



Industrial space

2 536 m², Plzeň-sever, Nýřany, U Mexika

Ask for price





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Total area	2 536 m ²
Min. area	1 500 m ²
Ceiling height	10 m
Floor loading capacity	5 t/m ²
Column grid structure	—
Structure	Reinforced concrete structure
PENB	B
Reference number	23508

2,463 sq.m. of industrial and **73 sq.m.** of office premises for lease in an industrial park located 12 km from Plzeň's city center. The project consists of 5 warehouse buildings; construction of this park commenced in 2007.

Location:

The park is situated close to exit 93 on D5 highway (Prague – Plzeň – Germany). The park is reachable by public transport. The Nýřany train station is approx. 2,5 km from the park.

Features and Services:

- All infrastructure available in the area
- In the area are allowed trucks of any total weight
- High standards of buildings

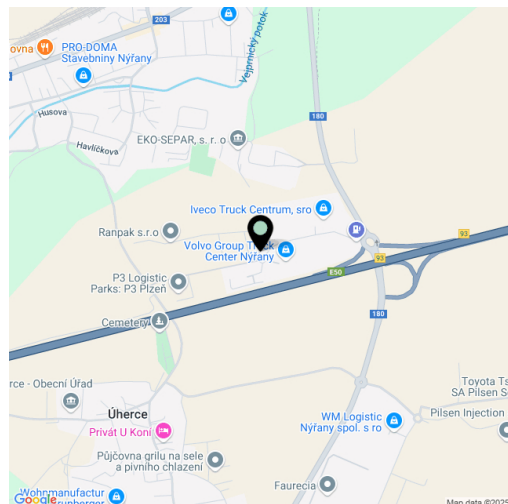
Industrial/Warehouse premises:

- Flexible layout with small units from 1 500 sq.m.
- Min.1 loading dock per 1 000 sq.m
- Floor loading capacity 5 T/sq.m
- Clear height 10 m
- 35 m truck yard
- Column grid structure 24x12 m
- Sprinkler system

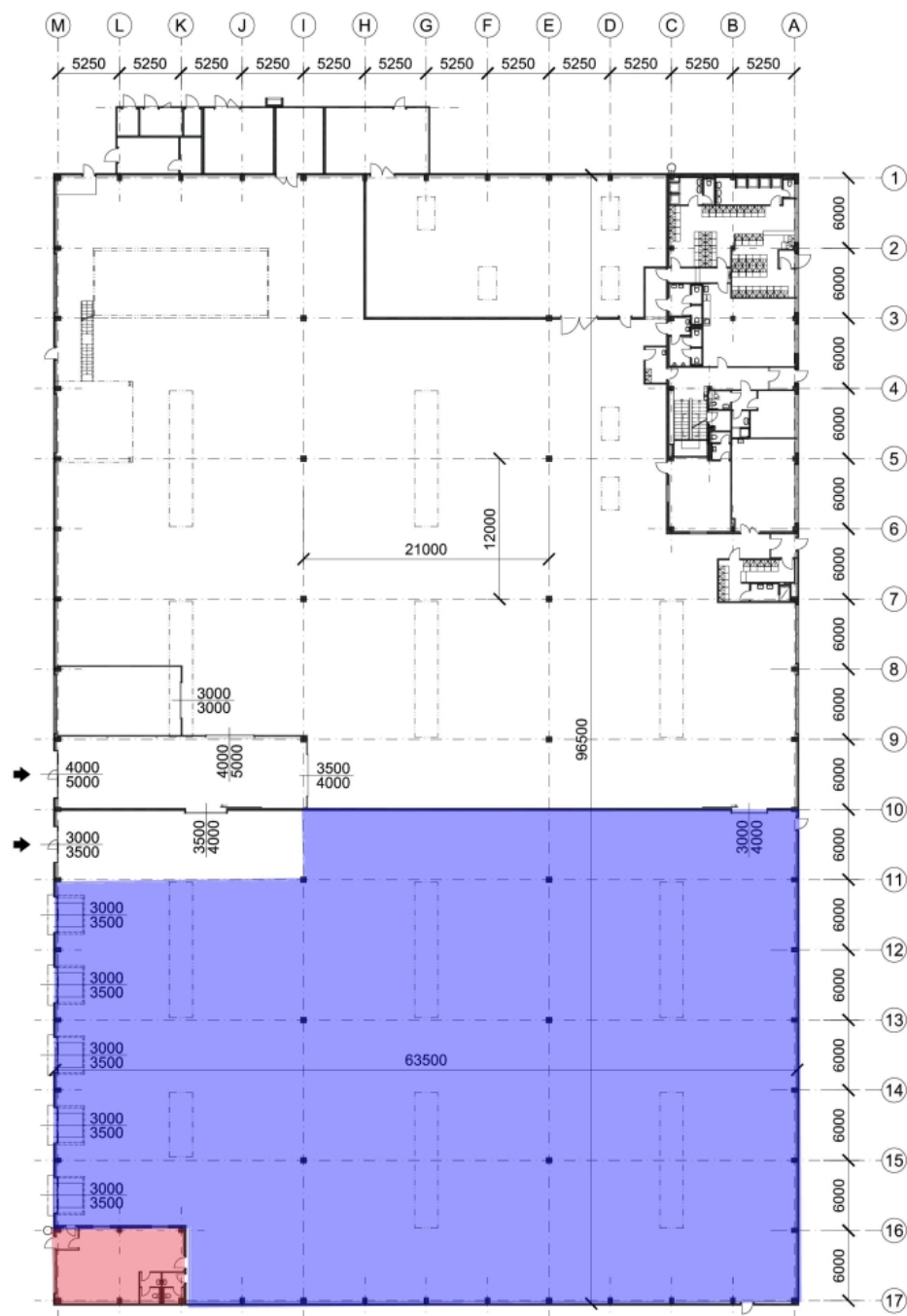
Office:

- Flexible office layout
- Air-conditioning

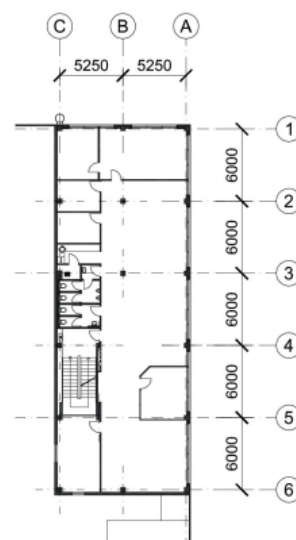
Rental and service charges listed without VAT. Lessee pays no commission.



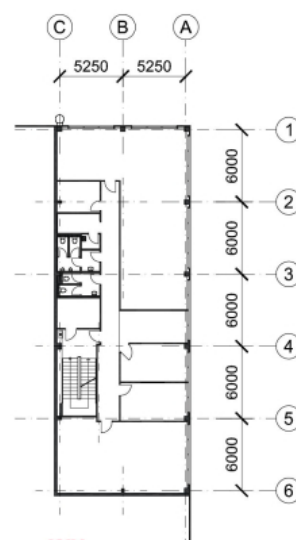
1st FLOOR



1st FLOOR



2nd FLOOR



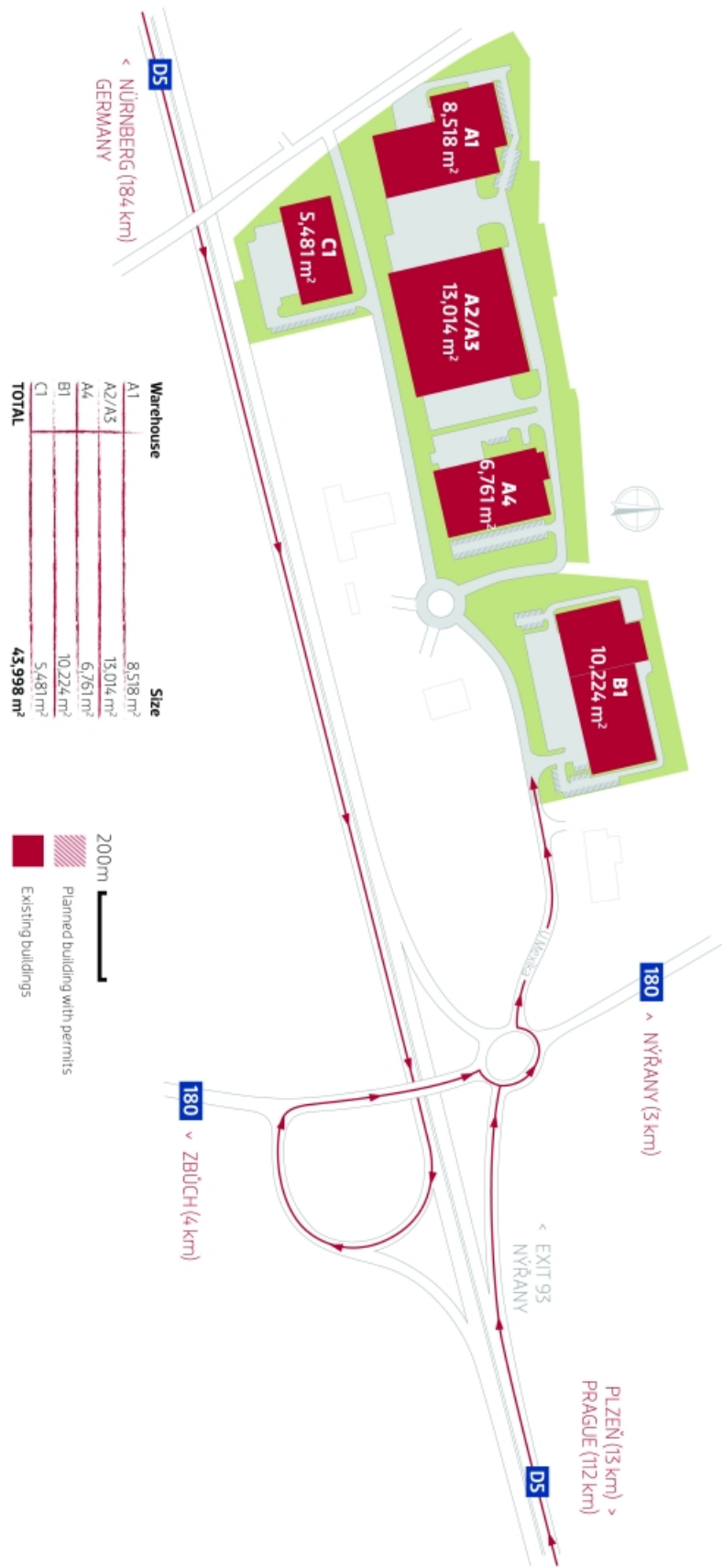
WH
2,463 sqm
OFF
73 sqm



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