



### STANDARD TECHNICAL SPECIFICATION

<b>SUPPORTING STRUCTURE</b> <ul style="list-style-type: none"> <li>• Pad on pilot foundations, insulated plinth, slabs on 150cm above floor</li> <li>• Prefabricated concrete columns in 12 x 24 cm grid per span</li> <li>• Prefabricated concrete or steel roof beams, clear height of 10m</li> </ul>	<b>FLOOR</b> <ul style="list-style-type: none"> <li>• Floor: reinforced concrete floor PE membrane, 100 mm, 150 mm thick, surface treated with hardener</li> <li>• Load capacity of 25 kN/m<sup>2</sup>, 40 kN point load</li> <li>• Flatness according to DIN 1822, table 3, line 3</li> </ul>	<b>ROOF</b> <ul style="list-style-type: none"> <li>• Corrugated steel sheets, mineral wool insulation, PVC membrane</li> <li>• Free load capacity of 15 kg/m<sup>2</sup> for clients installation</li> <li>• Min. 2% of airights in warehouse area</li> <li>• Optimize drainage system, emergency overflows</li> </ul>	<b>FAÇADE</b> <ul style="list-style-type: none"> <li>• Horizontal sandwich panels with mineral wool insulation</li> <li>• Prefabricated concrete facade around docks to approx. 4.5m height</li> <li>• Double-glazed windows in offices with insulated PVC profiles</li> </ul>	<b>DOCKS</b> <ul style="list-style-type: none"> <li>• 1x electrically operated 3 x 3.2 m dock for each 3 000 sqm of hall</li> <li>• Each dock equipped with hydraulic leveler, 40 kN capacity PVC roller, wheel guides</li> <li>• 1x electrically operated 3 x 4.2 m drive-in gate for each 3 000 sqm of hall</li> </ul>
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<b>HALL INSTALLATIONS</b> <ul style="list-style-type: none"> <li>• Gas safety beacons or infrared gas radiators, heating according to norms for appearance</li> <li>• 220V lighting (under roof, PVC) (global certified bank and pumps)</li> <li>• 200 lux LED lighting (including alternatives of direct installation)</li> <li>• 1x 400 kVA dry transformer station per each 3-2000 sqm of hall</li> </ul>	<b>PRODUCTION UPGRADE (OPTIONAL)</b> <ul style="list-style-type: none"> <li>• Increased facade and roof insulation</li> <li>• Heating and ventilation in accordance with code for manufacturing (swearing)</li> <li>• 300 lux LED lighting (including influence of clients installation)</li> <li>• Increased percentage of drylights area</li> </ul>	<b>OFFICES</b> <ul style="list-style-type: none"> <li>• 2 meet-rooms designed in hall, 1x1, offices, social, locker rooms, day rooms, exit furniture and equipment</li> <li>• Alternative entrance door with access to entrance lobby</li> <li>• Thin carpet or PVC floor surfaces, suspended mineral ceiling panels</li> <li>• Solid Form with raised: ceiling, wall tiles, and floor accessories</li> <li>• PVC color trays below windows, 1x 220V socket per work place</li> <li>• Super room with 1 split units and entrance PVC floor</li> <li>• Top coating</li> </ul>	<b>OUTSIDE AREAS</b> <ul style="list-style-type: none"> <li>• Hard areas from concrete paving, signed for drainage</li> <li>• 2x 1000 mm mesh fence, entrance barriers and metal gate</li> <li>• Green areas with grass, bushes, and trees</li> </ul>
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## Logistický park

39 500 m<sup>2</sup>, Plzeň-sever, Úherce

## Cena na vyžádání

Celková plocha	39 500 m <sup>2</sup>
Volná plocha k pronájmu	39 500 m <sup>2</sup>
Čistá výška stropu	12.6 m
Nosnost podlah	5 t/m <sup>2</sup>
Modul sloupů	—
Konstrukce	Železobetonová konstrukce
PENB	G
Referenční číslo	103922

Logistický park nabízí k pronájmu skladové, výrobní a kancelářské prostory v obci Úhercích. Moderní průmyslový park třídy A nabízí prostory vhodné pro výrobní i logistické firmy. Vnitřní uspořádání prostor lze přizpůsobit požadavkům nájemce. K dispozici od 9 do 12 měsíců po podpisu smlouvy.

### Lokalita:

Greenfield se nachází v Úhercích, 14 km západně od města Plzeň v západních Čechách. Poloha u významné dálnice D5 (exit č. 93) spojující Českou republiku a Německo. Kvalifikovaná pracovní síla díky technickým středním a vysokým školám v Plzni. Dlouholetá průmyslová tradice (stroje a zařízení, elektrotechnika, automobilový průmysl, keramika).

### Vybavení a služby:

- veškerá infrastruktura k dispozici v areálu
- manipulační plocha
- 140 parkovacích míst
- retenční rybník

### Výrobní/skladové prostory:

- nosnost podlahy 5 t/m<sup>2</sup>
- 44 nakládacích doků s vyrovnávacím můstkem
- 2 přímé vjezdy
- světlá výška 12,6 m
- modul sloupů 24x12 m
- osvětlení 200 Luxů
- min. 2 % světlíků v prostoru skladu
- ESFR sprinklery

### Kanceláře:

- kancelářské prostory dle přání klienta
- světlá výška 2,7 m
- osvětlení 500 Luxů

Nájemce neplatí provizi.



**TOTAL BUILT-UP AREA**

39,000 sq m

**WAREHOUSE**

- Column grid
- Clear height
- Floor loading
- ESFR sprinkler system
- LED lighting

12 m x 24 m  
Up to 12.6 m  
5 t/sq m

**SUSTAINABILITY TRENDS**

BREEAM New Construction level Excellent  
Option for heat pumps and photovoltaics

