



Beyond
Tomorrow
Values



BTV Park Poznań South I

Modern complex offering flexible warehouse space

Macro location

3.5 km

Poznań Komorniki Junction

5.2 km

Poznań Zachód Junction

11 km

Poznań City Centre

144 km

Bydgoszcz

171 km

Wrocław

267 km

Berlin

316 km

Warsaw

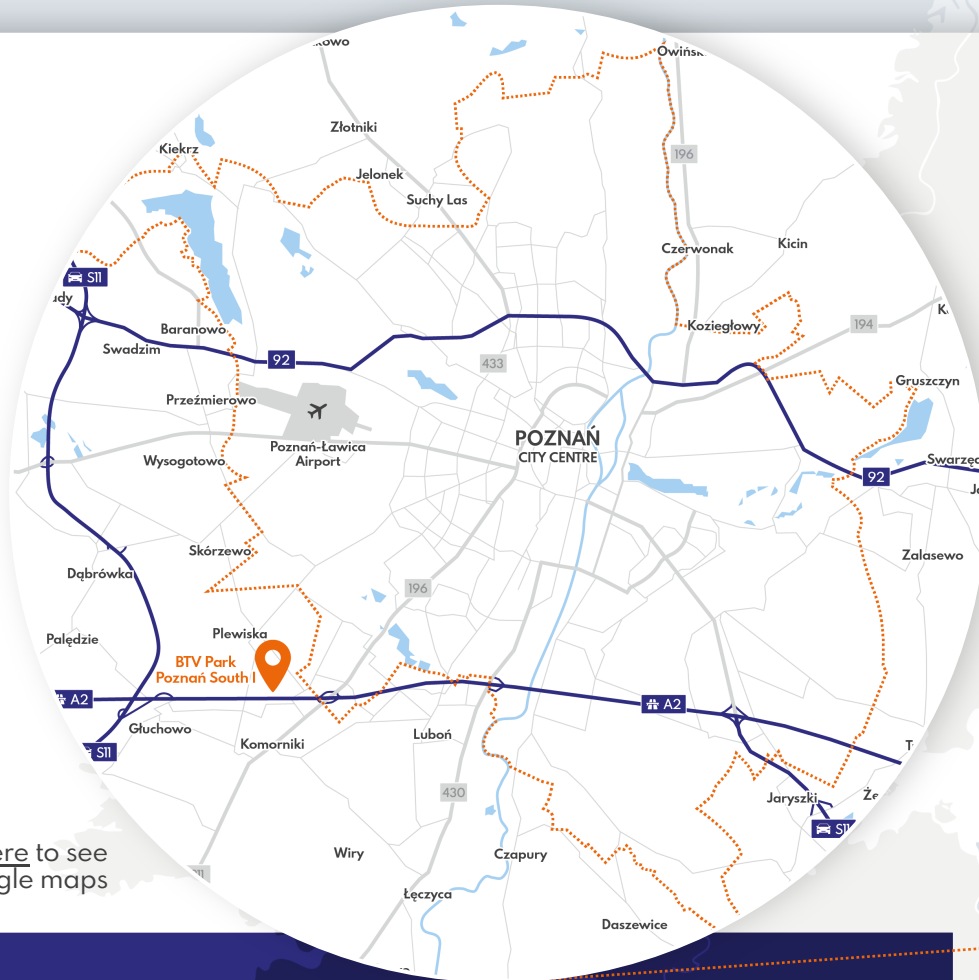
331 km

Tri-City

371 km

Katowice

Click [here](#) to see
the location on google maps



BTV Park Poznań South I offers a strategic location in the south-western quadrant of Poznań, providing a seamless distribution capabilities within the city. Positioned advantageously along a major east-west highway (A2), it facilitates an efficient domestic and international logistics operations.

The Project benefits from proximity to two critical A2 motorway interchanges: the Komorniki and Poznań Zachód Junctions. These junctions provide direct connectivity to key European logistics hubs, including Łódź, Warsaw and Berlin.

Additionally, the Park is near the S11 and S5 expressways, linking Poznań with Wrocław to the south and Bydgoszcz to the north, further enhancing its logistical appeal.

Consequently, the Project presents an outstanding prospect for both national and international enterprises, catering to courier services, e-commerce platforms, and light manufacturing activities.



Micro location

BTV Park Poznań South I is located only 11 km from the city centre (about 30' drive) and 8 km from Poznań-Ławica International Airport (about 15' drive).

Thanks to the proximity of the city and extensive public transportation infrastructure (11' train travel time to Poznań City Centre), the facility's location makes for easy access to a qualified labour pool from the agglomeration with the population of 650,000.

0.4 km
BUS stop (line 710 and 176)

0.5 km
A2 motorway

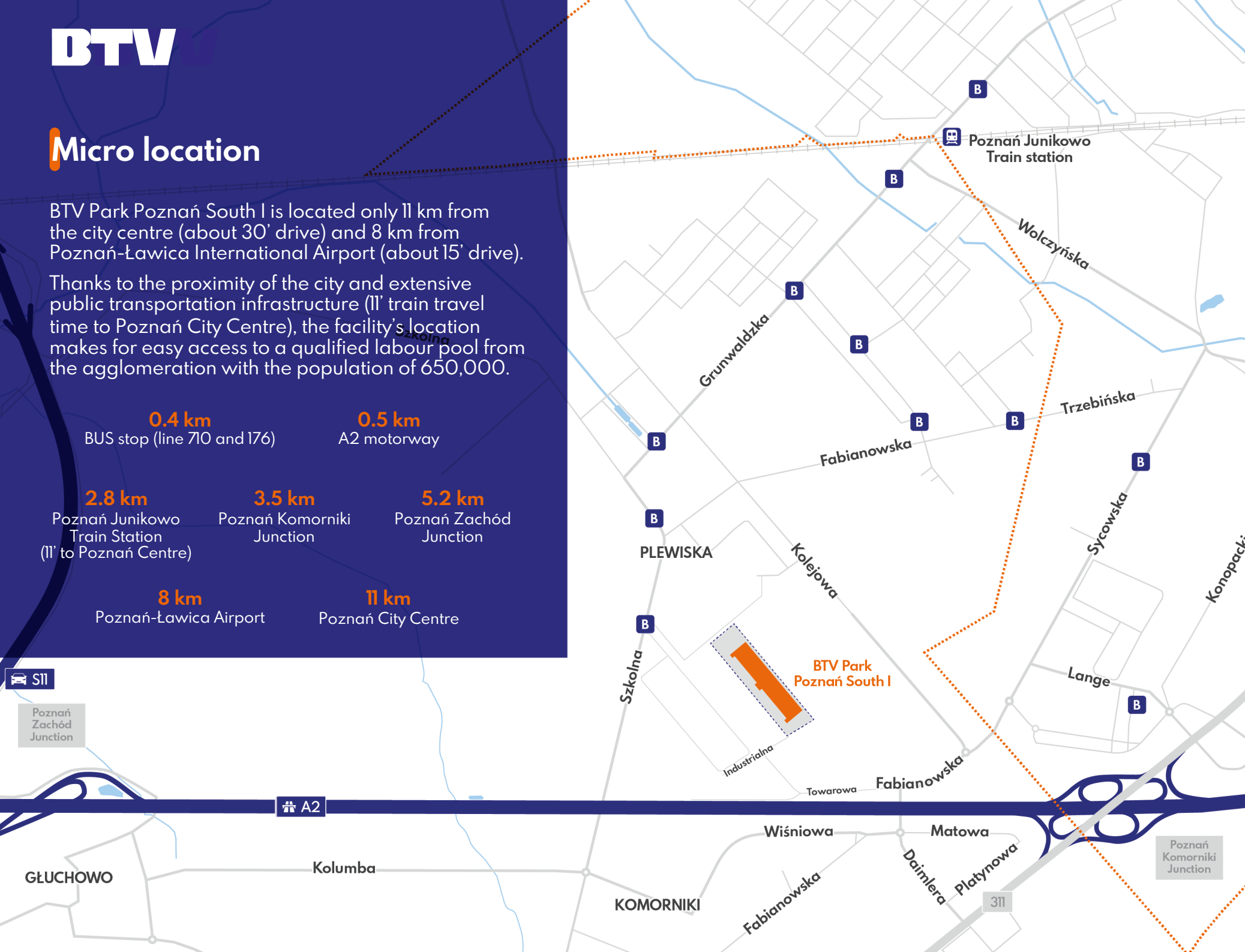
2.8 km
Poznań Junikowo
Train Station
(11' to Poznań Centre)

3.5 km
Poznań Komorniki
Junction

5.2 km
Poznań Zachód
Junction

8 km
Poznań-Ławica Airport

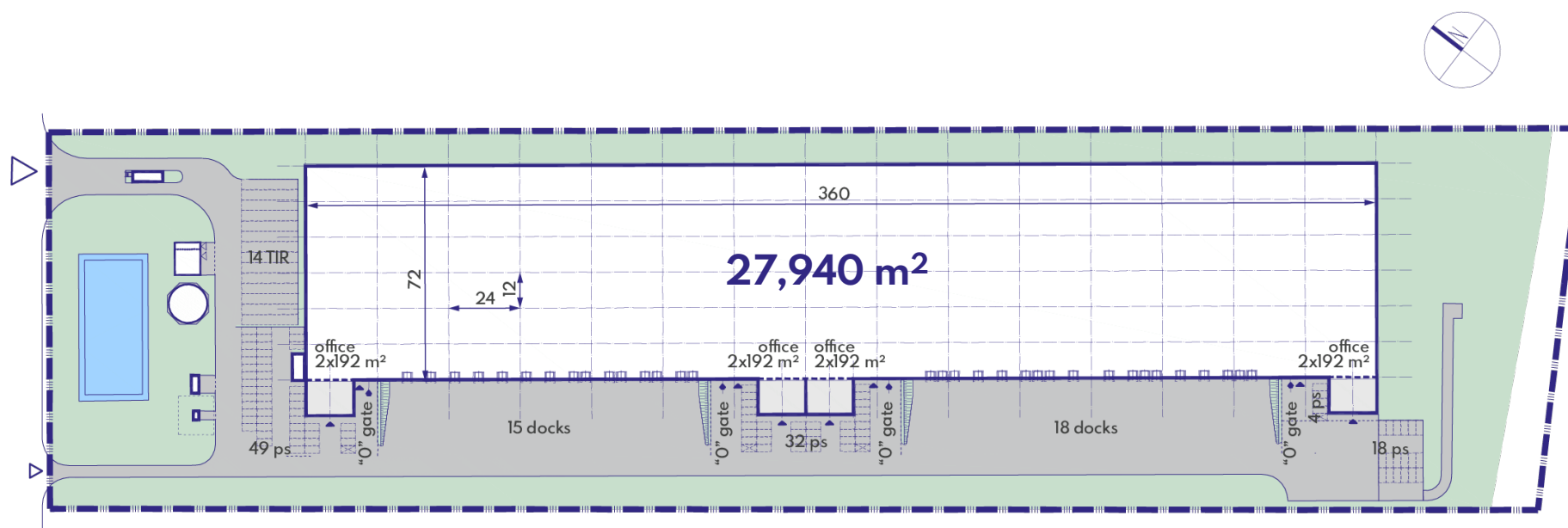
11 km
Poznań City Centre







Site plan



64,619 m²
Freehold site



26,270 m²
Warehouse



1,670 m²
Office

Technical specification:



Clear height:
10 m/ 12 m



Column grid:
12 m x 24 m



Floor loading
5t/m² / 7t/m²



Fire load over
4,000 MJ/m²



EFRS 360
sprinkler
system



2.5 MW
electric power
capacity



Floor flatness
according
to DIN15185
standard



300 lux in
warehouse



103 parking
spaces
and 14 TIR



33 docks
1:710 ratio



4 zero
level gates



CCTV & 24/7
security



Velis /
Singu FM
management
systems



Access
control /
RFID

ESG solutions:



Percee®
electricity
management



Heat
pumps
(AOD)



PV panels



LED Lighting



Astronomical
timer for
external lighting



Smart
metering



Green facade
and
biodiversity



Electric car
charging
stations



Bicycle
parking



External
relaxation
area





If you have any questions, please feel free to contact us:

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