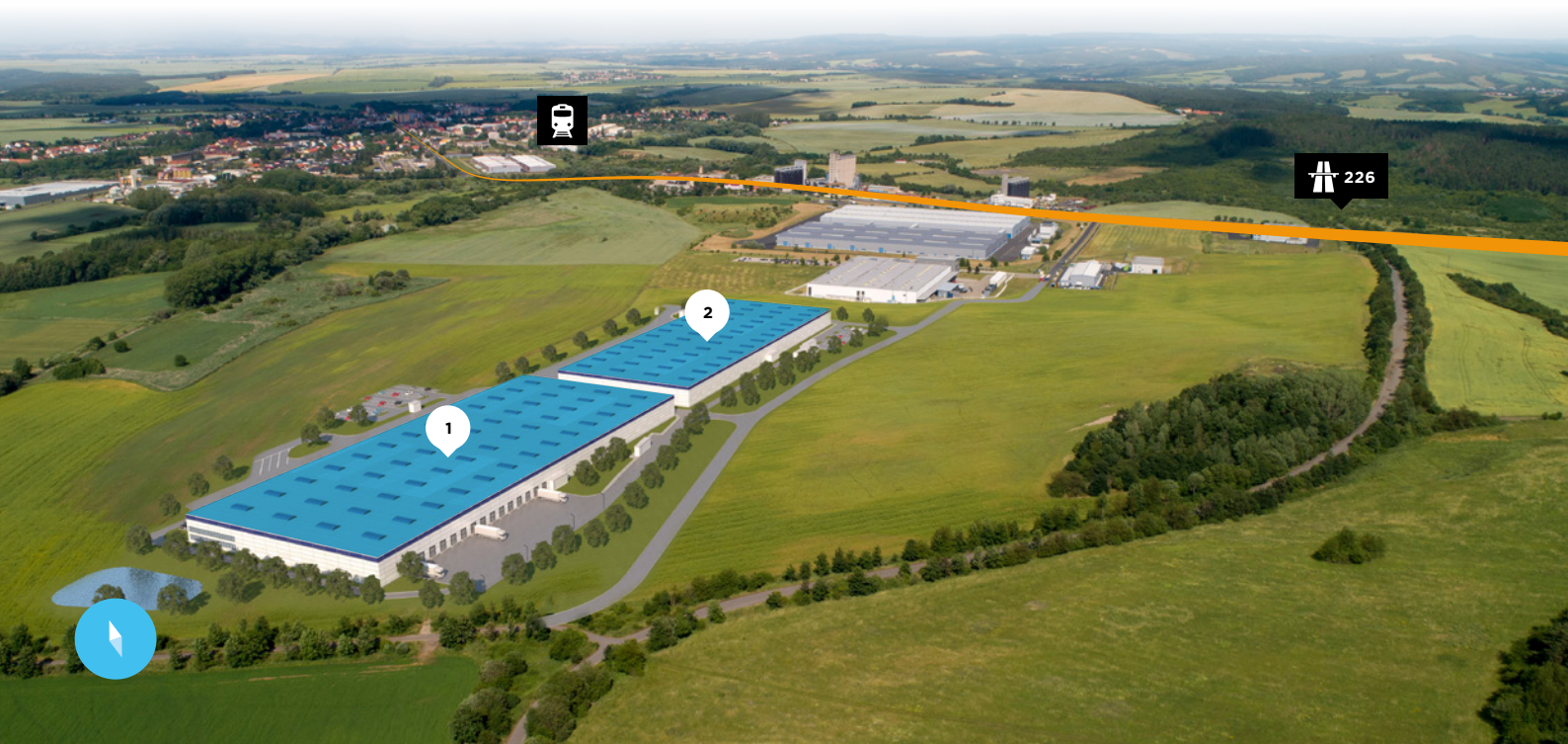


Park Podbořany is currently in a state of planning decision and with its 39,248 sq m it will be an industrial space suitable for logistics and production. The site is located within the region of Ústí nad Labem.

←	<b>MOST</b> 37 km, 36 min	<b>PILSEN</b> →
	<b>PRAGUE</b> 60 km, 60 min	68 km, 60 min
		<b>KARLOVY VARY</b> 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

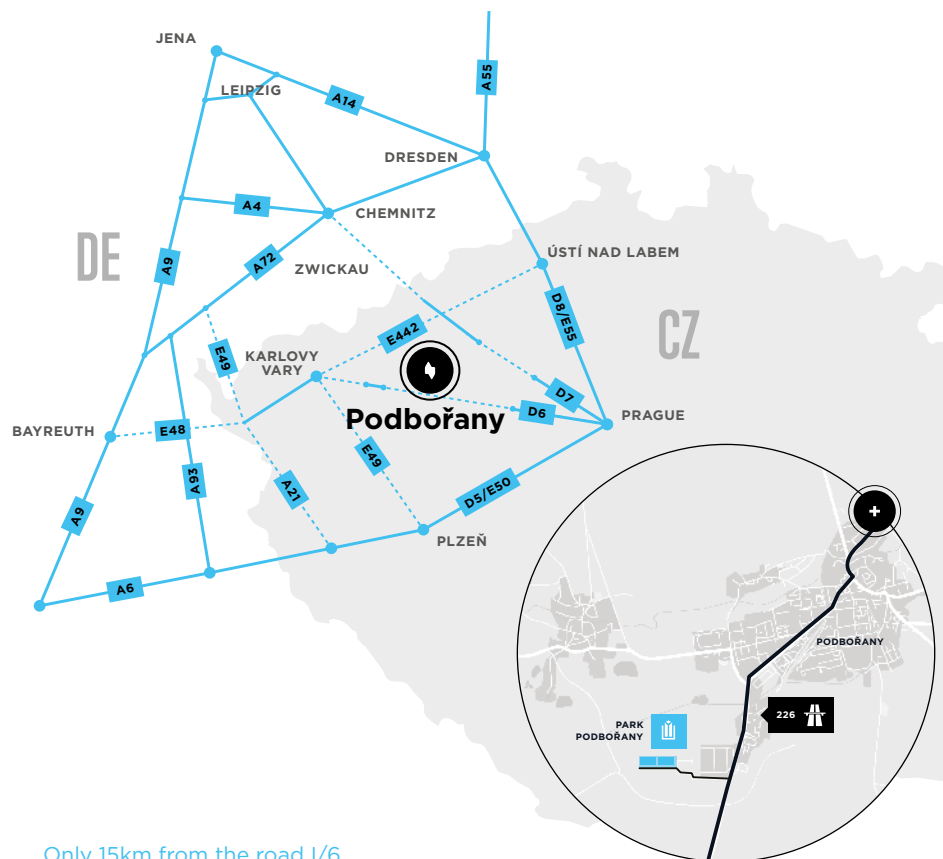
The park is based only 15 km from the road I/6 connecting Prague and Karlovy Vary. Great visibility from 226 motorway.

### 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

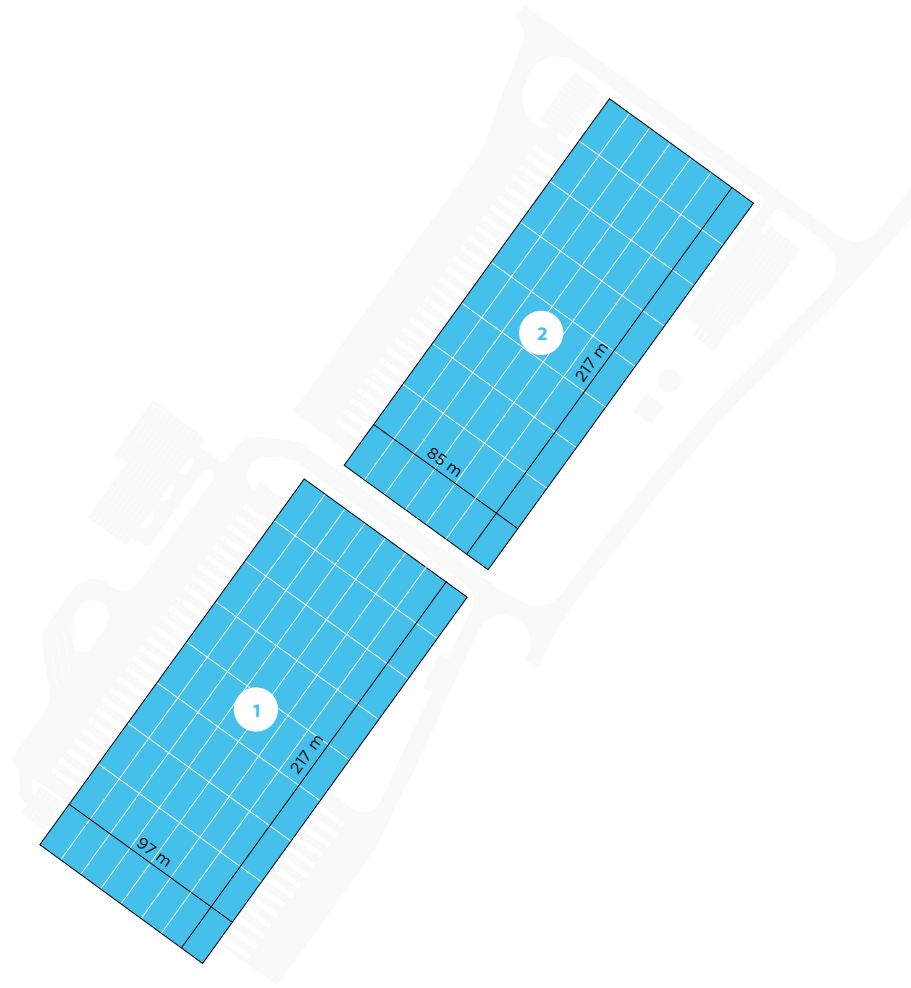
Building 1 20,311 sq m  
Building 2 17,718 sq m

# 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)

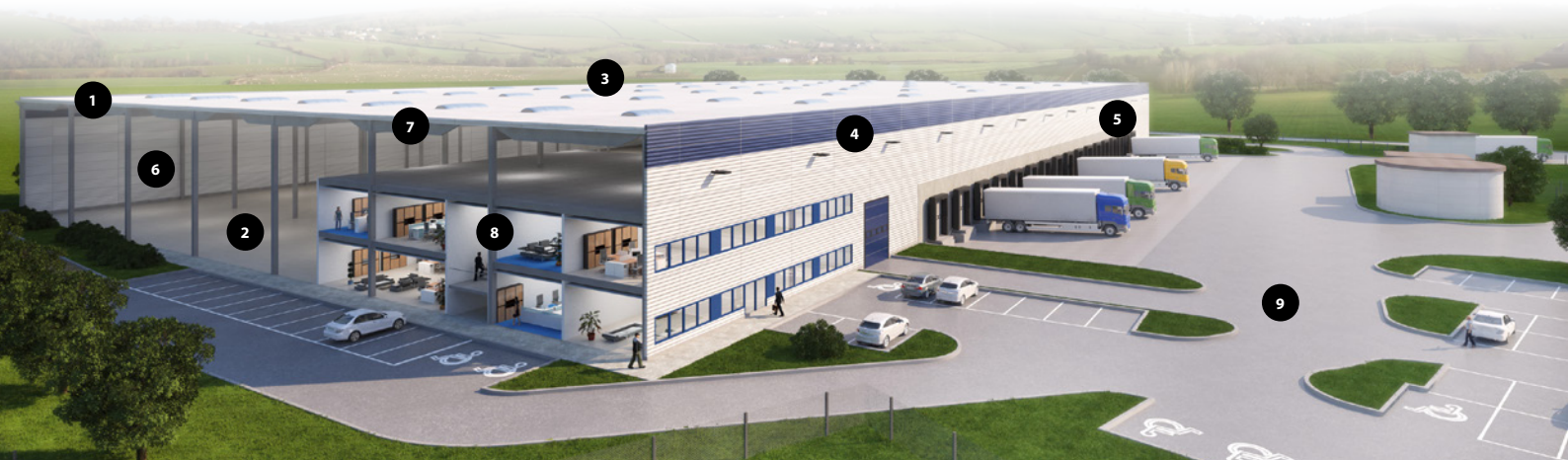
Increased façade and roof insulation.

## 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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