

PARK CHEB SOUTH

42,151 sq m

 **Accolade**

Park Cheb South offers approx 42,151 sq m of industrial space suitable for logistics and production activities. Ideal location for European DCs and to supply Germany due to close proximity of German borders.

SOKOLOV
29 km, 20 min
KARLOVY VARY
40 km, 30 min

PILSEN
111 km, 140 min
PRAGUE
155 km, 120 min
ÚSTÍ NAD LABEM
165 km, 125 min



LOCATION IS KEY

DEVELOPMENT SPACE

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LOCATION

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ACCESS

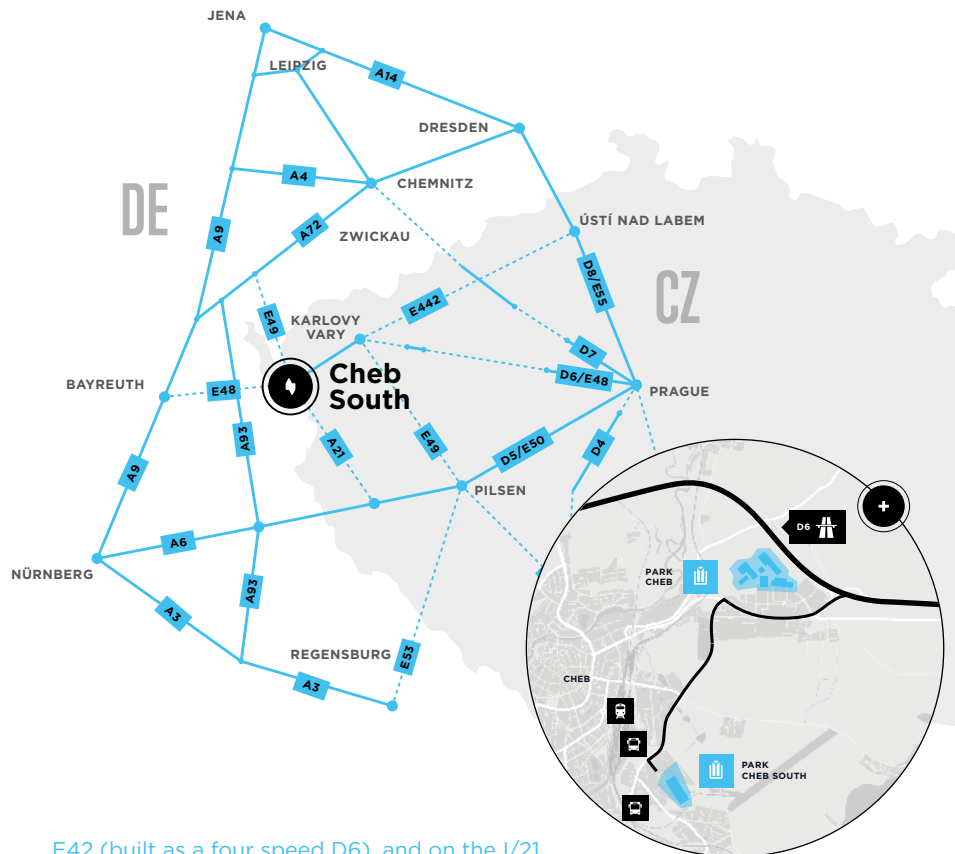
E42 (Nürnberg) - Cheb - Sokolov - Karlovy Vary - Prague (built as a four speed D6), and on the I/21 communication as a feeder to the D5 motorway (Rozvadov - Pilsen - Prague).

PUBLIC TRANSPORT

Railway connections from Chomutov, Marktredwitz. Bus connections from city of Cheb and nearby suburbs operated on daily basis.

OTHER PARK ADVANTAGES

Container terminal in Hof just 54 km away from the site.



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BUILDING INFORMATION

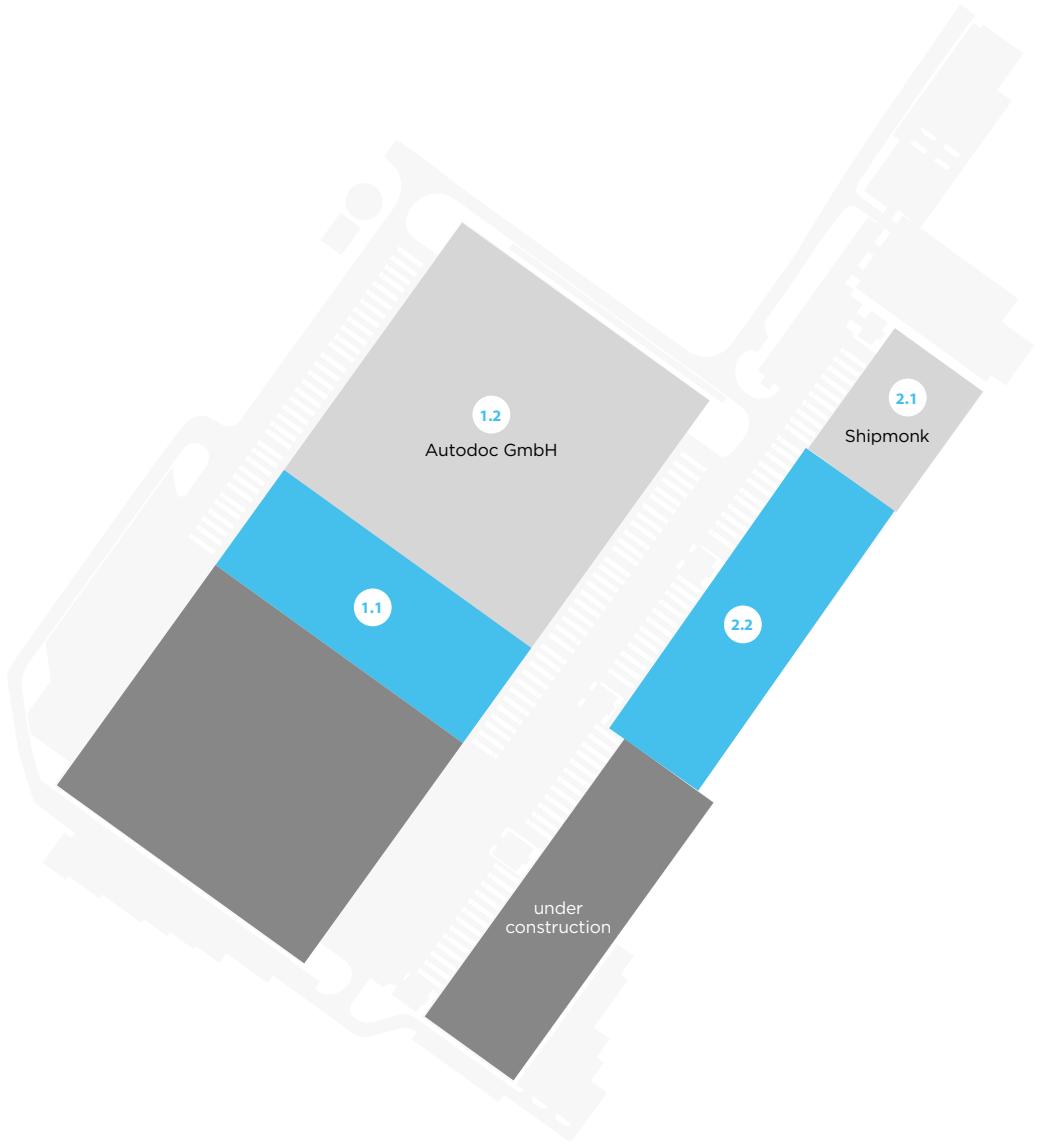
Building 1.1	10,977 sq m
Building 1.2	25,197 sq m
Building 2.1	4,063 sq m
Building 2.2	11,308 sq m

WAREHOUSE

Column grid 12 m × 24 m
 Clear height up to 12 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



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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