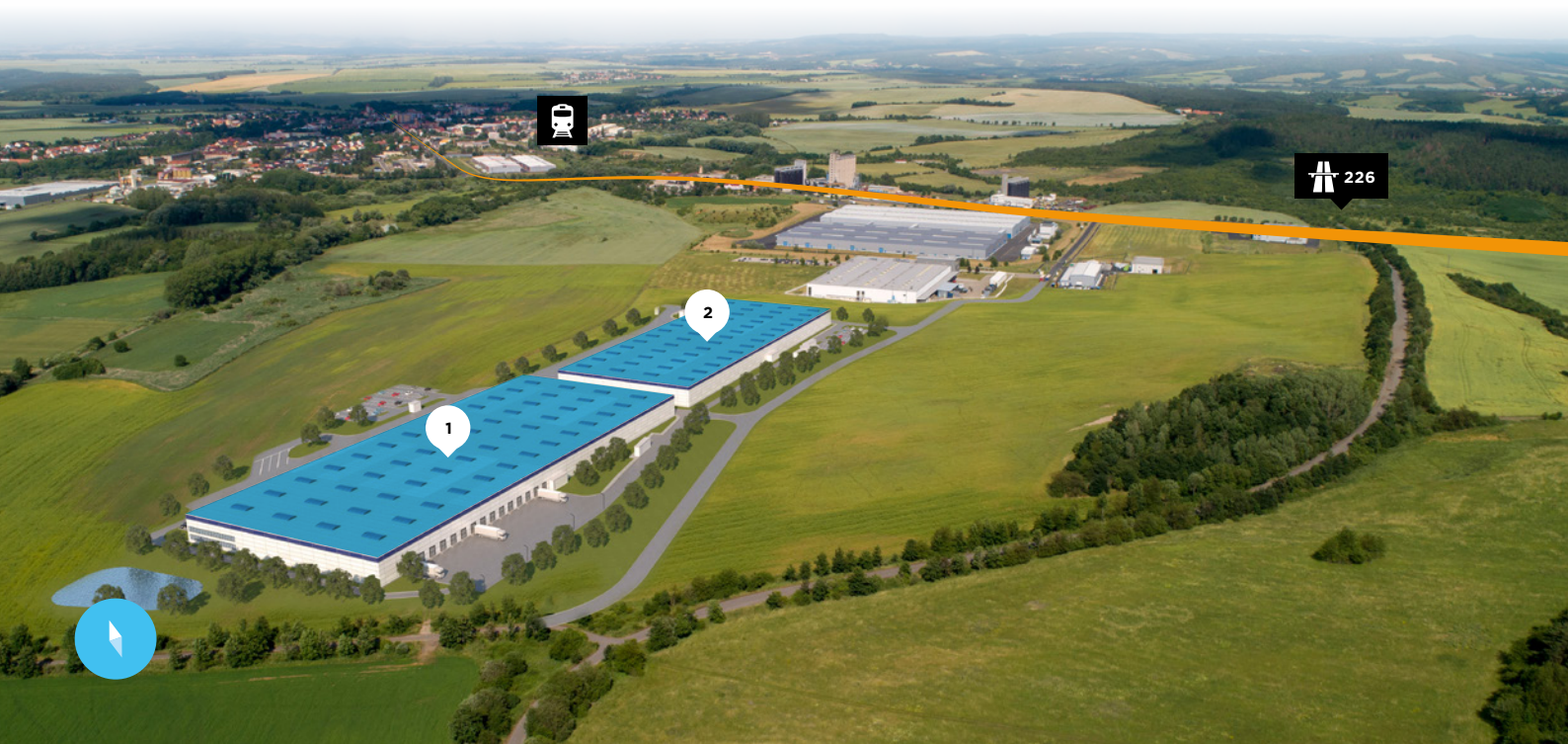


Park Podbořany is currently in a state of planning decision and with its 39,248 sq m it will be an industrial space suitable for logistics and production. The site is located within the region of Ústí nad Labem.

← **MOST**
37 km, 36 min
PRAGUE
60 km, 60 min

PILSEN →
68 km, 60 min
KARLOVY VARY
50 km, 45 min



LOCATION IS KEY

● DEVELOPMENT SPACE

Park Podbořany will offer approx. 39,248 sq m of industrial space suitable for logistic and production activities.

● CITY PODBOŘANY

One hour driving distance to the capital city of the Czech Republic Prague and the German borders.

● ACCESS

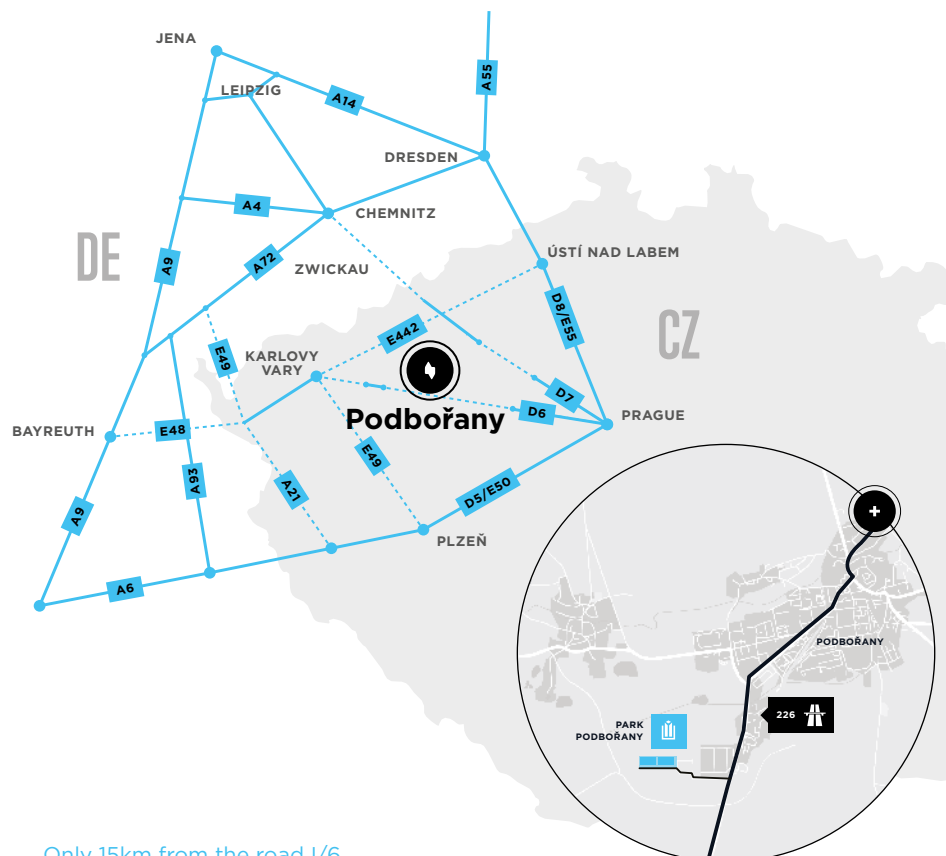
The park is based only 15 km from the road I/6 connecting Prague and Karlovy Vary. Great visibility from 226 motorway.

● PUBLIC TRANSPORT

Direct connection from Žetec. Bus stop "Podbořany ČSAD" is located 10 minutes by foot from the park. Train station is based nearby the park.

● LABOUR FORCE

Great potential for skilled labour force within the Ústí nad Labem region.



Only 15km from the road I/6.
Great visibility from 226 motorway.

BUILDING INFORMATION

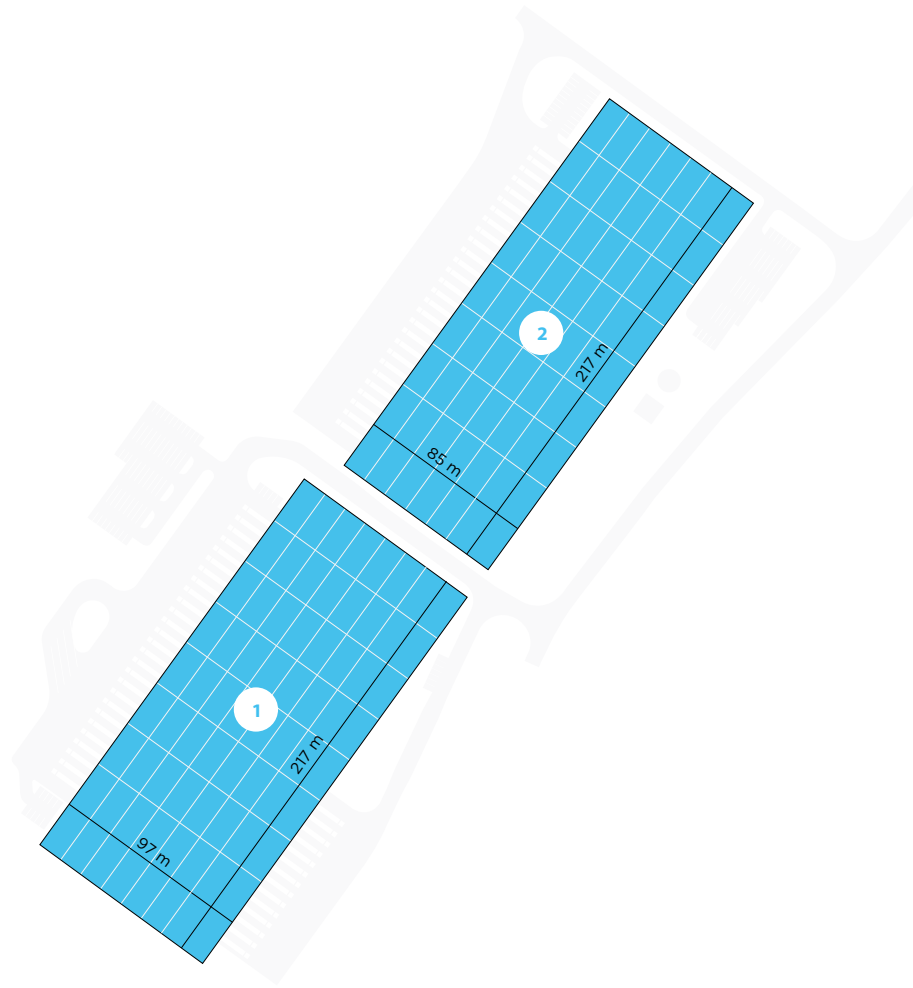
Building 1 20,311 sq m
Building 2 17,718 sq m

WAREHOUSE

Column grid 12 m × 24 m
Clear height 12.6 m
ESFR sprinkler system
Light intensity in the hall 200 lux
Skylights min 2%
Floor loading 5t/sq m

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, 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)

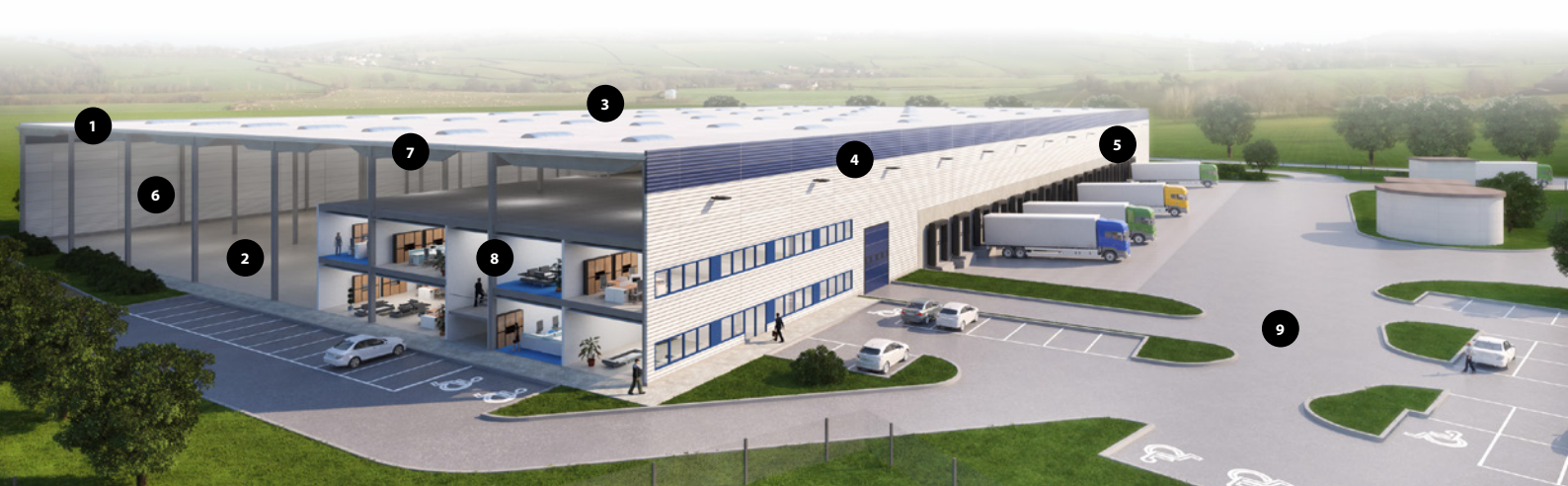
Increased façade and roof insulation.

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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