

# Szczecin

2,606 SQM

## KEY FEATURES

BREEAM Excellent

HGV Parking

Natural Lighting

Public Transport

## Enquire about this property



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## Szczecin: A Strategic Logistics Hub Near Port & Key Highways

If you're looking for a warehouse for lease in Szczecin, this location sits in one of north-western Poland's most strategic logistics markets. The site benefits from direct access to the S3 and A6 expressways, with the Szczecin-Świnoujście port approx. 20 km away—one of the key gateways in the southern Baltic region. A developed rail network and Szczecin airport (approx. 30 km) further strengthen multimodal supply chain options.

## Germany & Berlin Connectivity: Built for Cross-Border Distribution

The asset is positioned in Szczecin's eastern industrial zone, around 15 km from the city centre. With A6 access within <2 km, you gain fast routes to the German border (25 km) and Berlin (160 km), while the S3 links the park with major Polish markets including Poznań (230 km) and Wrocław (400 km). Beyond logistics operators, the region is attractive for marine, renewable energy and chemical businesses, supported by infrastructure and access to specialised labour—also reflecting growing interest from German and Scandinavian companies.

## Big-Box Specs: High-Performance Warehouse Space in Szczecin

This warehouse offers 69,580 sqm GLA, including 67,101 sqm of warehouse space and 2,292 sqm of offices. Operations are supported by 10 m clear height, 5 t/sqm floor loading, a 26 m truck yard, 63 loading docks and 21 ground-level doors, plus 101 car and 26 truck parking spaces. The building is BREEAM InUse Excellent, making it a strong fit for occupiers searching for scale, access and efficiency.

### TOTAL BUILDING SIZE

69,580 SQ M

### TOTAL AVAILABLE

2,606 SQ M

### ADDRESS

Cynkowa 12, 70-856 Szczecin

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