



# Prologis Park Bratislava

Senec, D1

498,000 m<sup>2</sup> of existing space

244,000 m<sup>2</sup> of development potential

[www.prologisbratislava.com](http://www.prologisbratislava.com)



# Prologis Park Bratislava

Senec, D1



## About the park

Prologis Park Bratislava is the largest distribution centre in Prologis' CE portfolio and currently consists of 26 buildings totaling 498,000 square meters of distribution space and has the potential for 244,000 square meters of development space. Special amenities within the park include a Shell petrol station, as well as an apartment block completed last summer, whose flats are available to lease for employees working in the park. The complex features modern technology solutions, allowing for the conservation of energy both in the park's warehouses and in the office areas. The advantages of the park include the excellent location and the flexibility in terms of expansion for the customer.

## Advantages



Strategic location



By D1 motorway



8 entry gates



Ample parking spaces



Smart metering system



CCTV System



Recreation areas



Dedicated Prologis property management team

**498,000** square meters of industrial space

**244,000** square meters of development potential

**500** meters to D1 motorway

**27** kilometers to Bratislava

## Location

Prologis Park Bratislava is located 27 kilometers east of Bratislava city centre, 2 kilometers from Senec and 16 kilometers from the international airport. The site can be accessed via the first motorway exit after Bratislava on the E75 motorway (Bratislava - Žilina - Košice) and is connected to the European Corridor 4 leading to Trnava. This advantageous location makes the park an ideal distribution hub for domestic and international logistics services.



## Features of the buildings



Clear height 10 m - 12 m



Floor loading capacity 5T/m<sup>2</sup>



ESFR sprinkler system



Wide manoeuvring  
truck court



Drive-in doors



Technical support  
on site



External LED lighting

# Prologis Essentials

**For easy set up and smooth operations**



## FORKLIFTS

An easy and cost-effective solution for preconfigured forklifts, reach and pallet trucks, from our world-class partners.



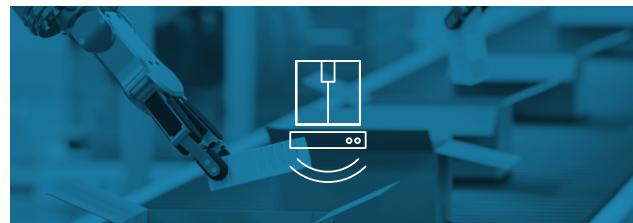
## LED LIGHTING

Efficient and reliable upgrade to 'smart' lighting with movement and daylight controls at an incredibly low price.



## RACKING

The right racking system to suit your needs – a fast and easy service that makes arranging racking simple.



## WAREHOUSE ROBOTS

Transform your fulfilment and order picking with efficient, multi-bot systems to suit all needs.

It conveniently brings you all the set-up and operational equipment needed for a cost effective, quick and carefree start. It is your source for replacements, upgrades or temporary solutions as well – making life easier and giving you back valuable time.



## SOLARSMART

Harness green energy and benefit from onsite power while reducing your carbon footprint.



## SAFETY

Durable protective gear to help look after people, materials, fittings and equipment in any warehouse environment.

# Our services



## Security

The safety and security of all our customers is a top priority and we take care to implement the best measures and services for each Prologis Park. We provide a guard house, an on-site 24/7 security service and a dedicated CCTV system with recording, and the majority of our parks are fully fenced. In addition, license plate reader systems support automated entry control in Poland, the Czech Republic and Slovakia, and will soon do so in Hungary as well.



## Environment

We retain ownership of all our parks, which means that we put up signage all around the sites and individual buildings, manage all the landscaped areas, maintain the network of pedestrian walkways, and perform general cleaning services to provide a safe and attractive place to work. Some of our parks have canteens and food truck areas offering a variety of meal choices for all employees who work there.



## Working community

Our aim is to foster strong and lasting relationships with all our customers and the communities in which we operate. We organize school visits in Poland and sporting tournaments in Hungary, Slovakia and the Czech Republic. On the Prologis annual IMPACT Day, our employees around the globe take part in a range of volunteer programs to give something back to the communities in which they live and work.



## Transport

We offer our clients a number of solutions that facilitate everyday commuting to work and returning home. We provide access to various forms of public transport, and for those commuting by bicycle, we have prepared special bicycle shelters in some of our parks. We have installed electric car charging stations in some Parks, and in Hungary we also provide a free car sharing platform.



## Wellbeing

As a committed supporter of healthy lifestyles and wellbeing, we design our parks to include recreational areas, where employees can enjoy outdoor activities, picnics or just taking a break during a busy day. Some of our parks in CE have five-a-side football pitches with barbecue places, which also provide an opportunity for our customers to organize company events or simply relax after or during work hours.

# Our services

More than a modern warehouse

**PARK***life*™

## Our park-wide services

At Prologis, we provide much more than just four walls and a roof for our customers. We aim to create a working environment for all our customers. We own, manage and maintain all the buildings in our parks, so our customers can benefit from a range of park-wide services that we have designed to support their business operations. These services are the foundation of our new PARKlife concept, which we TM have launched in five pilot parks in Central Europe. Over the coming years we will continue to roll out the program in all our parks in the region.



### Transport

PUBLIC TRANSPORT	CAR-SHARING PROGRAMME	PARKING SPOTS	BIKE SHELTERS	BIKE REPAIR POINT + RENTAL	ELECTRIC VEHICLE CHARGING
•	•	•	•	•	•

### Security

ON-SITE SECURITY	FENCED PARK	DEDICATED CCTV	GUARD HOUSE	LPR SYSTEM
•	•	•	•	•

### Environment

MAINTAINED PRIVATE ROADS	PEDESTRIAN -SAFE WALKWAYS	PARK SIGNAGE	CANTEEN /FOOD TRUCK AREA	MAINTAINED PARK DRAINAGE	MAINTAINED LANDSCAPING
•	•	•	•	•	•

### Wellbeing

FOOTBALL PITCH	AMENITY SPACE /BBQ AREA	OPEN-AIR GYM	LIFESAVING AED EQUIPMENT
•	•	•	•

### Working community

SCHOOL VISITS	FOOTBALL TOURNAMENTS	ON-SITE TECHNICAL SUPPORT
•	•	•





## Contact us



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