

Loosdorf Industrial Park Expanded in Record Time

Energy Consumption of the „Green Buildings“ Generated On-Site

By Dagmar Gordon

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Another building in the Loosdorf business park, located on the A1 motorway, was handed over to tenant SSA Fluidra Österreich GmbH from Grödig near Salzburg at the end of October. Austria's leading wholesaler of pool equipment and supplies is now using the multi-

functional site, spanning more than 6,000 square meters, as its new central warehouse. The developers, F & S Real Estate Solutions GmbH from Straßwalchen near Salzburg and SCHISERNIG Real Estate Investor from Salzburg, specialize in customized commercial properties, preferably constructed as „green buildings.“ At the handover ceremony, the mayor of the local municipality, Thomas Vasku (SPÖ), emphasized the trusting relationship with the real estate developers, who have already completed projects in Loosdorf.

“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. He expressly thanked the municipality of Loosdorf, Mayor Vasku, and the Melk District Authority: “As with all our projects in Loosdorf, we worked with partners who were always committed to understanding, flexibility, and efficiency!” Walter Schisernig explained that the multifunctional use of the building made its implementation quite challenging. In addition to a specialized warehouse, the building includes a shop and offices in a layout precisely tailored to the needs of the tenant, SSA Fluidra Österreich GmbH.

New Central Warehouse for All of Austria

For tenant SSA Fluidra, Building II will become another of the company’s hubs, in addition to its headquarters in Salzburg. „The location is situated on the Linz-Vienna axis, placing it in Austria’s highest-grossing region for pools and wellness products,“ emphasized Head of Operations Hannes Schmid. SSA Fluidra will utilize more than 6,000 square meters in the new central warehouse. Goods receiving, storage, and dispatch with automated order picking are located in a multi-sectioned hall. In addition, impulse-buy items will be sold in a shop for resellers. „Here, we have entirely new opportunities to serve our customers as a wholesaler. At the same time, we can find the qualified employees we need right here. Both of these factors will have a positive impact on our growth trajectory,“ Schmid is convinced. He also highlighted the convenient rail connection, which allows employees to commute by public transport. „Our thanks go to the partners who developed and constructed the building. It’s not a given that the time and budget constraints were met with such demanding requirements and rapid implementation,“ said Schmid.

Entire Business Park to Become a “Green Building”

SCHISERNIG Real Estate Investor and F & S Real Estate Solutions have been developing and constructing the Loosdorf Business Park since 2022. The project is being built in three phases, each with a spatially and functionally customized warehouse. Construction of Phase III will begin soon. The entire business park will encompass approximately 35,000 square meters of warehouse space, including storage for frozen goods. Additional usable space for offices, shops, and social areas will amount to nearly 2,000 square meters. 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, together with SCHISERNIG, had been involved in Loosdorf, revitalizing and converting a vacant logistics facility and handing it over to new tenants within a year.

Mayor: “Investors are not supplicants!”

Mayor Vasku emphasizes the importance of the projects for the Lower Austrian municipality. “As a community, we need external investment to maintain essential services and a high quality of life in the town, also through taxes and fees.” The municipality took timely precautions and designated an industrial park of approximately 25 hectares back in 1998, the mayor recalled. The area is located directly adjacent to the Westbahn railway line and is thus separated from the residential area. “We have had a trusting relationship with F & S and SCHISERNIG for years, based on mutual agreement. Large projects always present challenges, but investments are not a given, especially today. Therefore, project applicants are not treated as supplicants here,” the mayor emphasized. The municipality provides support through its entire network during the official procedures and actively facilitates cooperation with the responsible district authority in Melk.