

Record-Breaking Construction in Loosdorf: A Business Park Making History

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In the picturesque municipality of Loosdorf, located along the A1 motorway, a remarkable development has taken place—one that could have a lasting impact not only on the local economy but also on the region's profile. The Loosdorf Business Park, an ambitious project driven by F & S Real Estate Solutions GmbH and SCHISERNIG Real Estate Investor from Salzburg, has recently reached another significant milestone.

A Site with Potential

The handover of the second building section to SSA Fluidra Austria GmbH marks a major step forward in the business park's development. SSA Fluidra, Austria's leading wholesaler of pool equipment, has designated the new site as its central warehouse for the entire country. Covering more than 6,000 square metres, the multifunctional building not only provides extensive storage capacity but also includes a shop and office spaces tailored specifically to the tenant's requirements.

Historical Development

The Loosdorf Business Park is part of a long-term development strategy that began in 1998 with the designation of a 25-hectare commercial zone. The municipality of Loosdorf recognized early on that external investment is critical to strengthening the local economy and maintaining the quality of life for its citizens. This strategic foresight has now paid off.

Record-Breaking Construction Timeline

Building Section II was completed in just eight months—a remarkable achievement that is considered exceptional even in today's fast-paced construction industry. This rapid execution was made possible only through close collaboration between the developers, the municipality, and the district authority of Melk. "We worked with partners who consistently demonstrated understanding, flexibility, and efficiency," praises Alexander Liebwein, Managing Director of F & S Real Estate Solutions GmbH.

A Model for Other Regions

The success of the Loosdorf project could serve as a benchmark for other regions. At a time when infrastructure investments are often delayed by lengthy approval processes and bureaucratic hurdles, Loosdorf demonstrates that it can be done differently. The municipality has proven that even complex projects can be realised quickly through a proactive and cooperative approach.

Environmental Responsibility

Another highlight of the business park is its commitment to sustainability. The entire park is being constructed as a green building to the highest Gold standard. This includes the use of environmentally friendly materials and the complete on-site energy supply, including for refrigerated storage, via heat pumps and photovoltaic systems. The PV installation alone produces enough electricity to power 400 single-family homes.

Positive Impact on the Municipality

For Loosdorf, the expansion of the business park brings not only economic growth but also the creation of over 100 new jobs. This is a critical factor in rural areas for preventing population decline and stabilizing the local economy.

Looking Ahead

The completion of Building Section II, however, is just one step in the overall project. The next phase involves the construction of Section III, which will provide additional warehouse and office space. Developers are confident that the entire business park will be fully completed by 2027. Its strategic location along the Linz–Vienna axis—one of Austria's highest-revenue regions—makes the park an attractive site for businesses across various sectors. The railway connection also allows employees to commute sustainably, further enhancing the site's appeal.

Expert Opinions

A hypothetical expert in sustainable real estate development praises the project: "The Loosdorf Business Park is a prime example of how modern construction projects should be designed. The combination of fast execution, sustainable building, and economic utility is unique in Austria."

Conclusion

The Loosdorf Business Park is more than just another construction project. It is a symbol of what can be achieved when municipalities, investors, and developers work collaboratively. With its strategic location, sustainable design, and rapid execution, Loosdorf sets a new benchmark in commercial real estate development.