

Park Česká Lípa has acquired a planning permit and with its 15,916 sq m it will be an industrial space suitable for logistics and production. Thanks to its great location and proximity to the German and Polish borders, the Park is ideal for international companies with branches or customers in Poland and Germany.

← **ČESKÁ LÍPA**  
5.5 km, 10 min  
**DRESDEN**  
110 km, 110 min

**LIBEREC** →  
45 km, 39 min  
**PRAGUE**  
93 km, 85 min



## LOCATION IS KEY

### DEVELOPMENT SPACE

Park Česká Lípa will offer approx 15,916 sq m of industrial space suitable for logistic and production activities.

### ACCESS

The park is connected by road II / 262 with Česká Lípa.

### GERMAN AND POLISH BORDERS

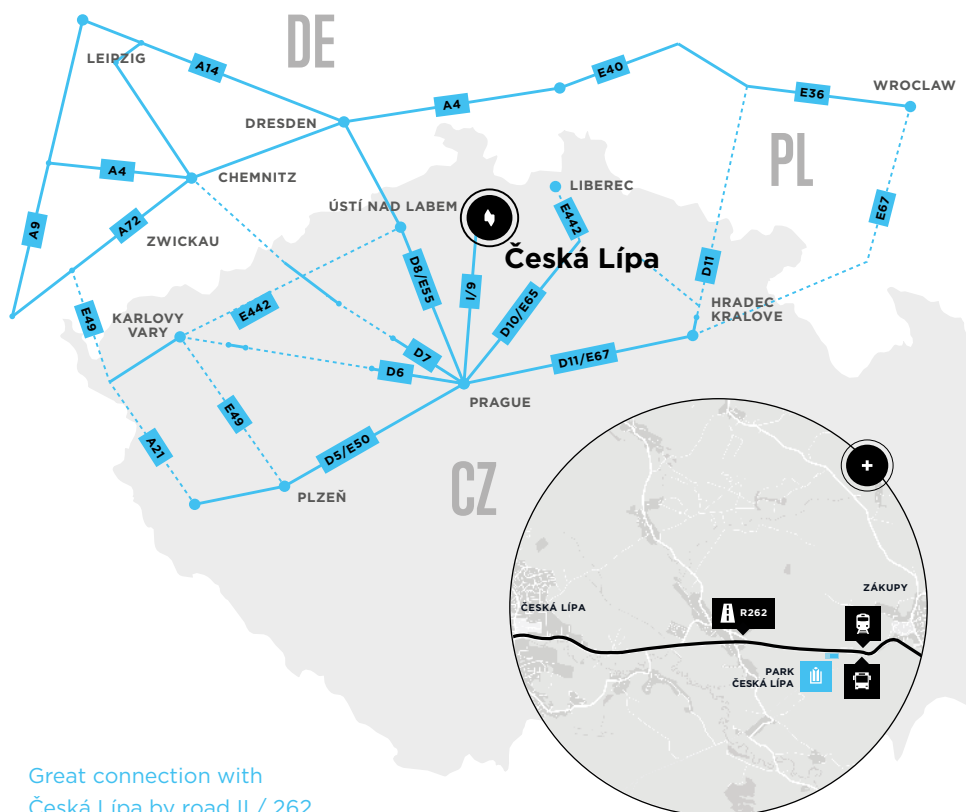
Park provides excellent transport connections with Germany by road I / 9, leading from Prague, through Česká Lípa to the German border. Road I/13 connects the site with Polish border.

### PUBLIC TRANSPORT

Existing public transport provides train and bus connections.

### LABOUR FORCE

Sufficient capacities of labour work due to Česká Lípa and Zákupy.



Great connection with Česká Lípa by road II / 262.

# BUILDING INFORMATION

Building 1

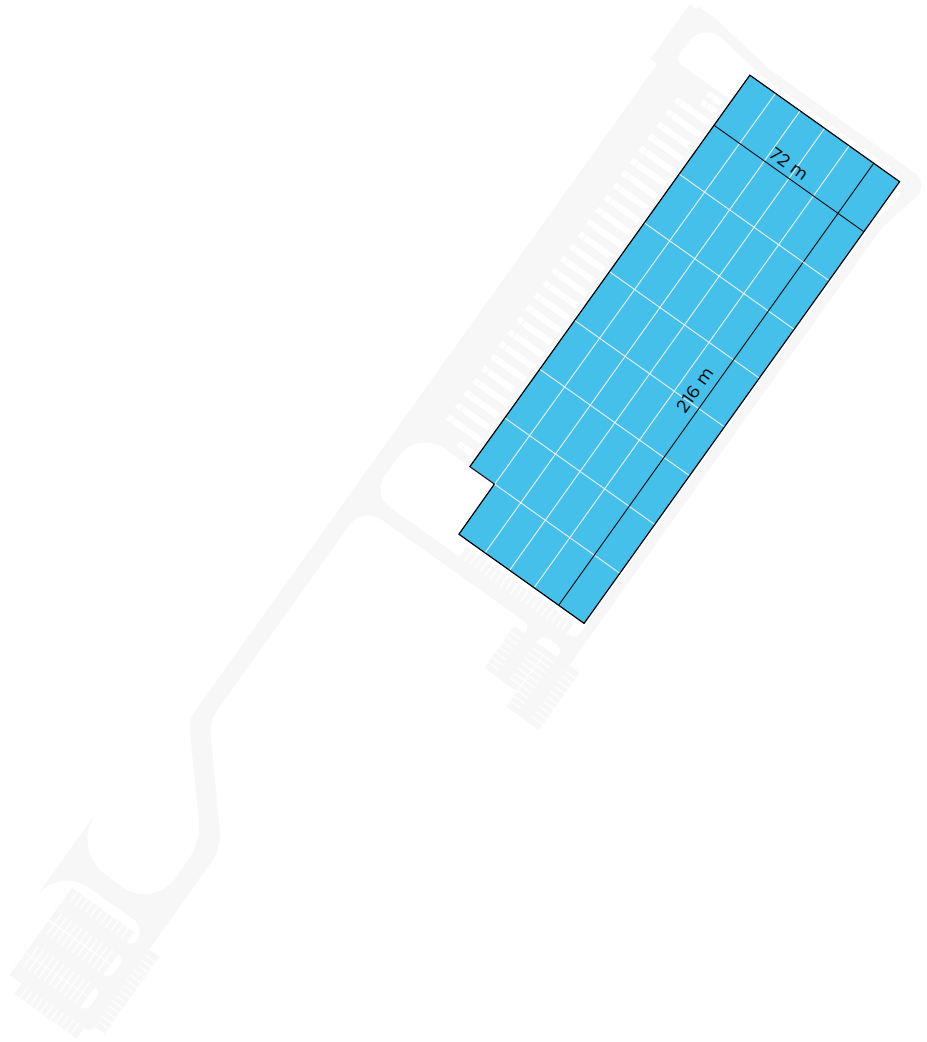
15,916 sq m

## WAREHOUSE

Column grid 12 m × 24 m  
Clear height 12 m  
ESFR sprinkler system  
Light intensity in the hall 200 lux  
Skylights min 2%  
Floor loading 5t/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)

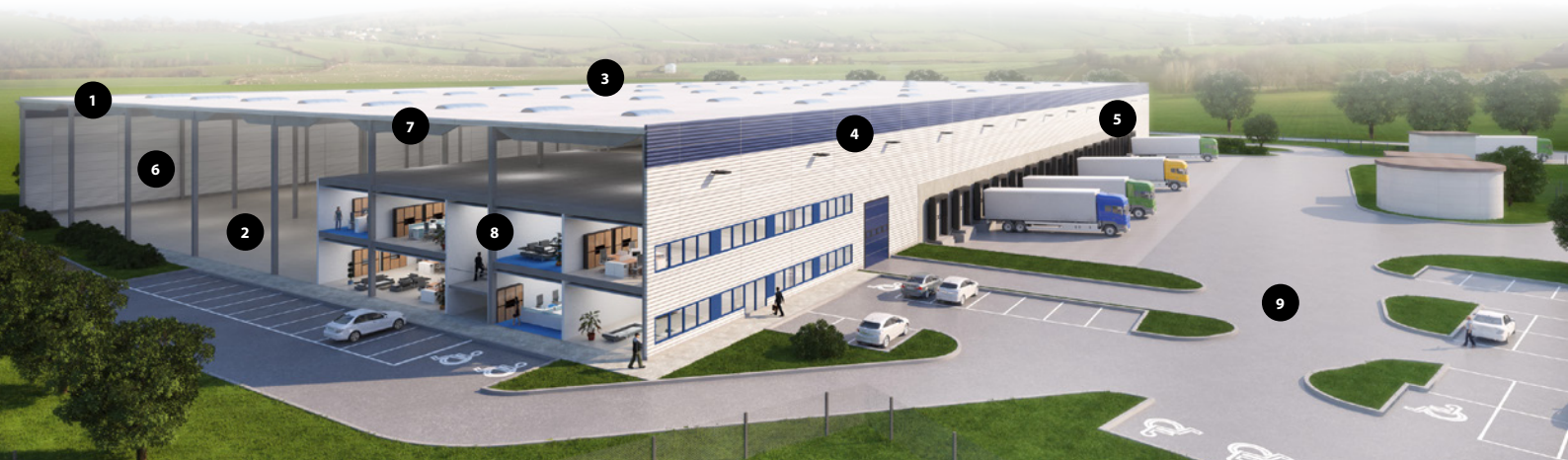
Increased façade and roof insulation.

### 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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