



Industrial park

47 308 m², Česká Lípa, Nemocniční

Ask for price



STANDARD TECHNICAL SPECIFICATION

SUPPORTING STRUCTURE

- Pad or pile foundations, insulated plinth, ground up to 30 cm above floor
- Prefabricated concrete columns in 12 x 24 m grid per span
- Prefabricated concrete or steel roof beams, clear height of 10 m

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 m 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 shelter, wheel guides
- 1x electrically operated 3 x 4.2 m drive-in gate for each 1 500 sqm of hall

HALL INSTALLATIONS

- Gas safety beacons or infrared gas radiators, heating according to norms for warehousing
- LED light fixtures under roof, 200 lux (actual certified park and pumps)
- 200 lux LED lighting (including influence of climate insulation)
- 1x 400 kVA dry transformer station per each 1-25 000 sqm of hall

PRODUCTION UPGRADE (OPTIONAL)

- Increased facade and roof insulation
- Heating and ventilation in accordance with code for manufacturing (warehousing)
- 300 lux LED lighting (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, opaque or PVC floor surfaces, suspended mineral ceiling panels
- Solid floor with covered terrace, wall tiles, and heated concrete
- PVC color trays below windows, 1x 2 200 m² per week place
- Server room with 2 split units and automatic PVC floor
- Top cooling

OUTSIDE AREAS

- Hard areas from concrete panels, sloped for drainage
- 200 mm high curb, drainage, 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
Min. area	47 308 m ²
Ceiling height	10 m
Floor loading capacity	5 t/m ²
Column grid structure	—
Structure	Reinforced concrete structure
PENB	G
Reference number	107286

Industrial area offers industrial, warehouse and office space for lease in Nový Bor. Premises are suitable for light production, logistics or warehousing. 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 x Car parking places
- 5 x Truck parking places
- 3 x Retention ponds

Storage/Industrial space:

- 4 x Drive-in
- Floor loading capacity 5 t/m²
- Clear height 10 m
- 56 x 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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