



Industrial space

3 478 m², Plzeň-sever, Myslinka, Myslinka

Ask for price





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Total area	3 478 m ²
Available area for rent	3 478 m ²
Office area	184 m ²
Ceiling height	10 m
Floor loading capacity	5 t/m ²
Column grid structure	—
Structure	Reinforced concrete structure
PENB	B
Reference number	104061

3,294 sq.m. of industrial and **184 sq.m.** of office space for lease in Pilsen-North. Premises are suitable for light manufacturing, logistics or retailers and can be built on a turnkey basis according to the client's wishes.

Location:

The park is located approximately 12 km from Plzeň city centre, on exit 93 of the D5 motorway (Prague – Plzeň – Germany), on the edge of village Myslinka. The bus stop is located directly on the premises. Railway station 4 km and Cargo rail terminal 3 km from the park.

Features and Services:

- High standards of buildings

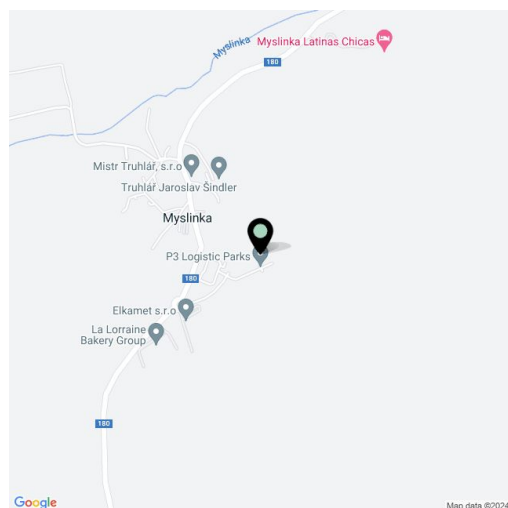
Industrial/Warehouse space:

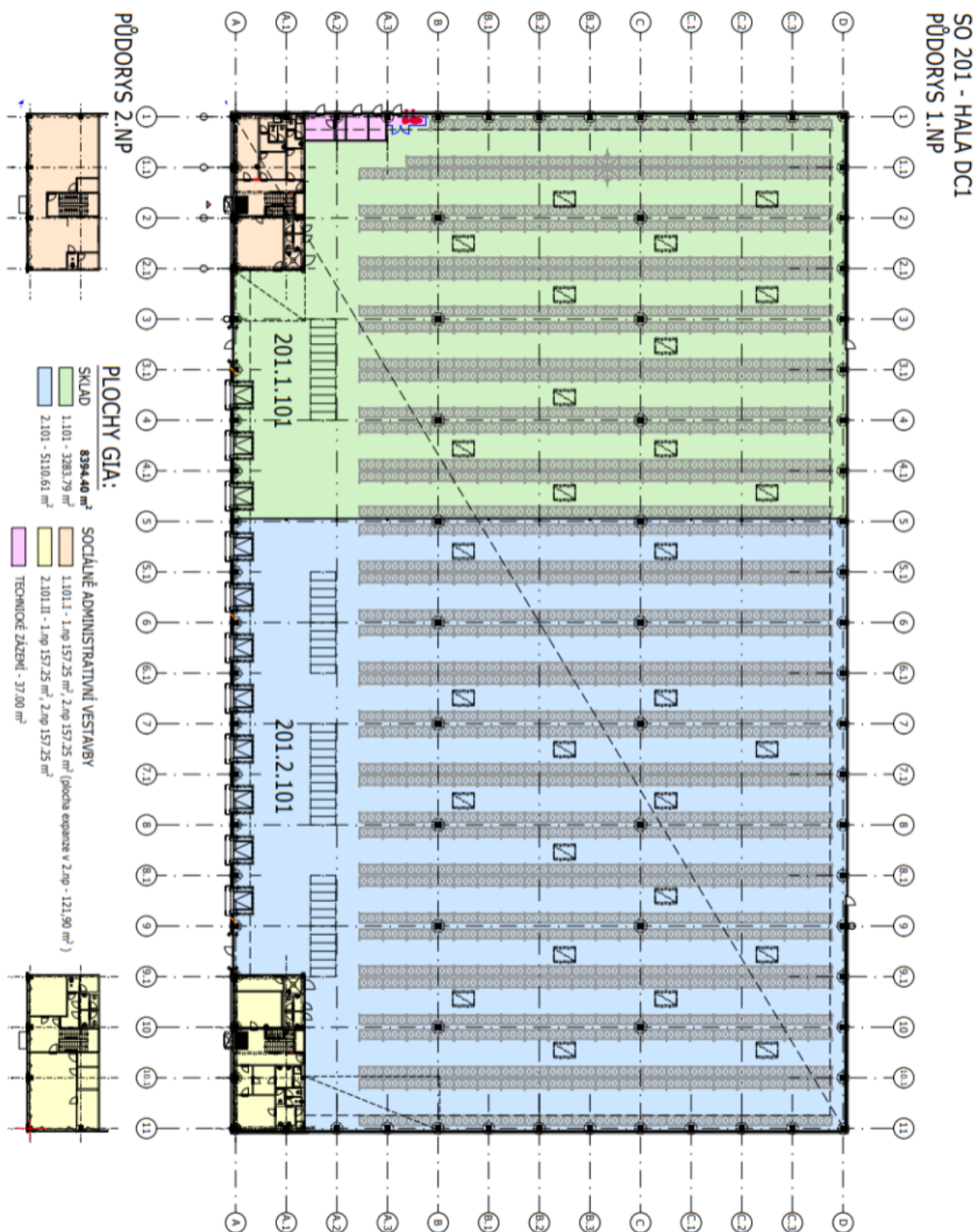
- Turn-key concept
- Flexible unit layouts with units from 3,000 sq.m.
- Floor loading capacity: 5 t/sq.m.
- Clear height of storage areas: 10 m
- Column module: 24 × 12 m
- A minimum of 1 loading ramp with one loading bridge per 1,000 sq.m. of warehouse area
- Truck yard: 35 m
- Possible cross-docking
- Intelligent Lighting– average lighting level 200 LUX
- Infra heating, water heating, gas blowers
- Sprinkler system (ESFR)

Office:

- Flexible office layout

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





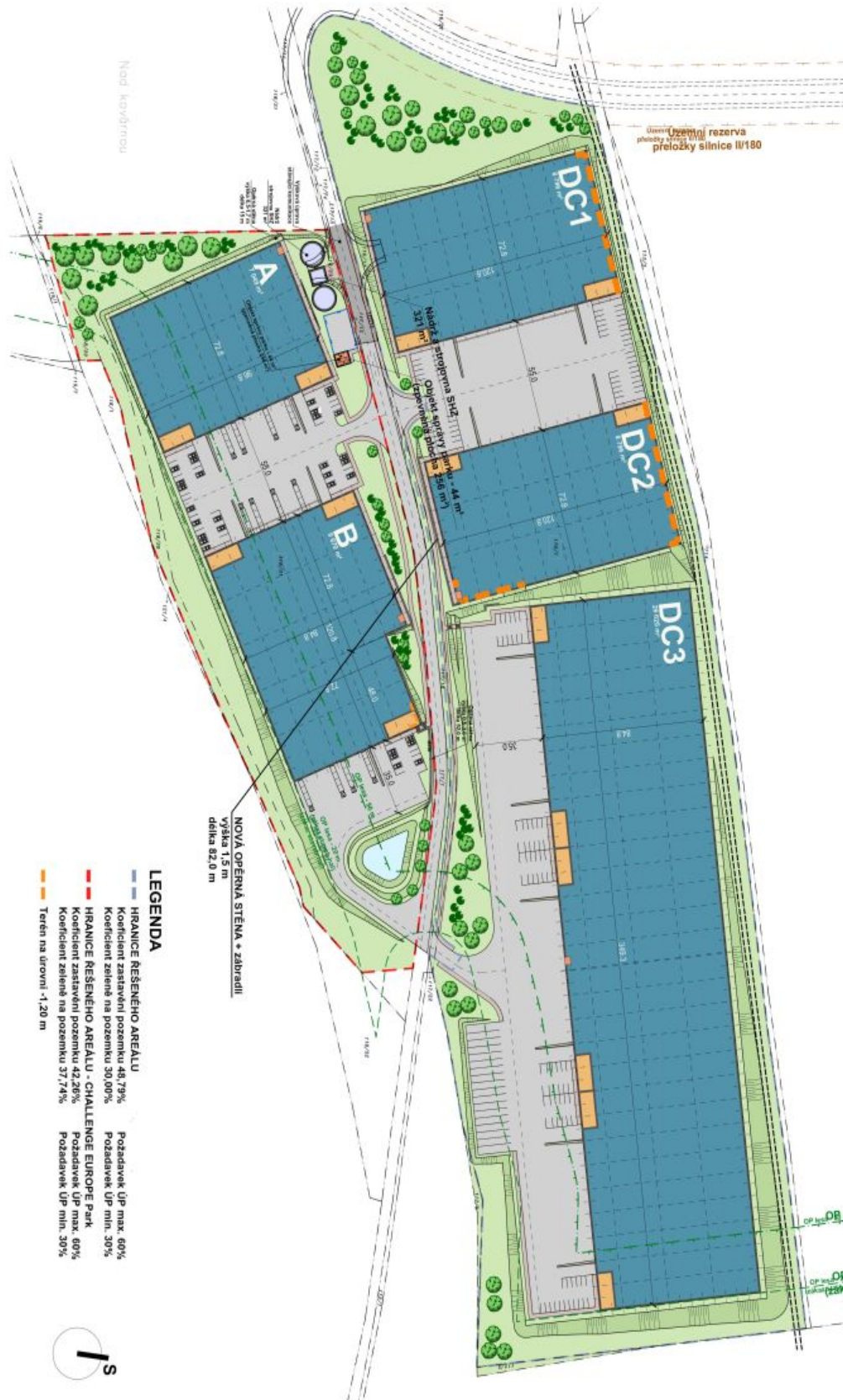


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