



STANDARD TECHNICAL SPECIFICATION

<p>SUPPORTING STRUCTURE</p> <ul style="list-style-type: none"> • Pad or pile foundations, insulated plinth, slabs on 150 mm above floor • Prefabricated concrete columns in 12 x 24 cm grid per span • Prefabricated concrete or steel roof beams, clear height of 10m 	<p>FLOOR</p> <ul style="list-style-type: none"> • Fibre reinforced concrete floor PE membrane, 100 mm, 150 mm thick, surface treated with hardener • Load capacity of 25 kN/m², 60 kN point load • Flatness according to DIN 1822, table 3, line 3 	<p>ROOF</p> <ul style="list-style-type: none"> • Corrugated steel sheets, mineral wool insulation, PVC membrane • Free load capacity of 15 kg/m² for clients installation • Min. 2% of slope in warehouse area • Synthetic drainage system • Emergency overflows 	<p>FAÇADE</p> <ul style="list-style-type: none"> • Horizontal sandwich panels with mineral wool insulation • Prefabricated concrete facade around docks to approx. 4.5m height • Double glazed windows in offices with insulated PVC profiles 	<p>DOCKS</p> <ul style="list-style-type: none"> • 1x electrically operated 3 x 3.2 m dock for each 1 000 sqm of hall • Each dock equipped with hydraulic leveler, 60 kN capacity PVC roller, wheel guides • 1x electrically operated 3 x 4.2 m drive-in gate for each 1 000 sqm of hall
<p>HALL INSTALLATIONS</p> <ul style="list-style-type: none"> • Gas safety beacons or infrared gas radiators, heating according to norms for warehousing • 220V 3-phase under roof, PE (ground certified) tank and pumps • 200 kVA 120 tapping including influence of direct installation • 1x 4.15 kVA dry transformer station per each 1-2 000 sqm of hall 	<p>PRODUCTION UPGRADE (OPTIONAL)</p> <ul style="list-style-type: none"> • Increased facade and roof insulation • Heating and ventilation in accordance with code for manufacturing (warehousing) • 300 kVA 120 tapping including influence of direct installation • Increased percentage of drylights area 	<p>OFFICES</p> <ul style="list-style-type: none"> • 2 level custom designed in hall, incl. offices, social, locker rooms, day rooms, exit furniture and equipment • Aluminium entrance door with access to entrance lobby • Thin carpet or PVC floor surfaces, suspended mineral wool • Solid floor with raised, fabric, cell tile, and basic acoustics • PVC color trays below windows, 1x 220V socket per work place • Super room with 1 split units and entrance PVC floor • Top coating 	<p>OUTSIDE AREAS</p> <ul style="list-style-type: none"> • Hard areas from concrete paving, sligped for drainage • 200 mm high curb, entrance barriers and metal gate • Green areas with grass, bushes, and trees 	

Logistic park

Ask for price47 308 m², Česká Lípa, Nemocniční

Total area	47 308 m ²
Available area for rent	47 308 m ²
Ceiling height	10 m
Floor loading capacity	—
Column grid structure	—
Structure	Reinforced concrete structure
PENB	G
Reference number	107285

Logistic park offers warehouse, industrial and office space for lease in Nový Bor. Premises are suitable for logistics, distribution, warehousing or light production. Available within 12 months after signing the contract.

Location:

The park will be located on the I/9 road connecting Prague, Neratovice, Mělník, Česká Lípa, Nový Bor and Rumburk. It continues via the border crossing Rumburk/Ebersbach-Neugersdorf to Saxony. There is only one railway station in Nový Bor served by the long-distance line R22 and regional line L4.

Features and Services:

- Flexible units (storage / office / light production / showroom)
- Onsite property management
- Park maintenance
- 160 Car parking places
- 5 Truck parking places
- 3 Retention ponds

Storage/Industrial space:

- 4 x Drive-in
- Floor loading capacity 5 t/sqm
- Clear height 10 m
- 56 Loading docks
- Column grid structure 12x24 m
- 200 Lux LED lighting
- ESFR sprinkler system

Office:

- Office space according to the client's requirements
- Air-conditioning

Lessee pays no commission.

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TOTAL BUILT-UP AREA

BUILDING A1
BUILDING A2
BUILDING B
BUILDING C

47,308 sq m
 24,586 sq m
 14,323 sq m
 7,155 sq m
 1,244 sq m

WAREHOUSE

Column grid
 Clear height
 Floor loading
 ESFR sprinkler system
 LED lighting

12 m x 24 m
 10 m
 5 t/sq m

SUSTAINABILITY TRENDS

BREEAM New Construction level Excellent
 Option for heat pumps and photovoltaics

