

Park Stará Boleslav offers 19,830 sq m of industrial space suitable for logistics and production activities. Located in Hlavenec just 20 km from the border of Prague, capital city of the Czech Republic with over 1 mil. residents

MLADÁ BOLESLAV

36 km, 26 min

LIBEREC

80 km, 55 min

GERMAN BORDERS

106 km, 70 min



LOCATION IS KEY

DEVELOPMENT SPACE

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ACCESS

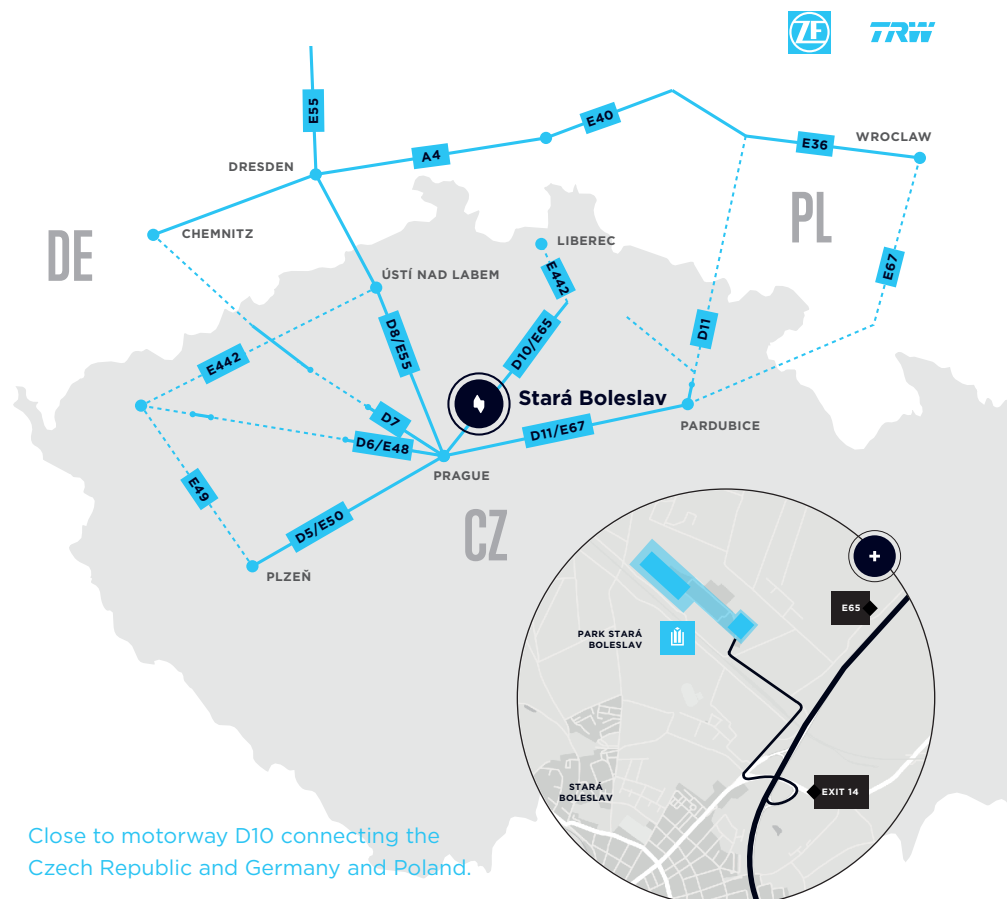
Strategically located with direct access to D10 motorway, providing excellent connectivity to Prague (20 km), Mladá Boleslav (35 km), Germany via Dresden (150 km), and Poland via Wrocław (220 km) – ideal for efficient distribution across Central European markets.

LABOR FORCE

Qualified labor force available due to the close proximity of Prague, Mladá Boleslav and other regional cities. Historically industrial region with strong tradition mainly in automotive.

PUBLIC TRANSPORT

Existing bus and train transport providing quick connection to Brandýs nad Labem and Stará Boleslav and its surroundings.



BUILDING INFORMATION

Building 1	14,158 sq m
Building 2	5,672 sq m

WAREHOUSE

Specification for development

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

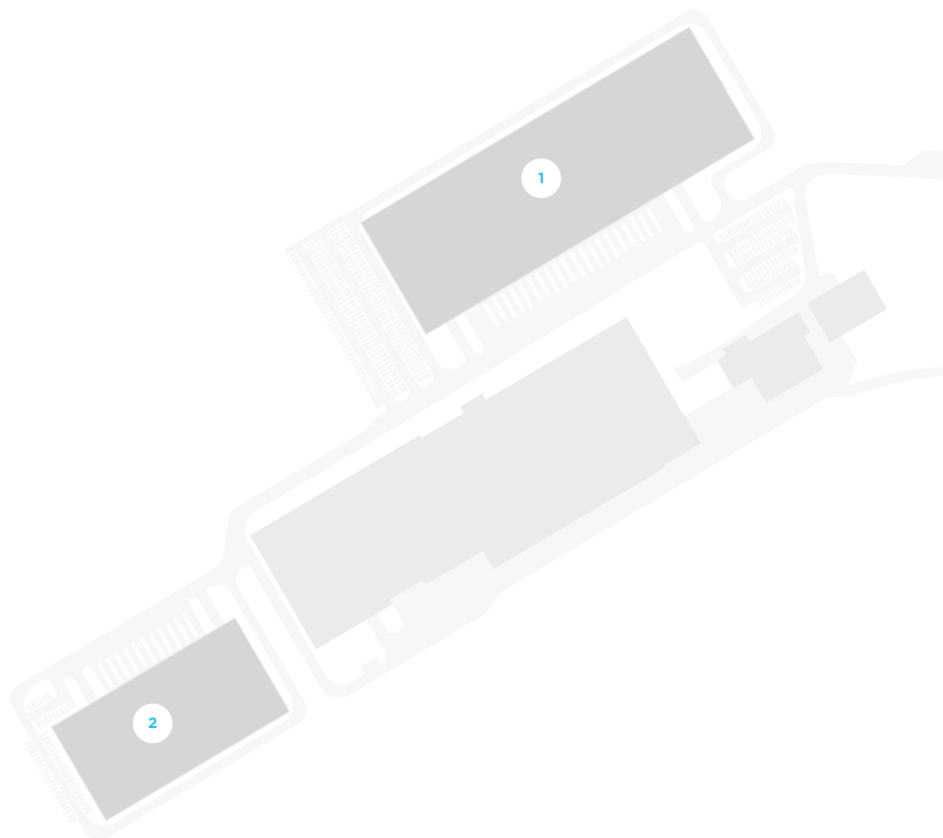
OFFICE PREMISES

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 “Excellent” rating at least.



STANDARD TECHNICAL SPECIFICATION FOR DEVELOPMENT

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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