

Park Wiesau offers approx. 38,000 sqm of industrial space suitable for logistic and production activities. The project is located in the most important industrial area in Wiesau and close proximity of German cities of Nürnberg, München and Regensburg.

↑	<b>MITTERTEICH</b> 5 min (6,530 residents)	←	<b>NÜRNBERG</b> 1 h 20 min	→	<b>CHEB</b> 22 min
	<b>MARKTREDWITZ</b> 11 min (17,019 residents)		<b>BAMBERG</b> 1 h 20 min		<b>SOKOLOV</b> 40 min
	<b>WEIDEN IN DER OBERPFALZ</b> 18 min (42,472 residents)		<b>REGENSBURG</b> 1 h		<b>KARLOVY VARY</b> 50 min
	<b>TISCHENREUTH</b> 12 min		<b>MÜNCHEN</b> 2 h 15 min		<b>PILSEN</b> 1 h 20 min
			<b>HOF</b> 40 min		<b>PRAGUE</b> 2 h 42 min



## LOCATION IS KEY

### DEVELOPMENT SPACE

Park Wiesau offers approx. 38,000 sqm of industrial space suitable for logistic and production activities.

### LOCATION

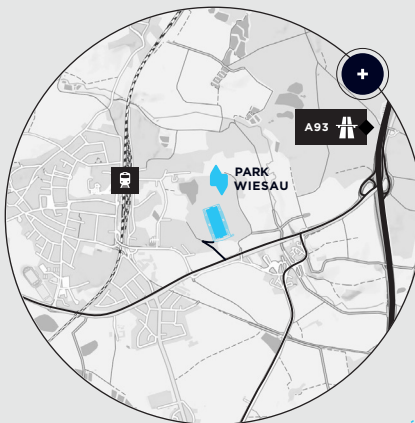
Thanks to the direct connection to the motorway network leading to the main German cities and good connections to the Czech Republic, this location is one of the best situated in the area.

### ACCESS

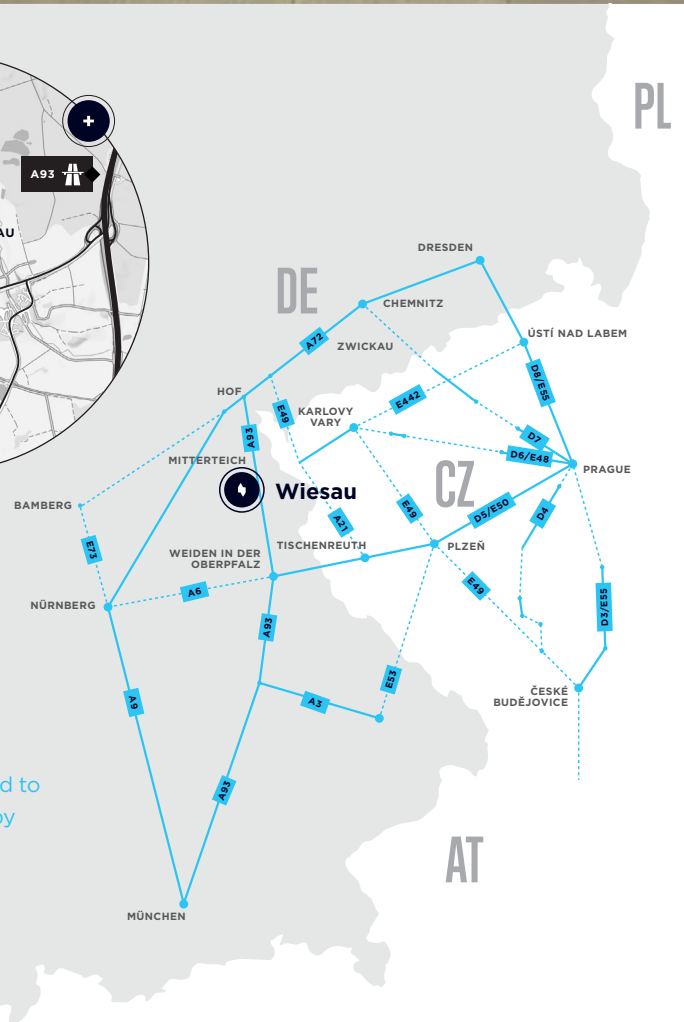
Park Wiesau is connected to the motorway network by motorway A93.

### PUBLIC TRANSPORT

Existing public transport providing quick connection within Wiesau.



Park Wiesau is connected to the motorway network by motorways A93.



## BUILDING INFORMATION

Building 1

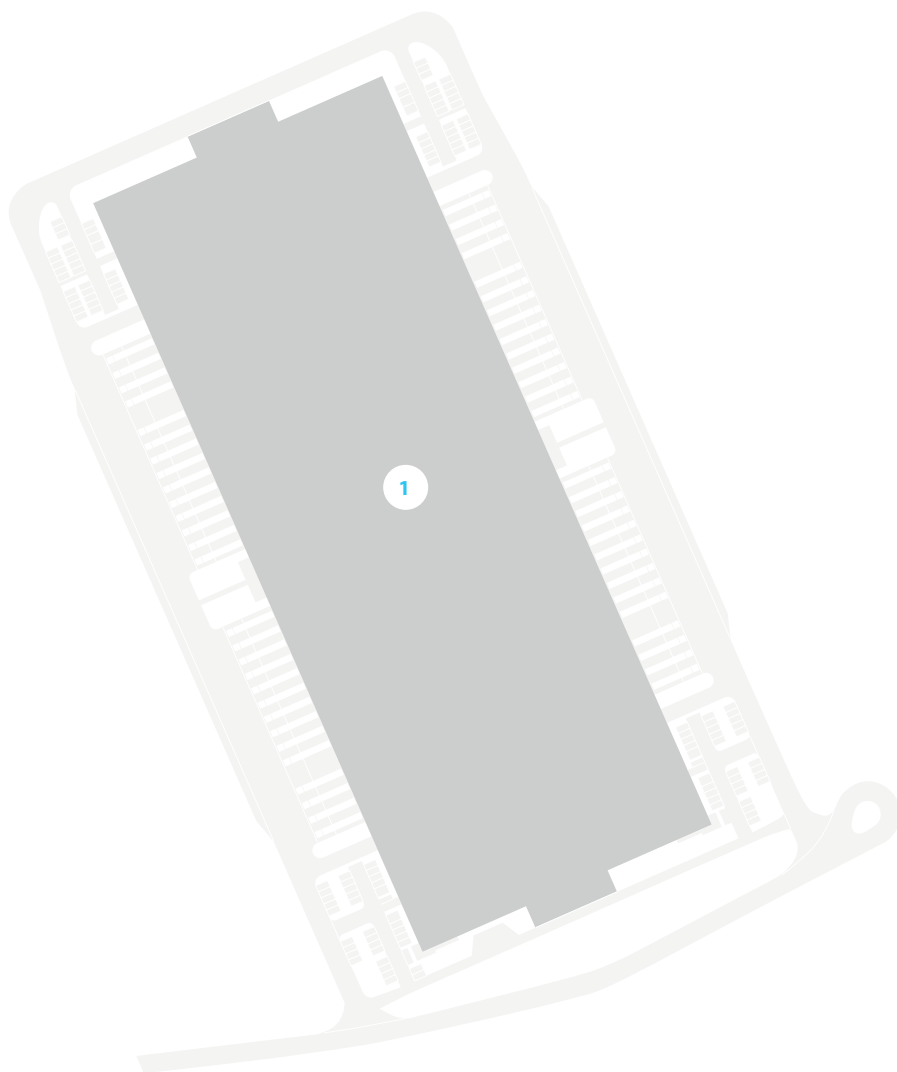
38,000 sq m

## WAREHOUSE

- Column grid 12 m x 30 m
- Clear height 12.20 m
- Dimension approx. 312 m x 121 m
- Split into 4 Tenant areas possible
- 2 connection to public road
- More than 120 Parking spaces
- Eco-friendly Heat-pump system
- Up to 56 loading docks
- PV Panels foreseen

## OFFICE PREMISES

- 4 x 900m<sup>2</sup> office area on 3 floors
- Elevator possible
- Separate area for logistic office



## 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 x 3.2 m dock for each 1,000 sq m of hall.

### 6 HALL INSTALLATIONS

Heat Pump System, heating according to norms for warehousing.

### 7 PRODUCTION UPGRADE (OPTIONAL)

Increased façade and roof insulation.

### 8 OFFICES

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

### 9 OUTSIDE AREAS

Hard areas from concrete and asphalt, sloped for drainage.



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