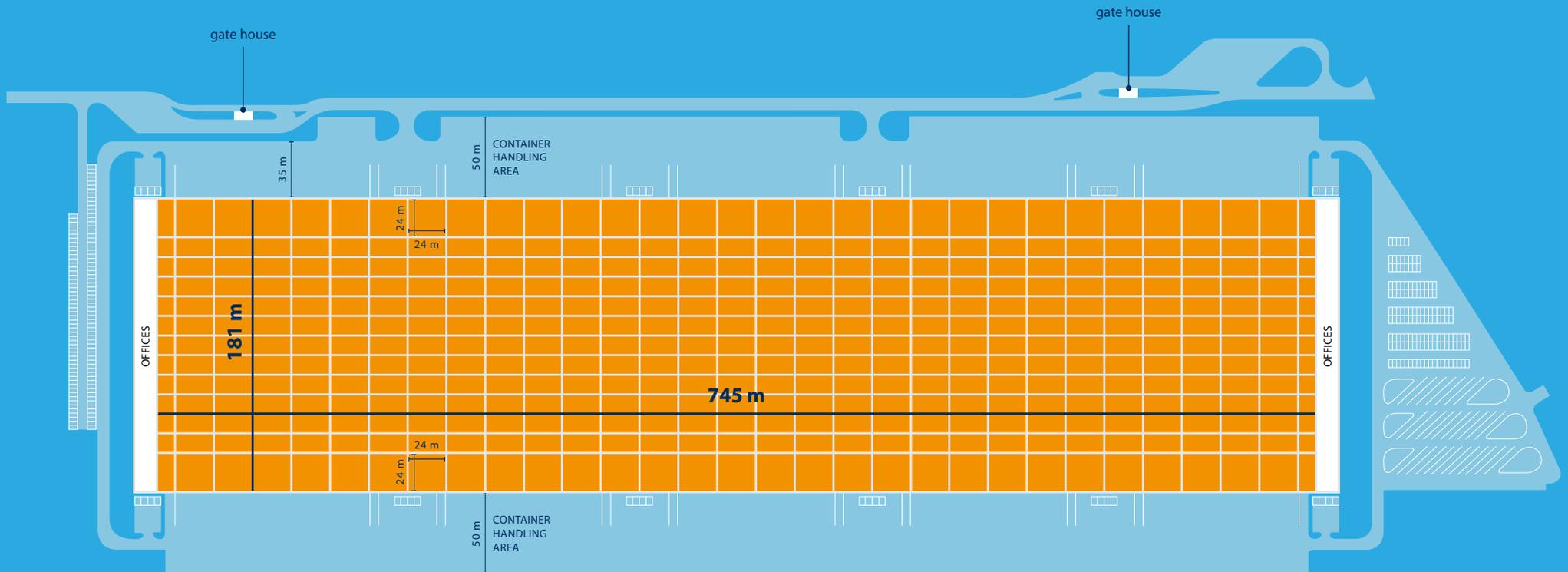
## OFFICES

- 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 220V 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
- 2m high mesh fence, entrance barriers and manual gate
- Green areas with grass, brushes, and trees

# Development concept



**Hall 1** **134 933 sqm**

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 5t/sqm

**OFFICE PREMISES**

Clear height 2,7 m  
 Light intensity 500 lux  
 Build to suit



**🏢 PANATTONI PARKS**

**BUILT-TO-SUIT AND CLIENTS**

- 1 Amazon, GM Electronic, CEVA Logistics, StayOnline, Stokvis Tapes, Iron Mountain
- 2 DSV, TIREX TYRE, SMIC, Panalpina, Europe Ecommerce Services, Huajie, ViaPharma
- 3 Yanfeng (Johnson Controls)
- 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

- 9 DHL, BWI, Tchibo
- 10 Filtration Group, Trost, Faurecia, SONY DADC, Alutech, IAC, Maurice Ward, Groupe Plastivaloire
- 11 IAC
- 12 Bombardier
- 13 Okay, Lorenc Logistic, Richter+Frenzel, Dermacol, Baby Direkt
- 14 TI Automotive, Streit
- 15 Lear Corporation

**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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