

Park Cheb offers more than 291,269 sq m of potential development space suitable for logistics and production activities. Located just 2 km from the border of city Cheb with 32,000 residents.

↑ **SOKOLOV**
25 km, 19 min
KARLOVY VARY
40 km, 28 min
PRAGUE
155 km, 120 min

↓ **GERMAN BORDERS**
14.3 km, 10 min

→ **CITY OF CHEB**
5.1 km, 11 min



LOCATION IS KEY

DEVELOPMENT SPACE

Park Cheb offers more than 110,550 sq m of potential development space suitable for logistics and production activities.

CITY CHEB

Located just 5,1 km from the border of city Cheb with 32,000 residents.

ACCESS

Excellent and easy access to motorway D6 connecting Prague - Karlovy Vary - Cheb - Germany (Exit 164)

GERMAN BORDERS

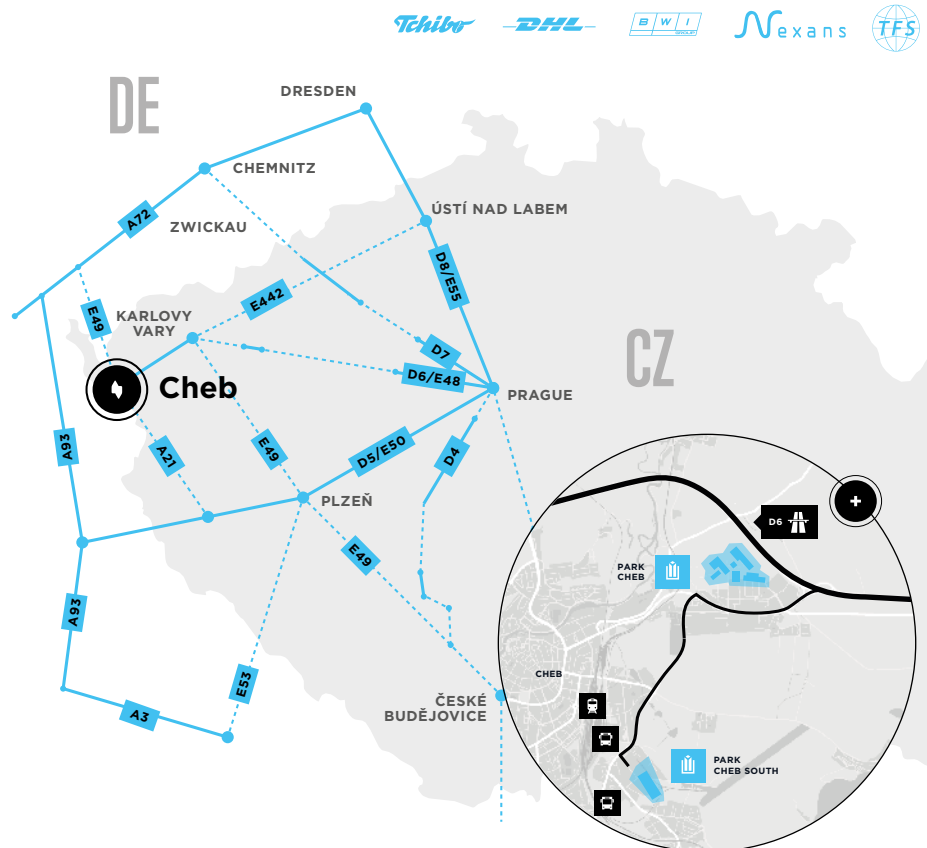
Ideal location to supply Germany due to the close proximity of German borders - just 14 km from the site.

PUBLIC TRANSPORT

Public transport providing quick connection to city Cheb available on-site.

OTHER PARK ADVANTAGES

Container terminal in Hof just 54 km away.



Perfect access from exit 169 and 164.
Great visibility from D6 motorway.

BUILDING INFORMATION

Building 1.1	14,833 sq m
Building 1.2	
- Potential Expansion	3,446 sq m
Building 2	59,307 sq m
Building 3	102,419 sq m
Building 4	12,898 sq m
Building 5	107,104 sq m

WAREHOUSE

Column grid 12 m × 24 m
 Clear height 10 m / 21.5 m / 22.5 m
 ESFR sprinkler system
 Light intensity in the hall 200 lux
 Skylights min 2%
 Floor loading 5 t/sq m

OFFICE PREMISES

Clear height 2.7 m
 Light intensity 500 lux
 Built to suit solution



SUSTAINABILITY TREND

We meet the strictest standards of modern, environmentally friendly construction.

This is why our projects aim for the BREEAM Very Good rating at least.



STANDARD TECHNICAL SPECIFICATION

1 SUPPORTING STRUCTURE

Pad or pilot foundations, insulated plinth panels up to 30 cm above floor.

2 FLOOR

Fibre reinforced concrete floor, PE membrane, cut joints, 18 cm thick, surface treated with hardener.

3 ROOF

Corrugated steel sheets, mineral wool insulation, PVC membrane.

4 FAÇADE

Horizontal sandwich panels with mineral wool insulation.

5 DOCKS

1x electrically operated 3 × 3.2 m dock for each 1,000 sq m of hall.

6 HALL INSTALLATIONS

Gas Sahara heaters or infrared gas radiators, heating according to norms for warehousing.

7 PRODUCTION UPGRADE (OPTIONAL)

Increased façade and roof insulation.

8 OFFICES

2 level custom designed in-built, incl. offices, socials, locker rooms, day room, excl. furniture and appliance.

9 OUTSIDE AREAS

Hard areas from concrete pavers, sloped for drainage.



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