



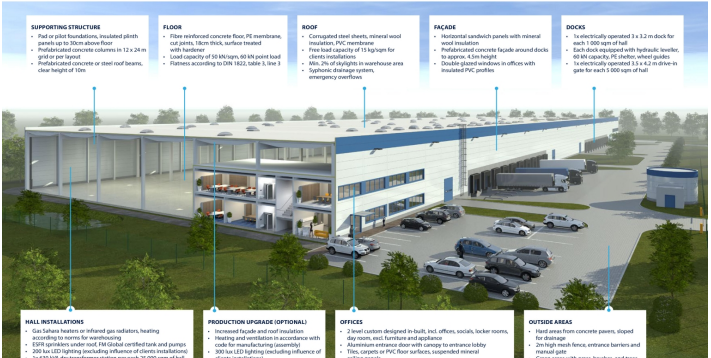
Logistic park

121 000 m², Karlovy Vary, Ostrov

Ask for price



STANDARD TECHNICAL SPECIFICATION

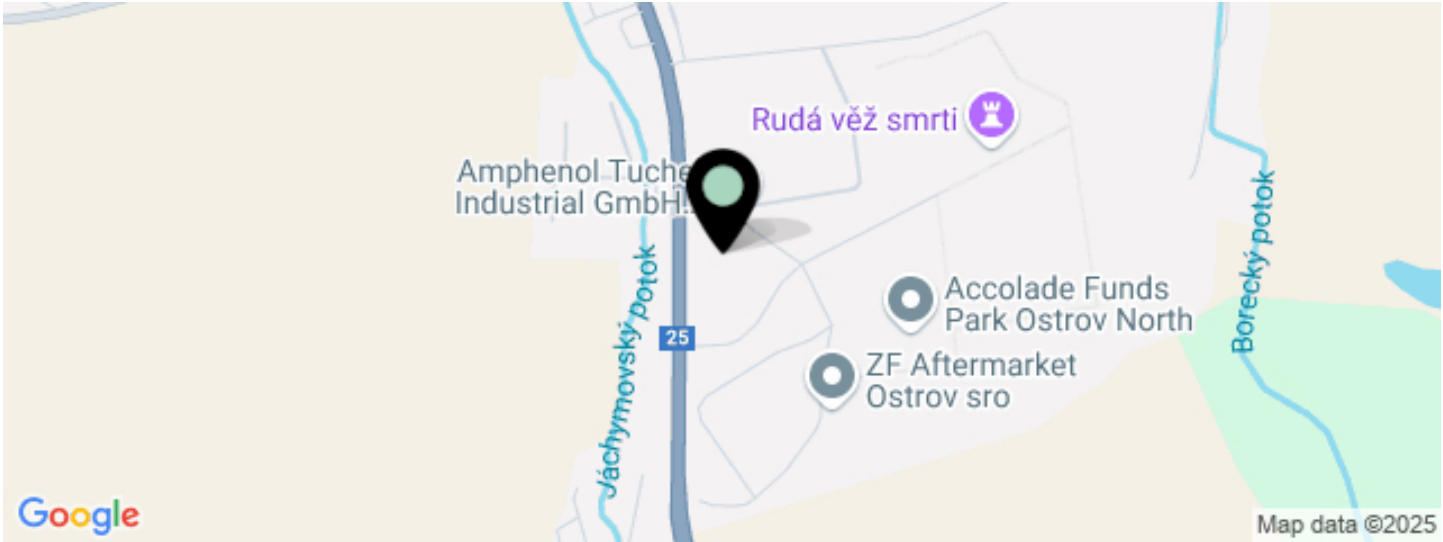




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UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Warehouse space, Building B	4 753 m²	0 EUR monthly per m²	Yes	Ask for price



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Total area	121 000 m ²
Available area for rent	4 753 m ²
Ceiling height	11.6 m
Floor loading capacity	5 t/m ²
Column grid structure	—
Structure	Reinforced concrete structure
PENB	B
Reference number	40073

This logistic park offers warehouse, industrial and office space for lease. The site offers two buildings consisting in total 121 000 sq.m. The premises can be used either by a single tenant or by a number of clients and create so called "multi tenant building". The premises will be designed and constructed according to client specific requirements and to the highest A-class standard on the industrial market. Premises are suitable for logistics, distribution or light production. Available within 6 months after signing the contract.

Location:

Area is located within the Karlovy Vary region on west part of the Czech Republic. The site lies close to the Expressway 13/E442, connecting the city of Karlovy Vary, Chomutov, Most and Teplice. The park is easily accessible from larger cities such as Karlovy Vary (12 km) and Chomutov (40 km). Ideal location due to the close proximity of German borders (65 km). Public transport providing quick connection to Karlovy Vary.

Features and Services:

- Flexible units (storage / office / light production / showroom)
- Onsite property management
- Park maintenance
- 1 026 car parking places
- 161 truck parking places
- Accessibility 24/7

Storage/Industrial space:

- Floor loading capacity 5 T/m²
- Clear height 11,6 m
- 159 docks
- Drive-in
- Skylights min. 2 %
- Column grid structure 24 x 12 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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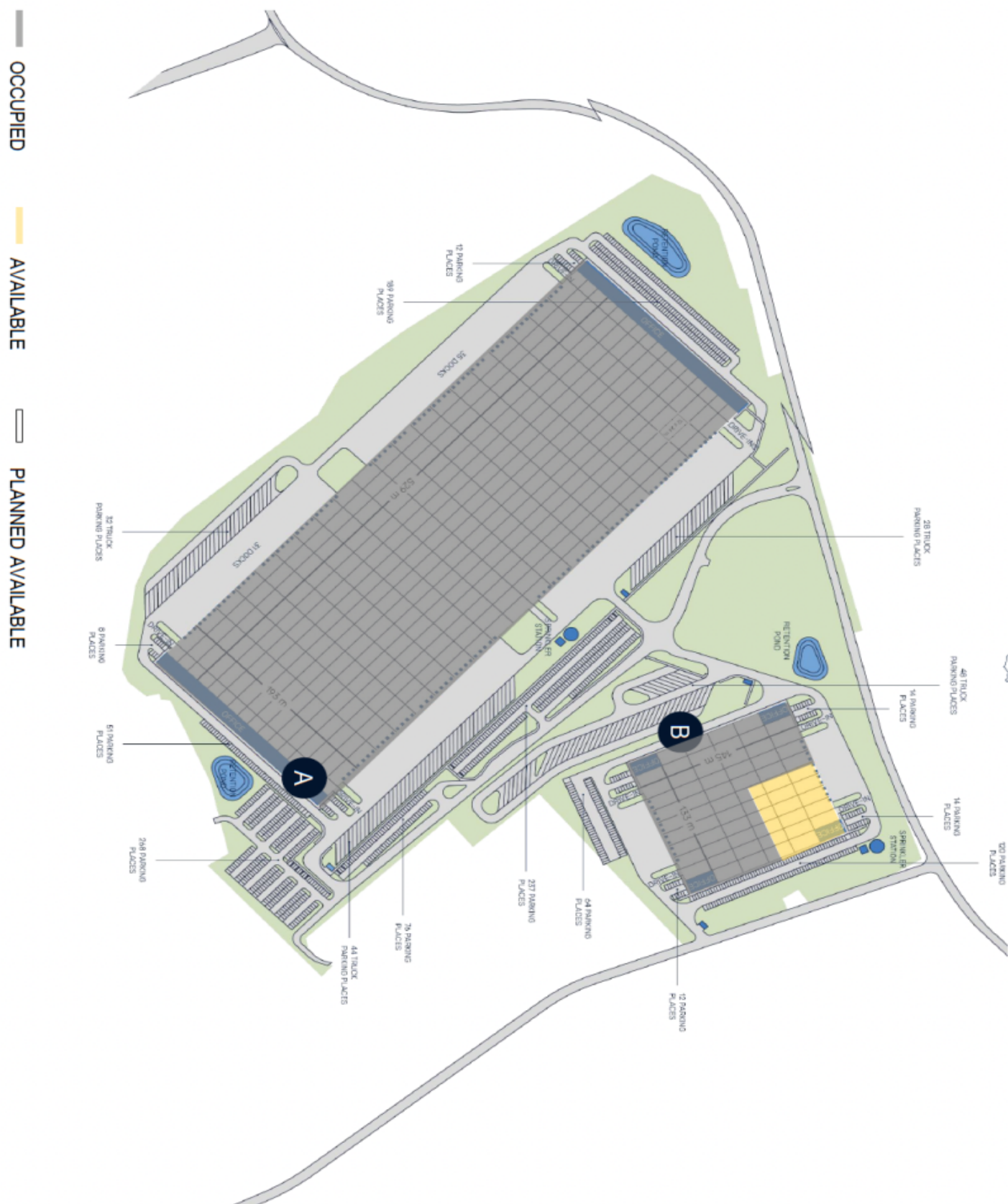
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TOTAL BUILT-UP AREA 122,033 sq m

Building A 102,676 sq m

- Personal car park places 853
- Truck parking places 149
- Docks 137

Building B 19,357 sq m

- Personal car park places 173
- Truck parking places 12
- Docks 22

WAREHOUSE

- Column grid 12 m x 24 m
- Clear height 10 m
- ESFR sprinkler system
- Light intensity in the hall 200 lux
- Skylights min 2 %
- Floor loading 5 t/sq m

OFFICE PREMISES

- Clear height 2.7 m
- Light intensity 500 lux
- Built to suit solution

SUSTAINABILITY TRENDS

- LED lighting
- BREEAM Very Good certified

Other features:

- Excellent access to the exit from highway
- Designed and constructed to the highest A class standard
- Suitable for logistics and production activities
- Trajectory solution according to the client's requirements
- Accessibility 24/7