



## Logistic park

51 127 m<sup>2</sup>, Ústí nad Labem, Ústí nad Labem, Tovární

Ask for price



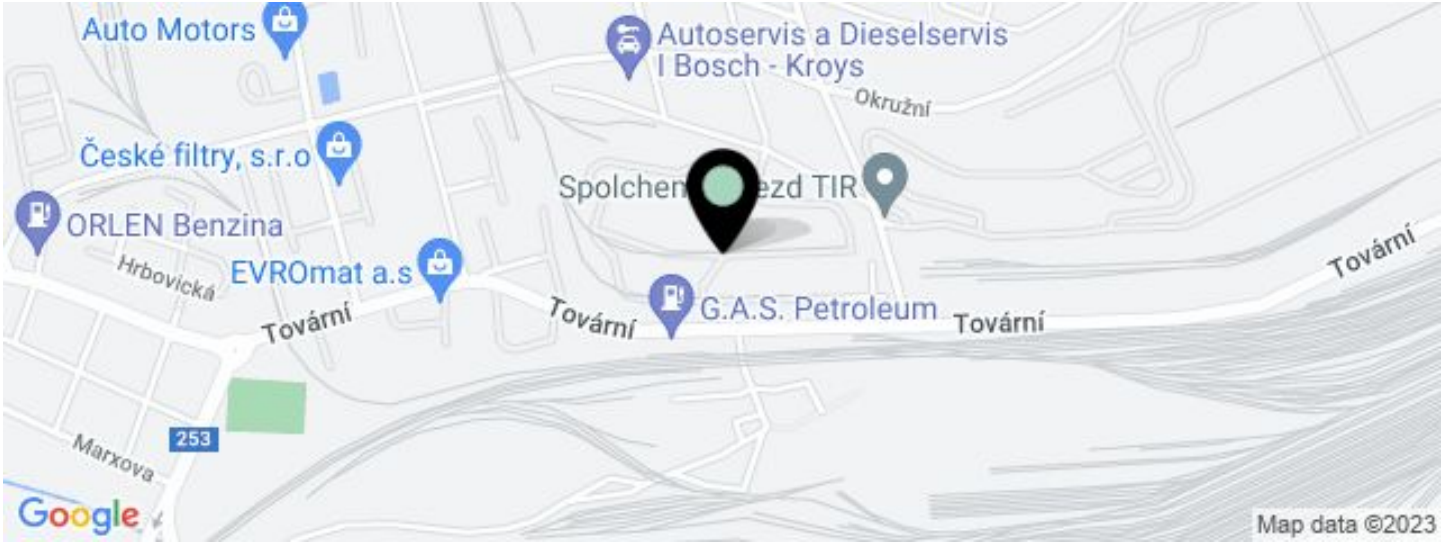




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| UNIT                                                                                          | AVAILABLE AREA | SERVICES             | PARKING | MONTHLY RENT  |
|-----------------------------------------------------------------------------------------------|----------------|----------------------|---------|---------------|
| Building B, warehouse premises, - available within 10 to 12 months after signing the contract | 7 013 m²       | 0 EUR monthly per m² | Yes     | Ask for price |
| Building C, warehouse premises, - available within 10 to 12 months after signing the contract | 11 744 m²      | 0 EUR monthly per m² | Yes     | Ask for price |



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|                         |                               |
|-------------------------|-------------------------------|
| Total area              | 51 127 m <sup>2</sup>         |
| Available area for rent | 18 757 m <sup>2</sup>         |
| Ceiling height          | 10 m                          |
| Floor loading capacity  | 5 t/m <sup>2</sup>            |
| Column grid structure   | —                             |
| Structure               | Reinforced concrete structure |
| PENB                    | G                             |
| Reference number        | 42864                         |

The logistic park offers Class A storage, industrial and office space for lease near the center of Ústí nad Labem. More than 52,000 m<sup>2</sup> of leasable areas, which can be divided from 6,000 m<sup>2</sup> into large centers, tailor-made for the customer, will be built on a brownfield site of approximately 108,000 m<sup>2</sup>. The premises are suitable for logistics, light industry and business activities.

**Location:**

The park is located on the outskirts of Ústí nad Labem, in Tovární Street and in the neighboring Okružní Street. The D8 motorway exit (Prague-Dresden) is 1.5 km away. The location is ideal for last mile logistics.

**Features and Services:**

- Flexible units (storage / office / light production / showroom)
- Turnkey custom-made solutions
- Onsite property management
- Park maintenance
- High standard of building
- All infrastructure on site
- Excellent public transport
- Workforce availability

**Industrial/Warehouse space:**

- Drive-in
- Ramps and gates (3.0 × 3.5 m)
- Fully automatic hydraulic levelling bridges with a loading capacity of 60 kN
- Floor loading capacity 5 T/m<sup>2</sup>
- Clear height 10 m
- Column grid structure 12x24 m and 16x24 M
- Energy efficient lights with a light intensity of 200 Lux in the space between shelf units and 300 Lux in the picking area.

**Offices:**

- All administrative space built to suit
- According to customer requirements, floor coverings are high-quality and durable carpets, tile or linoleum
- Air conditioning
- Sufficient parking space

Lessee pays no commission.



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