

# PARK STŘÍBRO II

68,200 sq m

 **Accolade**

Park Stříbro II offers more than 68,200 sq m of industrial space suitable for logistics and production activities. Located in Ostrov u Stříbra just 23 km from the border of Pilsen, regional city with 188,000 residents

← **PILSEN**  
24 km, 15 min  
**PRAGUE**  
110 km, 60 min

→ **GERMAN BORDERS**  
45 km, 24 min



## LOCATION IS KEY

### ● DEVELOPMENT SPACE

Park Stříbro II offers more than 68,200 sq m of industrial space suitable for logistics and production activities.

### ● ACCESS

Excellent and easy access to motorway D5 connecting the Czech Republic and Germany (exit 107).

### ● LABOR FORCE

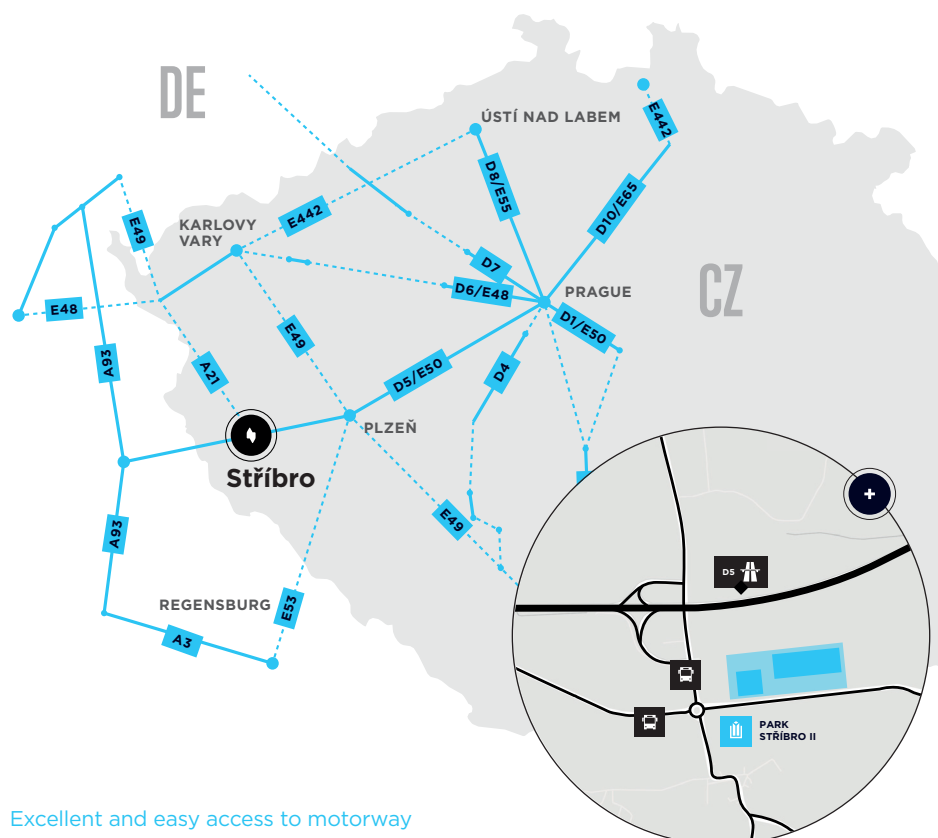
Qualified labor force available due to the close proximity of Pilsen city with Technical university. Historically industrial region with strong tradition mainly in mechanical engineering.

### ● PUBLIC TRANSPORT

Panattoni Park Stříbro II is serviced by a bus transportation scheduled precisely according to the shifts of the companies located within the Park.

### ● OTHER PARK ADVANTAGES

Container terminal in Nýřany just 12 min away.



Excellent and easy access to motorway  
D5 connecting the Czech Republic and Germany.

## BUILDING INFORMATION

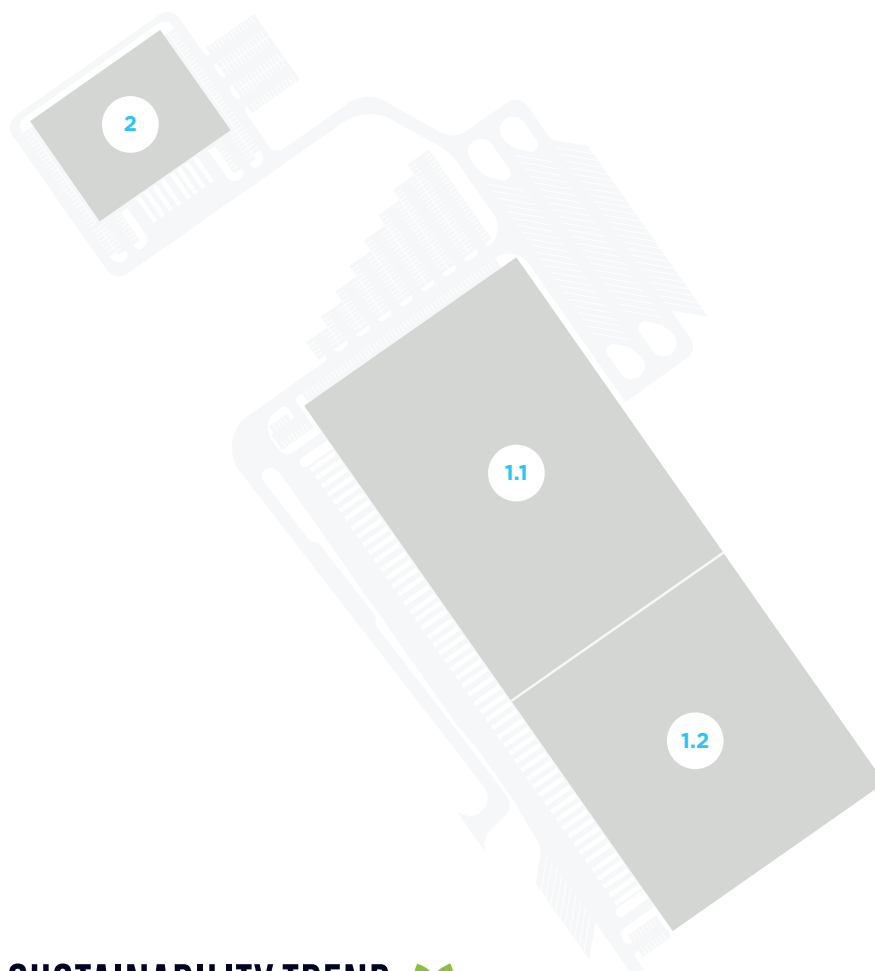
Building 1.1	34,000 sq m
Building 1.2	26,586 sq m
Building 2	7,200 sq m

## WAREHOUSE

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 “Very Good” rating at least.



## 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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