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## Loosdorf Business Park Expands

The Loosdorf Business Park (Lower Austria) is being developed into a fully-fledged „Green Building.“ Photovoltaics and heat pumps are intended to enable the park to achieve DGNB Gold certification.

At the end of October, another building section in the Loosdorf Business Park, located on the A1 motorway, was handed over to tenant SSA Fluidra Österreich GmbH from Grödig near Salzburg. The wholesaler of pool equipment and supplies is now using the more than 6,000 square meter site as its new central warehouse. The business park is being developed by F & S Real Estate Solutions GmbH from Straßwalchen and Schisernig Real Estate Investor from Salzburg. „Building section II was completed in just eight months from signing to handover. That's record-breaking,“ says a delighted Alexander Liebewein, Managing Director of F & S.

### Business Park Becomes a “Green Building”

The Loosdorf Business Park has been under development and construction since 2022. The project is being built in three phases, each with a spatially and functionally customized hall. Construction of Phase III will begin soon. The entire business park will cover an area of approximately 35,000 m<sup>2</sup> and will include more than 14,000 m<sup>2</sup> of warehouse space, including storage for frozen goods. Additional usable space for offices, shops, and social areas will amount to nearly 2,000 m<sup>2</sup>. More than 100 jobs are expected to be created. “The entire facility is being built as a ‘Green Building’ according to the highest Gold Standard,” emphasized Walter Schisernig. Among other things, the energy requirements, even for the cold storage facilities, will be completely met by heat pumps and photovoltaic systems. The PV system alone produces as much electricity as 400 single-family homes consume. All excavated material was reused on-site and not removed. Furthermore, environmentally friendly materials must be used in Green Buildings. Even before the current project, F & S had been involved with Schisernig in Loosdorf, revitalizing and converting a vacant logistics facility and handing it over to new tenants within a year.