



Warehouse space

24 586 m², Česká Lípa, Nový Bor, Nemocniční

Ask for price



STANDARD TECHNICAL SPECIFICATION

SUPPORTING STRUCTURE • Pad or pile foundations, insulated plinth, ground up to 30cm above floor • Prefabricated concrete columns in 12 x 24 m grid per span • Prefabricated concrete or steel roof beams, clear height of 10m	FLOOR • Floor: reinforced concrete floor, PE membrane, 60 mm, 30 mm thick, surface treated with hardener • Load capacity of 50 kN/m², 60 kN point load • Flatness according to DIN 1822, table 3, line 3	ROOF • Corrugated steel sheets, mineral wool insulation, PVC membrane • Free load capacity of 15 kg/m² for client installation • Min. 2% of slope in warehouse area • Synthetic drainage system, emergency overflows	FACADE • 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	DOCKS • 1x electrically operated 3 x 3.2 m dock for each 3 500 sqm of hall • Each dock equipped with hydraulic leveler, 40 kN capacity, PVC checker, wheel guides • 1x electrically operated 3 x 4.2 m drive-in gate for each 3 500 sqm of hall
HALL INSTALLATIONS • Gas tubes, burners or infrared gas radiators, heating according to norms for warehousing • 220V gridlines under roof, 380V grid and certified tank and pumps • 240 lux LED lighting including influence of climate insulation • 1x 400 kVA dry transformer station per each 3-25 000 sqm of hall	PRODUCTION UPGRADE (OPTIONAL) • Increased facade and roof insulation • Heating and ventilation in accordance with code for manufacturing (aspirated) • 300 lux LED lighting including influence of climate insulation • Increased percentage of daylight area	OFFICES • 2 floor custom designed in hall, incl. offices, socials, locker rooms, day rooms, exit furniture and appliances • Alternative entrance door with canopy to entrance lobby • Thin, opaque or PVC floor surfaces, suspended mineral ceiling panels • Solid kitchen with covered terrace, wall tiles, and basic accessories • PVC color trays below windows, 1x 220V socket per work place • Server room with 2 split units and automatic PVC floor • Top cooling	OUTSIDE AREAS • Hard areas from concrete panels, sloped for drainage • 2m high fence, noise, entrance barrier and manual gate • Green areas with grass, bushes, and trees	



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Total area	24 586 m ²
Available area for rent	24 586 m ²
Min. area	24 586 m ²
Ceiling height	10 m
Floor loading capacity	5 t/m ²
Column grid structure	—
Structure	Reinforced concrete structure
PENB	G
Reference number	107264

24,586 m² of 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
- 49 Car parking places
- 5 Truck parking places
- 2 Retention ponds

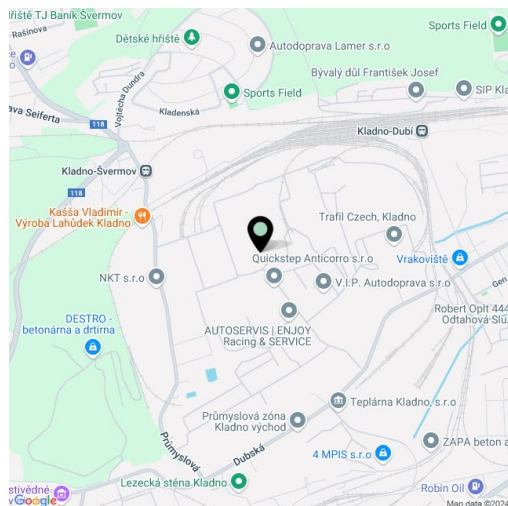
Storage/Industrial space:

- 3 x Drive-in
- Floor loading capacity 5 t/m²
- Clear height 10 m
- 28 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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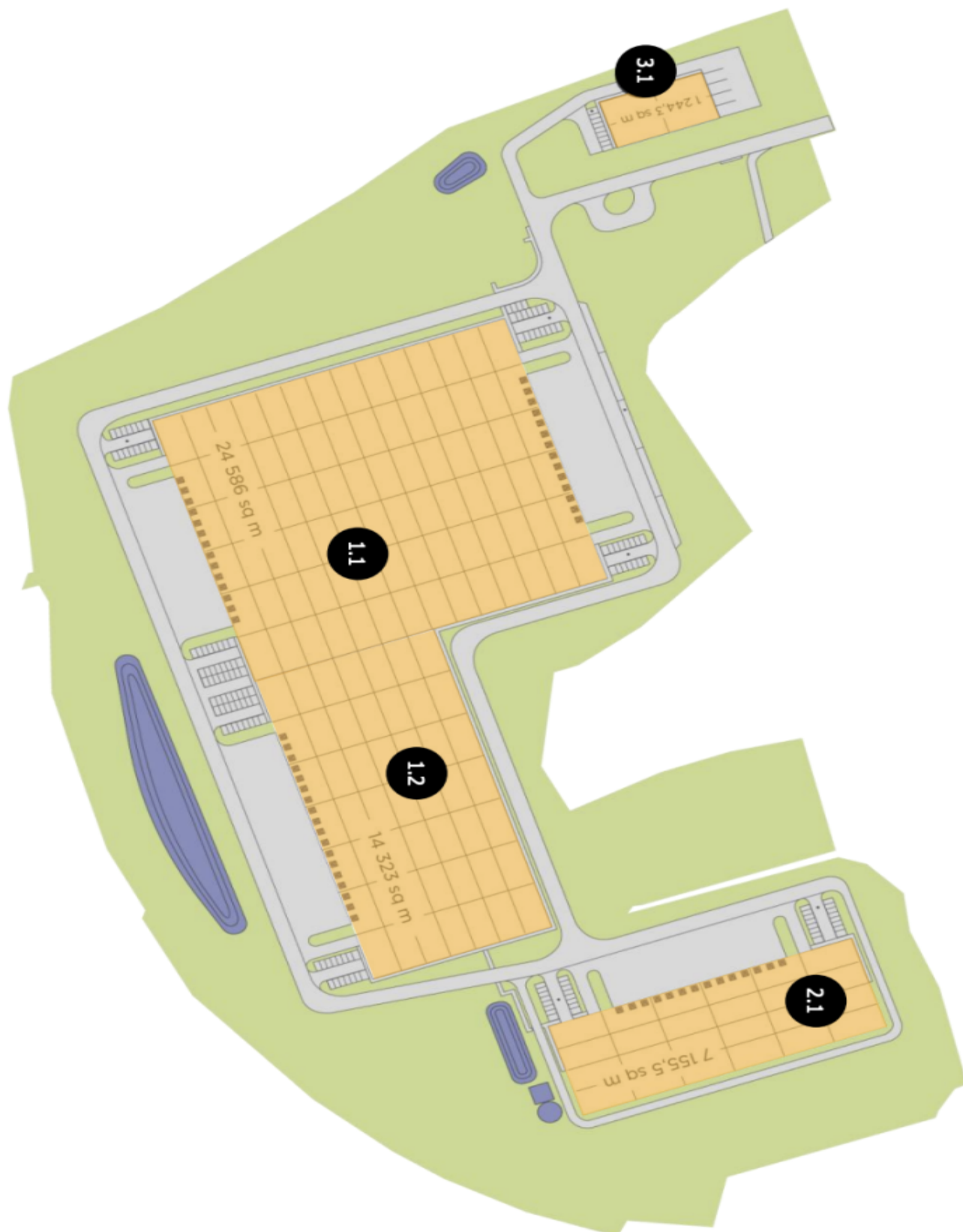
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● For rent (existing building)

● For rent (new development)

● Rented





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TOTAL BUILT-UP AREA	
BUILDING A1	47 308 sq m
BUILDING A2	24 586 sq m
BUILDING B	14 323 sq m
BUILDING C	7 155 sq m
1 244 sq m	
WAREHOUSE	
Column grid	12 m × 24 m
Clear height	10 m
Floor loading	5 t/sq m
ESFR sprinkler system	
LED lighting	
SUSTAINABILITY TRENDS	
BREEAM New Construction level Excellent	
Option for heat pumps and photovoltaics	

