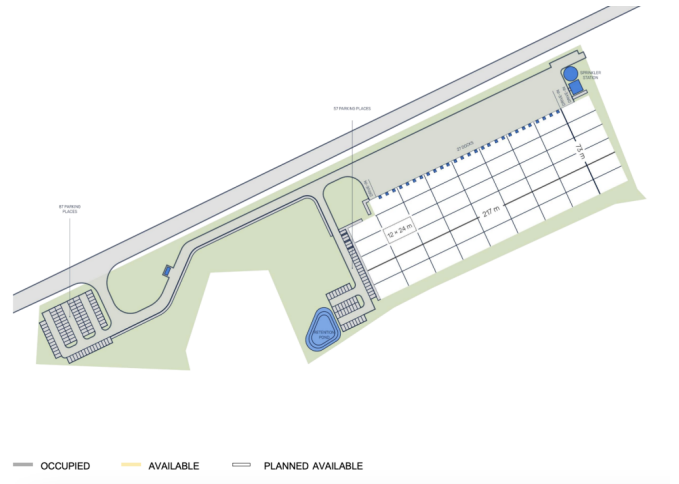


# Industrial park

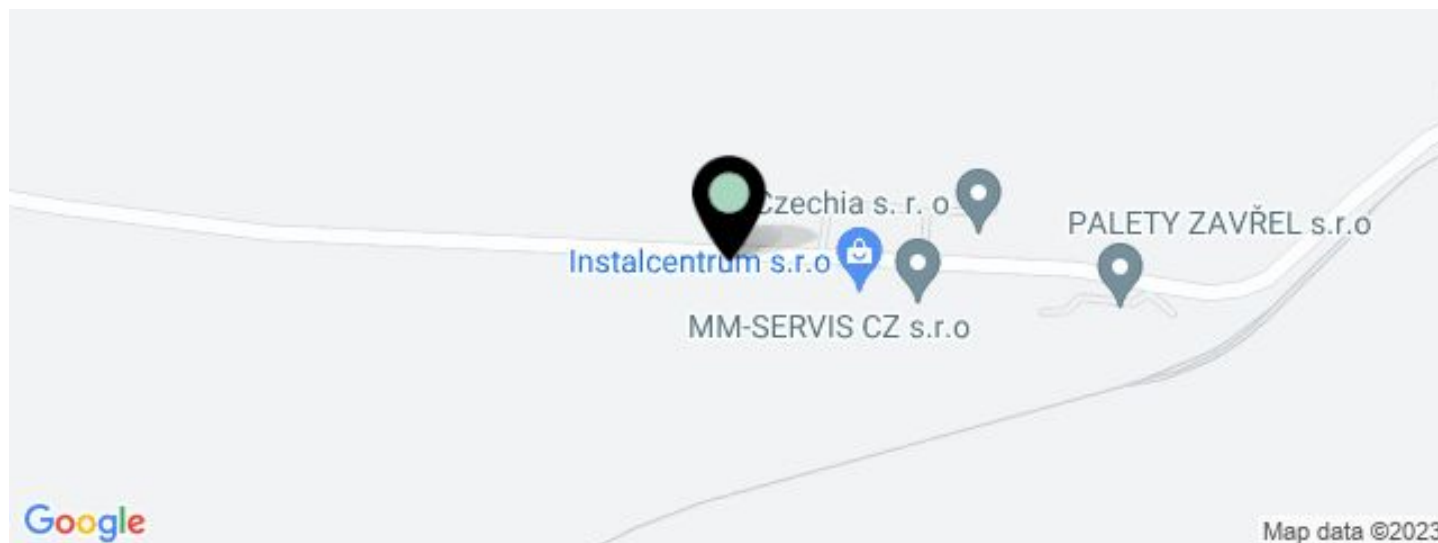
Ask for price

15 630 m<sup>2</sup>, Česká Lípa, Zákupy, Nádražní



## Industrial park

Ask for price

15 630 m<sup>2</sup>, Česká Lípa, Zákupy, Nádražní

UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Industrial space, available within 12 months after signing the contract	5 000 - 15 630 m <sup>2</sup>	0 EUR monthly per m <sup>2</sup>	No	Ask for price

## Industrial park

**Ask for price**15 630 m<sup>2</sup>, Česká Lípa, Zákupy, Nádražní

<b>Total area</b>	15 630 m <sup>2</sup>
<b>Available area for rent</b>	15 630 m <sup>2</sup>
<b>Min. area</b>	5 000 m <sup>2</sup>
<b>Ceiling height</b>	12.4 m
<b>Floor loading capacity</b>	5 t/m <sup>2</sup>
<b>Column grid structure</b>	—
<b>Structure</b>	Reinforced concrete structure
<b>PENB</b>	B
<b>Reference number</b>	37572

This industrial area offers industrial, warehouse and office space for lease in the northern part of the Czech Republic near the town of Zákupy. The park will offer a new modern class A industrial hall with more than 15,000 sqm for lease. The hall can be divided into smaller parts. The premises are suitable for light production, logistics or distribution. Construction will be carried out on a built-to-lease basis and according to tenant's requirements. Available within 12 months after signing the contract.

**Location:**

The area is located in the municipality of Zákupy, near the industrial zone in Česká Lípa and in the near proximity of highway 9 and thus enables perfect connection to Germany and Poland. Bus stop within walking distance.

**Features and Services:**

- Flexible units (storage / office / light production / showroom)
- Onsite property management
- Park maintenance
- 146 parking spaces

**Storage/Industrial space:**

- Floor loading capacity 5 T/sqm
- Clear height up to 12,4 m
- 27 x docks doors
- 3 x drive in doors
- Min. 2% of skylights in warehouse area
- Column grid structure 24x12 m
- 200 Lux LED lighting
- ESRF sprinkler system

**Office:**

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

Lessee pays no commission.

# Industrial park

Ask for price

15 630 m<sup>2</sup>, Česká Lípa, Zákupy, Nádražní

