



Logistic park

47 308 m², Česká Lípa, 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, 100 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 overflow

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 1 500 sqm of hall
- Each dock equipped with hydraulic leveler, 40 kN capacity, PVC buffer, wheel guides
- 1x electrically operated 1.5 x 4.2 m drive-in gate for each 1 500 sqm of hall

HALL INSTALLATIONS

- Gas safety system or infrared gas radiators, heating according to norms for warehousing
- 220V gridlines under roof, PE (galvanised) tank and pumps
- 200 kVA 10/0.4 kV transformer including influence of climate insulation
- 1x 400 kVA dry transformer station per each 15 000 sqm of hall

PRODUCTION UPGRADE (OPTIONAL)

- Increased facade and roof insulation
- Heating and ventilation in accordance with code for manufacturing warehousing
- 300 kVA 10/0.4 kV transformer including influence of climate insulation
- Increased percentage of daylight area

OFFICES

- 2-level custom designed in hall, incl. offices, social, locker rooms, day rooms, exit furniture and appliances
- Aluminium entrance door with canopy to entrance lobby
- Thin layers of PVC floor surfaces, suspended mineral ceiling panels
- Solid floors with covered terrace, wall tiles, and basic accessories
- PVC roller trays below windows, 1x 220V socket per work place
- Server room with 2 split units and antistatic PVC floor
- Trip cooling

OUTSIDE AREAS

- Hard areas from concrete panels, sloped for drainage
- 200 mm high brick fence, entrance barriers and manual gate
- Green areas with grass, bushes, and trees



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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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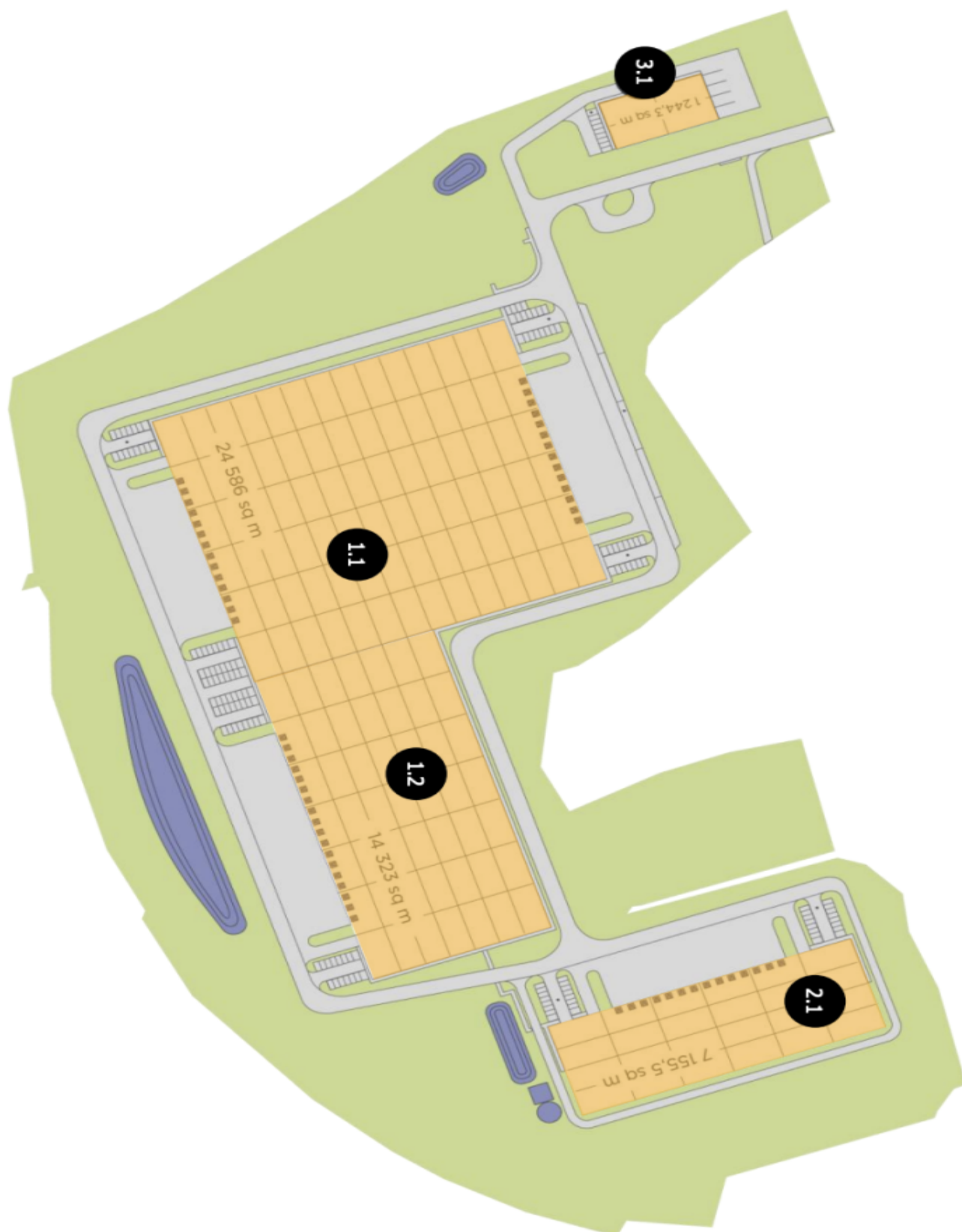
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● For rent (existing building)

● For rent (new development)

● Rented





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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

