

STRATEGIC HOME  
FOR YOUR  
BUSINESS



# P3 POZNAŃ III

**ADDRESS**

62-023 Dachowa  
Poland

**COMMERCIAL CONTACT**

Michalina Ksieniewicz  
[michalina.ksieniewicz@p3parks.com](mailto:michalina.ksieniewicz@p3parks.com)  
+48 602 520 819

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All information in this document is valid on this date.  
For current information please contact P3 Team.

## OVERVIEW

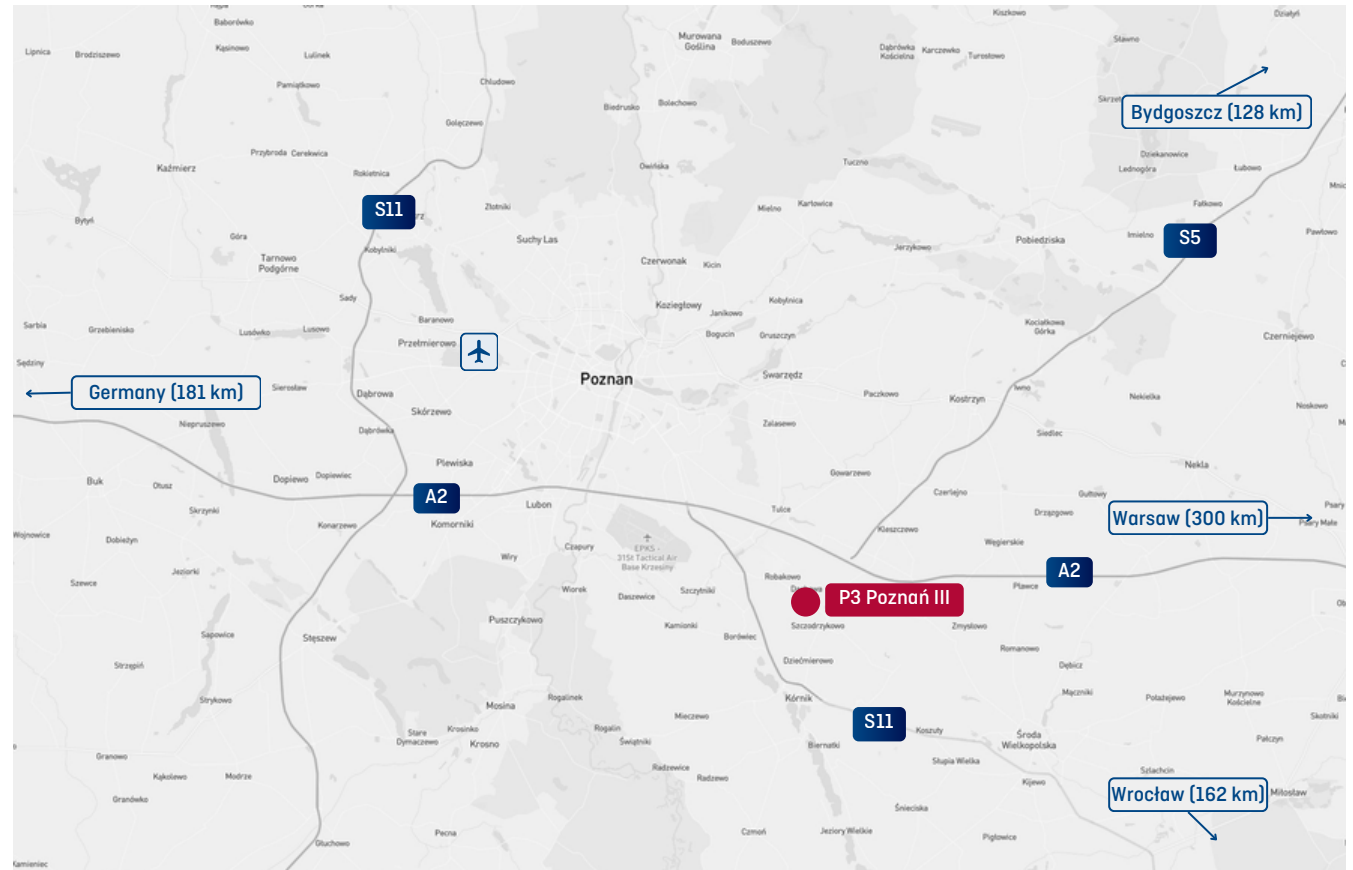
**P3 Poznań III is a modern logistics park located in Dachowa, around 20 km south of Poznań city centre, within one of Poland's key logistics hubs. The park offers excellent connectivity via the S11 expressway and close proximity to the A2 motorway, providing efficient links between Berlin and Warsaw as well as across the country.**

The location benefits from access to a well-developed transport infrastructure, including rail connections and Poznań-Ławica Airport, supporting both domestic and international distribution.

Poznań is a strong economic centre with a skilled workforce and a business-friendly environment, making it attractive for logistics, e-commerce and manufacturing companies. This creates solid opportunities for tenants looking to grow and optimise their operations in Central and Western Europe.

### DISTANCES TO POINTS OF INTERESTS

Poznań - centre	20 mins	18 km
S11 route	2 mins	2 km
A2 highway	10 mins	7.5 km
Poznań Airport	30 mins	23 km
Germany	1 h 50 mins	181 km
Robakowo - bus stop	1 min	100 m
Kórnik - train station	8 mins	5 km



## LOCAL ACCESS

**P3 Poznań III is located in the village of Dachowa, 20 km south of Poznań, near the S11 expressway and the A2 motorway (part of the European transit route E30).**

Thanks to its strategic location, travel to the center of Poznań takes just 30 minutes. The park is planned to accommodate over 140,000 m<sup>2</sup> of modern warehouse and office space. The buildings will be certified under the BREEAM system at the Excellent level.

- |   |   |
|---|---|
|  Airport       |  Parking             |
|  Train station |  EV charging station |
|  Bus stop      |  Truck entrance      |
|  Tram stop     |  Main entrance       |



Get directions

AVAILABLE SPACE

Unit	Development (m <sup>2</sup> )
1	12,692
2	52,268
3	13,211
4	60,927
<b>Total</b>	<b>139,098</b>

3D VIEW



- Under construction
- Development opportunity
- Existing building



## TECHNICAL SPECIFICATIONS

### Space specification according to client requirements:

- BREEAM Excellent
- LED lighting;
- system Dali;
- electrical car charging plants 4 (max 22 kW);
- increased roof loads (for potential photovoltaic panels);
- water taps with sensors in a toilet;
- retention tank for greenery;
- parking spaces for bicycles
- "grey water" recycling;
- smart metering;
- basic BMS installation



## SUSTAINABLE PERFORMANCE

# 4

EV CHARGING STATIONS

# Excellent

BREEAM CERTIFICATION

# A

EPC RATING





1

We will continue to upgrade standing assets with energy efficiency measures, such as LED, right-sized HVAC, increased insulation, and energy storage technology and building out our developments to the best possible specification.

**SUSTAINABLE BUILDING MATERIALS**

- Preference for utilising durable, locally-sourced building materials
- Reusing and recycling construction waste and building components where possible
- Usage of environmentally-friendly, low-emission materials

2

**MODERN BUILDING DESIGN WITH EXCELLENT THERMAL REGULATION**

- Modern heating and cooling systems to improve energy efficiency and regulate temperatures within the building
- Optimised insulation on walls and roof
- Modern building design with geographic variations that help to address unwanted heat-gains

3

**RENEWABLE ENERGY GENERATION DIRECTLY ON-SITE**

- Active onsite renewables targets aimed at increasing volume of energy generated on-site via panels on the roofs, canopies or covered parking spaces

4

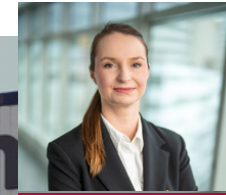
**INITIATIVES THAT IMPROVE THE BIODIVERSITY OF OUR SITES**

- Landscaping programs aimed at improving the visual aesthetic of the park, as well as providing natural environments promoting pollinators
- Green spaces and sports facilities that can be a high-quality enhancements for our tenants and workers on-site
- Where feasible, introduction of green walls or green roofs on buildings
- Rainwater collection for landscaping, cleaning operations and vehicle wash

5

**ACCESS TO SUSTAINABLE TRANSPORTATION OPTIONS**

- Site availability of public transportation
- Bicycle shed with e-bike chargers
- Dedicated carpool and car share parking spaces
- Electric vehicle chargers



For further consultation about sustainability and customisation matters please contact:

**Michalina Ksieniewicz**  
michalina.ksieniewicz@p3parks.com  
+48 602 520 819

**Our sustainability standards are evident in the planning and execution of design standards within our warehouses, from smart-ready systems and fittings, to energy-efficient LED lighting, as well as sustainable office fit-out options.**

1

**SMART READY SYSTEMS AND FITTINGS**

- Smart metering systems and submeters to monitor energy, waste and water usage, contributing to a more efficient building and sustainability data transparency
- Energy-efficient fittings and appliances, including low-emission HVAC systems

2

**ENERGY-EFFICIENT LIGHTING**

- Highly-efficiency LED lighting as standard on all new developments
- Increased natural lighting through skylights and windows to reduce daytime energy consumption and its associated costs

3

**TENANT AND WORKER SAFETY**

- High-visibility safety markings to protect workers
- All developments following local building code with regards to safety

4

**ENVIRONMENTALLY-FRIENDLY TENANT FIT-OUT OPTIONS**

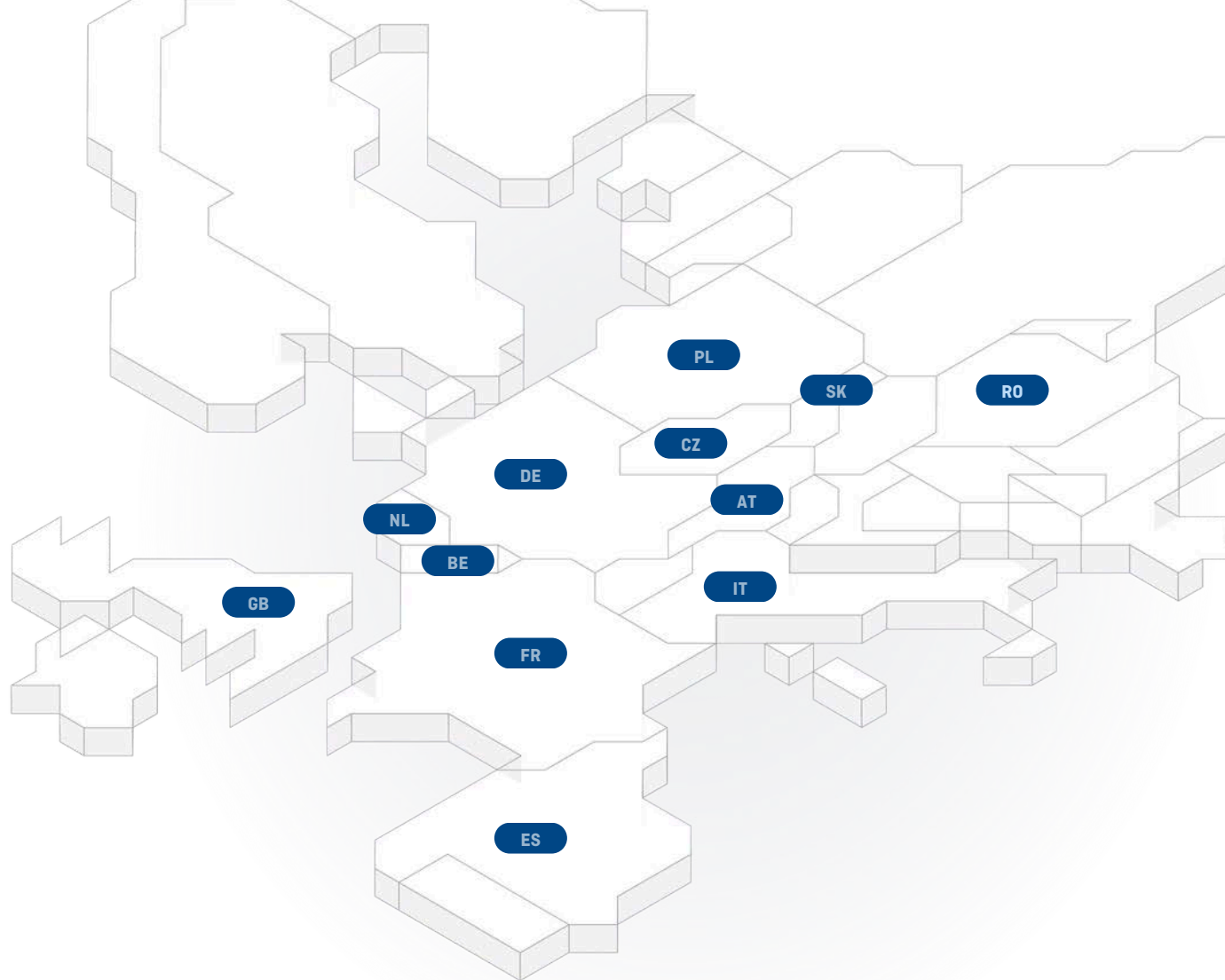
- Low-flow water fixtures and sinks to reduce water usage
- Option of using natural locally-sourced materials, such as wood, in final fit-out
- Inclusion of green spaces to aid in tenant comfort, including recreation spaces, outdoor fitness areas and sports facilities
- Waste sorting locations to encourage recycling and upcycling

## ABOUT P3

**P3 is a long-term investor, manager and developer of European warehouse properties with more than 10.2 million m<sup>2</sup> of assets under management and land bank of 1.7 million m<sup>2</sup> of future gross letable area for further development.**

P3 has commercial activities in 11 countries and has been investing and developing in European markets for more than two decades. Headquartered in Prague, P3 employs more than 290 people across 11 offices in key European cities, offering integrated development, asset and property management services. P3 has an investment grade BBB credit rating by Standard & Poor's.

For more information about P3, please visit [www.p3parks.com](http://www.p3parks.com)



**10.2 mil. m<sup>2</sup> 11**

GROSS LETTABLE AREA

COUNTRIES

**1.7 mil. m<sup>2</sup> 490 +**

LANDBANK FOR DEVELOPMENT

CUSTOMERS



## REFERENCE PROJECTS



**P3 WROCLAW CITY**

GLA 18,474 m<sup>2</sup>

P3 Wrocław City is located in a strategic location on Rakietowa Street, near the International Airport in Wrocław and the A8 motorway. The area of 3.7 hectares will include a modern facility with a total area of 18,500 m<sup>2</sup>, tailored to logistical and industrial needs.



**P3 POZNAŃ**

GLA 415,428 m<sup>2</sup>

P3 Poznań Park is one of the largest logistics parks in western Poland. It is located in Robakowo, south of Poznań, near the S11 road, which connects to the A2 motorway, providing access to Warsaw in the east and Berlin in the west. The park consists of 8 buildings, with the potential to expand to 12 facilities. Two access roads lead to the park, ensuring convenient transportation.



**P3 GLIWICE**

GLA 98,938 m<sup>2</sup>

The planned new P3 Gliwice investment is located in Upper Silesia, west of the Katowice conurbation, at the exit from the A4 motorway. The property is well connected to major road arteries and provides an excellent base for domestic and international transport. The plot has an area of 19.2 ha, on which a modern warehouse with office space with a total area of up to 100,000 m<sup>2</sup> will be built.



**P3 DĘBIEŃSKO**

GLA 165,699 m<sup>2</sup>

P3 Dębieńsko is a planned logistics investment located in Upper Silesia, south of the Katowice conurbation, with direct access to the A1 motorway. The park provides excellent connections to major national roads and key European transport corridors, making it an ideal location for both domestic and international distribution.



**P3 PIOTRKÓW**

GLA 467,588 m<sup>2</sup>

P3 Piotrków is a modern logistics park, strategically located in Piotrków Trybunalski at the intersection of the A1 motorway and main transport routes E75 and E67. The investment was established in 2008 and has since served as an important logistics hub.



**P3 WARSZAW I**

GLA 113,324 m<sup>2</sup>

P3 Warsaw I is a modern park located south of Warsaw, in the Lesznowola municipality, just 13 km from the city bypass and 8 km from the S8 expressway. The investment includes three buildings certified under the BREEAM system at the Excellent level. The facilities feature eco-friendly solutions, such as energy-efficient LED lighting with an automatic control system and electric vehicle charging stations/

# SPACE TO CREATE

## COMMERCIAL CONTACT



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## COUNTRY OFFICE



**P3 Logistic Parks**  
Złota 59  
00-120 Warsaw, Poland  
info@p3parks.com

**P3Parks.com**

