

Park Cheb east offers 79,105 sq m of industrial space suitable for logistics activities. Strategic location on the border near Karlovy Vary.

← **GERMAN BORDERS**  
18.5 km, 14 min

→ **SOKOLOV**  
23 km, 13 min  
**PILSEN**  
96 km, 70 min  
**KARLOVY VARY**  
36 km, 21 min



## LOCATION IS KEY

### DEVELOPMENT SPACE

Park Cheb East offers 79,105 sq m of industrial space suitable for logistic 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 160 and 162)

### GERMAN BORDERS

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

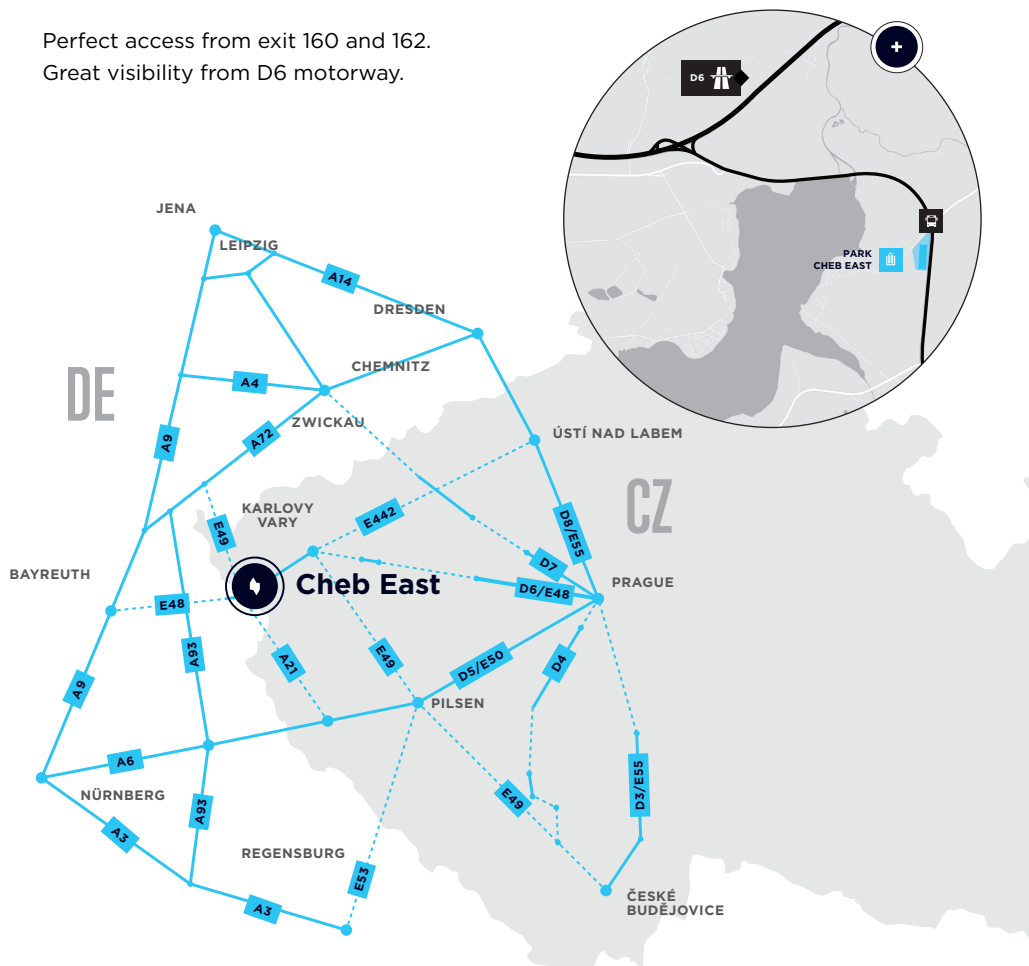
### PUBLIC TRANSPORT

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 160 and 162.  
Great visibility from D6 motorway.



## BUILDING INFORMATION

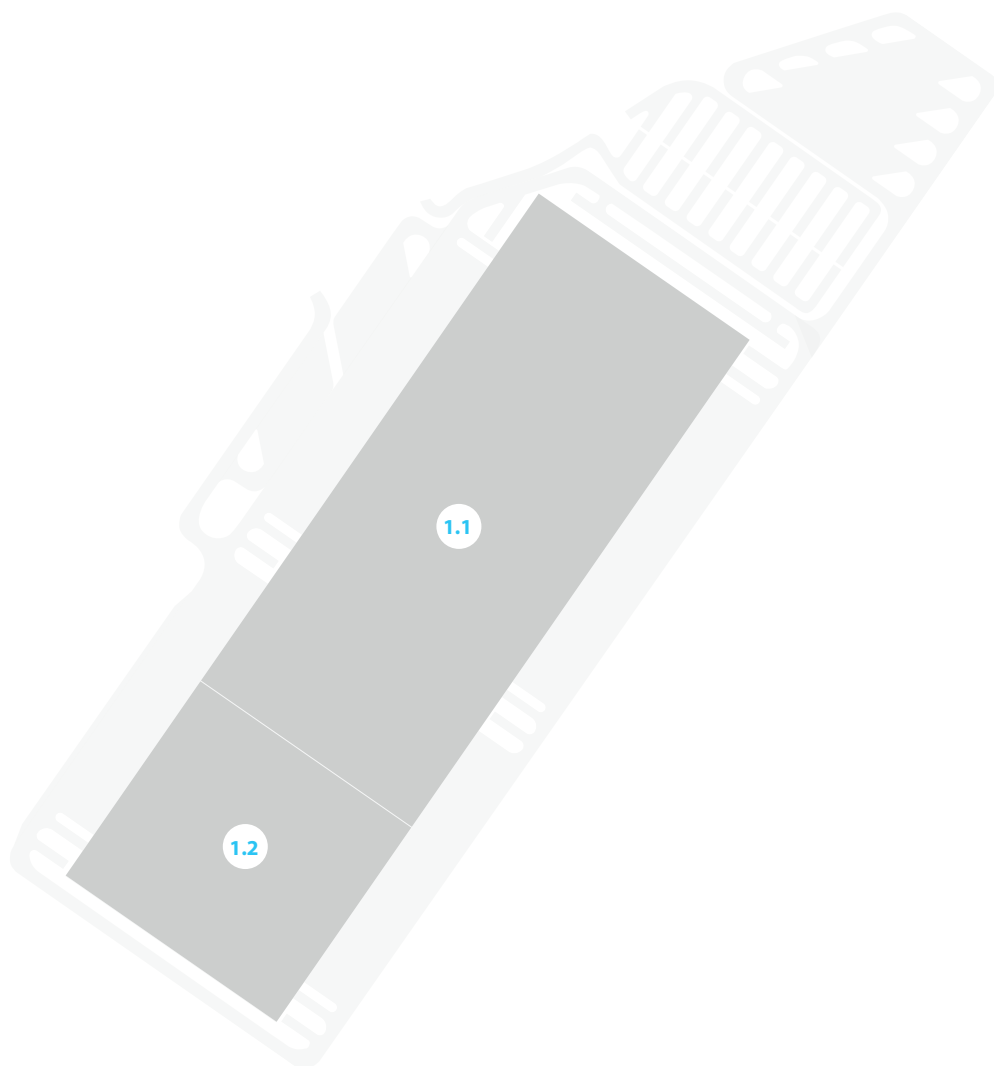
Building 1.1	60,905 sq m
Building 1.2	18,200 sq m

## WAREHOUSE

Column grid 12 m × 24 m  
Clear height 12.5 m  
Light intensity in the hall 200 lux  
Floor loading 5 t/sq m  
Skylights min 2%

## OFFICE PREMISES

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



## 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, 1st floor 20 cm thick, 2nd-4th floor 12 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, cafeteria and kitchen, excl. furniture and appliance.

### 9 OUTSIDE AREAS

Hard areas from concrete pavers, sloped for drainage.



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