PANATTONI

CASE STUDY

Panattoni Pilsen Digital Park

Planned to become a **Hi-Tech park of regional importance** in the **Industry 4.0 concept**, where the use of cybernetic-physical and robotic systems with the participation of the traditional operations will together create a synergistic effect. This modern park serves as a production facility for Ball Beverage Packaging Czech Republic s.r.o., part of the **Ball Corporation group**.

The area of interest is the **unused brownfield**, which is located in the developing area of **Borské pole in Pilsen** and complements the core industrial buildings. Historically, the area was used by Škoda Plzeň. At the moment it is empty and not used for its intended purpose. Panattoni plans to build 3 halls for state-of-the-art industry on this land. It has already built two halls for Ball Corporation.

- **Client**: Ball Corporation
- **Location**: Pilsen, Czech Republic
- **Project Type**: BTO
- **Total Area**: 124,394 m²
- **Industry**: Production

OPPORTUNITY

The total area of the area is about **28 ha**, which is roughly 7% of the total industrial development in the area. Perfect spot for **R&D**, **light manufacturing and logistics**. Onsite public transportation and international Eurocity and Intercity trains connecting Pilsen with Frankfurt, Munich and Zurich. Easy access to the E50/D5 motorway to Germany and the capital of the Czech Republic, Prague. **Available skilled workforce** – the presence of high schools and the University of West Bohemia in Pilsen is well-known for its Faculty of Mechanical Engineering and Faculty of Applied Science in particular.

PANATTONI SOLUTION

The Panattoni Pilsen Digital Park project is planned to build a Hi-Tech park of regional importance in the **Industry 4.0 concept**, where the use of **cybernetic-physical and robotic systems** (collaborative robots, robotic production lines, etc.) with the participation of the traditional operations will together create a synergistic effect. The project will enable the realisation of R&D (IT) and IT operations together with complementary light production, distribution, last-mile logistics, etc. For all types of operations, high levels of automation are expected.

Part of the concept is to **minimize the carbon footprint** and contribute to the improvement of infrastructure, civic amenities and quality of life in the area. The industrial zone will include **around 25% greenery** and the buildings will be designed in accordance with the requirements of the **BREEAM Excellent** environmental certification, which assesses the long-term sustainability of buildings. The project also includes support for car-sharing, electromobility and local vegetation.

CLIENT

Ball Corporation is the world's largest manufacturer of **aluminum beverage cans**. The company specializes in the production of so-called **infinitely recyclable packaging**, which serves as a model example of the circular economy. Its customers include breweries and soft drink producers from around the globe.