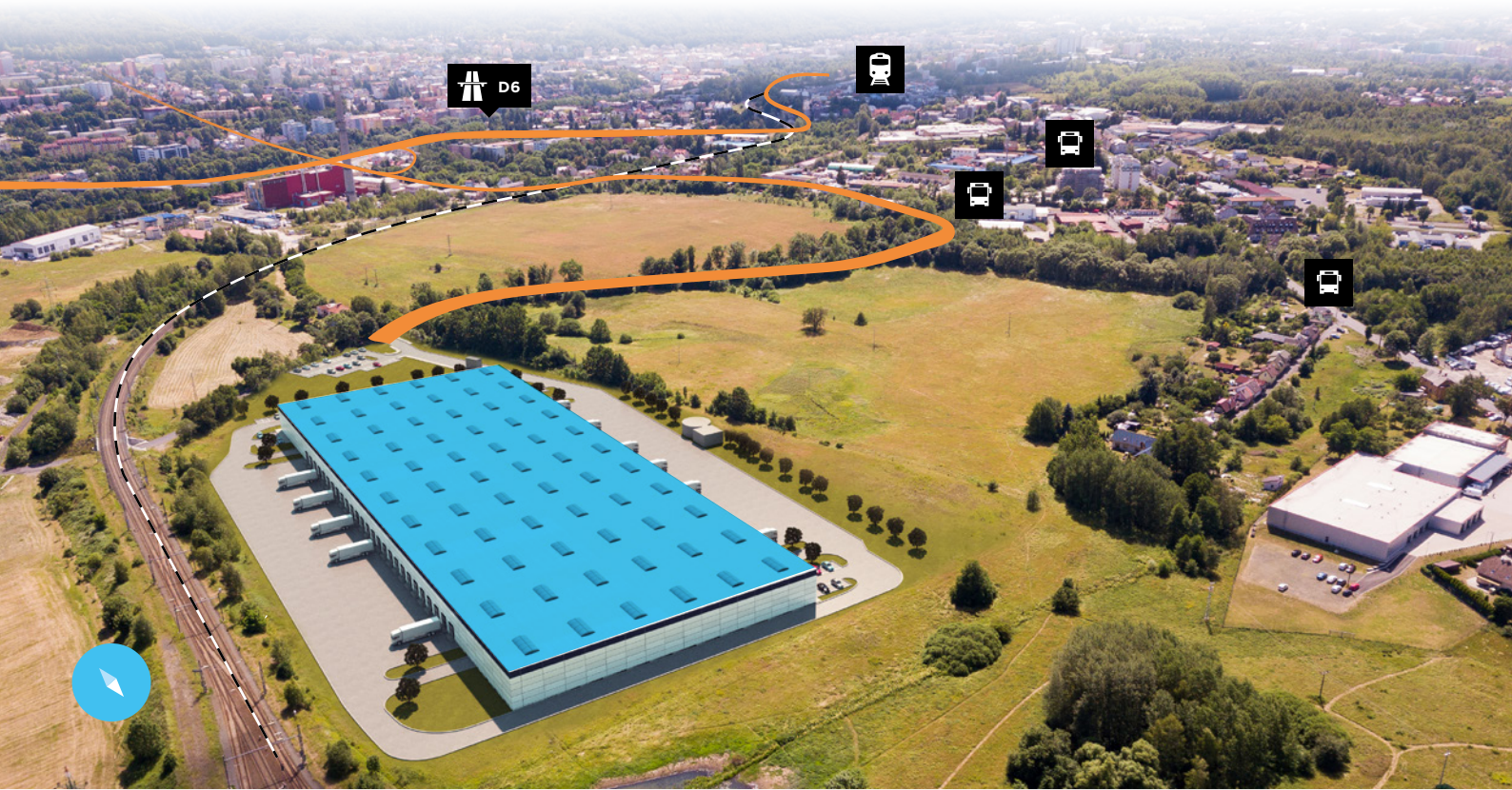


Park Karlovy Vary offers 23,465 sq m of industrial space suitable for light production, logistics and e-commerce. The industrial park is located in the starting industrial hub on the edge of Karlovy Vary, close to D6 highway connecting Czech Republic and Germany.

**CONNECTION TO D6**  
3 min  
**PRAGUE**  
120 min

**GERMANY** →  
35 min



## LOCATION IS KEY

### DEVELOPMENT SPACE

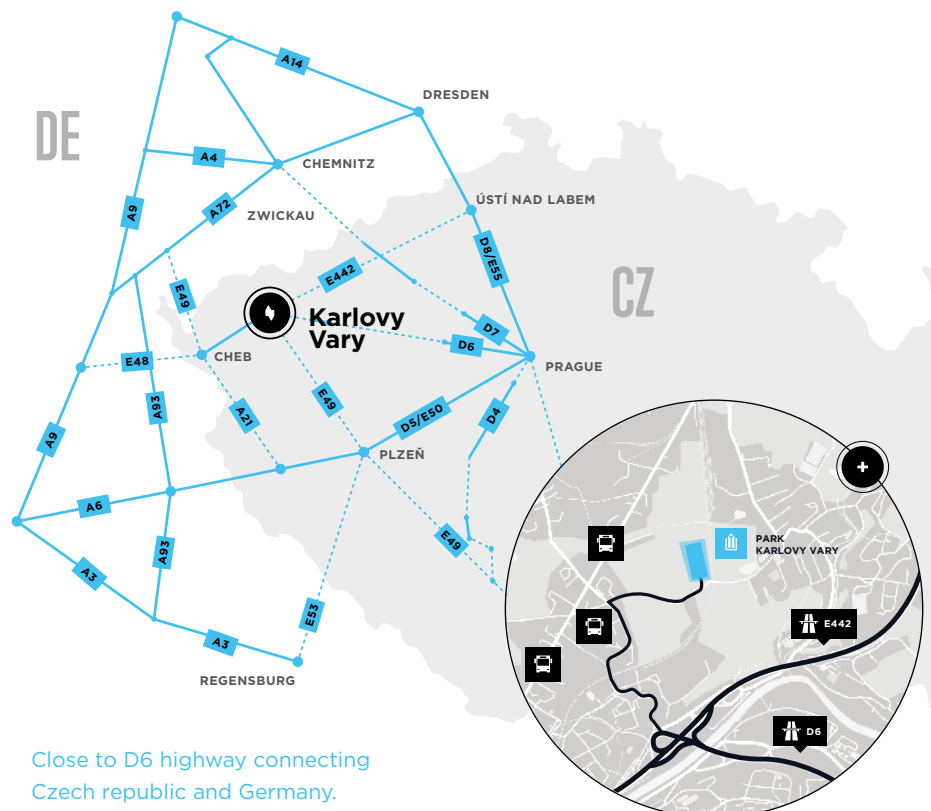
Park Karlovy Vary will offer approx. 23,465 sq m of industrial space suitable for logistics, light production and e-commerce activities.

### ACCESS

The park is located on the edge of Karlovy Vary, close to D6 highway connecting Czech republic and Germany.

### PUBLIC TRANSPORT

Existing bus stop is located 550 metres from the park and provides connection with the city centre of Karlovy Vary, where the regional bus service and railway station are settled.



Close to D6 highway connecting Czech republic and Germany.

# BUILDING INFORMATION

Building 1

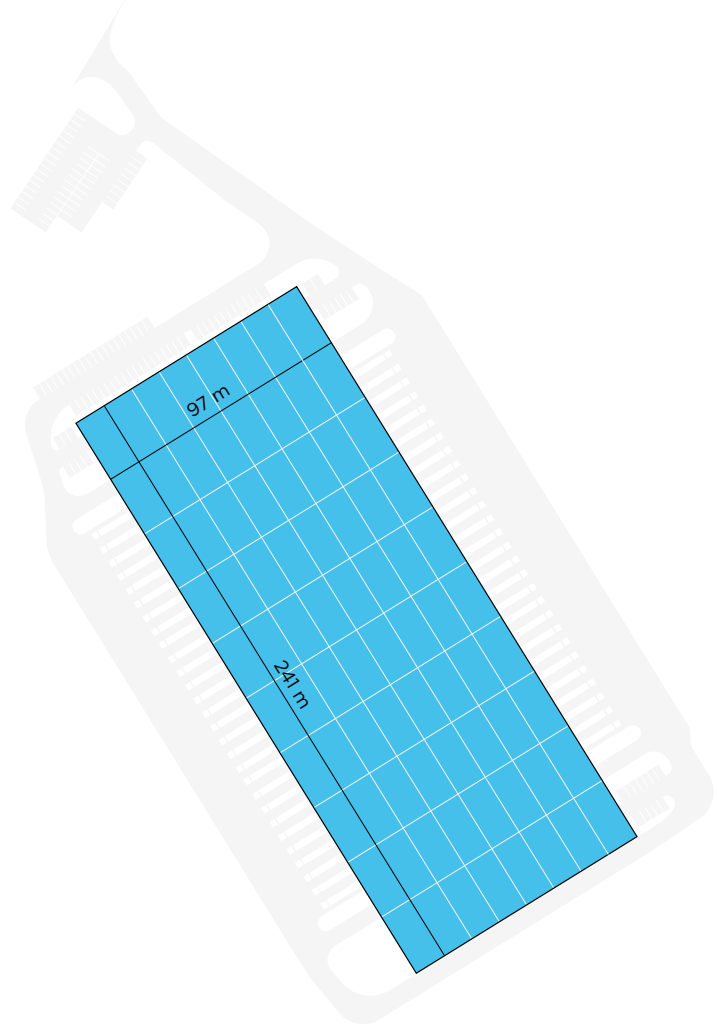
23,465 sq m

## WAREHOUSE

Column grid  
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



# 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)

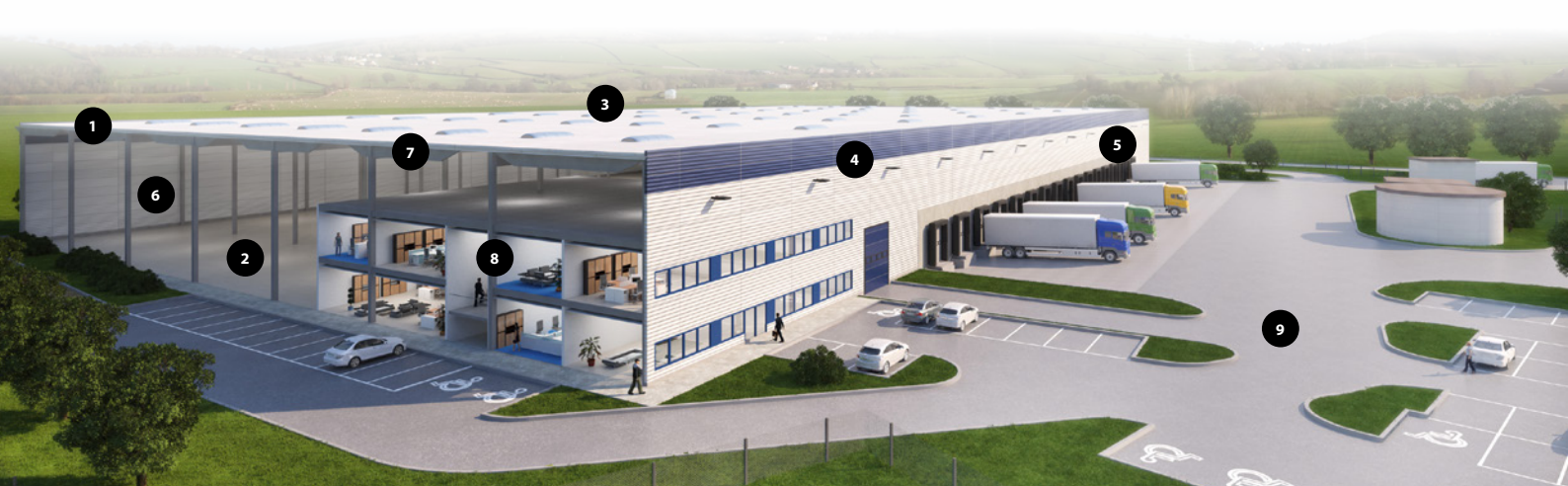
Increased façade and roof insulation.

### 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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