

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.



↑ **MITTERTEICH**  
5 min  
(6,530 residents)  
**MARKTREDWITZ**  
11 min  
(17,019 residents)  
**WEIDEN IN DER OBERPFALZ**  
18 min  
(42,472 residents)  
**TISCHENREUTH**  
12 min

← **NÜRNBERG**  
1 h 20 min  
**BAMBERG**  
1 h 20 min  
**REGENSBURG**  
1 h  
**MÜNCHEN**  
2 h 15 min  
**HOF**  
40 min

→ **CHEB**  
22 min  
(30,550 residents)  
**SOKOLOV**  
40 min  
(22,200 residents)  
**KARLOVY VARY**  
50 min  
(45,600 residents)  
**PILSEN**  
1 h 20 min  
**PRAGUE**  
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

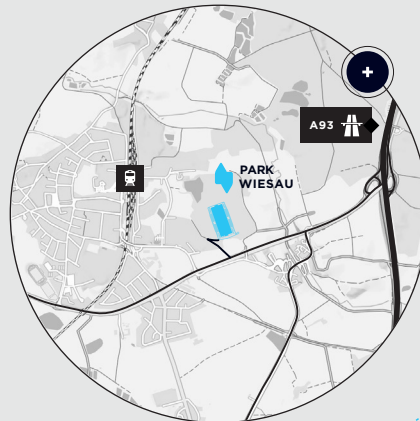
Thanks to the direct connection to the motorway network leading to the main German cities and good connections to the Czech Republic, this location is one of the best situated in the area.

### ● ACCESS

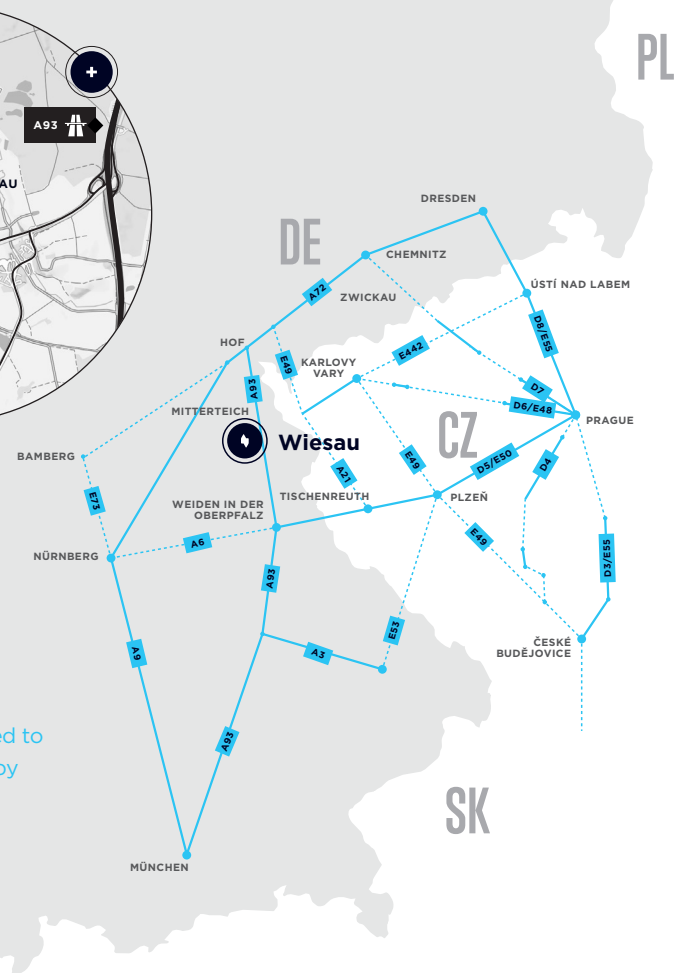
Park Wiesau is connected to the motorway network by motorway A93.

### ● PUBLIC TRANSPORT

Existing public transport providing quick connection within Wiesau.



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



# BUILDING INFORMATION

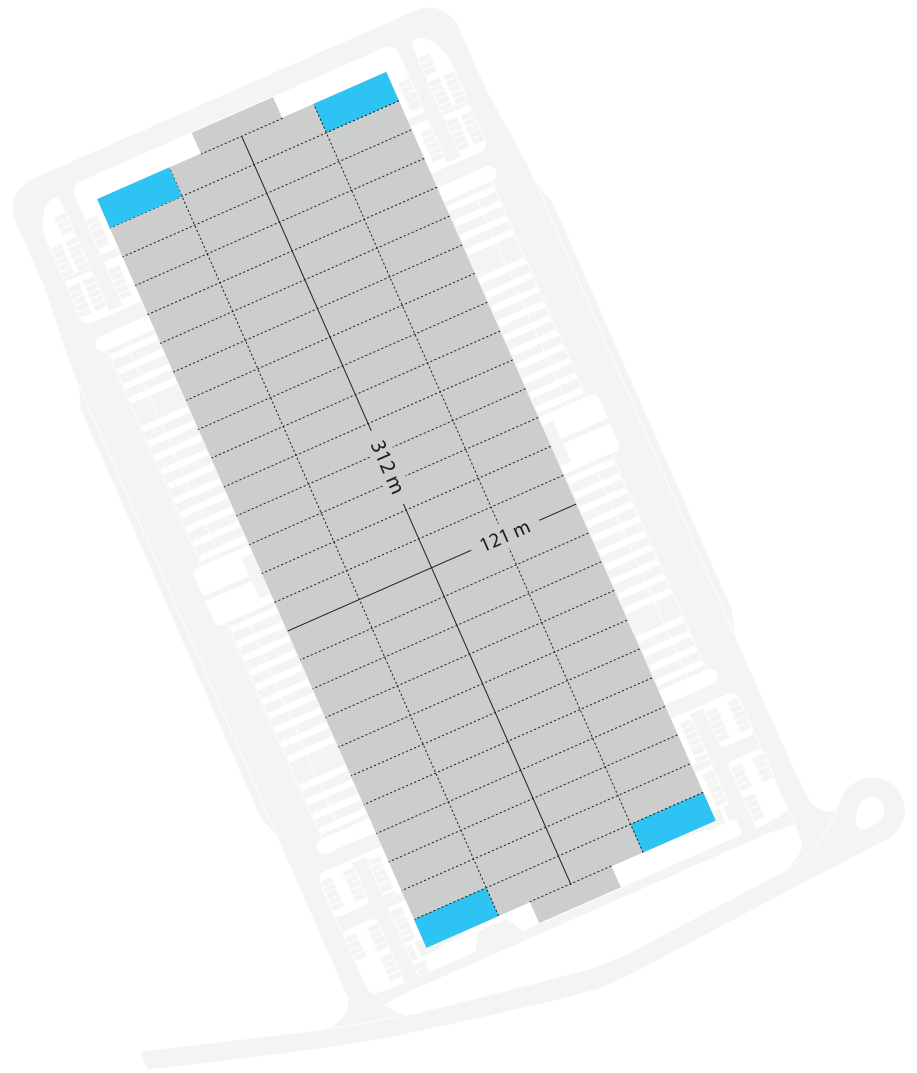
Building 1 38,000 sq m

# WAREHOUSE

Split into 4 Tenant areas possible  
2 connection to public road  
More than 120 Parking spaces for Employees  
Eco-friendly Heat-pump system  
Up to 56 loading docks  
PV Panels foreseen  
Column grid 12m x 30 m  
Clear height 12,20 m  
Dimensions appx. 312 m x 121 m

# OFFICE PREMISES

Up to 4 x 900m<sup>2</sup> office area on 3 Floors,  
Elevator possible, separate area for logistic office included sanitary rooms.



# 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

1× electrically operated 3 × 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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