



Industrial 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, 100 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's installations • Min. 2% of daylight 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 shelter, wheel guides • 1x electrically operated 3 x 4.2 m drive-in gate for each 1 500 sqm of hall
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HALL INSTALLATIONS

- Gas tubes, heaters 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 (aspirating)
- 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, opaque or 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
- Top cooling

OUTSIDE AREAS

- Hard areas from concrete panels, sloped for drainage
- 2m-high trash fence, entrance barriers 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	107287

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

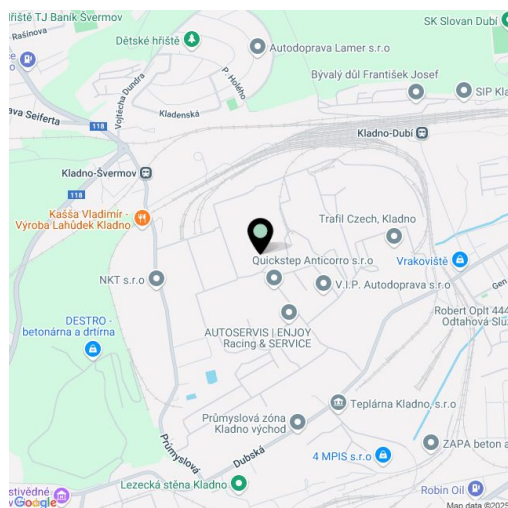
Storage/Industrial space:

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

● For rent (new development)

● Rented

