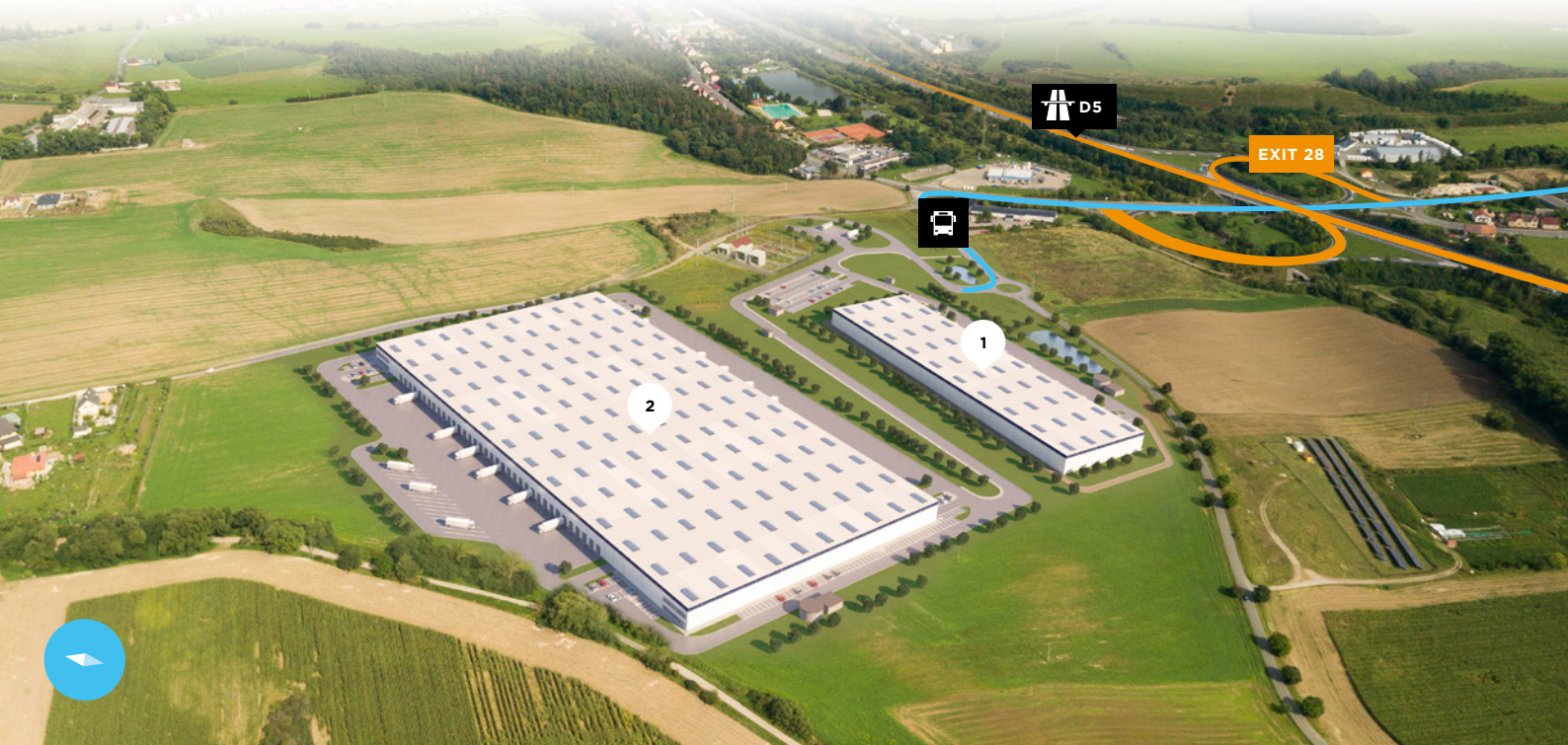


Park Zdice offers almost 62,572 sq m of industrial space suitable for production activities. A modern industrial hall with the necessary administrative, social and technical facilities located in a strategic location at exit 28 of the D5 motorway.

**ZDICE CITY CENTRE**  
1.8 km, 4 min  
**PRAGUE**  
50 km, 43 min

**HOROVICE**  
13 km, 12 min  
**PILSEN**  
54 km, 38 min



## LOCATION IS KEY

### DEVELOPMENT SPACE

Park Zdice offers almost 62,572 sq m of industrial space suitable for production activities.

### ACCESS

Central location in Bohemian Region on the E50/D5 highway, exit 28 between Prague and Pilsen.

### LOCATION

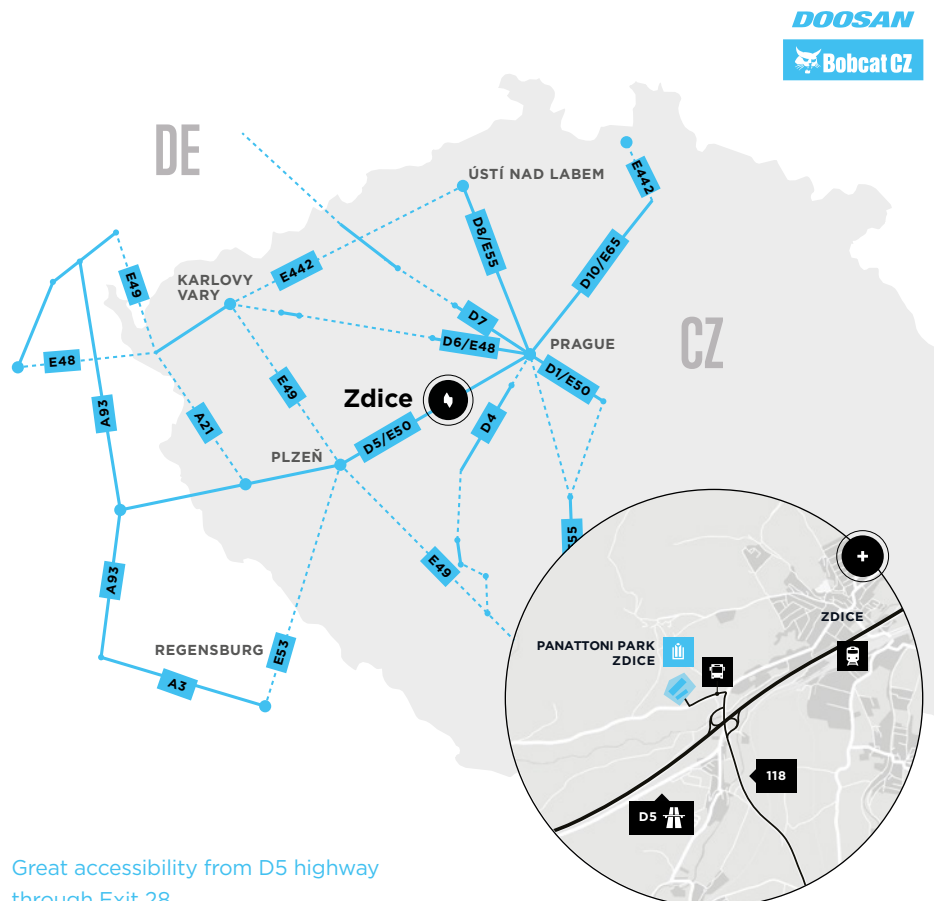
Excellent connections with Prague and Germany.

### LABOR FORCE

Available skilled labor force from Prague and Pilsen, which are about 50 km away.

### PUBLIC TRANSPORT

A bus stop is available in the vicinity of the park.

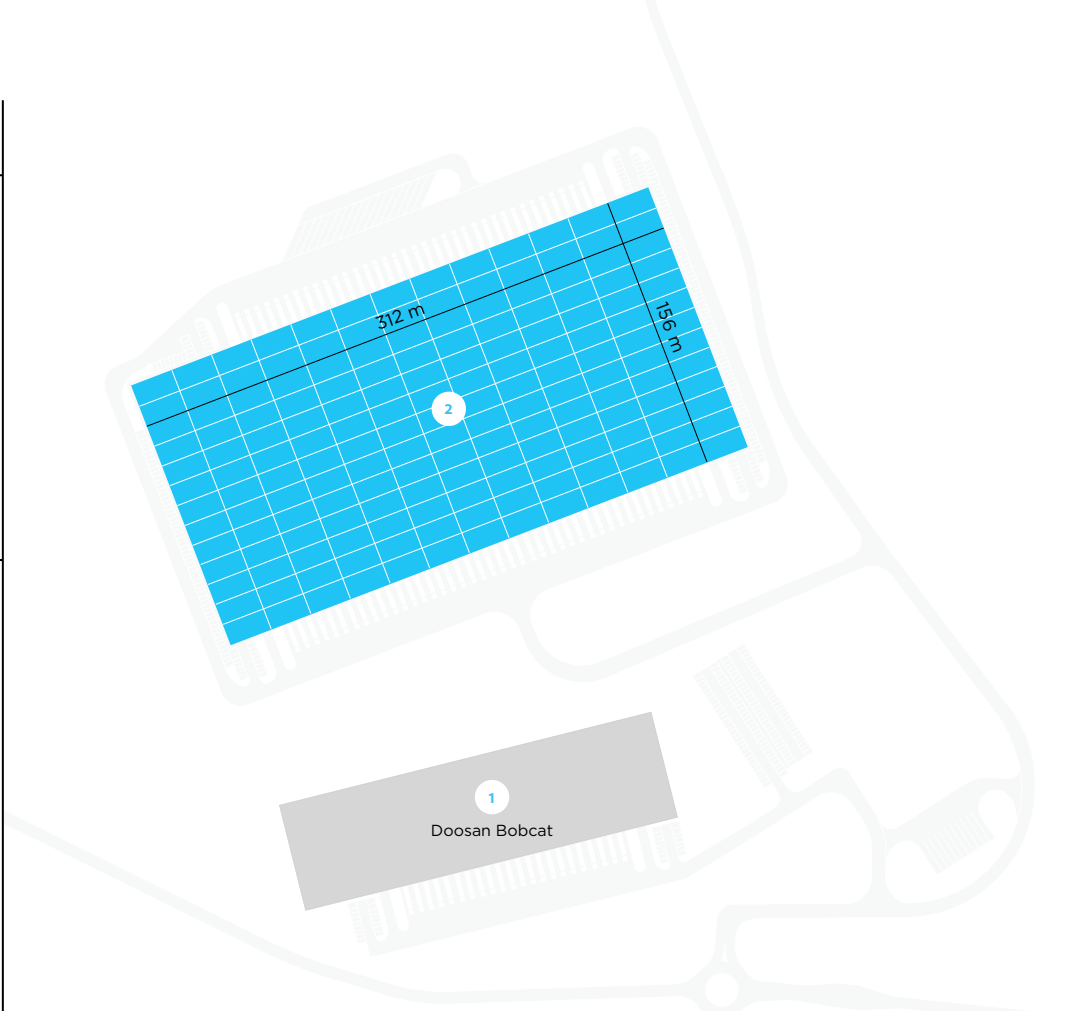


# BUILDING INFORMATION

Building 1 13,361 sq m  
**Building 2** 49,263 sq m

# WAREHOUSE

Column grid 12 m × 24 m  
 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

# 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.



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