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Business Park Loosdorf Expanded in Record Time

Energy Demand of the Green Buildings Is Fully Generated On-Site

Building Section II in the Loosdorf Business Park Becomes Central Distribution Hub for Austria's Leading Pool Equipment Wholesaler, SSA Fluidra Austria GmbH. The new facility is a green building and operates fully energy-autonomous.

At the end of October, another building section in the Loosdorf Business Park, located directly on the A1 motorway, was handed over to its new tenant, SSA Fluidra Austria GmbH from Grödig near Salzburg. Austria's leading wholesaler of pool equipment and supplies will use the multifunctional property—covering more than 6,000 square metres—as its new central warehouse. The developers, F & S Real Estate Solutions GmbH from Straßwalchen near Salzburg, and SCHISERNIG Real Estate Investor from Salzburg, specialise in tailor-made commercial properties that are predominantly built as green buildings. During the handover, the Mayor of Loosdorf, Thomas Vasku (SPÖ), emphasised the strong, trust-based relationship with the developers, who have already realised several projects in the municipality.

"Building Section II was completed in just eight months from contract signing to handover. That is close to a record," said F & S Managing Director Ing. Alexander Liebewein. He explicitly thanked the municipality of Loosdorf, Mayor Vasku and the district authority of Melk: "As with all of our projects in Loosdorf, we worked with partners who consistently demonstrated understanding, flexibility and efficiency." Due to its multifunctional use, the property was demanding to implement, noted Walter Schisernig. In addition to a specialised storage area, the building includes a shop and office space—configured precisely to the needs of SSA Fluidra Austria GmbH.

New Central Warehouse for All of Austria

For SSA Fluidra, Building Section II becomes another logistics hub alongside the company's headquarters in Salzburg. "The site is located on the Linz–Vienna axis, which is the strongest sales region in Austria for pool and wellness products," explained Head of Operations Hannes Schmid. The company now operates more than 6,000 square metres of storage space in the new central warehouse. Goods receiving, storage and dispatch—with automated order picking—are integrated within a multi-section hall. In addition, pick-up items for resellers are distributed via an on-site shop.

"This location opens up entirely new opportunities for us as a wholesaler to serve our customers. At the same time, we can access the qualified workforce we need locally. Both factors will have a positive impact on our growth trajectory," Schmid said. He also highlighted the site's rail connection, which enables employees to commute using public transport. "Our thanks go to the partners who developed and built this facility. It is by no means a given for time and budget targets to be met when requirements are so complex and timelines so tight."

Entire Business Park as a Green Building Development

SCHISERNIG Real Estate Investor and F & S Real Estate Solutions have been developing and constructing the Loosdorf Business Park since 2022. The project consists of three phases, each featuring a hall individually tailored to spatial and functional requirements. Construction of Building Section III will begin shortly. The entire business park will span around 35,000 square metres and include more than 14,000 square metres of warehouse space, including cold storage areas. Additional usable space for offices, shops and staff facilities will account for nearly 2,000 square metres. More than 100 jobs are expected to be created.

“The entire complex is being built as a green building to the highest (Gold) standard,” emphasised Walter Schisernig. Energy demand—including for cold storage—will be met entirely by heat pumps and photovoltaic systems. The PV installation alone produces as much electricity as 400 single-family homes consume. All excavated material was reused on site rather than transported away. In addition, green building standards require the use of environmentally compatible materials. Prior to the current project, F & S and SCHISERNIG had already revitalised a vacant logistics facility in Loosdorf, converting and re-letting it to new tenants within a year.

Mayor: “Investors Are Not Supplicants”

Mayor Vasku stressed the importance of these developments for the Lower Austrian municipality. “As a community, we need external investment to maintain public services and quality of life through tax revenues and levies.” The municipality planned ahead and designated an industrial zone of roughly 25 hectares back in 1998, located directly along the Westbahn railway line and separated from residential areas.

“We have had a close, trust-based partnership with F & S and SCHISERNIG for years. Major projects always come with challenges, but investments are far from guaranteed these days. That is why project developers are not treated as supplicants here,” the mayor emphasised. The municipality provides full access to its administrative network to support approval processes, and actively facilitates cooperation with the district authority of Melk.