

Park Praha-Leňany offers 20,223 sq m of industrial space suitable for production and light production activities. Located on the former Letov airport. In the industrial area are meeting production, aviation development companies with film studios and many more industrial companies. It can be said that the area is brownfield changing into a modern area.

← **CITY CENTRE**  
10 km, 10 min  
**VÁCLAV HAVEL AIRPORT**  
22 km, 25 min

↓ **PRAGUE KBELY AIRPORT**  
8 km, 10 min  
**BRNO**  
221 km, 119 min  
**BRATISLAVA**  
344 km, 179 min  
**VIENNA**  
300 km, 240 min

↑ **GERMAN BORDERS**  
100 km, 45 min



## LOCATION IS KEY

### ● DEVELOPMENT SPACE

Park Praha-Leňany offers 20,223 sq m industrial space suitable for logistic and production activities.

### ● ACCESS

Excellent and easy access to key motorways - D5 to Pilsen, Munich and Bavaria; D1 to Brno; D11 to Hradec Králové and to Poland; D8 to Teplice and Ústí nad Labem, Dresden and Saxony; and D10 to Mladá Boleslav, Liberec and to Poland.

### ● LABOR FORCE

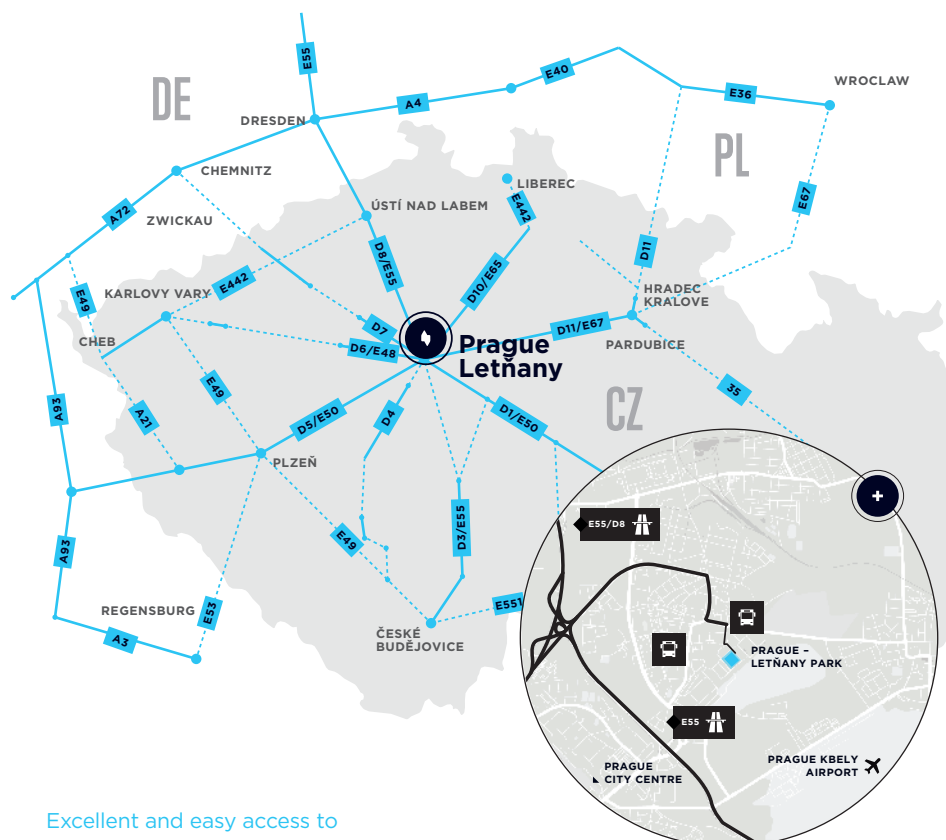
Qualified labor force available due to the close proximity of Prague.

### ● PUBLIC TRANSPORT

The park has a direct bus connectivity to Metro Letňany (Metro C line), connecting the Park to the city centre within 20 min.

### ● OTHER PARK ADVANTAGES

P3 Park Letňany is only about 1 km away. In 10 km distance is located P3 Park Horní Počernice and P3 Park D8 Zdiiby.



Excellent and easy access to motorways D5, D1, D11, D8 and D10.

# BUILDING INFORMATION

Building 1 20,223 sq m

# WAREHOUSE

Column grid 12 m × 24 m  
Clear height 10 m  
ESFR sprinkler system  
Light intensity in the hall 150 - 250 lux  
Skylights min 2%  
Floor loading 5+ t/sq m

# OFFICE PREMISES

Clear height 3 m  
Light intensity



# 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

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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