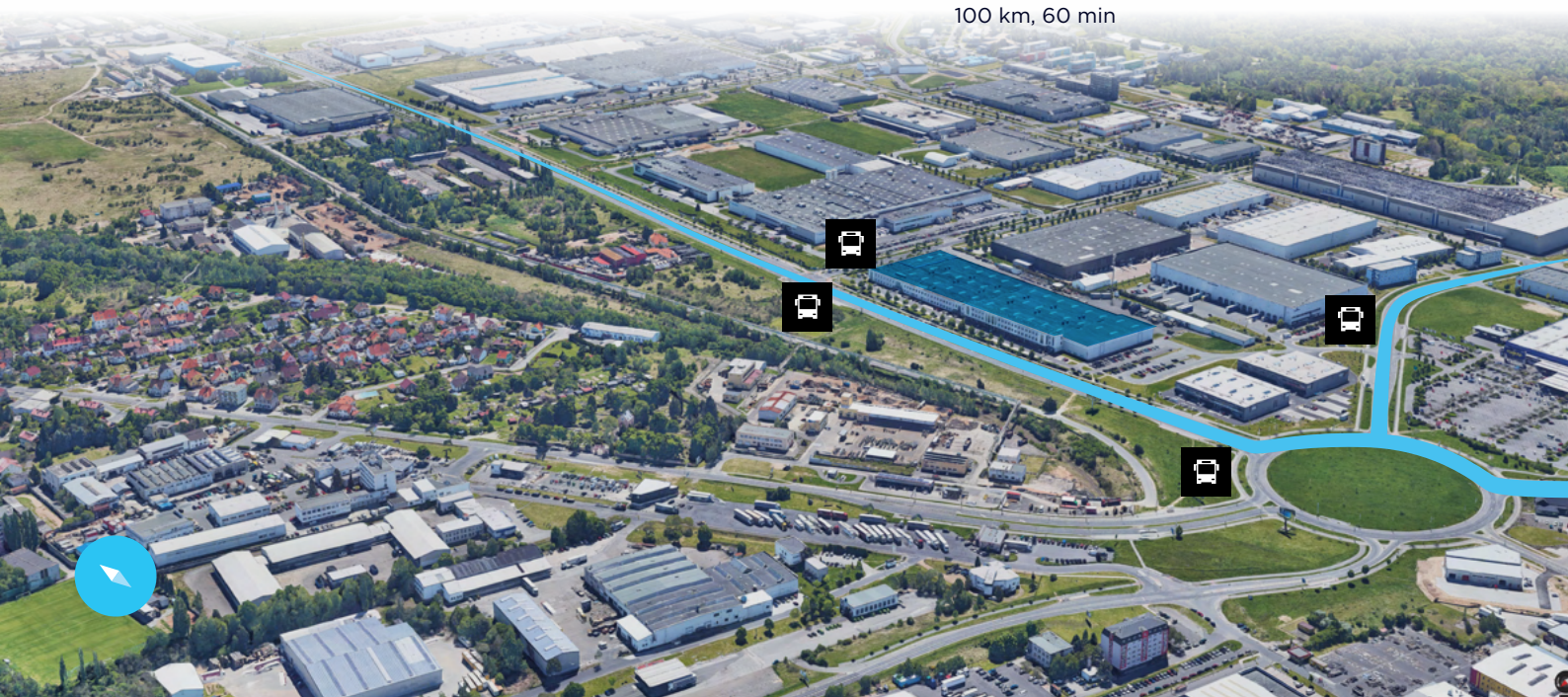


Park Pilsen City offers almost 19,555 sq m of industrial space suitable for logistics and production activities. Located in Pilsen just 5 km from the Pilsen city centre.

KARLOVY VARY
82 km, 80 min
via motorway D5
GERMAN BORDER
65 km, 40 min
via motorway D5

PILSEN CITY CENTRE
4 km, 10 min
PRAGUE
90 km, 50 min
PRAGUE INTERNATIONAL AIRPORT
100 km, 60 min

UNIVERSITY OF WEST BOHEMIA
2.7 km, 5 min
CENTRAL TRAIN STATION
5 km, 10 min



LOCATION IS KEY

DEVELOPMENT SPACE

Park Pilsen City offers almost 19,555 sq m of industrial space suitable for logistics and production activities.

ACCESS

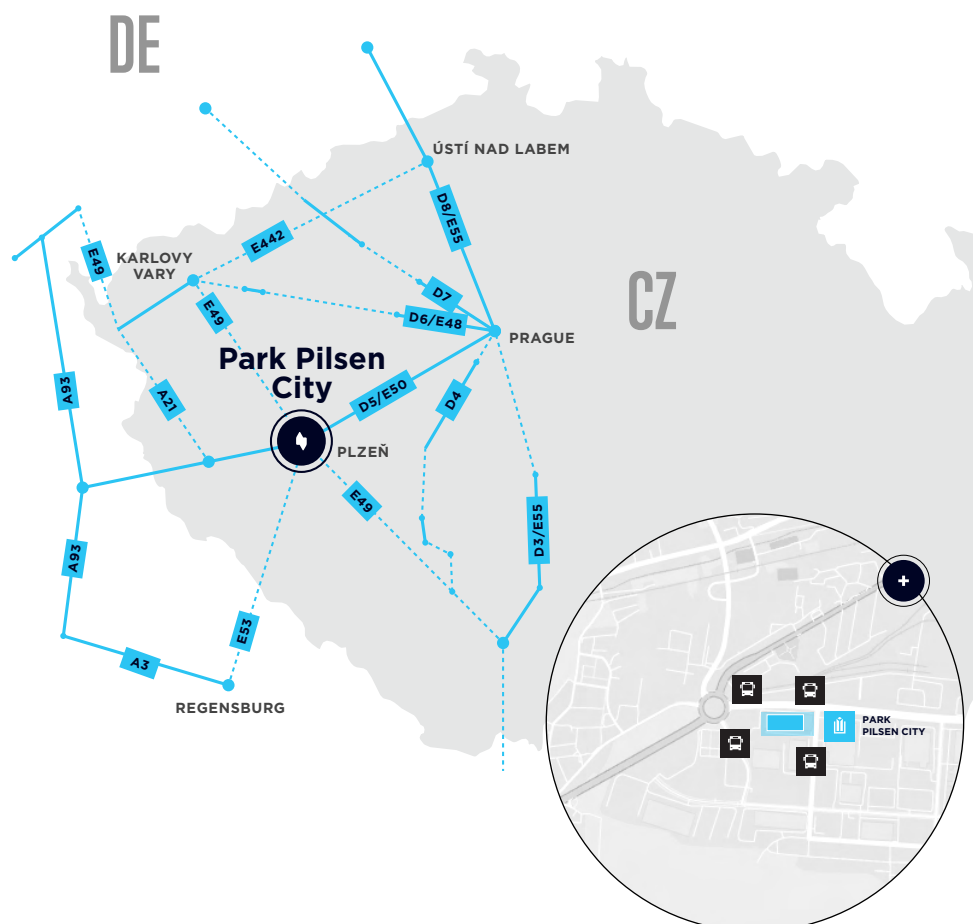
Excellent and easy access to motorway D5 connecting the Czech Republic and Germany (exit 107).

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

Park Pilsen City is serviced by a bus transportation scheduled precisely according to the shifts of the companies located within the Park.

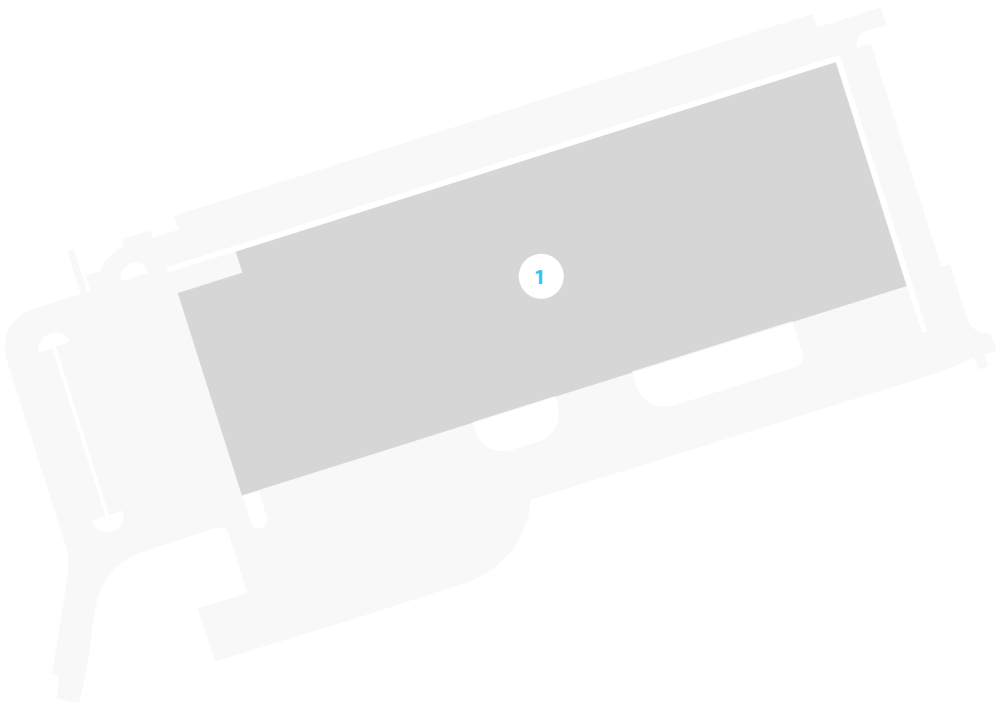


BUILDING INFORMATION

Building 1 19,555 sq m

WAREHOUSE

Column grid 10 m × 25 m
Clear height 2,7 m
ESFR sprinkler system
Light intensity in the hall 500 lux



OFFICE PREMISES

Clear height 2.7 m
Light intensity 500 lux
Existing in “as is” conditions

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.

